

Community Energy Management Case Study City of Southfield

Prepared by EcoWorks
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Community Energy Management

From the fall of 2017 to spring 2018 and with financial support from the Michigan Energy Office, the Michigan Community Energy Partnership (MI-CEP) developed and delivered the Community Energy Workshop Sequence. This program provided a series of three professional development workshops and peer learning opportunities aimed at promoting best practices in energy management to municipalities, universities, school systems, and hospitals throughout the lower peninsula of Michigan. Represented by Deputy City Administrator John Michrina, the City of Southfield was an active and engaged participant in the EcoWorks energy management workshops and has used the content provided to shape near term energy decisions and longer term energy management goals for the City.

City of Southfield Background

Founded in 1830 and incorporated in 1958, the City of Southfield is located in southeastern Oakland County bordering the City of Detroit, Southfield Township, Redford Township, City of Berkley, Lathrup Village, and City of Oak Park. With a population of approximately 73,000 residents, the city is 70% African American, 25% White and 5% other.ⁱ

The City of Southfield is recognized as a leading business center in Michigan and is home to more than 10,000 businesses with over 100 "Fortune 500" companies representing 27 million ft.² of office space.ⁱⁱ



Clean Energy and Energy Efficiency Progress

In 2012 the City of Southfield became the first Property Assessed Clean Energy (PACE) district in the state with the goal of encouraging the development of large scale energy waste reduction and renewable energy projects. In 2012 the City of Southfield also carried out a review of renewable energy zoning ordinances resulting in the adoption of comprehensive wind and solar energy siting ordinances in April 2012.



City of Southfield City Hall. Source: <https://www.cityofsouthfield.com/>

In 2016, the City of Southfield adopted an updated master plan *Sustainable Southfield: A Comprehensive Plan for Now and the Future*. The master plan update includes social, environmental, and economic considerations in municipal goal setting and supports green building design, energy conservation, and clean energy initiatives.ⁱⁱⁱ

The City of Southfield completed an energy waste reduction project at the municipal complex in 2017 focused on the interior lighting system. The City upgraded 1,700 24-hour fluorescent lights to light emitting diode (LED) models expected to reduce energy consumption of 24-hour lighting by approximately 40% and generate significant savings.

Community Energy Management Program

From February 2018 to May 2018, the City of Southfield participated in the Community Energy Workshop Sequence program in partnership with EcoWorks. The program provided three workshops with the first focusing on team building, SMART goal setting, and integrating energy management planning into other organizational goals. The second workshop addressed benchmarking, establishing revolving energy funds, and project financing. The third and final workshop provided discussions on empowering an energy manager, implementing policy recommendations, and engaging stakeholders in the energy management process. Additionally, individual support was provided in the time between workshop events.



City of Southfield Municipal Complex. Source:cityofsouthfield.com

With leadership from Deputy City Administrator John Michrina, the City of Southfield has committed to creating a revolving energy fund to support the implementation of energy waste reduction and clean energy projects. Additionally, the City has contracted with EcoWorks to complete an assessment of the municipal streetlight portfolio to facilitate a transition to LED streetlights.

The City of Southfield has a demonstrated commitment to pursuing clean energy projects in support of a healthy, environmentally and fiscally sustainable future for the community. Below is a list of community energy management accomplishments and commitments made by the City of Southfield.

City of Southfield Accomplishments and Commitments:

- ✓ City will create a revolving energy fund to support future energy projects and provide a self-sustaining financing mechanism for energy projects
- ✓ City has replaced 1,700 24-hour lights in the municipal complex with LED models
- ✓ Deputy City Administrator will function as the energy leader for the city
- ✓ City has committed to converting all streetlights to LED models in conjunction with the development of the revolving energy fund
- ✓ City has set preliminary targets for reducing electricity, natural gas, and water consumption of city facilities
- ✓ City has adopted clear zoning ordinances with regard to residential and commercial solar and wind deployment in connection with municipal designation as a Property Assessed Clean Energy (PACE) district
- ✓ City included building energy efficiency and community sustainability goals in 2016 Master Plan update

Endnotes

ⁱUnited States Census Bureau. *Quick Facts: Southfield city Michigan*. Washington: U.S. Census Bureau.2017. Web. 11 July 2018.

ⁱⁱ Siver, Kenson J. *Mayor's Office*. City of Southfield. 2012. Web. 10 August 2018.

ⁱⁱⁱ *Sustainable Southfield a Comprehensive Plan for Now and the Future*. The City of Southfield, 2016.