



Atlanta Regional Commission

# Regional Clean Electricity Plan

for Local Governments in Metro Atlanta

**Workshop 2** | June 10, 2026







# Agenda

- 8 mins • Ice Breaker: Sit with New People
- 10 mins • Welcome & Project Overview
- 25 mins • How does clean energy benefit my local government?
- 10 mins • Q & A
- 20 mins • Interactive Activity
- 10 mins • Q & A
- 5 mins • Closing & Next Steps



# Ice Breaker - 8 mins

Sit next to somebody you don't know

Turn to your neighbor and introduce yourself:  
Name, pronouns, what brings you here, and share a  
short, interesting local government+clean energy  
program you've heard of around Georgia or within  
your own community



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# Regional Clean Electricity Plan Overview

Jon Philipsborn, *Climate and Resilience Manager at ARC*

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## Local Governments

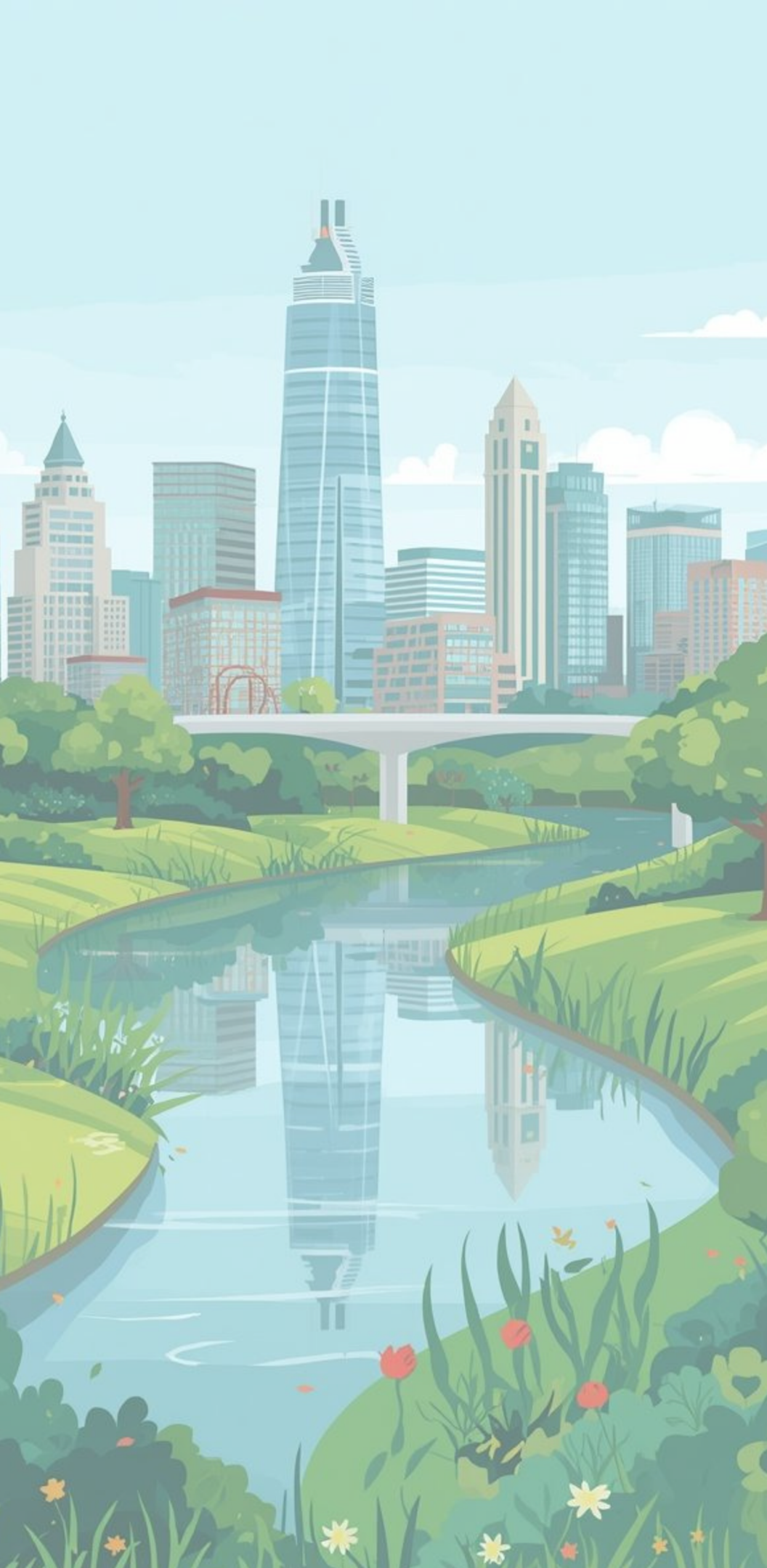
11 counties and 75 cities across the Metro Atlanta Region.

## Project Team

- Atlanta Regional Commission
- Greenlink Analytics
- 2KB Energy Services
- JLL







# Why is energy important to the Region?

- Energy Availability
  - Increasing energy demands
  - Where does electricity currently come from?
  - Where will future electricity come from, and how quickly?
- Energy Affordability:
  - Rising utility bills in GA
  - Heavy dependency on natural gas for electricity generation
- Community Well-Being:
  - Greenhouse Gas (GHG) Emissions
  - Indoor & Outdoor Air Quality
  - Ecological Health (Water & Land Use)

Variability  
across  
the region





# A Regional Approach to Climate Action

The **climate is changing**, leading to higher temperatures and an increase in extreme weather events. At the same time, the Atlanta region is undergoing an **energy transition** to an increasingly **electric** future.

ARC is **working strategically** to help the Atlanta region prepare for these challenges and embrace new opportunities as we work to **foster thriving communities** for all.

ARC's Climate & Resilience Work Program  
Guided by ARC's values of excellence, integrity, and equity,  
Fostering Healthy, Livable Communities and a Prepared Workforce



## Energy Transition

Advancing the transition to carbon-free energy available for everyone

### Georgia Energysshed

Developing an integrated model of metro Atlanta's energysshed that includes technical, social, and community inputs. Simulations will be conducted to assess the impacts of potential energy futures within the ARC energysshed.

*Status: Paused – Completed Year 2 of 3; Project ends May 2026.*

### Regional Clean Electricity Plan (RCEP)

This plan, funded by a U.S. Department of Energy grant, will help local governments save money by making their buildings and operations more energy efficient, while also providing alternative energy options.

*Status: Ongoing – Project ends June 2027.*

### Clean Tech Academy

ARC has received a 5-year, \$2 million federal grant that will enable Goodwill of North Georgia to train 250 people to become EV technicians.

*Status: The first cohort completed training in August 2024; the second cohort will start in October 2025. Five additional cohorts were completed, including the introduction of a heat pump cohort. Additional cohorts of both will continue throughout 2025 and 2026.*

### Charging & Fueling Infrastructure (CFI)

ARC will partner with the private sector to expand the availability of Level 2 EV chargers, with a focus on underserved communities.

*Status: Ongoing – Contract development with FHWA and GDOT underway.*

### Regional Medium & Heavy-Duty Alternative Fuels Plan

This plan will assess the current and future state of alternative fuels infrastructure in the Atlanta region for medium and heavy-duty vehicles, identifying infrastructure needs, exploring associated costs and deployment trends, and identifying opportunities for implementation.

*Status: Ongoing – contract procurement expected in Q4 of 2025.*



## Resilience

Enhancing the resilience of our communities, infrastructure, and natural systems to climate change and extreme weather events

### Transportation Resilience Improvement Plan

Through an FHWA PROTECT grant, ARC will create a tool to identify transportation infrastructure at risk to current and future flood and extreme heat events, develop resilience measures, and inform transportation planning and policies.

*Status: Upcoming – anticipated to begin 2025 Q3; 18 month project.*

### City of Decatur Heat Mitigation Plan

Through ARC's Community Development Assistance Program, the City of Decatur will receive support to develop strategies to mitigate the city's urban heat island effect. Strategies will guide short-term actions and long-term improvements through updated city development codes and support the necessary policy changes to combat the urban heat experienced within city limits.

*Status: Selected Georgia State University's Andrew Young School of Policy Studies in May 2025; Plan expected to kick off 2025 Q3.*

### Resilient Water Utilities Report

The Metropolitan North Georgia Water Planning District will leverage current local climate data and recent experience with extreme weather events to update the 2015 Utility Climate Resiliency Study. The report will provide water utilities with adaptive strategies for planning their systems for future resilience.

*Status: Ongoing – stakeholder engagement starting June, final report expected in Q4 2025.*

### Metro Atlanta Bicycle Network Plan

This initiative aims to create a connected bicycle network across metro Atlanta serving both recreational and commute purposes.

*Status: Upcoming - anticipated kickoff 2025 Q4; 18 month project.*



## Greenhouse Gas (GHG) Emissions Reductions

Setting the region on a path towards net zero greenhouse gas emissions

### Metro Atlanta Climate Action Plan

This plan is a roadmap to create a sustainable and resilient future for all, while highlighting steps to transition to near net zero greenhouse gas emissions by 2050.

*Status: Ongoing – Plan kicked off August 2024. Planning will take place through Fall 2025 with submittal to EPA by December 1, 2025.*

### Atlanta Regional Transportation Carbon Reduction Plan

This project will examine local and regional strategies to support the reduction of transportation-related greenhouse gas emissions.

*Status: Ongoing – work began in 2025 Q1; 18 month project.*

### Georgia Commute Options

Managed by ARC and funded by the Georgia DOT, Georgia Commute Options works with employers, commuters, and schools to reduce single-occupancy vehicles and improve air quality in metro Atlanta.

*Status: Ongoing.*

### E-Bike Rebate Program

ARC partnered with the City of Atlanta to provide rebates for the purchase of e-bikes to provide affordable, clean transportation options for moderate and low-income individuals.

*Status: Ongoing – the Atlanta City Council introduced legislation in May 2025 to renew funding after ARC administered the inaugural program on behalf of the City of Atlanta.*

### Green Communities

This voluntary sustainability certification and technical assistance program helps local governments reduce their environmental impact through actionable measures. Currently, 15 cities and six counties are certified Green Communities.

*Status: Ongoing.*







# Regional Clean Electricity Plan (RCEP)

**Purpose:** Support Local Governments and Increase Carbon-Free Electricity

**Key Stakeholder:** City and County Governments in the 11-County Region

**Key Objectives:**

- 1: Improve energy efficiency
- 2: Increase energy options and availability
- 3: Save money!

**Funding Source:** Department of Energy (via FY23 Congressional Directed Spending)

**Amount:** \$937,000 (20% ARC Match)

**Schedule:** 07/24 – 07/27

**Status:** Ongoing; Consultant team led by Greenlink Analytics



# Cont.

## Key Tasks:

1. Inventory and Baseline
2. Energy Efficiency, Management, and On-site Generation Opportunities
3. Evaluate Energy Offsets and Other Ways to Procure Electricity
4. Complete Economic Analysis to Determine Benefits
5. Prioritize Projects with Higher Return on Investment; Identify Funding
6. Workshops with Local Governments\*
7. Develop Roadmap Document

5 Workshops across the Region, open to all Local Governments. First in Q1 2026



# Why does ARC do this work?

- Builds Upon Our Existing Work
  - Metro Atlanta Climate Action Plan
- Produces Cost-Savings for Local Governments
- Creates Positive Co-Benefits for Local Governments and the Communities They Serve
  - Improved health outcomes
- Investing in the Future

## Goals



**Healthy, safe, livable communities** in the Atlanta Metro area.



**Strategic investments** in people, infrastructure, mobility, and preserving natural resources.



Regional services delivered with **operational excellence** and **efficiency**.



**Diverse stakeholders engage** and take a regional approach to solve local issues.



**A competitive economy** that is inclusive, innovative, and resilient.





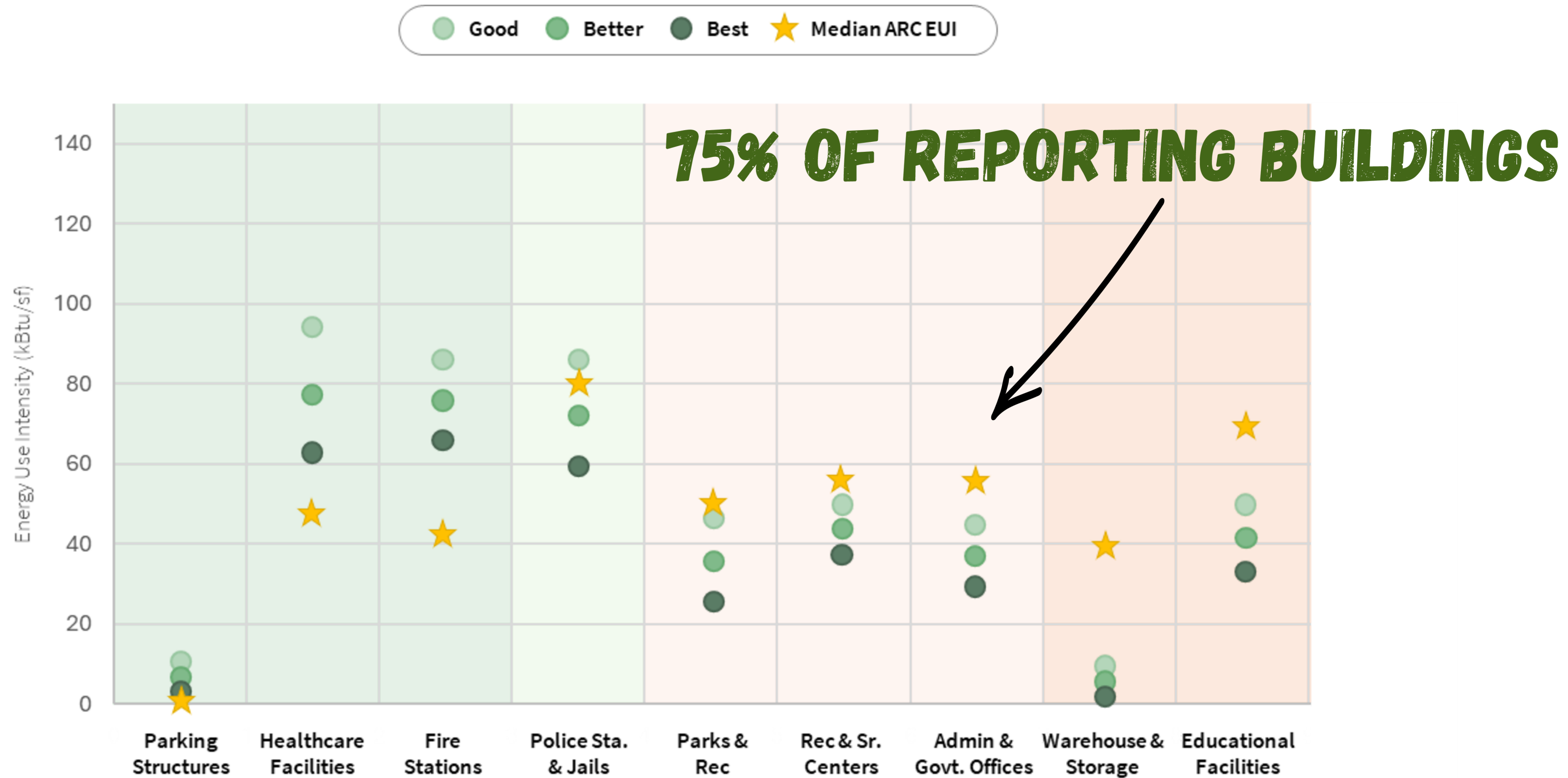
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# Regional Clean Electricity Plan Findings To-Date

*Matt Cox, CEO, Greenlink Analytics*



# Municipal Buildings Lag the Market





# Fleet Information is Scarce, Lots of Room to Grow

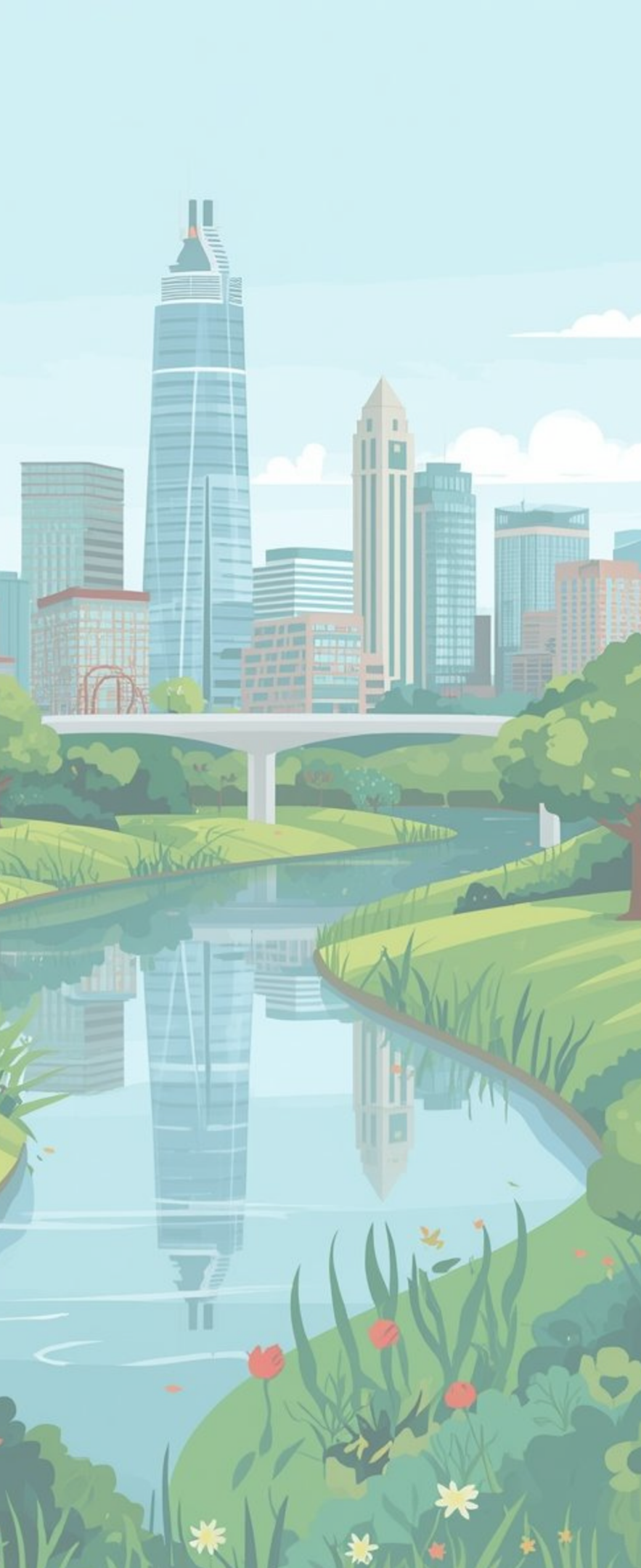
| Jurisdiction    | Vehicles | AFVs in Fleet | AVG Daily VMT Per Vehicle | Total GHG Emissions Annually (tons) |
|-----------------|----------|---------------|---------------------------|-------------------------------------|
| DeKalb County   | 3,313    | 550           | 38                        | 18,044                              |
| Gwinnett County | 2,361    | 0             | 25                        | 10,979                              |
| Alpharetta      | 330      | 5             | 25                        | 1,661                               |
| Douglasville    | 250      | 0             | 45                        | 1,460                               |
| Kennesaw        | 151      | 0             | 26                        | 659                                 |
| Tucker          | 16       | 0             | 16                        | 32                                  |

## Key Take Aways

- Data is hard to capture.
- Other fleets investing in AFVs include but are not limited to:
  - Town of Tyrone\*
  - City of Powder Springs\*
  - City of Brookhaven
  - Cobb County
  - City of Atlanta

*\*EV studies funded by ARC!*

Source: Local Governments; emissions estimated by 2KB

An illustration of a city skyline featuring a prominent skyscraper, a bridge over a river, and lush greenery with flowers in the foreground. The scene is reflected in the water.

# Takeaways from the Work So Far

- Opportunities are broadly available
  - **Buildings: Chance for big impact**
    - Offices, educational spaces, rec and community centers
  - **Transportation: More planning than procurement**
    - AFV/EV adoption is not yet widespread but TCO pencils in many cases
- Reducing O&M costs across sectors is a viable long-term outcome
- Overcoming upfront cost and other barriers will be key

Thanks to the municipalities that shared data!





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# How Does Clean Energy Benefit My Local Government?

## Modernizing Facilities Using Performance-Based Contracting

George Buchanan, *CEO, 2KB Energy Services*



# Energy Savings Performance Contracts, are what?

## Mechanically, EPC is...

### A Design-Build Project

- ESCO identifies, designs, and installs measures
- Single point of accountability
- Procurement of all material and labor
- Commissioning, Start-up, and Acceptance

### Funded from Operations

- Projects funded from guaranteed savings
- Third-party financing (tax-exempt lease purchase agreement).
- Development and installation cost paid via schedule of values

### Performance-Based

- Guaranteed energy savings, not energy costs
- Guaranteed reduction in operational costs
- ESCO creates the condition to achieve savings







# Functionally, a GESPC results in...

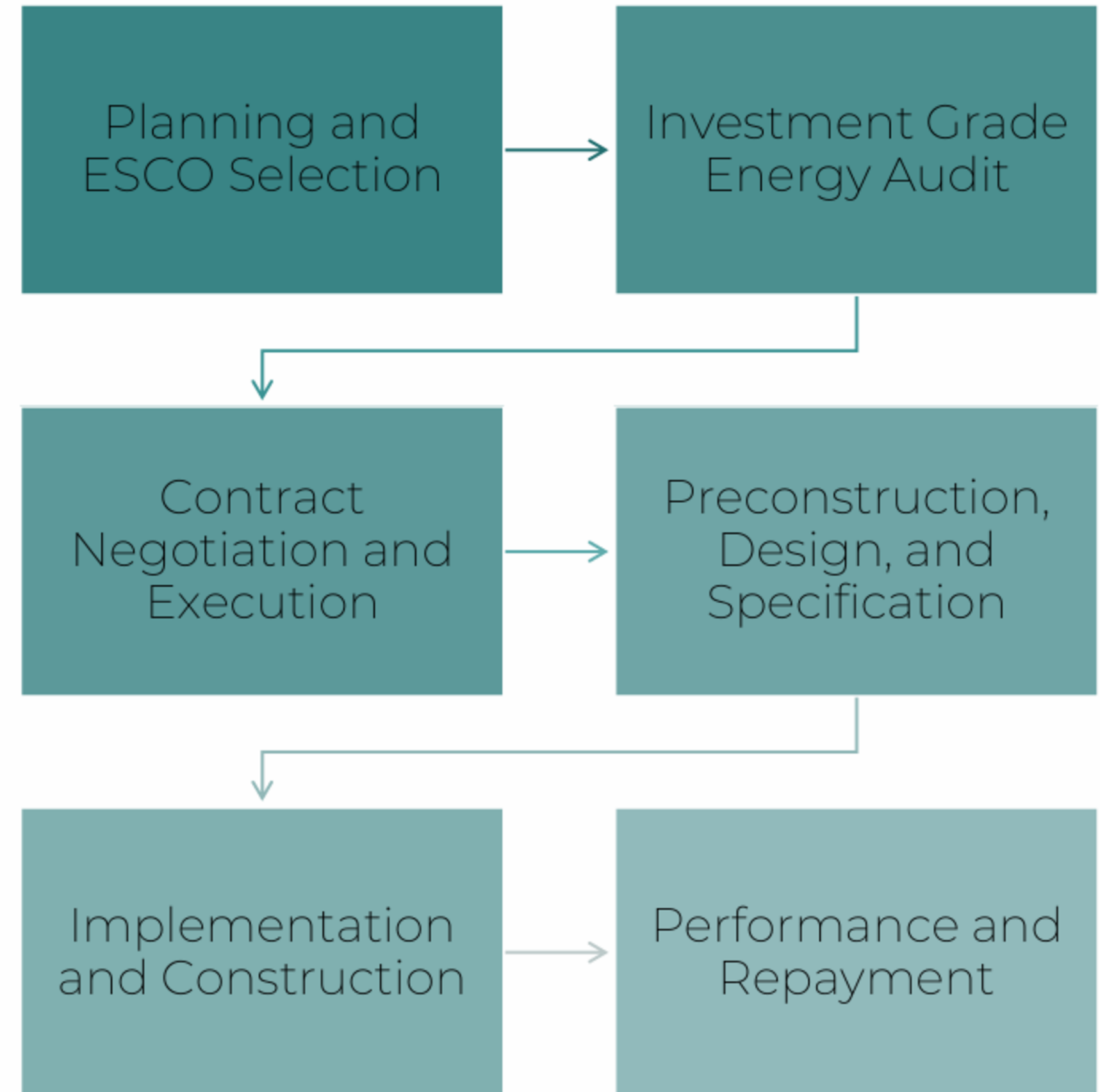
- ICEA Report
  - Systems inventory
  - Baseline analysis
  - Operating characteristics
- GESPC Agreement
  - Scopes of work
  - Pricing
  - Guarantee terms
- Installation and Implementation
  - Commissioning Reports
  - Operations and Maintenance
  - Warranty Administration
- Measurement & Verification
  - Construction-period savings
  - Recurring (Annual) savings



# Philosophically, an EPC...

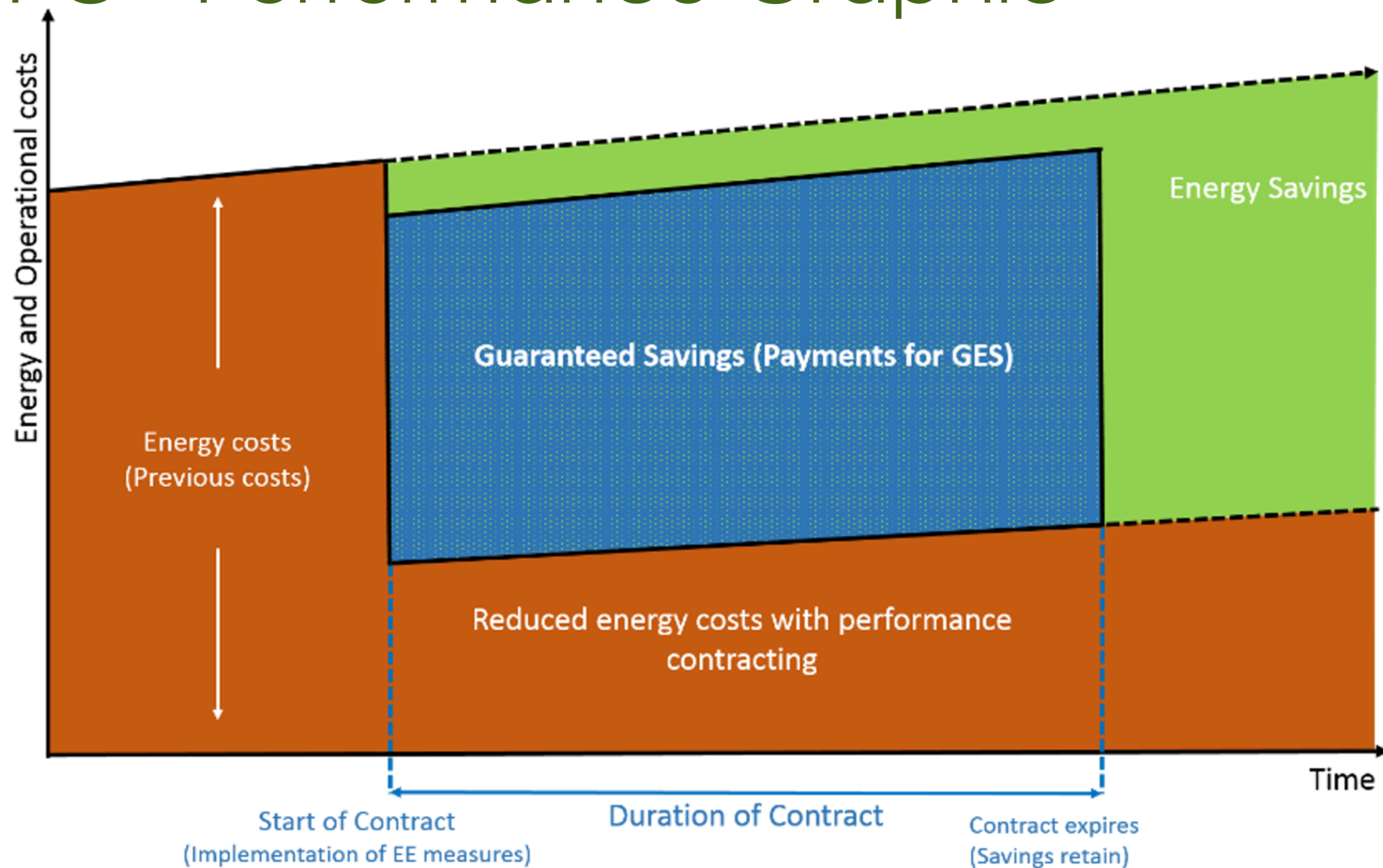
- Provides a means of procurement
- Reduces costs with no capital outlay
- Address deferred maintenance and legacy equipment
- Forms a long-term partnership
- Promotes cultural change
- Provides professional development
- Creates economic stimulus

## EPC Project Phases





# ESPC - Performance Graphic



# ESPC - Energy Conservation Measures

|                                                                                                                                                          | City Manager's Office              | RFQ #:               | 0                      |                        |                               |
|----------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------|----------------------|------------------------|------------------------|-------------------------------|
| ESP Name:                                                                                                                                                | ESP NAME                           | Date Submitted:      | INSERT DATE            |                        |                               |
| This schedule is not to be altered or changed in any way, except to add rows as necessary. Please note any clarifications in the Description area below. |                                    |                      |                        |                        |                               |
| ECM #                                                                                                                                                    | Description                        | Implemented ECM Cost | Estimated Savings (\$) | Simple Payback (Years) | Expected Service Life (Years) |
| ECM 1                                                                                                                                                    | LED Lighting Retrofit              | \$150,000.00         | \$12,500.00            | 12.00                  |                               |
| ECM 2                                                                                                                                                    | Building Automation System Upgrade | \$225,000.00         | \$26,000.00            | 8.65                   |                               |
| ECM 3                                                                                                                                                    | Variable Frequency Drives (VFDs)   | \$75,000.00          | \$12,000.00            | 6.25                   |                               |
| ECM 4                                                                                                                                                    | High-Efficiency Boilers            | \$200,000.00         | \$20,000.00            | 10.00                  |                               |
| ECM 5                                                                                                                                                    | HVAC System Replacement            | \$325,000.00         | \$17,000.00            | 19.12                  |                               |
| ECM 6                                                                                                                                                    | Chiller Upgrade                    | \$300,000.00         | \$40,000.00            | 7.50                   |                               |
| ECM 7                                                                                                                                                    | Energy Management Controls         | \$90,000.00          | \$5,000.00             | 18.00                  |                               |
| ECM 8                                                                                                                                                    | Roof Insulation Improvement        | \$80,000.00          | \$2,500.00             | 32.00                  |                               |
| ECM 9                                                                                                                                                    | Window Replacement (Low-E)         | \$120,000.00         | \$7,500.00             | 16.00                  |                               |
| ECM 10                                                                                                                                                   | Solar PV Install (75 kW)           | \$215,000.00         | \$11,000.00            | 19.55                  |                               |
| ECM 11                                                                                                                                                   | Water Conservation Fixtures        | \$35,000.00          | \$8,500.00             | 4.12                   |                               |
| ECM 12                                                                                                                                                   | Building Envelope Sealing          | \$50,000.00          | \$9,500.00             | 5.26                   |                               |
| ECM 13                                                                                                                                                   | High-Efficiency Transformers       | \$60,000.00          | \$7,500.00             | 8.00                   |                               |
| ECM 14                                                                                                                                                   | Demand-Control Ventilation         | \$40,000.00          | \$5,000.00             | 8.00                   |                               |
| ECM 15                                                                                                                                                   | Occupancy Sensor Controls          | \$25,000.00          | \$2,500.00             | 10.00                  |                               |
| ECM 16                                                                                                                                                   | Parking Lot Lighting Retrofit      | \$48,000.00          | \$7,500.00             | 6.40                   |                               |
| ECM 17                                                                                                                                                   | Heat Pump Water Heaters            | \$30,000.00          | \$4,500.00             | 6.67                   |                               |
| ECM 18                                                                                                                                                   | Commercial Kitchen Upgrades        | \$65,000.00          | \$6,000.00             | 10.83                  |                               |
| ECM 19                                                                                                                                                   | Smart Irrigation Controls          | \$15,000.00          | \$5,000.00             | 3.00                   |                               |
| ECM 20                                                                                                                                                   | Plug Load Controls                 | \$18,000.00          | \$3,700.00             | 4.86                   |                               |



# Case Study 1: City of Atlanta

# \$140M+

Across five contracts with four ESCOs

# 15.0%+

ESCO change orders rejected  
as a percentage of project size

# 5.5%

Funds put back into projects  
through open-book  
accounting



# Case Study 2: City of Savannah

**\$2M+**

Across 29 facilities

**17.5%**

Annual Energy Savings

**\$140k**

Annual Cost Savings





# GEFA Opportunity

## No Cost Technical Assistance

- Energy Savings Performance Contract Support
  - Introductory briefings
  - Facility feasibility analysis
  - Procurement guidance and management
  - Technical review of ESCO reports and proposals
  - Savings measurement & verification assistance
- Next Steps
  - Program intake - July 1, 2026 - July 31, 2026
  - Webinar - June 23, 2026 @ 2:00p
    - Register here



# Q&A



# Collaborative Vision Board

- Work with your table to outline what clean energy looks like in your community. (15 mins)
  - Focus on wins, barriers, and government work happening:
    - Big constraints (e.g., grid, policy, cost, infrastructure, etc.)
    - Major opportunities (e.g., distributed energy, solar, EV, etc.)
- Share your visions with the group (5mins)
  - Volunteers to share their insights
  - Share photos of your outlines in the feedback form on the final slide
    - We will use these to support future workshops and measure our success



# Q&A



# Key Takeaways

- 1) Energy is increasingly important across the region, and there are real savings you as local governments can have
- 2) ARC is leading a regional clean electricity plan for local governments
- 3) There are data and tools to support local governments taking action; the resource bank is growing
- 4) Data shows we have paths to savings; GEFA has a funding opportunity! (July 1<sup>st</sup> - 31<sup>st</sup>)



A stylized illustration of a city skyline featuring a prominent skyscraper, a bridge, and a river with greenery and flowers in the foreground.

# Next Steps

- Workshop III: How do you take clean energy planning toward implementation?
  - Dekalb County
  - August 2026 (TBD Day)
- Workshops Schedule (Quarterly)
  - Financing options
  - Regulatory environment
  - ...and more
- Resources
- ARC RCEP Website







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# Thank you for Attending!

Please fill out this short feedback survey that will inform future workshops

