



Energy Savings Program

September 23, 2025



Presenters and Goals

Presenters:

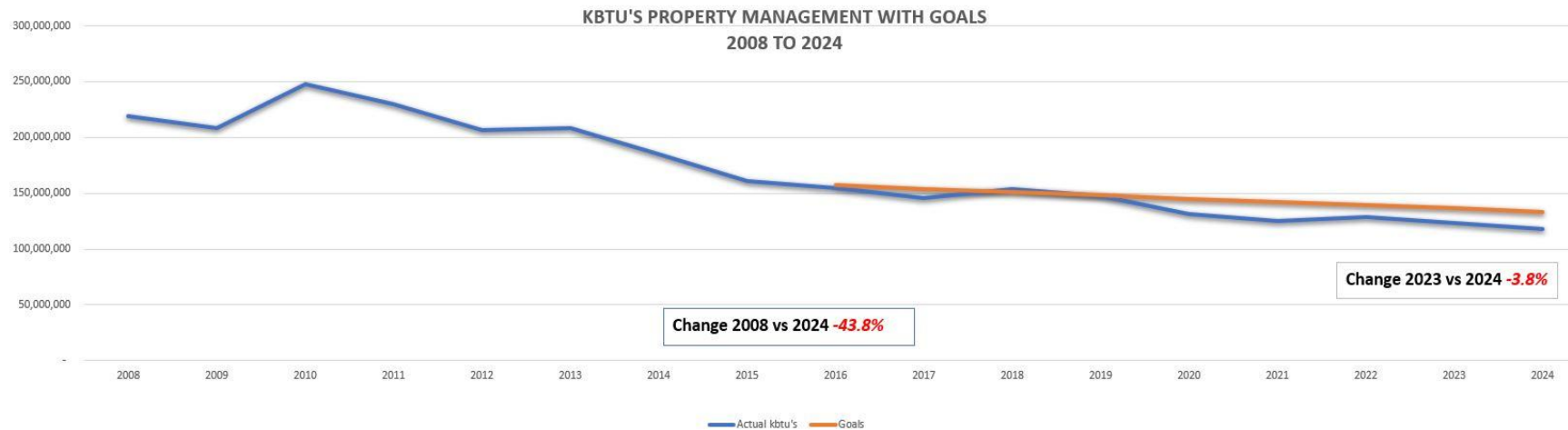
- Energy Program Overview – Jean Krueger, Property Management Director
- Energy Projects for Property Management – John Felipe, Property Management Energy and Technology Manager
- Energy Investments – Alex Kotze, Chief Financial Officer

Goals:

- Update the board on energy reduction program.
- Advise the board on plans for future energy program investments.

Background

- Energy consumption in county owned buildings is down 25% from 2019.
- Goal is a 2% per year reduction.
- Low and no cost initiatives completed.
- The Climate Equity Action Plan includes new reduction & clean energy goals.



Minnesota Guaranteed Energy Savings Program (GESP)

- Energy efficiency and renewable energy projects; some end-of-life asset replacement consideration.
- Guaranteed project costs and guaranteed performance.
- Qualified providers and process for direct contracting on projects with less than a 20-year payback. GESP provides a unique opportunity to leverage federal funds (Inflation Reduction Act) and utility rebate programs to advance toward our energy goals.
- Parks & Recreation contract for \$6.6 million in projects, in process.
- Property Management contracted with InBylt in 2024 in accordance with GESP. Numerous projects reviewed for phased implementation.

Inflation Reduction Act (IRA) – Direct Pay Tax Credit

- **Direct Pay Tax Credit**

- Allows qualifying tax-exempt entities to receive a cash payment from the IRS for investing in renewable energy technologies, geothermal and solar.

- **Big Beautiful Bill Impact**

- IRS Defined Path to Qualify for the 30% Investment Tax Credit (ITC):
 1. Begin Construction by July 4, 2026
 - Foreign Entity of Concern (FEOC) Requirements Begin January 1, 2026

	LED Lighting	Building Envelope	Solar PV	Roofing Replacement	HVAC Modifications	Controls Modifications	Water Conservation
Metro Square	Phase 1					Phase 3	
Courthouse	Phase 1				Phase 3	Phase 3	
Law Enforcement Center			Phase 2	Phase 2	Phase 3	Phase 3	Phase 3
Public Works	Phase 1						
Ramsey County Correctional Facility	Phase 1		Phase 1		Phase 3		Phase 3
Juvenile Family Justice Center	Phase 1						Phase 3
Landmark Center		Phase 1					
360 Wabasha		Phase 1					
Roseville Library	Phase 1	Phase 1					
402 University		Phase 1					
Shoreview Library			Phase 2				Phase 3
Maplewood Library			Phase 3	Phase 3	Phase 3		Phase 3
Emergency Communications Center	Phase 1	Phase 1	Phase 2	Phase 2	Phase 3		Phase 3
Sheriff's Water Patrol Station		Phase 1	Phase 2				
Family Services Center		Phase 1					
White Bear Lake Library	Phase 1	Phase 1					
Medical Examiner's Office		Phase 1					
Mounds View Library							Phase 3
	Cost	Annual Utility Savings	Annual O&M Savings	Potential Incentives	Net Cost	Total Energy (kBtu)	CO2e Reduction (Metric)
Phase 1 Total	\$8,461,646	\$404,047	\$35,105	\$1,120,934	\$7,340,712	15,714,136	1,863

Benefits of the Project - Phase 1

- Energy consumption reduction of over 15,700,000 kBtus or 11%.
- Completes LED conversions; fluorescent lighting phase out by Jan. 2026
- Production of an estimated 1 megawatt of clean energy from solar.
- Continued progress toward goals in performance measures and the Climate Equity Action Plan.
- Leverage federal resources and utility company rebates for energy reduction opportunities.
- Accelerates funding and implementation schedule.

Project Financing

- Reviewing financing options to support energy-savings and clean-energy projects.
- Capital Improvement Program funds are limited, with demand exceeding availability each budget cycle.
- Finance recommends using the general fund balance for upfront costs for Phase 1 up to \$8.45 million.
- Property Management would borrow from the county's General Fund fund balance; repaying the loan (over up to 20 years) through energy savings, federal and utility incentives, and operating budget funds. Any gap in funding would be covered by Building Improvement funds.
- A comprehensive assessment and funding plan for future county-wide facility energy projects will be presented in spring 2026.

Next Steps

- Finalize contract with inBYLT for projects and guaranteed savings.
- Request County Board approval to award contract to inBYLT.
- Request County Board approval for the general fund loan.
- Engage with Finance and external resources related to IRA incentives. Only one application per entity per year.
- Develop county-wide energy savings program projects, costs and financing plan to achieve energy and carbon reduction goals.



Open Discussion and Questions

Thank you!

