



Environmental Commission Regular Meeting Minutes

December 13, 2023

AGENDA

LOCATION: City Hall 6ES & Webex

CHAIR KATHRYN BAZAN PRESIDING

PRESENT: [10]

Teresita Delgado, District 1	Temeckia Derrough, District 7
*** Mark Wootton, District 2	Kathryn Bazan, District 9
Michael Cook, District 3	* Colleen Murray, District 11
Tracy Wallace, District 5	Paula Day, District 14
Esther Villarreal, District 6	Julie Hiromoto, District 15

ABSENT: [3]

Renee Roberson, District 8	Barry Lachman, District 12
Andrew Siegel, District 10	

**Note: Members of the Environmental Commission participated in this meeting by video conference.*

***Note: Indicates arrival time after meeting called to order/reconvened*

The meeting was called to order at 5:40 p.m. with a quorum of the Environmental Commission present.

ANNOUNCEMENTS

Chair Bazan provided opening announcements.

PUBLIC SPEAKERS

No public speakers registered.

APPROVAL OF MINUTES

Commissioner Hiromoto moved to amend the November 8, 2023 minutes to include the following under the Comprehensive Environmental & Climate Action Plan (CECAP) Annual Report briefing item:

ENVIRONMENTAL COMMISSION MEETING MINUTES December 13, 2023

- (1) Request to align the City's green procurement policy development with the Bond performance criteria recommendations; most specifically the no-cost requirement to disclose embodied carbon along with other performance criteria and pricing prior to procurement for the four highest embodied carbon materials: concrete, asphalt, glass, and steel.
 - (a) References
 - (i) [Stakeholder meeting notes: Buildings](#)
 - (ii) [Stakeholder meeting notes: Parks + Infrastructure](#)
 - (iii) [Net Zero Carbon Policy Recommendations](#)

The motion to amend the minutes was seconded by Commissioner Lachman and unanimously adopted. Commissioner Hiromoto moved to adopt the November 8, 2023 Environmental Commission meeting minutes as amended. The motion was seconded by Commissioner Lachman and unanimously adopted.

BRIEFING MEMORANDUM

I) 2023 Equity Indicators Report: Environmental Justice Measures Update

[Dr. Lindsey Wilson, Director, Office of Equity & Inclusion]

Attachment: Memo (see agenda)

- a) The Commission was briefed on progress of incorporation of the Commission's four recommended environmental justice indicators into the Equity Indicators Report.
- b) Questions/Comments
 - i) Chair Bazan
 - (1) Are the equity indicators being integrated as proposed by the Environmental Commission?
 - (a) We have added a sixth theme – Environmental Justice – which includes the four indicators recommended by the Commission (tree canopy coverage, solar accessibility, food access, and environmental justice screening).
 - (2) In the recommendations, there were specific components to each of those topics. Are those details going to be incorporated as recommended?
 - (a) We are still working on the food access indicator and looking at data from the U.S. Department of Agriculture. As it pertains to access to healthy food, that is incorporated in the report. The other measures are included as recommended.
 - (3) Will the report be shared in January?
 - (a) Yes, it should be finalized digitally in January.
 - (4) Will it be made available in multiple languages?
 - (a) It will be available initially in English and Spanish.
 - ii) Commissioner Lachman
 - (1) Are there components related to safe and affordable housing / housing equity?

ENVIRONMENTAL COMMISSION MEETING MINUTES December 13, 2023

- (a) There is a section of the Racial Equity Plan dedicated to housing accessibility. This was included in the original 2019 Equity Indicators Report and will continue to be incorporated in the upcoming report.
- (b) Regarding the EJScreen indicator, the foundation of that indicator is data from the U.S. Environmental Protection Agency (EPA) EJScreen and the soon-to-be Dallas EJ Screening Tool, focusing on air and sociodemographic data.

BRIEFING ITEMS

I) Update on Dallas-Fort Worth Air Quality Improvement Plan Development & 5th National Climate Assessment

[Chris Klaus, Senior Program Manager, Transportation – North Central Texas Council of Governments; Susan Alvarez, Director of Environment & Development – North Central Texas Council of Governments]

Attachment: Presentation (see agenda)

- a) The Commission was briefed on progress of development the DFW Air Quality Improvement Plan and release of the 5th National Climate Assessment.
- b) Questions/Comments
 - i) Alan Hoffmann
 - (1) Related to available funding and the weatherization aspect of the plan, radiant barrier is a low-cost item that has a high impact in reducing heat load in the summer. This is something that could happen quickly and have a large impact. Suggest the Office of Environmental Quality & Sustainability (OEQS) do an analysis on what the carbon reduction would be to implement a related program for single-family homes.
 - (a) The weatherization idea is on the list. Some local governments have the resources but not the money to implement this, and vice versa. This is high on the list, but it's a matter of what to suggest to the EPA as the dollar amount.
 - ii) Commissioner Wallace
 - (1) The City of Dallas is conducting an energy efficiency pilot. The Dallas County Weatherization Assistance Program (WAP) is administered by the county and they have only one contractor. Things like this need to be addressed. We need to decide what entity is going to provide this program. A huge portion is education and outreach. The best way to do that is via community organizations. There is a backlog in the WAP process. We need to figure out more effective systems. Radiant barrier will reduce electric costs. We need to focus on a comprehensive, intentional system of funneling graduates of local school districts into green careers.
 - iii) Dr. Afolabi
 - (1) Regarding disadvantaged communities, what specifically are you looking for in those communities? Do those communities have outcomes that they want to reach?
 - (a) We need to hear directly from residents on what they want incorporated into the plan. We're looking at transportation (last-mile; environmentally friendly

ENVIRONMENTAL COMMISSION MEETING MINUTES December 13, 2023

vehicles), weatherization, and solar. We're looking at the food nexus. We have community gardens on the list, but they don't necessarily fill the food gap in the supply chain. It could be as simple as using the tools we have (e.g. EJScreen). We could subgrant out to a local government and they could figure out metrics.

(2) The term "disadvantaged communities" is defined by the federal government and includes certain Justice40 requirements.

iv) Rita Beving

(1) On the calendar, I saw mention of a second listening session in January. Do you have an exact date for that?

(a) We may not yet but we'll work with our community outreach department to get everything lined up.

(2) Are the planning meetings with stakeholders open to the public?

(a) Yes.

II) City of Dallas Brownfields Redevelopment Program

[Ngozi Nwosu, Brownfields Program Manager, Office of Environmental Quality & Sustainability; Amany Abu-Hijlih, Brownfields Program Coordinator, Office of Environmental Quality & Sustainability]

Attachment: Presentation (see agenda)

a) The Commission was briefed on an overview and accomplishments of the Brownfields Redevelopment Program.

b) Questions/Comments

i) Commissioner Derrough

(1) Most sites in the target boundary are in District 7.

(2) Does the City apply for the grant for the property owner?

(a) The City applied for the grant. The site can only be nominated by the site owner.

(3) Does the owner have to pay it back?

(a) Only if they borrow a loan. If they need an assessment, that is covered by the City. If they need the Revolving Loan Fund grant in the form of a subgrant, that is covered by the City. If they need it in the form of a loan, they need to pay it back (low interest).

(4) Would like to be connected for updates on these sites.

(a) The site can only be applied for by the owner; there is only limited information we can share. Updates are also on [our website](#). We are available to present at community meetings.

ii) Chair Bazan

(1) Can we get quarterly updates on the status of these five sites as they progress through the program (to the extent of what we can share)? The next update should be provided in April.

iii) Commissioner Wallace

(1) Have you reached out to affordable housing developers in these areas?

ENVIRONMENTAL COMMISSION MEETING MINUTES
December 13, 2023

- (a) Our outreach list includes developers. We work with the City's Housing Department internally, the Planning + Urban Design department, and the Texas Real Estate Commission. We welcome any other suggestions as well.
- iv) Dr. Jack
 - (1) Please share background information related to selection of the target area?
 - (a) When OEQS first applied for the grant in 2020, there was a survey done that took into consideration the equity index. We looked at housing, health, and environmental data in the area. We prioritized the target area, but if there is another area in the geographic boundary that needs assessment, we'll look at it.
- v) Vice Chair Villarreal
 - (1) Please provide specifics on how this is different from the Texas Commission on Environmental Quality Voluntary Cleanup Program (VCP).
 - (a) The VCP is not a grant program. A site may go through the VCP to receive directives on how to assess the site and to receive certification and paperwork for background on the property. The Brownfields Program involves assessment.
 - (2) Could you do both?
 - (a) Yes.
 - (3) How many brownfield sites are? It would be great to see a GIS map/dashboard with daily updates of sites that used to exist, but that are now remediated. When will the GIS map be available?
 - (i) Soon. We'll link it on our website. The EPA database information is linked on the site too.
- vi) Chair Bazan
 - (1) One of the equity indicators is distance to a brownfield, superfund, VCP site, or otherwise contaminated area.
- vii) Commissioner Wootton
 - (1) How is the development of the Community Park at Fair Park being funded? Is the City paying?
 - (a) We'll check and get back.
 - (b) Updated response:

Redevelopment will be funded through a combination of public and private funds, sourced by Fair Park First. The majority of funds are not coming from the City of Dallas. Public funds for the project include federal and state appropriations; there is no direct funding from the City of Dallas outside of the Brownfields program and some of the public works enhancements for pedestrian safety.
- viii) Carlos Evans (OEQS)
 - (1) Regarding the equity indicator mentioned earlier, the first indicator will evaluate air emissions data coupled with sociodemographic data. Over time, it is difficult to track multiple data sets as an Equity Indicator. Therefore, right now, one of the priority areas is air emissions and tracking that over time.

ENVIRONMENTAL COMMISSION MEETING MINUTES
December 13, 2023

- ix) Chair Bazan
 - (1) Would like more information on exactly what each four Equity Indicators will look like based off of the Commission's recommendations.
- x) Commissioner Derrough
 - (1) Do you tell the property owners to inform communities about what contamination has been found on these sites?
 - (a) When it comes to a private property, the EPA and the state have their own regulations in terms of releasing information. They would determine this.
- xi) Chair Bazan
 - (1) At the Lane Plating Superfund Site, signage was eventually posted and a fence was built. At the point that it becomes public information, a consideration should be made regarding making the community aware of the dangers of accessing the site.
- xii) Alap Davé
 - (1) Do you have a comprehensive list of organizations you're engaging?
 - (a) Yes, The Brownfields Redevelopment Program has ongoing outreach initiatives with the following entities:
 - Jeffries Meyers neighborhood
 - Joppee Community Melissa Piece Project
 - Hispanic Chamber of Commerce
 - South Dallas Fair Park
 - MLK Corridor
 - Dallas Black Chamber of Commerce
 - St. Philips Community School
 - South Dallas/ Fair Park Area Plan Taskforce
 - Texas Real Estate Commission (TREC)
 - Groundwork USA
 - University of Texas at Dallas
 - Texas Commission on Environmental Quality (TCEQ)
 - North Central Texas Council of Governments (NCTCOG)
 - Cornerstone Baptist Church
 - Lone Star Justice Alliance (LSJA)
 - Matthews Southwest
 - Baylor, Scott, and White (BSW) Health
 - City Square/Forest Forward
 - YMCA
 - Fair Park First
 - Revitalize South Dallas Coalition (RSDC)
 - Forward Planning, LLC
 - South Dallas Faith-Based Organizations

DISCUSSION ITEM

- I) Implementation Subcommittee Recommendations on Adoption of SolarAPP+**
Attachment: Memo
 - a) Chair Wallace provided an overview of the subcommittee's recommendations.
 - b) Commissioner Hiromoto

ENVIRONMENTAL COMMISSION MEETING MINUTES December 13, 2023

- i) Is there really no risk from unqualified people doing the work? Or is this adequately addressed through the process?
 - (1) If they are members of Texas Solar Energy Society, they've been vetted. They have to apply for new license each year, so there is due diligence.
- c) Dr. Jack
 - i) Clarify who is conducting these inspections?
 - (1) It doesn't change the process for inspection; it changes the process for permitting. This would allow the permitting process to be fully online.
 - ii) A couple years ago the NCTCOG participated in a North America solar effort to streamline permitting. I wonder if this recommendation was included in this effort.
 - (1) There are other cities looking to adopt this.
- d) Alan Hoffmann
 - i) Any contractor doing business on a retail basis has to register with the Building Services Department.

VOTING ITEM

- I) **Consideration of Approval of Implementation Subcommittee Recommendations on Adoption of SolarAPP+**
 - a) Commissioner Wallace moved to approve the recommendations.
 - b) Seconded by Vice Chair Villarreal.
 - c) Motion passed unanimously.

DISCUSSION ITEMS

- I) **Appointment of Members to Subcommittees**
 - a) Chair Bazan appointed Commissioner Delgado to the Outreach & Engagement Subcommittee. Commissioner Cook will be appointed to a subcommittee during a subsequent meeting.
- II) **Monthly Subcommittee Updates**
 - a) The Environmental Health, Environmental Justice, Implementation, Outreach & Engagement, and Strategic Partnerships & Innovation Subcommittees provided updates.
- III) **Monthly District Updates from Commissioners**
 - Attachment: [Outreach & Engagement Form](#)
 - a) The Commission provided updates on events and meetings they've attended.
- IV) **Upcoming Meetings**
 - a) Parks, Trails, & Environment Council Committee: Tuesday, January 9, 2024, 9 a.m. – 11 a.m. (adjusted for holiday)

ENVIRONMENTAL COMMISSION MEETING MINUTES
December 13, 2023

b) Environmental Commission: Wednesday, January 10, 2024, 5:30 p.m. – 7:30 p.m.

ADJOURNMENT

After all business of the Environmental Commission had been considered, Commissioner Wallace moved to adjourn the meeting. The motion was seconded by Vice Chair Villarreal and unanimously accepted. The Environmental Commission meeting was adjourned at 8:10 p.m.

Erin Diehl

Drafted by:
Erin Diehl, Board Coordinator
Office of Environmental Quality & Sustainability

01/05/2024

Date

Kathryn Bazan

Approved by:
Kathryn Bazan, Chair
Environmental Commission

Jan 11, 2024

Date

Attachments:
[Meeting Recording](#)