



GOLDEN URBAN RENEWAL AUTHORITY

Memorandum

To: GURA Board of Commissioners
From: Mark Heller
Date: March 8, 2007
RE: Commercial Audit Program

There are a variety of free and/or subsidized energy audit programs for residences and large commercial spaces, but no such programs exist for small commercial buildings, probably because auditing relatively small spaces on an individual basis is not profitable. Therefore, staff has been researching the feasibility of a commercial energy audit program for downtown businesses and properties. EDComm is interested in such a program for greater Golden.

We have identified and met with a few energy services companies to discuss how to structure a program, and propose the following.

1. We conduct a basic inventory of downtown businesses to assess square footage and energy usage amounts, types, and costs, and whether the landlord or tenant pays these bills;
2. We share such information with energy services companies so that they can develop an audit program that will be profitable for them and cost-effective for the local businesses. Elements might include:
 - a. A minimum number of businesses must commit;
 - b. GURA and/or EDComm might cost share with the audits and the implementations;
 - c. Each business might be required to commit to a minimum dollar amount of implementation to ensure the audit is not simply shelved.
3. We offer the program and decide whether and how to use the \$35,000 set aside for sustainability programming to fund it. One discussion topic would be to fund fewer businesses at higher levels or more businesses at lower levels. Another discussion topic would be whether to fund businesses with greater “needs” or businesses with greater potential savings.

This is a proposal for your review and discussion.