



**CITY COMMISSION POLICY ON
BUILDING ELECTRIFICATION**

1. Purpose: The purpose of the City of Traverse City Building Electrification Policy is to make significant advancement toward Traverse City's commitment to become carbon neutral before mid-century. This commitment was established in December of 2016, by the City Commission along with the commitment to meet 100% of operational electricity demands with renewable energy by 2020. Property and Buildings owned by the City of Traverse City will become all electric upon construction or renovation, and 100% renewable electricity from Traverse City Light & Power will supply the buildings.
2. Requirements: City of Traverse City Building Electrification Policy requires:
 - 2.1. All new buildings built on City owned property be fully electrified and obtain 100% clean renewable energy from TCLP. Effective for construction that commences after 1/1/24.
 - 2.2. All City buildings that undergo major renovations (total project costs greater than \$250,000) be fully electrified and obtain 100% clean renewable energy from TCLP. Effective 1/1/24.
 - 2.3. All regularly scheduled replacements of city owned boilers, other heating, and hot water supply be fully electrified and obtain 100% clean renewable energy from TCLP. Effective 1/1/24.
 - 2.4. All new snow/ice melt systems installed on City property or within City right-of-way must be fully electrified and obtain 100% clean renewable energy from TCLP. Effective 1/1/24.
 - 2.5. All new buildings must be fully electrified and obtain 100% clean renewable energy from TCLP to qualify for payment in lieu of taxes, PILOT or other tax incentive opportunities that may become available. Effective 10/1/23.
 - 2.6. All City owned property sold be deed restricted until 12/31/2040 to full electrification and to obtaining 100% clean renewable energy from TCLP. Effective 10/1/23.

Property leased for a new structure build must have full electrification and obtain 100% clean renewable energy from TCLP. Effective 10/1/2023. (Note: Lessees of space in city owned buildings shall not be responsible or required to make improvements or repairs to achieve full electrification.)

- 2.7. All new and replacement stationary backup power be supplied by batteries, if such batteries are equal to or exceed the capability of the current fossil fuel backup power supply being replaced or specified. Effective 7/1/24.
3. Exceptions: Exceptions to this policy will be evaluated on a case-by-case basis, and not be deemed precedent setting.

I certify that this policy was adopted by the City Commission for the City of Traverse City at its meeting held on August 7, 2023, and held within Commission Chambers, Governmental Center, 400 Boardman Avenue, Traverse City, Michigan



Benjamin C. Marentette, MMC, City Clerk