

**Philadelphia Energy Authority**  
**Minutes of the Quarterly Meeting of the Board of Directors**  
*October 29, 2025*

The quarterly meeting (“the Meeting”) of the Board of Directors (the “Board”) of the Philadelphia Energy Authority (“the Authority” or “PEA”) was held on October 29, 2025 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 Stitt  
Matthew Bowman  
Elinor Haider

Also present at the Meeting were: Maryrose Myrtetus (PGCC), Katie Bartolotta (PEA), Grace Hancock (PEA), Kayla Dargan (PEA), Alexis Lounsbury (PEA), Nancy Mifflin (PEA), Emily Schapira (PEA), Ben Block (PEA), Alon Abramson (PEA), Atiba Kenyatta (PEA), Emily Lucas (PEA), Isaiah Smith (PEA), Jonathan Krigger (PEA), Matt Stern (PEA), Melissa Duvelsdorf (PGCC), Rachid Echane (PEA), Savannah Mudd (PGCC), Tabeen Hossain (PEA), Lisa Shulock (PEA) and Baird Brown (Eco(n)law)

**Call to Order**

At 4:33pm Ms. Lee (Secretary) called the Meeting to order. Ms. 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 July 23, 2025 and the Special Session held on September 3, 2025. Meeting minutes were provided to the Board in advance of the Meeting.

Upon motion duly made by Ms. Adams and seconded by Ms. Haider, the Board approved the July 23, 2025 and September 9, 2025 Meeting minutes.

**Public Comment**

No members of the public were present.

**Chair’s Report**

There was no Chair’s Report at this meeting.

## Treasurer's Report

Ms. Schapira reported on PEA's August 2025 financial statements, the status of PEA's financial audits and financial position. PEA is in good financial standing with a strong cash position, appropriate reserves and diverse revenue sources.

PEA has completed its FY25 Standard Audit, which was reviewed by the Audit Committee. PEA anticipates completion of the FY25 federal Single audit later this quarter. PEA will request Board adoption of the FY25 Single and Standard Audits following submission of the Standard Audit.

## President & CEO's Report

### **Organizational Updates**

Ms. Schapira introduced PEA's newest hires, James Clarkin, Senior Manager of Municipal and Strategic Initiatives, and Nicole Koedyker, Program Manager for the Workforce Development team.

Nominees for new Board members are under review.

### **I. Policy Updates**

Ms. Schapira provided comments on PEA's continued monitoring of federal, state, and local budget negotiations and allocations, and the associated legislative processes. Ms. Schapira delivered the following federal, state, and city funding updates.

- State budget negotiations are underway.
- PEA's Built to Last program may receive funding upon approval of the Mayor's H.O.M.E Initiative Budget. Negotiations are underway between City Council and the Mayor's Team.

Ms. Schapira provided the following updates on Municipal Projects:

- Quadplex+ Community Health Guaranteed Energy Savings Act (GESA) project: Contracting ordinance Bill 250103 has been approved by City Council & signed by the Mayor on June 13th. Johnson Controls (JCI) has been contracted as the ESCO for this series of building improvements. Review of the Investment Grade Audit is underway to refine project scope and cost. Final approval of the associated financing ordinance to be determined soon.
- Philadelphia Water Department (PWD) Wastewater Treatment Plant's GESA - Energy Efficiency Modernization, Carbon Reduction, and Capital Improvements (E=MC<sup>2</sup>) project: The objective of this project is to address deferred maintenance at the PWD Northeast and Southwest water treatment plants, which in turn would conserve energy, reduce emissions, eliminate the flaring of biogas currently happening, and enhance and monetize their biogas production. PEA has issued an intent to contract to JCI. There is a contracting ordinance to be introduced this fall, which will enable the start of the Investment Grade Audit. The owner's representative selection process is underway.

Ms. Schapira requested consideration of the following resolution to authorize PEA to contract with JCI and The City to execute the E=MC<sup>2</sup> GESA project.

**RESOLUTION 102925-01: AUTHORIZING THE EXECUTION OF CONTRACTS WITH JOHNSON CONTROLS AND THE CITY OF PHILADELPHIA RELATED TO DESIGN AND INSTALLATION OF ENERGY CONSERVATION MEASURES WITHIN OR INTERCONNECTED WITH PHILADELPHIA CITY-OWNED WATER POLLUTION CONTROL PLANTS**

*WHEREAS, The Philadelphia Energy Authority (the "Authority") is a body corporate and politic existing under the laws of the Commonwealth of Pennsylvania (the "Commonwealth") and organized under the provisions of the Municipalities Authorities Act of 2001 (the Act of June 19, 2001, P.L. 287, No. 22, as amended) (the "Act"); and*

*WHEREAS, under the Act, the Authority has all powers necessary or appropriate to carry out and effectuate the purposes and provisions of the Act including, inter alia, the powers to acquire, construct, finance, improve, maintain and operate projects for sewage treatment works, including works for treating and disposing of industrial waste, and to finance the Project (as defined below), and to issue its bonds, notes or other evidences of indebtedness for the Project; and*

*WHEREAS, the City and PEA solicited proposals from qualified firms through issuance of a Request for Proposals dated January 10, 2025 ("RFP") in accordance with the Guaranteed Energy Savings Act, 62 Pa. C.S. § 3751 et seq.; and*

*WHEREAS, as part of the RFP selection process Johnson Controls, Inc ("Contractor") provided an RFP response including an initial feasibility analysis (the "RFP Response") to determine likely energy conservation measures, the associated energy savings, and estimates of the cost of installation; and the Authority and City selected the Contractor based on the RFP Response; and*

*WHEREAS, in order to benefit the people of the City by, among other things, increasing their commerce, health, safety and prosperity, upon the City's adoption of authorizing legislation for an Intergovernmental Agreement, the Authority will, at the direction, and with the cooperation, of the City, undertake pursuant to an Intergovernmental Agreement between the City and the Authority to enter into a Guaranteed Energy Savings Contract with the Contractor, for the development and installation of a project (the "Project") consisting of the implementation and evaluation of energy conservation capital improvements to the Philadelphia Water Department's Southwest Water Pollution Control Plant (8200 Enterprise Ave.) and the Northeast Water Pollution Control Plant (3899 Richmond St.), designed to reduce energy, water, wastewater, or other consumption or operating costs or provide billable revenue increases.*

*THEREFORE, BE IT RESOLVED, that the President and Chief Executive Officer of the Philadelphia Energy Authority is hereby authorized and directed to enter into a Guaranteed Energy Savings Contract (the "GESC") with Contractor substantially in the form attached hereto, with such changes as the President and Chief Executive Officer shall deem appropriate in consultation with counsel, and an Intergovernmental Agreement (the "IGA") with the City of Philadelphia related to the project in substantially the form attached hereto, with such changes as the President and Chief Executive Officer shall deem appropriate in consultation with counsel and to take all steps necessary and*

*convenient to enter into and perform the GESC and the IGA and support the development and installation of the Project.*

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

- Utility-scale Renewables Power Purchasing Agreement (PPA): PEA and the City are intending to contract with Abe's Run LLC for a 20MW solar project, which would supply 5% of the City's power demand. The contract has been signed, and construction is scheduled to begin within the month. The project is anticipated to go live in late 2026.
- Philadelphia Streetlight Improvement Project (PSIP): The 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.

## II. Residential Programs

Ms. Schapira gave updates on the Built to Last, Water/Sewer Service Line, and Solarize programs.

### Built to Last (BTL)

- 350+ home renovation projects have been completed to date.
- This summer and fall BTL is working with partners to evaluate program impacts including:
  - Reduction in home energy usage and household energy burden
  - Improvements in occupant health and wellbeing
  - Client satisfaction
  - Other impact metrics
- Evaluation partners include:
  - New Ecology Inc.
  - Three3
  - Green and Healthy Homes Initiative
- The Built to Last Team worked with NKCDC to complete a pilot program to rehabilitate 60 homes and provide community training and resources in the Kensington neighborhood. If approved, the H.O.M.E. Initiative budget would provide additional funding for Kensington.

### Water/Sewer Service Line Protection Program:

- The Service Agreement for water/sewer support services partnership will be reprocured via an RFP later this year.
- \$85M of savings to date for consumers
- The Help to Others (H2O) fund has covered over \$112,000 of emergency plumbing repairs for 29 households from fall 2024 to date.

Solarize: In Phases 8 and 9 of Solarize Philly, there have been 1,440 residential contracts signed so far, with 86% serving LMI households.

- We recently learned of financial problems at PosiGen, our largest Solarize Philly partner, resulting in, at minimum, a restructuring of their company.
- PEA is pursuing alternative paths to continue serving LMI households with solar.

- Solarize Greater Philadelphia is launching in January 2026
  - Inspector RFQ and Installer RFQs are in their final stages
  - Includes services to residential and commercial customers.
  - Via partnership with PA Solar Center's G.E.T. Solar program, SGP is providing no cost assessments and RFP management as needed for commercial properties in the five-county area for solar. 30 referrals have been sent to date.
  - Solar Week was August 18-23, and featured community events and project spotlights across the region.

### **III. Workforce Development**

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

- Two Green Retrofit Construction Immersive Training (GRIT) Cohorts Graduated in 2025.
  - 15 graduates in Cohort 6 and 18 graduates in Cohort 7
- Workforce is supporting the City of Philadelphia's Office of Clean & Green's Future Track 2025-2026 cohort of 200 trainees with supportive materials and wraparound services.
- Frankford HS graduates completed a one-week solar deinstallation project over the summer.

#### Employment:

- GRIT 7 graduates attended the PVTC Employer Fair (10/9), all GJC funded program participants will be invited to PEA Career Fair on 11/2.
- There are 11 new placements from GRIT and OIC SETT since last quarter.

### **IV. Commercial Property Assessed Clean Energy (C-PACE)**

Ms. Schapira and Ms. Shulock provided an update on C-PACE program activity. There is a large C-PACE project projected to close within the quarter.

### **V. Philadelphia Green Capital Corp (PGCC)**

Ms. Myrtetus provided PGCC Updates.

#### PGCC Program Update:

- Commercial Green Energy Lending is in progress. Three open procurements are active to build out contractual support and infrastructure.
- The anticipated Solar for All Program is on pause pending federal outcomes.

#### PEA & PGCC Highlights:

- PGCC is supporting Solarize Greater Philadelphia expansion (holding contracts, programmatic support).
- PGCC is working to develop financing tools for the residential solar market after Posigen events.
- PGCC is supporting the School District of Philadelphia on Solar for Schools grant program opportunities, including SREC monetization through PGCC's SREC revolving fund.
- PGCC is providing continued operational support and financial management for construction under the Built to Last program, including PEA's HOME funding allocation.
- Nominations for PGCC Board and Loan Committee members are open as of Sept 29, 2025.

#### New Business

No new business.

#### Adjournment

Mr. Swann moved to adjourn the Meeting at 5:50pm.

Respectfully Submitted,

A handwritten signature in blue ink, appearing to be 'S. J. ...', written in a cursive style.

Secretary of the Board of Directors