Philadelphia Energy Authority
Minutes of the Quarterly Meeting of the Board of Directors
January 28, 2026

The quarterly meeting ("the Meeting") of the Board of Directors (the "Board") of the Philadelphia Energy Authority ("the Authority" or "PEA") was held on January 28, 2026 beginning at 4:30pm both in person at PEA's office and via teleconference on Zoom.

The following board members of the Authority were present at the Meeting:

E. Mitchell Swann
Barbara Adams
Barbara Moore
Sophia Lee
Matthew Bowman
Elinor Haider

Also present at the Meeting were: Emily Schapira (PEA), Alexis Lounsbury (PEA), Kayla Dargan (PEA), Ben Block (PEA), Grace Hancock (PEA), Abby Rambo (PGCC), Kate Lunger (PEA), Alon Abramson (PEA), Emily Lucas (PEA), Jimmy Clarkin (PEA), Katie Bartolotta (PEA), Maryrose Myrtetus (PGCC), Matt Stern (PEA), Maxine Dixon (PEA), Melissa Duvelsdorf (PGCC), Nancy Mifflin (PEA), Rachid Echane (PEA), Savannah Mudd (PGCC), Lisa Shulock (PEA), Madelyn Koch (PEA), Nicole Koedyker (PEA), Jonathan Krigger (PEA), Dominic McGraw (OOS), Alexis McCarthy

Call to Order
At 4:34pm Ms. Lee called the Meeting to order. Mr. Lee determined that a quorum was present and confirmed that the Meeting was properly advertised.

Approval of the Minutes
Ms. Lee asked that the Authority approve the minutes from the prior quarterly Meeting held on October 29, 2025 and the special session held on December 10, 2025. Meeting minutes were provided to the Board in advance of the Meeting.

Upon motion duly made by Mrs. Adams and seconded by Mr. Bowman, the Board approved the October 29, 2025 Meeting minutes. Upon motion duly made by Mr. Bowman and seconded by Ms. Moore, the Board approved the December 10, 2025 Meeting minutes.

Public Comment
Member of the public, Alexis McCarthy, was present at the meeting, attending for general information. There were no additional public comments.

Chair's Report
There was no Chair's report at this meeting.

Treasurer's Report

Ms. Schapira reported on PEA's December 2025 financial statements, budgetary planning, and financial position. PEA is in good financial standing with a strong cash position, appropriate reserves and diverse revenue sources.

Ms. Schapira requested approval to encumber funds received from certain Program Fees for specific purposes as detailed in the resolution.

RESOLUTION 01282026 – 01: AUTHORIZING THE ENCUMBRANCE OF FUNDS RECEIVED FROM CERTAIN PROGRAM FEES FOR CERTAIN SPECIFIC PURPOSES

WHEREAS, the Philadelphia Energy Authority ("PEA") developed and administers a Water and Sewer Service Line Protection Program ("the Program") from which it receives Program Fees ("Program Fees") annually in proportion to the number of households that are enrolled; and

WHEREAS, the Program Fees can vary significantly year to year depending on fluctuations in enrollment making long-term budgeting difficult; and

WHEREAS, certain PEA programs cannot meet their impact goals or scale up to meet the goals of the Philadelphia Energy Campaign without subsidies or specialized financing; and

WHEREAS, PEA must ensure organizational sustainability for the future by maintaining financial reserves in the amount of six months of core operational expenses that act to preserve PEA's work in the event of unforeseeable issues, therefore be it

RESOLVED, that the Board of Directors ("the Board") authorizes the FY26 Program Fees from the Water and Sewer Service Line Protection Program, in the amount of $2,209,817.94 shall be restricted in the following ways that help build the scale and sustainability of PEA's work:

1. $1,539,588.61 shall be used to supplement the FY26 operating budgets and may be rolled over into future fiscal years if unspent.
2. $369,538.95 shall be transferred to the Board Designated Reserve Fund ("BDRF"). Funds in the BDRF may be used for emergency payroll needs or as expressly approved by the Board. These funds also provide for emergency operational expenses including but not limited to benefits, payroll taxes, legal advertising, accounting, annual audit, critical software, insurance and legal fees. All interest earned on this account shall accrue to the BDRF and the same restrictions shall apply.
3. $60,690.38 shall be encumbered for Program Subsidies. This funding shall be utilized to provide grants, loan loss reserves and other vehicles for subsidy for other PEA programs. All interest earned shall accrue to the Program Subsidies Fund and the same restrictions shall apply.
4. $240,000 shall be transferred to the Philadelphia Green Capital Corp. (PGCC) to support organizational stability. PGCC is a financing platform that can easily blend public and private funds to provide financing for clean energy initiatives, particularly those of PEA where other financing is unavailable or inappropriate.

Upon motion duly made by Ms. Moore and seconded by Ms. Lee, the Board approved the resolution unanimously.

President & CEO's Report

Organizational Updates

Ms. Schapira provided a status update on PEA's public call for Board Nominations. PEA has submitted 4 qualified candidates to the Mayor's Office for consideration of appointment to PEA's Board.

I. Policy Updates

Ms. Schapira provided the following updates on Municipal Projects:

- Quadplex+ Community Health project: Contracting ordinance Bill 250103 has been approved by City Council & signed by the Mayor on June 13th. Review of the investment grade audit is near completion to refine project scope and cost. Bond issuance and construction are anticipated to commence as early as May 2026.
- Philadelphia Water Department (PWD) Wastewater Treatment Plant's GESA - Energy Efficiency Modernization, Carbon Reduction, and Capital Improvements ($E=MC^2$) project: The associated contracting ordinance has been signed by the Mayor in December 2025. Feasibility analysis and scope refinement are underway. The commencement of the Investment Grade Audit will soon follow.
- Utility-scale Renewables Power Purchasing Agreement (PPA):
  - Abe's Run LLC Power Purchase Agreement (PPA): PEA and the City are intending to contract with Abe's Run LLC for 20MW of solar, which would supply 5% of the City's power demand. The associated contract has been signed and letter of credit has been issued. The Notice to Proceed is under legal review and is anticipated to be signed soon. The project is expected to go live in late 2026.
- Northeast Airport (PNE) Power Purchase Agreement (PPA): PEA released an RFP in November 2025 for electricity and renewable energy credits to be generated from a 1.5 MWac distributed solar photovoltaic ("PV") resource at the Northeast Philadelphia Airport. Three proposals were received in December 2025. Interviews are scheduled with all three vendors in January 2026. Vendor selection is anticipated in February 2026. The project is expected to be placed into service in Q2 of Fiscal Year 2027.
- Flat Rock Dam RFP: This project would develop hydroelectric energy generation at Flat Rock Dam in Manayunk, Philadelphia. The associated Request for Proposals is in development.
- Municipal On-Site Solar RFP: This project would develop on-site solar capability across several Philadelphia municipal buildings. The associated Request for Proposals is in development.
- Philadelphia Streetlight Improvement Project (PSIP): PSIP has been completed on time and on budget with 130,000 fixtures installed to date. There was a PEA-hosted press event on October 28, 2025 highlighting the completion of the project.

Ms. Schapira provided Communications, Fundraising, and Grant Funding updates:

- Philadelphia Streetlight Improvement Project (PSIP): PSIP has been well-received, and has been featured on several news outlets. PSIP was named as one of The Sustainable Infrastructure Projects of the Year by The American Infrastructure Magazine.

- PEA Communications Overhaul: PEA has been working to update its public image, branding, and messaging to include a comprehensive website update.
- Fundraising: PEA is pivoting its fundraising strategy with the support of a philanthropy consultant to include a focus on donor-advised funds and high-net-worth individuals.
- Grants:
    - BuildUS: $250k awarded to support safe-harbored commercial solar projects in PGCC's financing portfolio via the SREC Revolving Fund
    - Green Family Foundation: $750k awarded to support PGCC's Clean Energy Investment Fund (CEIF) to make flexible loans for PA-based clean energy projects

II. Residential Programs

Ms. Schapira provided updates on the Built to Last, Water/Sewer Service Line, and Solarize Programs, to include updates on partnerships, process updates, and program statistics.

Built to Last (BTL)

- 400+ home renovation projects have been completed to date.
- One Philly Front Door went live featuring direct integration with the BTL waitlist.
- The ElectriPHI heat pump program pilot was completed on 5 LMI BTL Homes.

Water/Sewer Service Line Protection Program:

- Service will be reprocured in FY26 Q3.
- $86M+ of savings to date for consumers
- The Help to Others (H2O) fund has covered over $180,000 of emergency plumbing repairs for 38 households from fall 2024 to date.

Solarize (Residential): In Phases 8 and 9 of Solarize Philly, there have been 1,683 contracts signed of the anticipated 3000, with 86% serving LMI households.

Solarize Greater Philadelphia is launching in FY26 Q3, to extend solar utilization in PA. There will be a focus on new consumer protections and market stabilization. New inspector contracts have been signed. Installers have been selected and contracting is underway.

III. Workforce Development
Ms. Schapira provided updates on PEA's Workforce initiatives.

Training: 2026 Programs: 1 completed, 4 in-progress, 3 upcoming (including GRIT)

Employment: 112 new placements. 154% increase in placements from the previous quarter (44 placements acquired in Q3). Creation of three externship paths with support from partners.

IV. Solarize Philly (Commercial)
Ms. Schapira provided an update on PEA's joint program with the PA Solar Center, Solarize Greater Philadelphia (SGP - *Commercial*), which is aimed at expanding commercial solar capacity regionally. Nearly 500 entities have been engaged as prospects to date.

V. C-PACE
In FY26 Q2, three C-PACE project closed:

- $60MM - new luxury high rise multifamily in Rittenhouse
- $1MM - multifamily in Mt. Airy
- $80MM - Brandywine office & lab building in University City (previous largest was $40MM)

Philadelphia C-PACE has reached $400M of investment as of FY26 Q2. As of January 20, 2026, three projects are in the final application stage for Q3.

VI. Philadelphia Green Capital Corp (PGCC)

PGCC Board and Loan Committee Nominations: PGCC has completed a public call for Board nominations and Loan Committee nominations. PGCC has vetted nominees, recommended 4 candidates for Board appointment, and 3 candidates for Loan Committee appointment to PEA. PEA will review the recommendations, confer with PEA Board members, and approve the recommendations. No official action is required for appointment. New Board and Loan Committee members will be joining in February 2026.

PGCC Program Update:

- Commercial Green Energy Lending is underway with loan products launching in March 2026
- Clean Energy Investment Fund: received anchor funds from Green Family Foundation
- Two deals closing soon (supported by NCIF loan capital)

PEA & PGCC Highlights:

- Supporting SDP Solar for Schools projects through PGCC's SREC revolving fund
- Providing continued operational support and financial management for Built to Last and ElectriPHI programs
- Supporting Solarize Greater Philadelphia market development with financing to developers for accessible financial products (PPAs/leases)

New Business

No new business.

Adjournment

Mr. Swann moved to adjourn the Meeting at 5:51pm.

Respectfully Submitted,

Secretary of the Board of Directors