



# TOWN OF DISCOVERY BAY

## A COMMUNITY SERVICES DISTRICT

### SDLF Platinum-Level of Governance



President – Carolyn Graham • Vice-President – Bryon Gutow • Director – Kevin Graves • Director – Ashley Porter • Director – Lesley Belcher

**NOTICE OF THE REGULAR MEETING  
OF THE STANDING FINANCE COMMITTEE  
OF THE TOWN OF DISCOVERY BAY  
Wednesday, April 2, 2025, 4:30p.m.**

**TO ATTEND IN PERSON:** The meeting will be held at the Community Center located at 1601 Discovery Bay Boulevard.

**REMOTE TELECONFERENCE LOCATION:**

4100 Bob Hope Drive  
Rancho Mirage, CA 92270

In addition to physical attendance at the address indicated above, the Town of Discovery Bay Community Services District is offering the following teleconferencing options as an alternative means for the public to participate in this meeting.

**TO ATTEND BY ZOOM WEBINAR:** <https://us06web.zoom.us/j/82820740593>

**TO ATTEND BY PHONE:** +1 (669) 444 9171 or +1 (719) 359 4580 **WEBINAR ID:** 828 2074 0593

Download Agenda Packet and Materials at [www.todb.ca.gov](http://www.todb.ca.gov)

***Finance Committee Members***

*Chair Ashley Porter*

*Vice-Chair Kevin Graves*

**A. ROLL CALL**

1. Call business meeting to order 4:30p.m.
2. Roll Call.

**B. PUBLIC COMMENTS (Individual Public Comments will be limited to a 3-minute time limit)**

During Public Comments, the public may address the Committee on any issue within the District's jurisdiction which is not on the Agenda. The public may comment on any item on the Agenda at the time the item is before the Committee for consideration. Any person wishing to speak will have 3 minutes to make their comment. There will be no dialog between the Committee and the commenter as the law strictly limits the ability of Committee members to discuss matters not on the agenda. We ask that you refrain from personal attacks during comment, and that you address all comments to the Committee only. Any clarifying questions from the Committee must go through the Chair. Comments from the public do not necessarily reflect the viewpoint of the Committee members.

**C. DRAFT MINUTES TO BE APPROVED**

1. Approve Finance DRAFT Special Meeting Minutes of March 5, 2025.

**D. PRESENTATIONS**

1. Bi-Monthly Financial Report.

**E. UPDATES**

**F. DISCUSSION**

1. Veolia Solar Energy Project.

**G. FUTURE DISCUSSION/AGENDA ITEMS**

**H. ADJOURNMENT**

1. Adjourn to the next Standing Finance Committee meeting on June 4, 2025, at the Community Center located at 1601 Discovery Bay Boulevard.

"This agenda shall be made available upon request in alternative formats to persons with a disability, as required by the American with Disabilities Act of 1990 (42 U.S.C. § 12132) and the Ralph M. Brown Act (California Government Code § 54954.2). Persons requesting a disability related modification or accommodation in order to participate in the meeting should contact the Town of Discovery Bay, at (925) 634-1131, during regular business hours, at least forty-eight hours prior to the time of the meeting."

"Materials related to an item on the Agenda submitted to the Town of Discovery Bay after distribution of the agenda packet are available for public inspection in the District Office located at 1800 Willow Lake Road during normal business hours."



# TOWN OF DISCOVERY BAY

A COMMUNITY SERVICES DISTRICT

SDLF Platinum-Level of Governance



President – Carolyn Graham • Vice-President – Bryon Gutow • Director – Kevin Graves • Director – Ashley Porter • Director – Lesley Belcher

**MINUTES OF THE SPECIAL MEETING  
OF THE STANDING FINANCE COMMITTEE  
OF THE TOWN OF DISCOVERY BAY  
Wednesday, March 5, 2025, 10:00A.M.**

**Finance Committee Members**

Kevin Graves  
Ashley Porter

**A. ROLL CALL**

1. Called business meeting to order 10:03A.M.
2. Roll Call was taken, and all members were present.

**B. PUBLIC COMMENTS (Individual Public Comments will be limited to a 3-minute time limit)**  
None.

**C. DRAFT MINUTES TO BE APPROVED**

1. Approve Finance DRAFT Meeting Minutes of December 4, 2024.

Chair Porter made a Motion to Approve the December 4, 2024 Draft Meeting Minutes.

Vice-chair Graves seconded.

Vote: Motion Carried – AYES: 2, NOES: 0, ABSTAINED: 0, ABSENT: 0

**D. PRESENTATIONS**

1. Bi-Monthly Financial Report.

Presented by Finance Manager Margaret Moggia.

- Water
  - Revenues exceeded budget due to higher water charges and developer payments for connection fees.
  - Expenses exceeded budget due to high utility charges, facility/system maintenance fees and administrative costs.
- Wastewater
  - Revenues exceeded budget due to fixed charges, sewer charges and capacity fees being higher than budget amount.
  - Expenses were lower than budget due to lower salary, consulting, contract operations and facility maintenance costs.
- Zone 8
  - Revenues exceeded budget due to county reimbursements, community center fees and interest income.
- Community Center Expenses
  - Expenses were lower than budgeted due to savings on salary and benefits, facility maintenance, and program costs.
- Landscape Expenses
  - Expenses were roughly equal to budget amount.

- Zone 9
  - Assessment income was slightly higher than budgeted amount.
  - Expenses are lower than budget due to lower salary and benefits, facility maintenance, and administrative costs.
- FY 2025 Capital Projects
  - Administrative building: \$167,225.
  - Willow Filter Repair: \$1,780,176.
  - Well 8: \$1,493,356.
  - Marina Underwater Crossing: \$211,765.
  - Cathodic Protection: \$21,852.
  - Solar Project: \$55,050.
- FY 2025 Debt Portfolio
  - Current debt outstanding:
    - 2017 Bond: \$7,425,000.
    - 2022 Bond: \$16,135,000.
    - 2022B Bond: \$10,362,000.
- Upcoming FY 2025 Finance Activities
  - State Reporting.
  - Classification and Compensation Study.
  - Rate Study.
  - Financial Software Implementation.

**E. UPDATES**

None.

**F. DISCUSSION**

1. Discussion Regarding Establishing Chair and Vice-Chair.

- Ashley Porter will be Chair and Kevin Graves will be Vice-Chair. Designations will change in 2026.

2. Discussion and Possible Feedback on Rate Study and Proposition 218 Process Schedule.

Presented by Alison Lechowicz, Project Manager for Lechowicz and Tseng.

- Last Rate Study was done in 2020.
- Costs have increased significantly since 2020 due to Covid.
- Governing statute is Proposition 218.
- Rates must be fair and reasonable, based on actual costs for providing service, and based on how customers receive service.
- Rates cover a 5-year period.
- Procedural requirements: conduct a rate study, mail a notice to property owners/tenants, hold a hearing a minimum of 45 days later, protest vote.
- New rates go into effect July 1 of each year.
- Meter replacement fee will drop off of monthly water bills in 2027.
- Average water bill (13ccf) estimated to go from \$56.52 in FY 2024-2025 to \$68.74 in FY 2025/2026.
- Average sewer bill estimated to go from \$88.46 in FY 2024-2025 to \$93.77 in FY 2025/2026.
- Present the Rate Study Report to the Board on April 2, 2025.
- Public Hearing is planned for June 18, 2025.
- If approved, rates will go into effect July 1, 2025.

Committee agrees to bring it forward to the Board of Directors.

3. Discussion and Possible Feedback Regarding Hoffman Fund Expenditures.

Presented by Finance Manager Margaret Moggia.

- The Town of Discovery Bay received \$1.3 million from the Hoffman Estate to be used for various Capital Improvement Projects, including enhancements for the Town's parks, community center, and landscaping.
- November 2021: Synthetic Turf \$39,750.
- July 2022-May 2023: Clipper Drive Landscape \$370,000.
- September 2022: Patio Project at Community Center: \$78,400.
- December 2024: Zone 8 Landscape: \$394,404.
- Future Projects committed: \$882,554.
- Available funds as of February 2025: \$487,868.

Committee would like to keep at least \$250,000 in reserve in the Hoffman Fund.

**G. FUTURE DISCUSSION/AGENDA ITEMS**

None.

**H. ADJOURNMENT**

1. Adjourned at 11:53a.m to the next Standing Finance Committee meeting on April 2, 2025, at the Community Center located at 1601 Discovery Bay Boulevard.

# Finance Committee Meeting April 2, 2025

Financial Results through February 2025

Fiscal Year 2025 Finance Activities



## Fiscal Year 2025 Financial Results (through February 28)

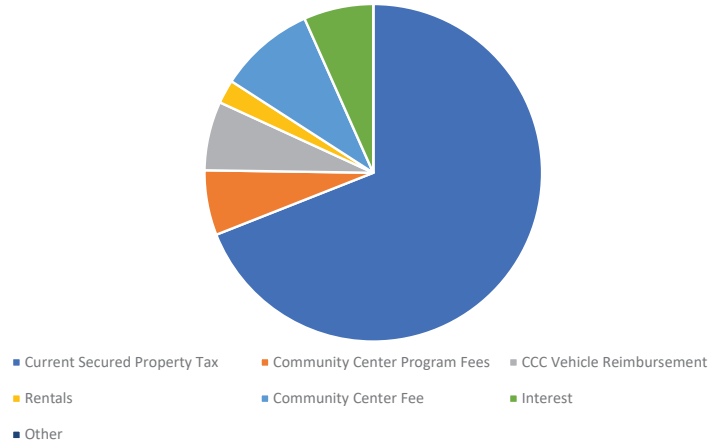
	Fund 20 (Water)	Fund 21 (Wastewater)	Fund 40 (Zone 8)	Fund 41 (Zone 9)
Revenues	\$3,532,320	\$4,195,826	\$707,629	\$111,416
Expenses	\$3,933,466	\$4,222,733	\$609,613	\$73,073
Net Income (loss)	<b>(\$401,146)</b>	<b>(\$26,907)</b>	<b>\$98,016</b>	<b>\$38,343</b>



# Fiscal Year 2025 Financial Results (Water)

	Actual	Budget
Fixed Charge	943,806	879,000
Meter Installation	195,979	224,000
Interest Income	236,499	283,333
Water Charges	1,934,880	1,885,650
Meter Charge Commercial	53,048	60,000
Other	168,110	30,000
<b>Total Revenues</b>	<b>\$3,532,320</b>	<b>\$3,361,983</b>

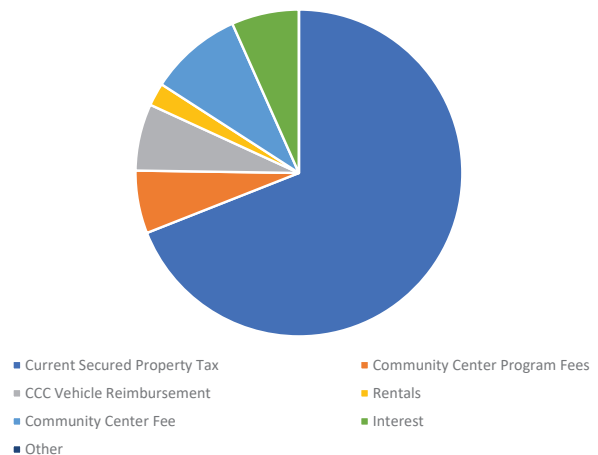
Fiscal Year 2025 - Through February 2025  
Revenues



# Fiscal Year 2025 Financial Results - (Water)

	Actual	Budget
Salary and Benefits	556,637	790,738
Consulting	133,645	330,000
Contract Operations	780,845	684,000
Utilities	592,026	424,000
Chemicals	49,091	66,667
System Maintenance	916,702	579,333
Administrative Costs	451,448	401,333
Debt Service	398,956	398,956
Permits	54,117	33,333
<b>Total Expenses</b>	<b>\$3,933,466</b>	<b>\$3,708,361</b>

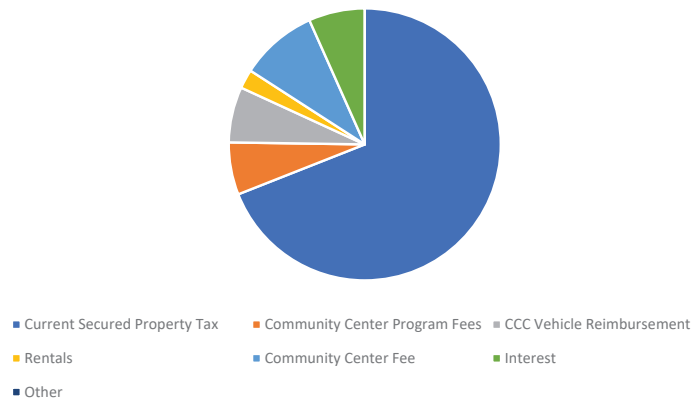
Fiscal Year 2025 - Through February 2025  
Revenues



# Fiscal Year 2025 Financial Results (Wastewater)

	Actual	Budget
Fixed Charge	3,557,628	3,243,250
Sewer Charge	126,153	78,000
Interest Income	282,956	266,667
Capacity Fees/Other	229,088	14,667
<b>Total Revenues</b>	<b>\$4,195,826</b>	<b>\$3,602,583</b>

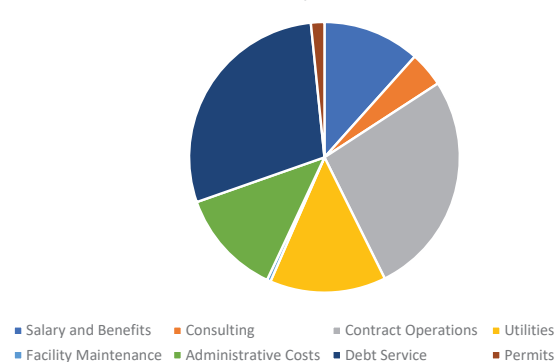
Fiscal Year 2025 - Through February 2025  
Revenues



# Fiscal Year 2025 Financial Results - (Wastewater)

	Actual	Budget
Salary and Benefits	497,086	581,872
Consulting	176,564	163,333
Contract Operations	1,133,403	1,230,000
Utilities	586,158	519,000
System Maintenance	18,706	60,000
Administrative Costs	534,755	437,133
Debt Service	1,213,954	1,213,954
Permits	68,107	83,333
<b>Total Expenses</b>	<b>\$4,222,733</b>	<b>\$4,288,626</b>

Fiscal Year 2025 - Through February 2025  
Expenses



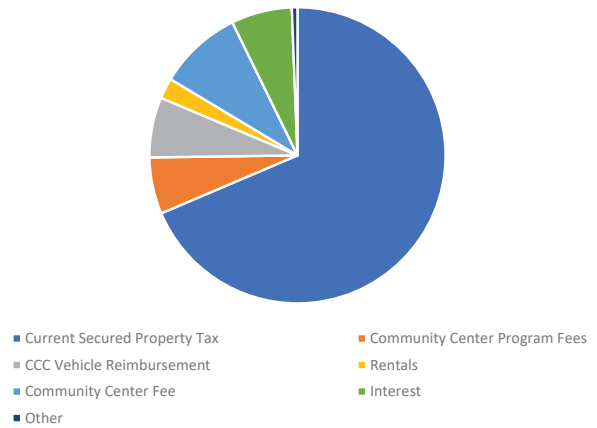
December 1 Bond Payment – Principal and Interest



# Fiscal Year 2025 Financial Results (Zone 8)

	Actual	Budget
Property Tax	488,406	425,641
Community Center	43,996	52,667
County Reimburse	46,784	44,667
Rentals	16,084	26,667
Community Center Fee	65,135	-
Interest	47,223	50,000
Other	0	16,000
<b>Total Revenues</b>	<b>\$707,629</b>	<b>\$615,641</b>

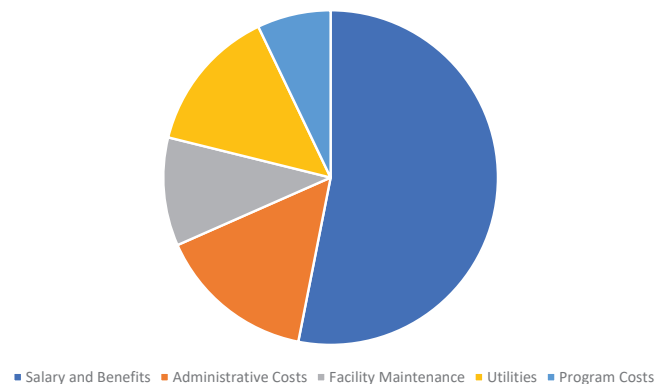
Fiscal Year 2025 - Through February 2025  
Revenues



# Fiscal Year 2025 Financial Results - (Zone 8)

Community Center	Actual	Budget
Salary and Benefits	145,040	239,861
Administrative Costs	41,774	36,933
Facility Maintenance	28,604	44,417
Utilities	38,312	39,333
Program Costs	19,424	39,208
<b>Total Expenses</b>	<b>\$273,153</b>	<b>\$399,753</b>

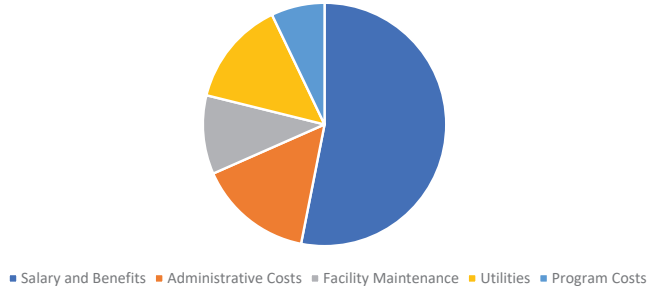
Fiscal Year 2025 - Through February 2025  
Expenses - Community Center



# Fiscal Year 2025 Financial Results -(Zone 8)

Landscape	Actual	Budget
Salary and Benefits	123,144	157,129
Administrative Costs	28,183	29,533
Facility Maintenance	82,541	54,667
Utilities	102,591	100,000
<b>Total Expenses</b>	<b>\$336,460</b>	<b>\$341,329</b>

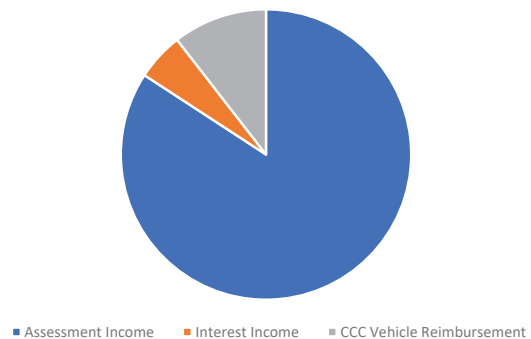
Fiscal Year 2025 - Through February 2025  
Expenses - Community Center



# Fiscal Year 2025 Financial Results (Zone 9)

	Actual	Budget
Assessment Income	93,817	85,500
Interest Income	5,903	6,667
County Reimburse	11,696	11,333
<b>Total Revenues</b>	<b>\$111,416</b>	<b>\$103,500</b>

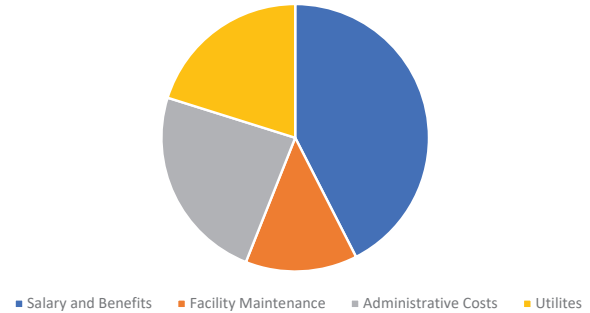
Fiscal Year 2025 - Through February 2025  
Revenues



# Fiscal Year 2025 Financial Results (Zone 9)

	Actual	Budget
Salary and Benefits	31,044	43,473
Facility Maintenance	9,888	43,000
Administrative Costs	17,411	19,700
Utilities	14,730	16,800
<b>Total Expenses</b>	<b>\$73,073</b>	<b>\$122,973</b>

Fiscal Year 2025 - Through February 2025  
Expenses



## FY 2025 Capital Projects

### Administration Building

Mobile Modular Design                      \$ 181,560

### Water Capital Improvement Projects

Willow Filter Repair                              \$1,839,631  
 Well 8     \$1,975,645  
 Marina Underwater Crossing                 \$ 438,507  
 Cathodic Protection                             \$ 22,002  
 Solar Project                                        \$ 55,050



# Fiscal Year 2025 Capital Projects

## Waste Water Capital Improvement Projects

Village Lift Station \$ 4,560

## Landscape Projects

Wilde Drive (Zone 9) \$ 70,757

Clipper Drive \$ 69,463

## Community Center

Pool Heaters \$ 18,670



# FY 2025 Debt Portfolio

December 1 - Principal and Interest Payment

June 1 – Interest Payment

	2017	2022	2022B (Refunded 2012)
Original Debt Issuance	\$8,825,000	\$16,860,000	\$11,650,000
Current Debt Outstanding	\$7,425,000	\$16,135,000	\$10,362,000
All In Total Interest Cost %	3.9281%	4.1924%	3.6837%
Final Maturity	12/1/2047	12/1/2052	12/1/2042



Water Construction Proceeds - \$4.1M  
Wastewater Construction Proceeds - \$0M



# Fiscal Year 2025 Finance Activities

## Completed This Period

- Annual Bond Disclosure Report

## In Progress

- 5-Year Cost of Service Study
- Fiscal Year 2025-2026 Budget Preparation
- Classification and Compensation Study
- Financial Software Implementation



## Veolia North America

### Sustainable Industries & Buildings (SIB)

Energy Conservation & Renewable Energy  
Generation Program – (Phase 2)

Town of Discovery Bay CSD

Prepared by: John J. Burdette III, CEM, LEED AP

04/02/2025



# INTRODUCTIONS



**John J. Burdette III**, CEM, LEED AP  
Senior Program Development Manager  
Sustainable Industries & Buildings  
Veolia North America

Mobile: +1-530-368-7886  
Email: [john.burdette@veolia.com](mailto:john.burdette@veolia.com)



### VEOLIA SIB ENERGY PROGRAM SUPPORTED BY:



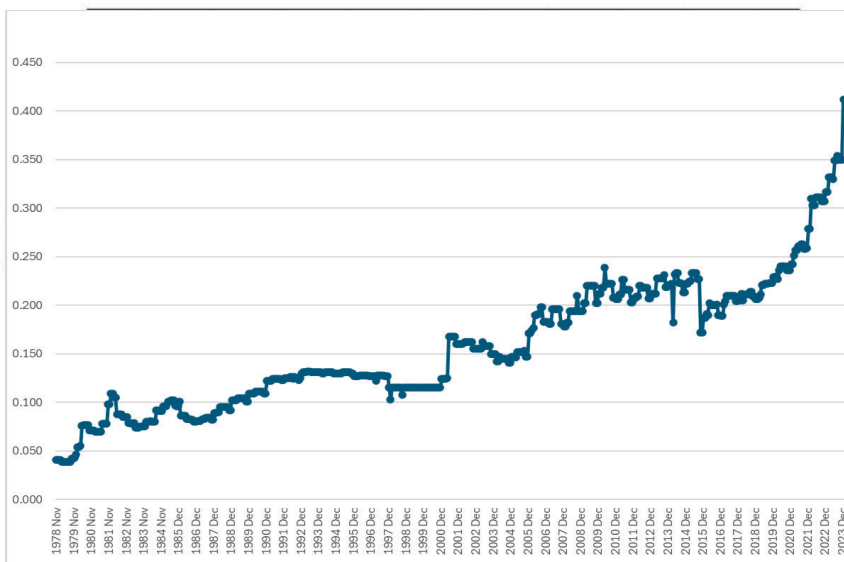
# CHALLENGES – FOR LOCAL GOVERNMENT’S

Where do you go from here?

- High Energy Costs Escalation, over 10%+ annual average!
- Utility Grid Reliability – Dirty Power – Equipment Loss
- Resiliency – Power Outages - Public Safety Power Shutoffs
- Climate Change – Drought, flooding, wildfires and severe weather events are more common now than ever before in our history.
- Limited Financial Resources
- Growing Pains – Future Planned Expansion
- Knowledge of Rebates, Incentives and Grants



## UTILITY COSTS ON THE RISE



Pacific Gas and Electric Company



476%	Total Price Increase over dataset
11.32%	Average Annual Increase

Over 25% escalation in the last two years!

# Town of Discovery Bay Community Services District

## How much do we spend?

PACIFIC GAS & ELECTRIC BILLS FOR THE TOWN OF DISCOVERY BAY		
FISCAL YEAR 2022-2023		
	LOCATION	YTD
<b>SEWER</b>		
2068717367	Pump Sta. G (Starboard & Willow Lake Road)	\$578.35
2172798583	Pump Sta. R (Newport Dr. & Beacon Place)	\$1,044.82
2527523840	Pump Sta. S (Foghorn Way)	\$7,295.02
3016215056	Pump Sta. F (Willow Lake & Riverlake)	\$11,067.20
3101013480	8501 Pinehollow Circle #A - Village 4	\$4,685.61
3497478298	Lakeshore Lift Station (33 Yosemite Ct)	\$18,391.13
4201000606	Golf Course Valve Station (17498 Hwy 4)	\$925.74
4516230349	Pump Sta. H (Marina Rd & Cherry Hills)	\$153.00
7312115505	Pump Sta. C (Beaver & Willow Lake)	\$933.09
7312115570	Newport Lift Station (Newport Dr @ Worthing Way)	\$36,089.98
7312115758	Pump Sta. D (Across from 765 DB Blvd)	\$2,107.55
7312115789	Pump Sta. J (Clipper & Windward Point)	\$4,413.22
7312115920	WWTP Plant #2	\$518,739.41
7312121239	Pump Sta. A (Lot Adj. To 4810 Discovery Point)	\$1,260.24
7318502621	Pump Sta. E (DB Blvd & Cabrillo Point)	\$4,877.14
8343916845	5189 Fern Ridge Circle - Lakes Lift Station - Village 5	\$14,612.57
8440119392	30 Learning Ln/ Knightsen School Pump Station	\$289.31
1181942262-4	WWTP Plant #1	\$64,038.70
Sub-total		\$691,502.08
<b>WATER</b>		
2943721226	Well #2 (DB Blvd & Next to Fire Station)	\$37,528.21
2943721527	Well #3 (DB Blvd. & Edgeview Drive)	\$246.36
2948725127	Well #1 (DB Blvd between 1045 & 1035)	\$105,442.09
2948805668	Newport Water Treatment	\$185,427.60
2990602871	Willow Lake Water Treatment Plant	\$155,192.27
6760524072	Irr Controller (Next to lite pole 9267 Newport @ Well 5A)	\$157.61
2949518245	Well #5 (Newport Dr. & Clipper)	\$26,507.77
8609981005	Well #1 Gas (DB Blvd between 1045 & 1035)	\$564.42
1521433231-2	Well #7 (2200 Newport Dr)	\$84,988.00
Sub-total		\$596,054.33
Grand total		\$1,287,556.41

WWTP #1

WWTP #2

Newport Water Treatment Plant

\$768,205.71 Annual Electricity Price

2022-2023 Cost Data! Veolia is in process of refreshing as costs have increased again over 12%!

# PROGRAM GOALS – Town of Discovery Bay CSD

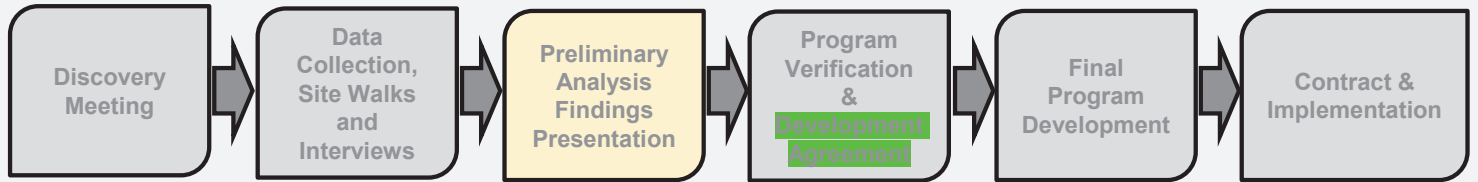
## What are we trying to accomplish?

1. To increase resiliency for critical facilities for the TODB CSD, such as the community center, water and wastewater treatment plants.
2. To reduce long-term cost savings through reduced electricity, gas and water usage.
3. Upgrade antiquated and inefficient equipment
4. To reduce carbon footprint and greenhouse gas emissions
5. To secure grants, rebates and incentives that are available to the TODB CSD.
6. To utilize the Community Center as an Emergency Response Center in the event of a climate or other emergency.
7. Provide a comfortable and safe environment for all occupants of city facilities.
8. Minimize the financial and technical risk to the TODB CSD.
9. Community Outreach
10. Provide comprehensive funding solution to the TODB CSD.
11. EV Charging Pilot.





# VEOLIA'S PROVEN (SIB) PROGRAM – Phase 2



- Introduce Veolia SIB Program
- Identify Challenges/ Trends
- Identify Goals & Objectives
- Action Plan

- Collect facility information and square footages of your facilities.
- Collect and analyze your utility cost and consumption data.
- Identify any existing technical issues or deferred maintenance scope items..

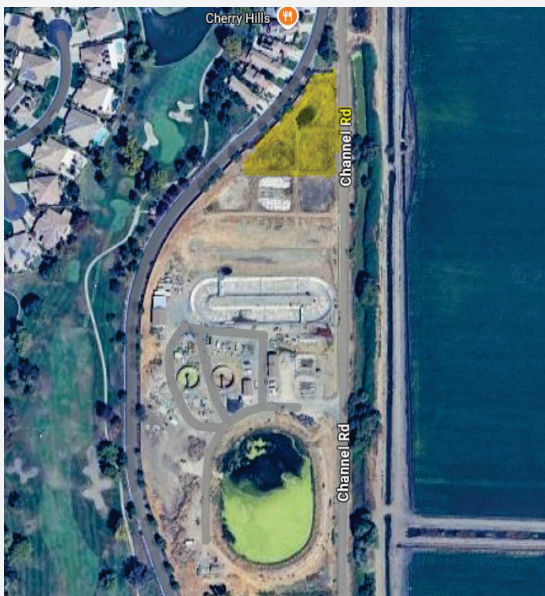
- Select Scope of Work Measures to include in the program development process
- Estimated Savings
- Estimated Implementation Costs
- Estimated Greenhouse Gas Emission Reductions

- Verify Detailed Scope of Work
- Funding Solution
- Identify and Apply for Rebates, Grants and Incentives
- Confirm Schedule
- Review Financial Performance
- Draft Program Contract Review

- Finalize Funding Solutions
- Post Two Week Notice for CA Government Code 4217 Compliance
- Public Hearing & Resolution During Regularly Scheduled Board Meeting
- Present Final Guaranteed Costs & Savings
- Board Resolution

- Execute Contract
- Implementation of Measures
- Measurement & Verification (M&V)
- Energy Management Services
- Performance Guarantee
- Hubgrade

## Phase 2 Program – WWTP #1



- Locate solar as North as possible on WWTP#1
- Block wall to the East will block from street view solar array
- Clean fill will be brought in and compacted to fill the old retention ponds.
- Ground Mounted, Fixed Tilt
- Battery Energy Storage System (BESS)

## Phase 2 Program – WWTP #2



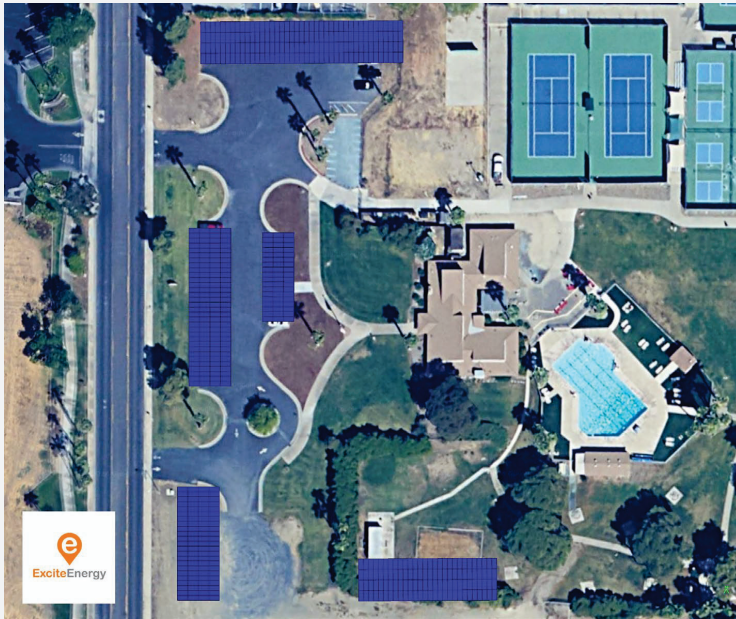
- Locate solar South of WWTP#2
- Allows space for future WWTP#2 Plant Expansion
- Clean fill will be brought in and compacted to lift solar renewable energy system above flood zone if required.
- Ground Mounted, Fixed Tilt
- Battery Energy Storage System (BESS)
- HVAC Upgrades - Electrification

## Phase 2 Program – Newport Water Treatment Plant



- Solar & Battery Energy Storage Systems
- HVAC Upgrade
- LED Lighting

## Phase 2 Program – Community Center



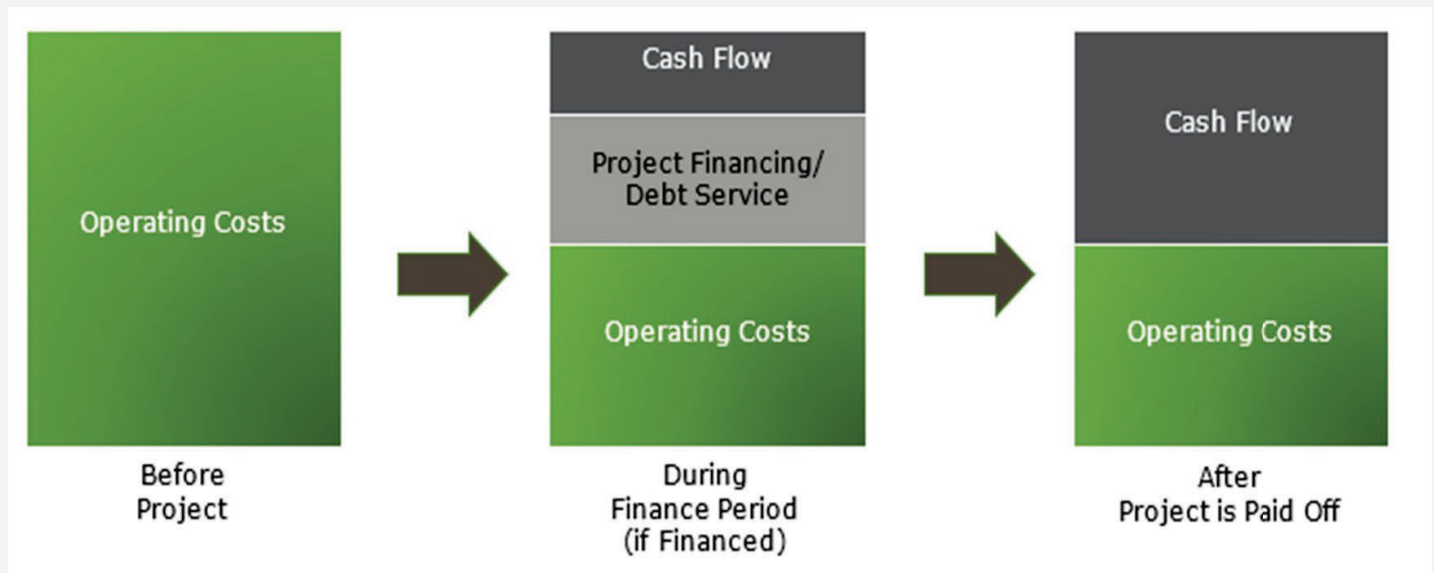
- Solar Renewable Energy System is already in design to be implemented in Phase 1.
- Assisted District in applying for EV Charging Grants, application pending.
- Collaborated with architect and engineers with respect to new administration building location and chargers.
- Backup Generator for the Community Center for Emergency Response Center included in Phase 2.

## Phase 2 Program – Scope of Work

1. PV and Battery Energy Storage System (BESS) - *fencing to be included as part of scope*
  - WWTP1
  - WWTP2
2. LED Lighting
  - Newport WTP
3. HVAC Upgrades - Convert to Heat Pumps
  - WWTP-2 (*also setback temperature in office*)
  - HOA Lift Station Electrical Room
  - Well #1 Office
4. High Efficiency Pumps
  - Well #1
  - Well #4
  - Lift Pumps from WWTP-1 to WWTP-2
5. Battery Energy Storage Systems
  - Well Pump Station #1
  - Well Pump Station #2
  - Newport Water Treatment Plant
6. EV Chargers for Community Center
7. Diesel Back-up Generator with ATS for Community Center

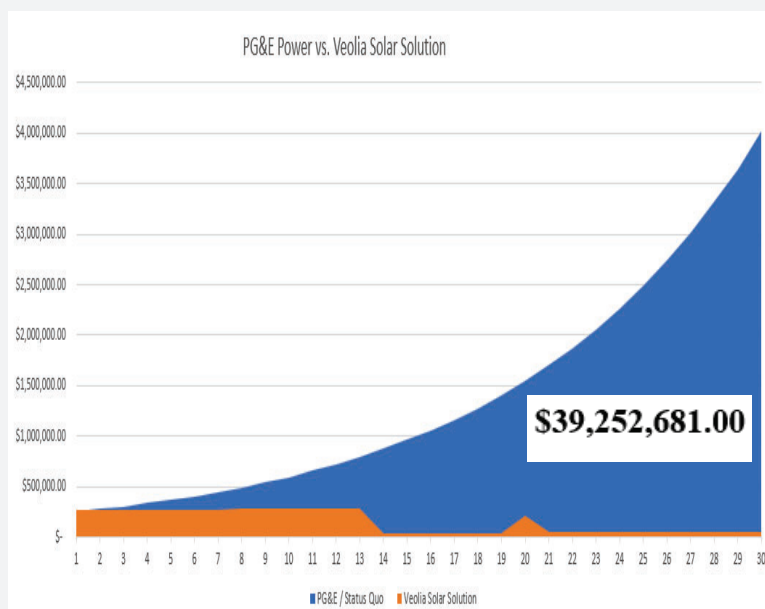
- Reviewed all energy conservation measures with district staff.
- Conducted site visits and refined scope of work to energy conservation measures that will have the highest financial impact / savings for the district.
- Will work with district's municipal financial advisor on funding solutions.
- Discussed budgets with district's finance director.

# BUDGET NEUTRALITY



Environmental solutions for business, industry and communities

## So what? What does that mean for us?



**Projected Electrical Cost Savings over life of Solar Renewable Energy System @ 10% PG&E Annual Escalation, 1,084% ROI**

Environmental solutions for business, industry and communities



## FUNDING SOLUTIONS

### Leveraging Available Funding & Tax Incentives

#### California Infrastructure and Economic Development Bank (IBank)

The California Infrastructure and Economic Development Bank (IBank) was created in 1994 to finance public infrastructure and private development that promote a healthy climate for jobs, contribute to a strong economy and improve the quality of life in California communities. IBank has broad authority to issue tax-exempt and taxable revenue bonds, provide financing to public agencies, provide credit enhancements, acquire or lease facilities, and leverage State and Federal funds.

#### Inflation Reduction Act (IRA) 30% Investment Tax Credit/Grant Direct Payment to Municipalities

Veolia assist the Town of Discovery Bay CSD to apply for and secure the direct payment from the US Treasury.



## Identifying Federal Tax Incentives

### Inflation Reduction Act

Summary of Investment Tax Credit (ITC) and Production Tax Credit (PTC) Values Over Time

			Start of Construction						
			2006 to 2019	2020 to 2021	2022	2023 to 2033	The later of 2034 (or two years after applicable year *)	The later of 2035 (or three years after applicable year *)	The later of 2036 (or four years after applicable year *)
ITC	Full rate (if project meets labor requirements *)	Base Credit	30%	26%	30%	30%	22.5%	15%	0%
		Domestic Content Bonus				10%	7.5%	5%	0%
		Energy Community Bonus				10%	7.5%	5%	0%
	Base rate (if project does not meet labor requirements *)	Base Credit	30%	26%	6%	6%	4.5%	3%	0%
		Domestic Content Bonus				2%	1.5%	1%	0%
		Energy Community Bonus				2%	1.5%	1%	0%
	Low-income bonus (1.8 GW/yr cap)	<5 MW projects in LMI communities or Indian land				10%	10%	10%	10%
		Qualified low-income residential building project / Qualified low-income economic benefit project				20%	20%	20%	20%
PTC for 10 years (\$2022)	Full rate (if project meets labor requirements *)	Base Credit			2.75 ¢	2.75 ¢	2.0 ¢	1.3 ¢	0.0 ¢
		Domestic Content Bonus				0.3 ¢	0.2 ¢	0.1 ¢	0.0 ¢
		Energy Community Bonus				0.3 ¢	0.2 ¢	0.1 ¢	0.0 ¢
	Base rate (if project does not meet labor requirements *)	Base Credit			0.55 ¢	0.55 ¢	0.4 ¢	0.3 ¢	0.0 ¢
		Domestic Content Bonus				0.1 ¢	0.0 ¢	0.0 ¢	0.0 ¢
		Energy Community Bonus				0.1 ¢	0.0 ¢	0.1 ¢	0.0 ¢

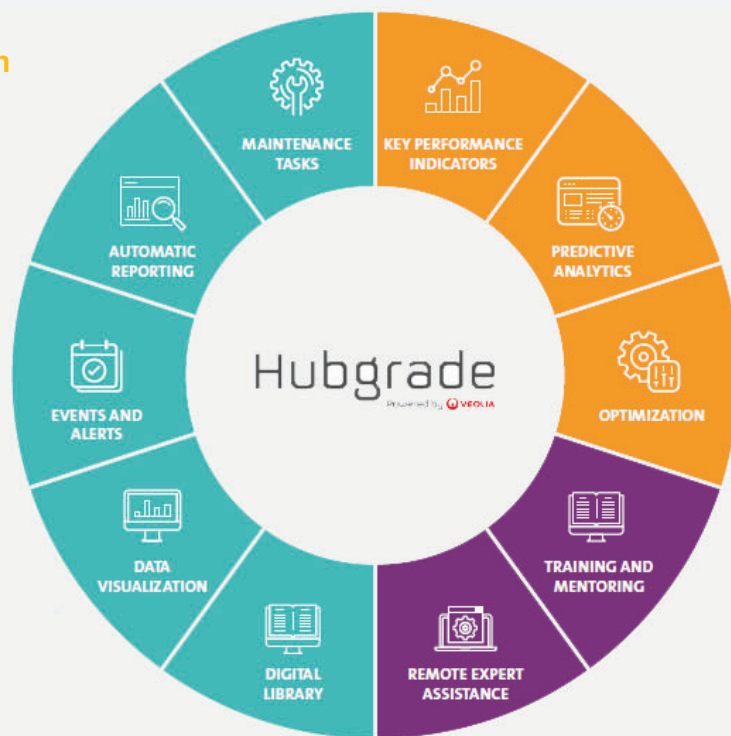
a "Applicable year" is defined as the later of (i) 2032 or (ii) the year the Treasury Secretary determines that there has been a 75% or more reduction in annual greenhouse gas emissions from the production of electricity in the United States as compared to the calendar year 2022.  
b "Labor requirements" entail certain prevailing wage and apprenticeship conditions being met.




Federal Funding Real-Time Intelligence

## Hubgrade

Advanced Intelligence (AI) coupled with Human Experience



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Questions?



## INVESTMENT PERFORMANCE

### Net Energy Metering (NEM-A) v2.0

\$ 3,080,620.00

\$ 589,331.00

\$ 2,491,289.00

Phase 1 - Program Investment  
Estimated Federal ITC Direct Pay

Phase 1 – Program Investment After Federal ITC Grant Payment

397.7%

\$12,251,558.00

Return on Investment (ROI) @ 6%  
Electricity Costs Savings of Program @ 6% PG&E Escalation

987.62%

\$30,424,934.00

Return on Investment (ROI) @ 10%  
Electricity Costs Savings of Program @ 10% PG&E Escalation



## Community Center & Willow Water Treatment Facility

Table 1.0: EEM Summary Table


EEM No.	Measure Description	Electrical Savings (kWh/yr)	Gas Savings (Therms/yr)	Energy cost savings (\$/yr)	Project cost (\$)	Simple payback (years)
1	Install a 328 kW PV Carport System - Community Center & WLWTP	526,748	0	\$ 185,002	\$2,311,103	12.5
2	Install New LED Path-Lighting - Community Center	(3,578)	0	\$ (1,145)	\$44,664	N/A
3	Install new LED Pole Lighting in Parking Lots - Community Center	(3,578)	0	\$ (1,145)	\$540,926	N/A
4	Replace Natural Gas Pool Heater with Heat Pump Water Heaters - Community Center	(45,188)	9,639	\$ 2,794	\$89,968	32.2
5	Replace the AC and furnace with heat pumps - Community Center	(8,648)	2,150	\$ 1,081	\$86,202	80
6	Replace the domestic water heater with a heat pump water heater - Community Center	(3,704)	613	\$ (88)	\$5,855	N/A
7	Install LEDs inside the booster pump room	1,820	0	\$ 582	\$1,901	3.3
8	Schedule filter backwash during off-peak hours	42 kW	0	\$ 6,431	\$4,329	0.7
TOTALS		463,872	12,402	\$193,512	\$3,084,949	15.9



Simple payback metric does not include utility escalation over time. Required metric for CEC ECAA Loan

# Only with Veolia can you achieve!

- **Leverage of Tax Incentives and Cash Payments Funding:** Veolia aids the TODB CSD in securing the Federal Investment Tax Credit (ITC) with Cash Payment to Special Districts to reduce capital expense of implementing the system.
- **Financing Solutions:** Veolia assists the TODB CSD in identifying rebate, incentives, and low interest financing options that are available.
- **Decrease Operating Costs (Utility and O&M):** Veolia helps stabilize budgets from volatility in the energy marketplace and once the debt service is paid in full, all subsequent energy cost savings are realized, and operating budgets are permanently lowered.
- **Hedge Against Historical High Utility Escalation Rates:** PG&E has high electric escalation rates as illustrated by the data over the last 40 years. Veolia's proposed program will hedge against these inflationary pressures.
- **Guaranteed Performance:** Veolia is obligated to pay in the event of an energy savings shortfall and must guarantee the energy savings. If actual savings are lower than guaranteed, Veolia reimburses the owner for the shortfall.
- **Measurement & Verification:** Annual energy savings verification is conducted per the International Performance Measurement & Verification Protocol (IPMVP), an industry standard to prove the savings is being achieved.
- **Accountability:** Veolia serves as the single point of accountability. No finger pointing between consultants, subcontractors and equipment manufactures / vendors.
- **Create Long Term and Sustainable GHG / Carbon Footprint Reduction:** Hubgrade energy & carbon footprint reduction dashboards.

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## ENVIRONMENTAL BENEFITS

### Carbon Reduction & Climate Action Planning Goals per AB32

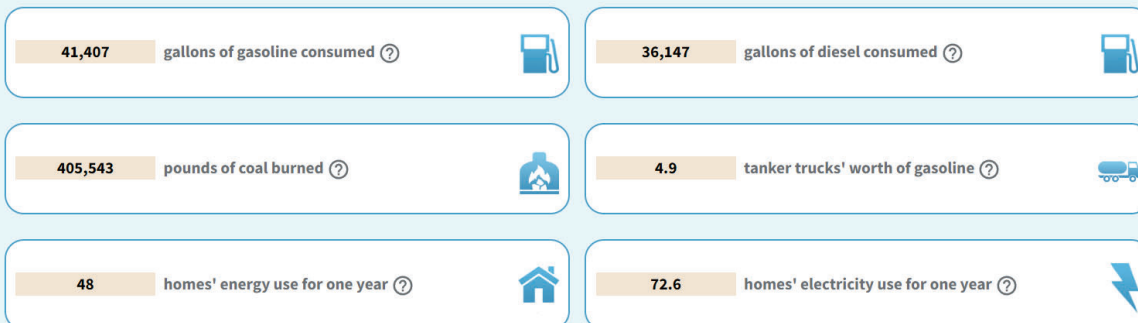



#### (368) Metric Tons of Carbon Dioxide (CO2) Equivalent Reduction Annually!

This is equivalent to greenhouse gas emissions from:



This is equivalent to CO<sub>2</sub> emissions from:




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# Current Implementation Status Update




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## Town of Discover Bay Sustainability Journey

• Introduction to Veolia's Facility & Building Services (FBS) Program	08/2023
• Presentation to Water & Wastewater Committee	10/2023
• Utility and Site Data Collection	11/2023
• Preliminary Site Walks	12/2023
• Preliminary Utility Data Analysis	12/2023
• Presentation of the Preliminary Analysis and ECM Selection	01/2024
• Program Memorandum of Agreement (MOA)	01/2024
• PG&E Solar Design and Interconnection Applications Submitted for NEM-A v2.0	02/2024
• Program Development	04/2024
• CEC ECAA 1% Interest Loan Program Application & CEQA Board Resolution	05/2024
• CEC Required Feasibility Study Finalization	07/2024
• CEC Loan Funding – February 2025	02/2025
• Board of Directors Approval	12/2024
• <b>Phase 1 Completion No Later Than Feb. 2027 to keep NEM-A v2.0 Grandfathering</b>	<b>02/2027</b>



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