

Notes from Sustainable Growth Working Group  
Task Force Meeting Breakout: February 25, 2010  
Led by Erin Burns

Interested:

Jeff Galyon: [jgalyon@ktnpba.org](mailto:jgalyon@ktnpba.org), 215-4611, 912 S. Gay St  
Beth Eason: [Elizabeth@earchitecture.com](mailto:Elizabeth@earchitecture.com), 525-9066, 524 S. Gay St.  
Glen Richters: [grichters@benefieldrichters.com](mailto:grichters@benefieldrichters.com), 637-7009, 516 Union Ave.  
Keith Richardson: [keith.richardson@hud.gov](mailto:keith.richardson@hud.gov), 474-8208, 701 Locust, Suite 300  
Mark Donaldson: [mark.donaldson@knoxmpc.org](mailto:mark.donaldson@knoxmpc.org), 215-3758, 400 Main St.  
Gil Melear-Hough: [gil@cleanenergy.org](mailto:gil@cleanenergy.org), 789-5482, P.O. Box 1842

Meetings:

Decided on bi-weekly meetings to keep momentum going  
Settled on 12:00 – 1:30 on the 1<sup>st</sup> and 3<sup>rd</sup> Tuesday of the month (First meeting March 16)

Needs/Plan:

- Bring in representatives of key stakeholder groups (appraisers, Home Builders Association, BOMA, lenders)
- Begin process with an overview of known factors
  - o Mark can present on changing growth patterns, MPCs existing efforts
  - o Beth and Glen can give overview of updates in USGBC Best Practices Inventory
  - o Keith to talk about local and national HUD guidelines, policies
  - o Susanna/Erin to outline existing situation and barriers that have already been identified.

General Brainstorming:

- Be sure to keep general sustainability in mind when looking at zoning (storm water, composting, etc.).
- It's difficult to incentivize without accurate "pricing." We need to quantify the cost of implementing non-best-practices so we know where to set incentives for best practices (include transportation costs). Additionally, if there is no cost to contractors/builders/developers to maintain status-quo, incentives for green building will need to be that much higher to push the market.
- We need to make sure that our strategy encompasses true market shift, locally and nationally (to the best extent possible).

To Dos:

- Prepare notes, research, ideas for initial meeting (all)
- Reach out to interest groups (Erin, Susanna, with help of members)
  - o Appraisal community: Chuck Jenkins – Gil knows
  - o Home Builders Association: Kathryn Lewis – Mark knows
  - o BOMA (Building Owners & Managers Association) –
  - o Lenders Groups – find representatives