



Peninsula Clean Energy Board of Directors Regular Meeting

January 25, 2024

Agenda

- Call to Order / Roll Call
- Public Comment (for items not on the Agenda)
 - Please note, send any chats to Board Clerk, Nelly Wogberg
- Action to set the Agenda and Approve Consent Items 1-2
 - Consent - Public Comment
- Regular Agenda
- Adjournment

Chair Report (Discussion)

CEO Report (Discussion)

CEO Report: Surplus Fund Follow Up

- Positive feedback on social media and in the press
- Next steps for local governments
 - Email out to cities re: Local government electrification loan & grant program and member agency energy grants
 - These programs can be used together if desired (noting 25% match for LGEP)
 - Updating member agency load/customer size for energy grant allocations
 - Informational webinar in mid-February with your staff to review grant guidelines and application process; project applications will be available at that time
 - Late March/April – begin reviewing applications and releasing funds on a rolling basis
 - Per Board approval, energy grants must be spent within 24 months of receipt

C-Suite Updates – 2024 Key Initiatives

C-Suite

- Cost of service rate setting
- Revenue stream expansion
- PCE 2.0 organizational devt./prep for strategic plan update in 2025
- Managed growth strategy – mainly related to staffing
- Implement an enterprise/energy risk management function
- Prep for 2025 shift to 100% renewable default service and new voluntary product offering
- Shift toward customer-focused decision-making, program design and marketing approach

Power Services

- Update 24/7 hourly matching goal and strategy
- Integrated Resource Plan
- Strategic Question – To own or not to own?

C-Suite Updates – 2024 Key Initiatives

Programs

- Implement Elements of BEV2 – turnkey services, electrification concierge, "one-stop-shop"
- Implement GovPV Round 2
- Develop and begin implementation of DER/DR plan

Account Services

- Prepare and implement in-house customer service center (pending final Board approval)
- Commercial load expansion

Marketing & Community Outreach

- Update brand strategy and launch awareness and electrification campaigns, including updated website and overall “look and feel”
- Work with leadership on phase out of ECOPlus and adoption of second service offering

C-Suite Updates – 2024 Key Initiatives

Data/IT:

- Improve access and utility of data analytics, visualization and reporting
- IT enhancements for increased cybersecurity, risk preparedness

Regulatory/Legislative Policy

- Design/implement PCE Federal Initiative (DOE, congressional earmarks, et al)
- Apply to administer CPUC EE funds
- Regulatory focus on more affordable rates to support electrification/decarbonization

CEO Report: Board Retreat Follow Up Items

Power Services

- Power Project Ownership Discussion - February
- Amended 24/7 Hourly target and Strategy and Approach– March

Account Services

- Plan for In-House Customer Service Center – February ExCom/April or May to Board

Programs

- DR/DER Program Implementation Plan – April

Other upcoming

- Cost of Service rate setting discussions (March – June)
- Eco100 as 2025 default offering; plan for shift to 100% RE on an annual basis (summer)

CEO Report: 9th Circuit Ruling/Reach Codes/BAAQMD

- Court ruling in early January made City of Berkeley's gas ban essentially unenforceable.
- While not entirely analagous, cities are making determinations on implications for their local reach codes; alternate code models are available.
- W/R/T BAAQMD's gas water heater/furnace phase out, PCE is continuing coordination with Bay Area CCAs and in dialogue with BAAQMD on technical and communication considerations.

CEO Report: GovPV 1 Update

- San Carlos Youth Center solar is live!
 - 30 kW system
 - Lifetime savings: \$260,000+



- **Next Up:** Millbrae, Hillsborough and Pacifica are close; waiting on PG&E to issue PTO (permission to operate)
- **GovPV Round 2:** Plan and Contract approval on today's agenda

CEO Report: Cal-CCA Board Update

Approved moving forward with State appellate court appeal re: CPUC Jurisdictional Boundary. Cal-CCA asserts that:

1. The Commission exceeds the boundaries of its jurisdiction over local governments' implementation of CCA programs and does not have express authority to restrict CCA expansion based on RA noncompliance;
2. The Commission's ability to enforce its express RA authority does not allow the infringement of the statutory rights for CCA implementation/expansion; and,
3. The Commission has failed to proceed in the manner required by law by stepping outside of its jurisdiction.

Approved filing of RA comments in RA Scoping memo. Cal-CCA requests several revisions including, among others:

1. Request that FERC investigate the resource adequacy (RA) capacity market to ensure just and reasonable wholesale market rates;
2. Modify the timing of penalty assessments to extend year-ahead and month-ahead RA cure periods; and,
3. Adopt a temporary waiver process for system and flexible RA to ensure a smooth transition through the slice-of-day (SOD) compliance years

CEO Report: CCPower Board Update

At its January meeting, the Board adopted Resolution 24-01-04, Approval of California Community Power Exploration and Solicitation for Build-Own-Transfer Projects.

- This resolution authorizes CC Power to formulate, study and execute a project, if sufficient members participate to cover costs, not to exceed \$440,000 for Phase 1 investigation.
- Project authorization follows from discussions about the Inflation Reduction Act and possible CCA benefits available from a **Build-Own-Transfer project**, for which any willing CC Power members could pursue project ownership and bond issuance through CC Power.
- Board action only authorizes exploration of project bids through a competitive solicitation, yielding a short-list of candidate projects.
- After a short-list is determined, the CCPower Board may consider further actions regarding shortlisted projects.
- *In summary, PCE voted to allow CCPower to proceed with Phase 1 exploration of BOT option on a cost-share basis with a maximum out of pocket of ~\$70,000, after which we would decide if and in what project PCE might want to participate. Nothing is determined as yet.*

Legislative Update

- Assemblymember Cottie Petrie-Norris (D-Irvine) named Chair of the Assembly Committee on Utilities and Energy
- Sen. Mike McGuire (D-Healdsburg) will become Pro Tem on February 5
- State budget deficit for 2023-24 projected by LAO as reaching \$68 billion



Staffing Update

- Welcome Chris Duarte our Senior IT Engineer!



Currently Posted Positions

Please help us spread the word!



- Associate Programs Manager, Energy Programs
- Sr Specialist / Associate Programs Manager, Building Electrification
- Risk Manager
- Senior Human Resources Specialist
- Community Outreach Specialist
- Senior Manager of Innovation Strategy

February Meetings

- Citizens Advisory Committee:
 - Thursday, February 8 at 6:30 p.m.
- Audit and Finance Committee:
 - Next meeting on February 12 at 8:30 a.m.
- Executive Committee:
 - Monday, February 12 at 10:00 a.m.
- Board of Directors:
 - Thursday, February 22 at 6:30 pm



CAC Report (Discussion)

2024 Rate Update Discussion

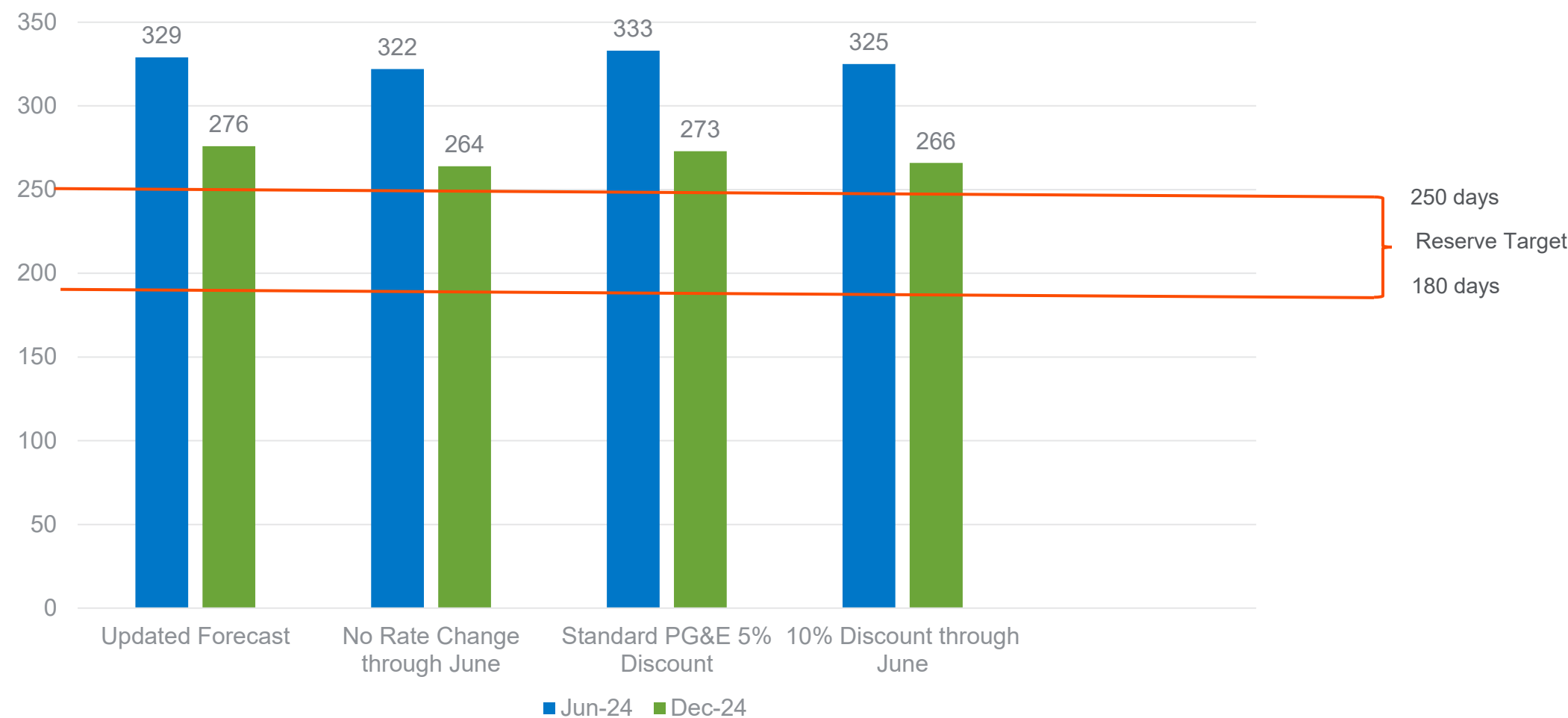
Item Agenda

- 2024 Rate Analysis
- PCE Financial Impact
- PCE Customer Impact
- Staff Recommendation

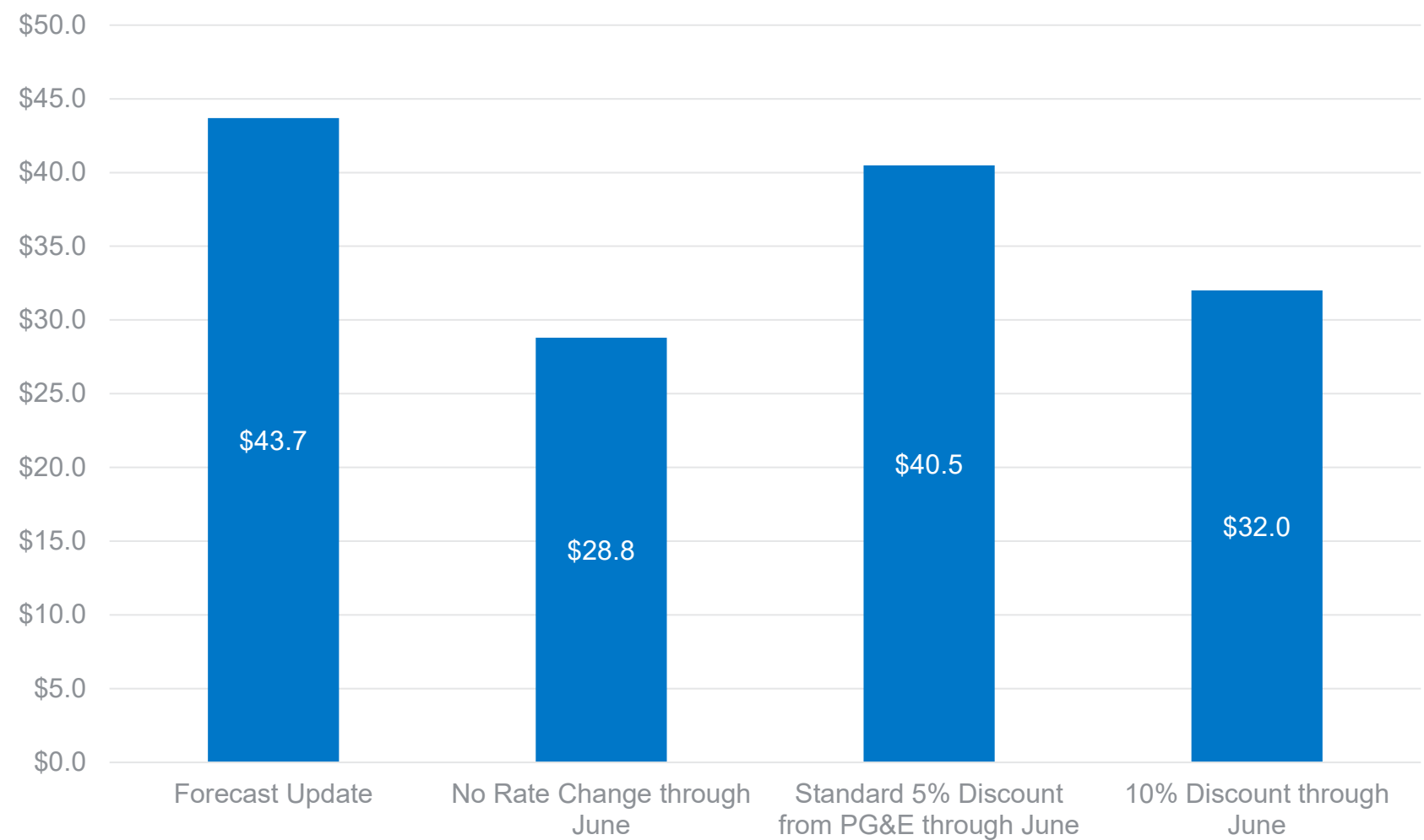
2024 Rate Analysis

- PG&E Gen Rates increased significantly more than initially forecast
 - Initial PCE forecast assumed <1% rate change for PCE in Jan 2024
 - System wide rates increased ~15%
 - Includes 6-month under-collection recapture
- Staff updated PCE '24 financial forecast to run various discount scenarios
 - Increased energy costs primarily due to RA and increased contingency
- Ran scenarios for three discount options through June 2024
 - Standard 5%, 10%, no rate change

Days Cash on Hand (DCOH)



Change in Net Position CY2024



Customer Impact of Maintaining 2023 Rates

- Relative discount compared to PG&E increases across almost all rate periods

Customer Rate	Season	Time of Use Period	PCE 2023 Rate	2023 PCE Rate + Jan 2024 Surcharges	PG&E Jan 2024 Bundled Generation	% Differential
E-TOU-C	Summer	On Peak	0.19586	0.20789	0.23139	10%
E-TOU-C	Summer	Off-Peak	0.13559	0.14762	0.16795	12%
E-TOU-C	Winter	On Peak	0.14969	0.16172	0.1828	12%
E-TOU-C	Winter	Off-Peak	0.12591	0.13794	0.15777	13%

Customer Impact of Maintaining 2023 Rates

- Helps to mitigate significant increases implemented by PG&E for delivery charges
- PCE system-wide savings of 10-15% compared to PG&E
 - Individual customer savings depends on rate schedule and how energy is consumed
- ~\$7 per month savings for average SMC residential customer, up from ~\$3 per month
 - Monthly savings in Los Banos is higher (~\$17 per month) because of different energy use profiles and different PCIA Vintage

Staff Recommendation

- Hold PCE rates at 2023 levels through June 2024 with the exception of Super Off-Peak rate periods for B19 and B20 and AG5 Summer Demand; for these rate classes, staff is recommending adjusting to be at parity with PG&E.
- Staff will return in June to discuss and propose rates following PG&E's next generation change on July 1, 2024

Authorize Energy Storage Tolling Agreement for the Wallace Energy Storage Project

Roy Xu, Director of Power Resources

Sara Maatta, Power Resources Manager

January 25, 2024

Recommendation

Approve Resolution Delegating Authority to Chief Executive Officer to Execute an Energy Storage Tolling Agreement (ESTA) for the Wallace Energy Storage Project with ESCA-PLD-LONGBEACH2, LLC, and any necessary ancillary documents with a Delivery Term of 20 years starting at the Commercial Operation Date on or about June 1, 2026, in an amount not to exceed \$211 million.

Item Agenda

1. Background
2. Project Overview
3. Expected Operations and Fit in Portfolio
4. CPUC Mid-Term Reliability Procurement Mandate
5. Recommendation

Background

2023 Request for Offers (RFO)

- 28 Respondents offered 58 projects
- The Wallace Energy Storage Project was shortlisted for its desirable attributes and overall value to Peninsula Clean Energy
- Negotiation on the Energy Storage Tolling Agreement started in early 2023, and all major terms have been agreed upon by both parties
- The Wallace project, if approved, will be the fourth standalone storage resource to be added to Peninsula Clean Energy's portfolio
- With the current resource fleet in Peninsula Clean Energy's portfolio, additional storage capacity is needed to optimize our overall portfolio and to serve customers' load more economically

Timing Consideration on Approval

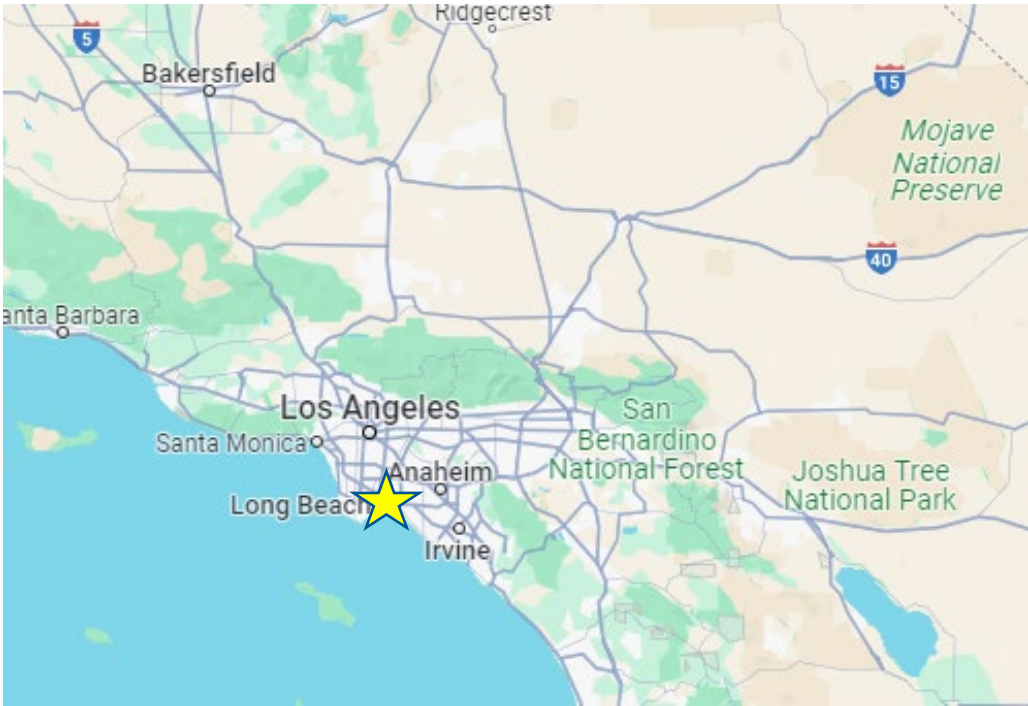
- Original Plan: Seek approval at the Feb. 2024 Board Meeting (2/22/24) after the ESTA is finalized.
- The Project faces a deadline of 2/14/24 to submit an executed ESTA to the CAISO in order to receive higher priority in CAISO's deliverability allocation process.
 - *A deliverability allocation is required in order for the project to provide resource adequacy.*
- Current Approach:
 1. Seek authorization to execute the ESTA at the Jan. 2024 Board Meeting;
 2. Finalize the ESTA in the coming weeks under terms consistent with those approved by Board tonight
 3. Execute the ESTA prior to 2/14/24;
 4. Provide an informational report in the Feb. 2024 Board package to update the Board on the status of the execution and include a redacted ESTA.

Project Overview

Wallace Energy Storage – Project Overview

Project Owner	ESCA-PLD-LONGBEACH2, LLC
Developer	Prologis Energy (subsidiary of Prologis Inc.)
Location	Long Beach, CA (Los Angeles County)
Technology	Lithium-ion battery (4-hour)
Capacity	55 MW / 220 MWh
Term	20 years
Delivery Start	June 1, 2026
Project Site	Located in a DAC. The site is an existing 2-acre paved parking lot, zoned for industrial use. The project is consistent with local zoning and general plan designations.

Wallace Energy Storage Project Vicinity Map



Energy Storage Tolling Agreement (ESTA) Structure

- Pay for 55 MW of capacity at a fixed \$/kilowatt-month rate, no escalation
- Contract term: 20 years
- Peninsula Clean Energy will be the Scheduling Coordinator
- Peninsula Clean Energy is entitled to all products and attributes from the facility

Storage Capacity (Charging and Discharging)

Resource Adequacy

Ancillary Services

Mid-term Reliability Compliance

Developer – Prologis, Inc.

- The Wallace Energy Storage Project is being developed by Prologis Energy, LLC, a subsidiary of Prologis, Inc.
- **Prologis, Inc (NYSE: PLD)** is a publicly traded real estate investment trust and the world's largest owner and operator of logistics real estate



Credit
Rating: A
from S&P

Market
Cap: \$110
Billion

Developed
Renewable
& Storage
Capacity:
530MW
across 19
countries

Developing
7,500MW
of large
scale
storage and
250 MW of
rooftop
solar in the
U.S.

Labor

- Prologis has agreed that the construction of the project will be conducted using a project labor agreement, or similar agreement, providing for terms and conditions of employment with applicable labor organizations

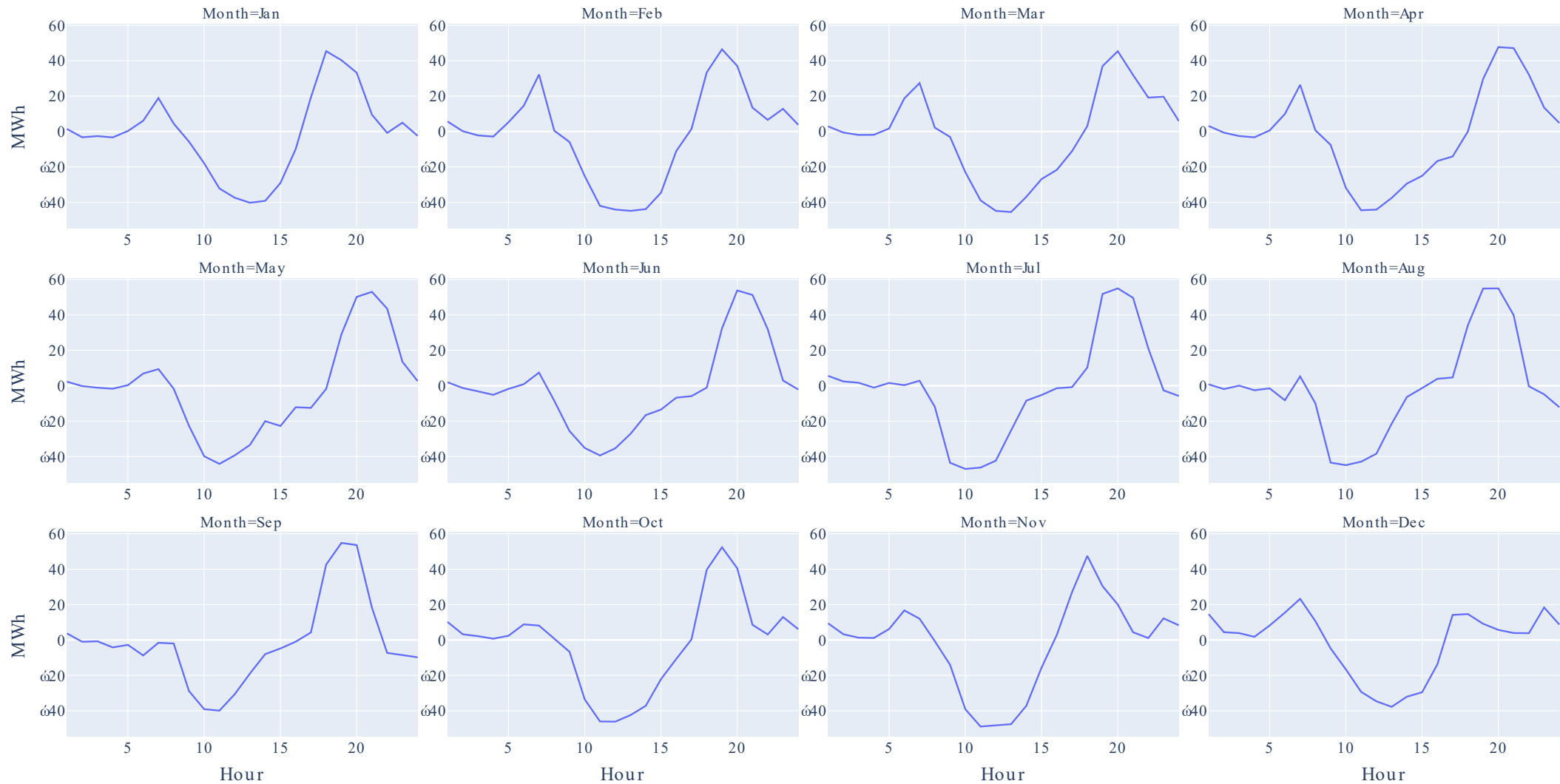


Environmental Review

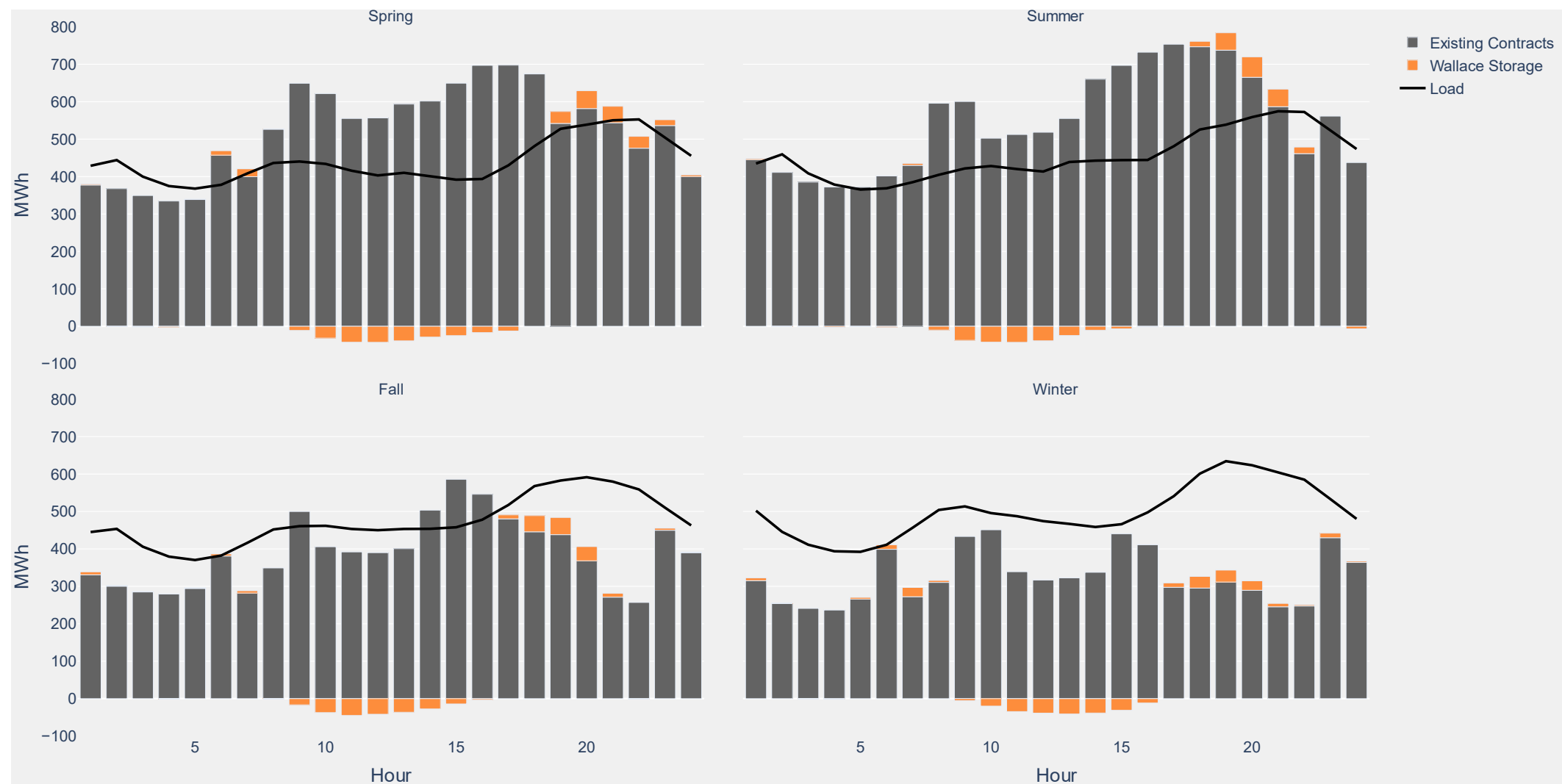
- The Wallace project is not located in a protected area based on the USGS Protected Areas Database (PAD-US)
 - The site is an existing parking lot in an urban area, the site has no value as habitat for endangered, rare, or threatened species.
- The project has completed a Phase 1 ESA and does not have any significant impacts relating to traffic, noise, air or water quality. The project is expected to be CEQA exempt, as it is considered in-fill development.

Expected Operations and Fit In Portfolio

Battery Charge/Discharge Profile (2027)



Contribution to Portfolio - Seasonal (2027)



CPUC Mid-Term Reliability Procurement Mandate

Peninsula Clean Energy MTR Requirement

Procurement Obligation in NQC¹ MW for Peninsula Clean Energy by Category and Year

Procurement Category	2023	2024	2025	2026	2027	2028	Total
New Generic Capacity	38	113	51.4	35	35	-	272.4
<i>Zero-emissions generation, generation paired with storage, or demand response resources²</i>	-	-	47	-	-	-	47
New firm zero-emitting resources	-	-	-	-	-	19	19
New long-duration storage resources ³	-	-	-	-	-	19	19
Total Annual Net Qualifying Capacity (NQC) Requirements	38	113	51.4	35	35	38	310.4

(Wallace Energy Storage project will contribute toward the 2026 MTR requirement)

1. *Obligation is in NQC MW (not nameplate) and subject to ELCC factor*
2. *Zero-emissions resources required to replace Diablo Canyon must be procured by 2025 and are a subset of New Capacity Required and may occur in any of the years 2023-2025; therefore, this row is now additive with the others.*
3. *Minimum 8-hour discharge*

Recommendation

Recommendation

Approve Resolution Delegating Authority to Chief Executive Officer to Execute an Energy Storage Tolling Agreement (ESTA) for the Wallace Energy Storage Project with ESCA-PLD-LONGBEACH2, LLC, and any necessary ancillary documents with a Delivery Term of 20 years starting at the Commercial Operation Date on or about June 1, 2026, in an amount not to exceed \$211 million.

Solar and Storage for Public Buildings

January 25, 2024



Recommendation (2 actions)

1. Delegate Authority to Chief Executive Officer to Execute Engineering, Procurement, and Construction (EPC) Contract with McMillan Electric in an amount not to exceed \$23,000,000 for the deployment of local solar systems on public buildings.
2. Delegating Authority to Chief Executive Officer to Execute Power Purchase Agreements (PPAs) with Participating Jurisdictions (Buyers) for a term of 20 years to sell the energy generated by these systems with revenues expected to fully offset cost of EPC Contract over the PPA term.

Item Agenda

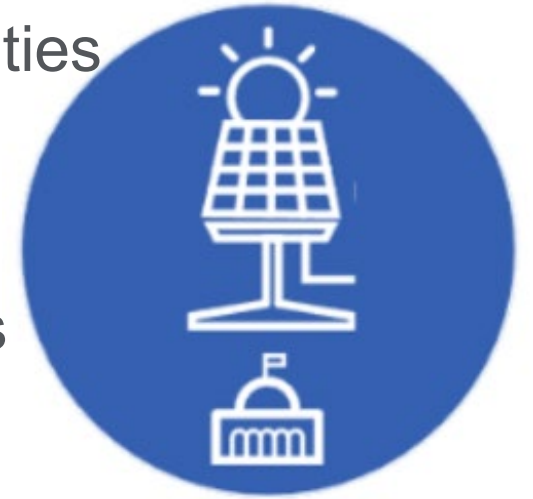
- Program Overview
- Round 2 Background
- Contracts
- Next Steps
- Recommendation

“GovPV” Overview

Summary: Accelerate renewable energy at local government facilities

Objectives

- Reduce agency energy costs; insulate against rising PG&E rates
- Support public agencies in achieving sustainability goals
- Help PCE reach its goal of 20 MW of Local Power
- Develop a reproducible program and new service model



Initial Cohorts

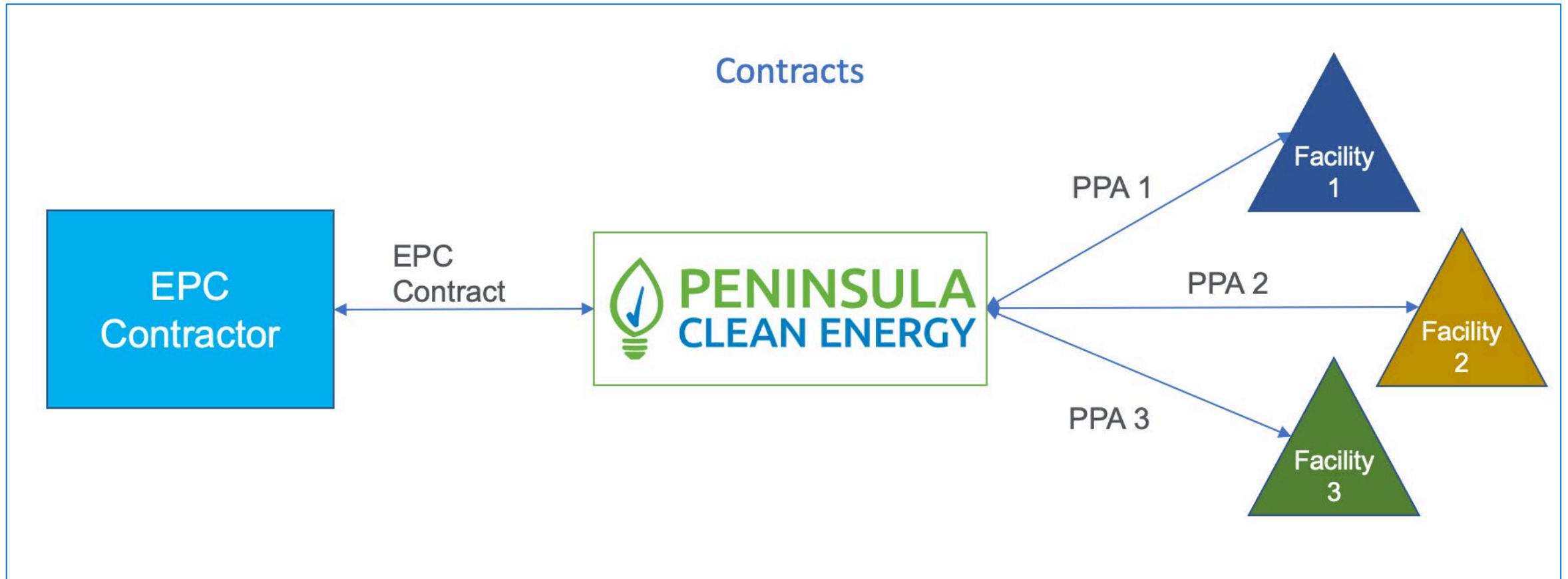
- Round 1 (Pilot): 12 sites, 1.7 MW solar
- Round 2 (Scaled): 33 sites, 4.5MW solar

Approach: PCE Services

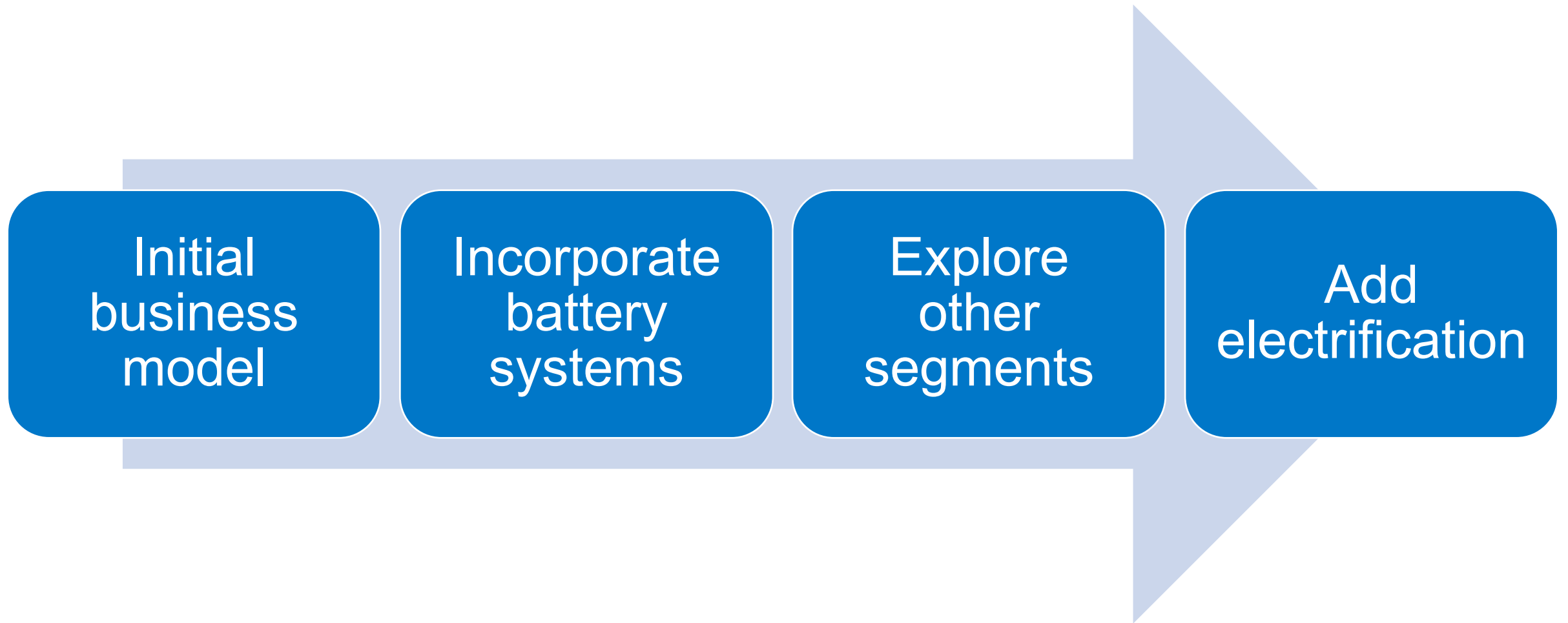
1. **Project development** - designs, analysis, and procurement
2. **Group purchase** – Projects to get better pricing
3. **Finance via Power Purchase Agreement** - No upfront cost, low cost of capital
4. **At-cost service** - No profit motive, transparent process

Contract Structure

- PCE executes an Engineering, Procurement, and Construction (EPC) contract for equipment
- PCE owns and operates resources
- PCE has a PPA for each facility for the solar production from the equipment (battery terms TBD)



Broader Strategy Concept: Model for local renewables



Round 1 Status: Installations In-Progress

- 1.7 MW across 12 sites
- Two systems live: Brisbane, San Carlos
- 3 sites to add batteries, after solar completed
- Lifetime customer savings: \$15+ million



San Carlos Youth Center
29.5 kW



Brisbane Mission Blue Center
Ribbon Cutting – Oct. 2nd

Round 2 Background



Background: Round 2

- Accelerated due to NEM 2 phase out (replaced by Net Billing Tariff)
- Includes non-member public agencies
- Round 2 divided into 2 sub-groups
 - 2a: 33 sites, solar-only projects immediately economical, 4.5 MW
 - 2b: 9 sites, solar and storage, up to 12 MW solar and 6 MWh of batteries
- Round 2a customer savings
 - \$36+ million (simple savings)
 - \$22+ million (net present value)

Round 2a Portfolio

- 33 Sites
- 13 Agencies
- ~4.5 MW solar

Agency Name	Facility name	Portfolio	Rooftop (DC)	Carport (DC)	Ground Mount (DC)	Est. Solar (kWdc)
Brisbane	Brisbane Library	A	33			33
Colma	Police Department	A	22	163		185
Colma	Town Hall	A		102		102
Daly City	Bayshore Community Center	A	46	25		71
Daly City	Fire Station 94	A	37			37
Daly City	Fleet Maintenance	A	58	50		108
Daly City	Reservoir 5B	A		110		110
Daly City	Serramonte Library	A		100		100
Half Moon Bay	City Hall + parking lot	A		464		464
Half Moon Bay	SMC sheriffs sub station	A	205			205
	Belle Haven Child Development Center	A		73		73
Menlo Park	Burgess Aquatic Center	A	15	22		54
Menlo Park	City Council Chambers	A	33			33
Menlo Park	Main library	A			54	54
Menlo Park Fire	Fire Station 2	A		379		379
Menlo Park Fire	Fire Station 4	A		229		229
Menlo Park Fire	Fire Station 77	A	36			36
Millbrae	Millbrae Corp Yard	A		45		45
	Calera Creek Water Recycling Plant	A	34			34
Pacifica	Pacifica Civic Center	A	23	105		100
	San Carlos Adult Community Center	A	60	40		100
San Carlos	San Carlos Library	A			723	723
San Mateo	Beresford Rec Center	A	43	358		401
San Mateo	Corp Yard (parking lot)	A	245	422		667
San Mateo	Corp Yard (parking lot)	A	42			42
San Mateo	MLK Jr. Rec Center	A	60	69		129
San Mateo	Police Station	A		44		44
San Mateo	Poplar Golf Course facility	A		48		48
San Mateo County	San Mateo County Wellness Ctr	A		48		48
San Mateo County Office of Ed.	Main Office	A	81	89		170
South San Francisco	Corp Yard	A		76		76
South San Francisco	Orange Memorial Park Aquatic Ctr	A		61		61
Woodside	Town Hall/Independence Hall	A	95	401		496

Round 2b Portfolio

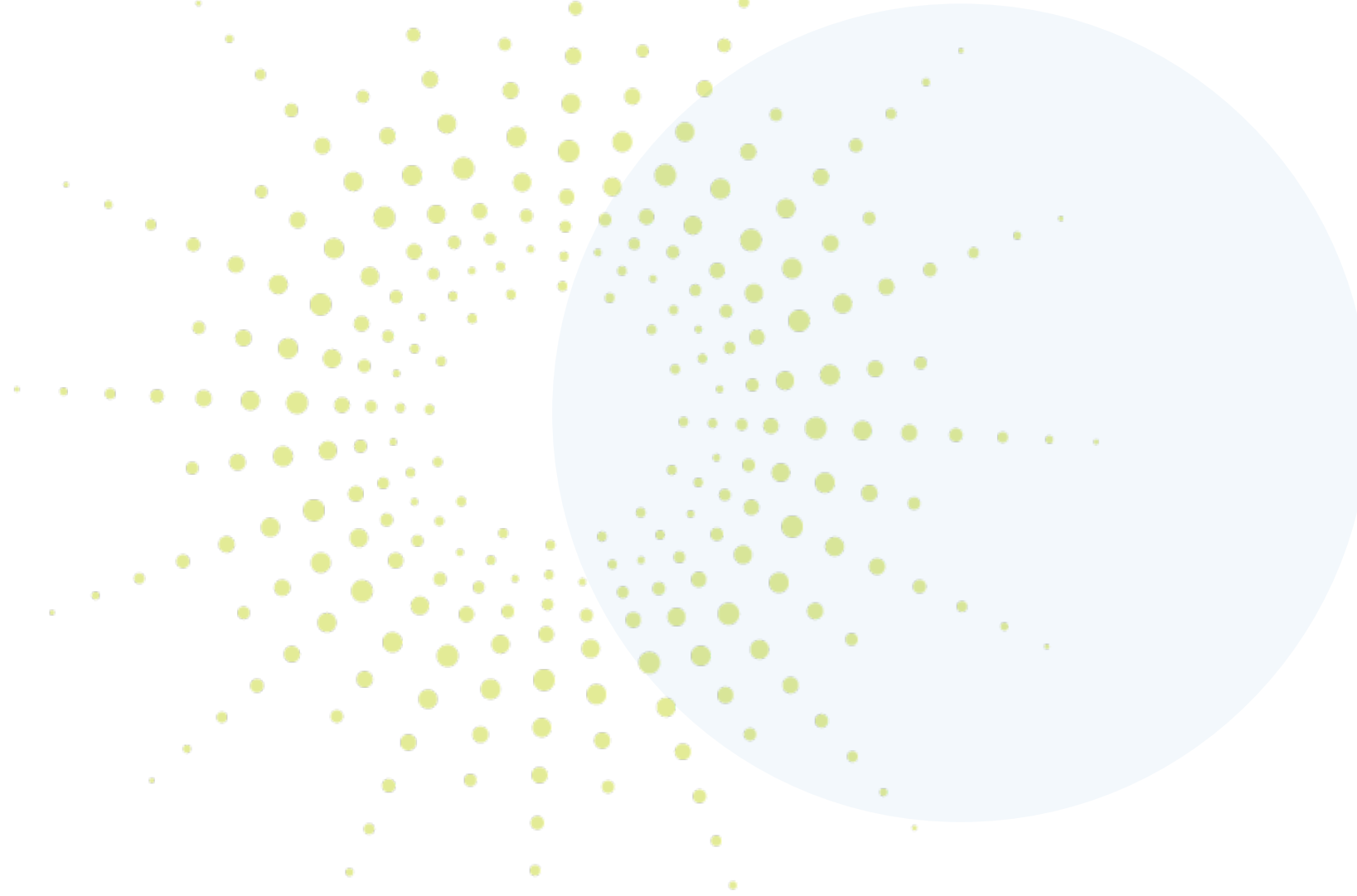
- 9 Sites
- ~12 MW solar
- ~6 MWh batteries

Agency Name	Facility name	Portfolio	Rooftop (DC)	Carport (DC)	Ground Mount (DC)	Est. Solar (kWdc)	Est. Battery (kWh)
Daly City	City Hall	B		491		491	374
Daly City	War Memorial/John Daly Library	B	257	1311		1,568	157
Redwood City	Redwood City Police Department	B		4864		4,864	266
RethinkWaste	Shoreway Environmental Center - Bldg 1 and 2	B		2978		2,978	133
San Mateo County Community College District	Canada College	B			684	684	
San Mateo County Community College District	College of San Mateo	B	163			163	3,485
San Mateo County Community College District	Skyline College	B		113		113	1,973
Sewer Authority Mid-Coastside	Sewer Authority Mid-Coastside	B	176			176	607
South San Francisco	Police Station	B	34			176	221

Contracts

Construction Services

Power Purchase Agreement



Construction Contractor (EPC) Overview

- Competitive RFP in August 2023
- 12 proposals received
- Scope of contractor role
 - Feasibility studies
 - Procurement of equipment
 - Installation and commissioning
 - Operations and Maintenance (O&M)
 - Warranty service

Selected Team



Intermountain Electric & McMillan Co

- Based out of San Carlos (IME) and San Francisco (McM)
- Union firms
- Joint partnership
 - IME is the Round 1 construction partner; good performance to date
 - McMillan adds extra project capacity and expertise
- Proposed costs allow PCE to offer customer savings from day 1

EPC Contract – Key Details

- PCE pays EPC to build systems that PCE will own and operate
- Specified prices, milestone-based payment schedule, penalties for underperformance/missing NEM 2 deadlines
- Solar production guarantee
- Provisions for changes
- Warranties: 25 years modules, 15 years inverters, 1 year labor
- Operations and Maintenance (O&M) contract

Customer PPA Overview

- Customer pays PCE for the energy generated from the solar array
- One PPA contract for all agencies based on Solar Energy Industries Association template
- Key terms tied to those in EPC contract (e.g. performance guarantee)
- \$/kWh price with 0% escalator
- 20-year initial term
- Performance guarantee (matched to EPC performance guarantee)
- PCE provides operations and maintenance (O&M)

Next Steps



Fiscal Impact

- **EPC contract:** up to \$23M for all installation services and O&M
 - Approx 30% to be received back via federal Investment Tax Credit
- **PPA Agreements:** Receive ongoing revenues for balance of costs over 20 years
- Net neutral cost to Peninsula Clean Energy
 - Time differential between cash outflows and inflows per below:

Expected year	Cashflow
2024 – 2025	Capital outflow for EPC contract-related work
2026 – 2027	Receipt of up to 30% of the amount spent on EPC contract-related work
2025-2045	Receipt of PPA revenues
2045	Breakeven year (when total cash inflows equal total cash outflows)

Timeline

Date	Project Status
Jan. – Feb. 2024	Execution of EPC contract & execution of all PPAs with cities that are moving forward
Feb. – May 2024	EPC site walkdowns, design diligence, permit applications
May – Oct. 2024	Completion of final site design packages, and receipt of required permits
Oct. 2024 – Mar. 2025	Equipment procured and construction started
December 2025	Target completion at all sites

- **There is always potential for PG&E delays on interconnection**
 - Process is a “black box” and PG&E can easily delay regardless of any published timelines
 - Expect a rush of applications from others also looking to get ahead of NEM3

Recommendation (2 actions)

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2024 Legislative and Regulatory Policy Platform

January 25, 2024

2024 Policy Platform

Staff and members of the Ad Hoc Legislative Committee have identified two areas in Section VIII that merit new policy platform planks for consideration and adoption by the board:

- Regional Transmission
- Interconnection

2024 Policy Platform

Regional Transmission

- Engage in discussions and track policy efforts to create a multi-state regional transmission system to ensure that it increases supply availability and reliability for California energy customers, recognizes California's influence in its governance structure, and advances California's clean energy policies and goals.

2024 Policy Platform

Interconnection

- Support policies that expedite grid interconnections and energization of electrical services including utility scale and distributed interconnections to new generation sources, and new and existing service upgrades for utility customers.

Strategic Accounts and Commercial Load Growth in 2024

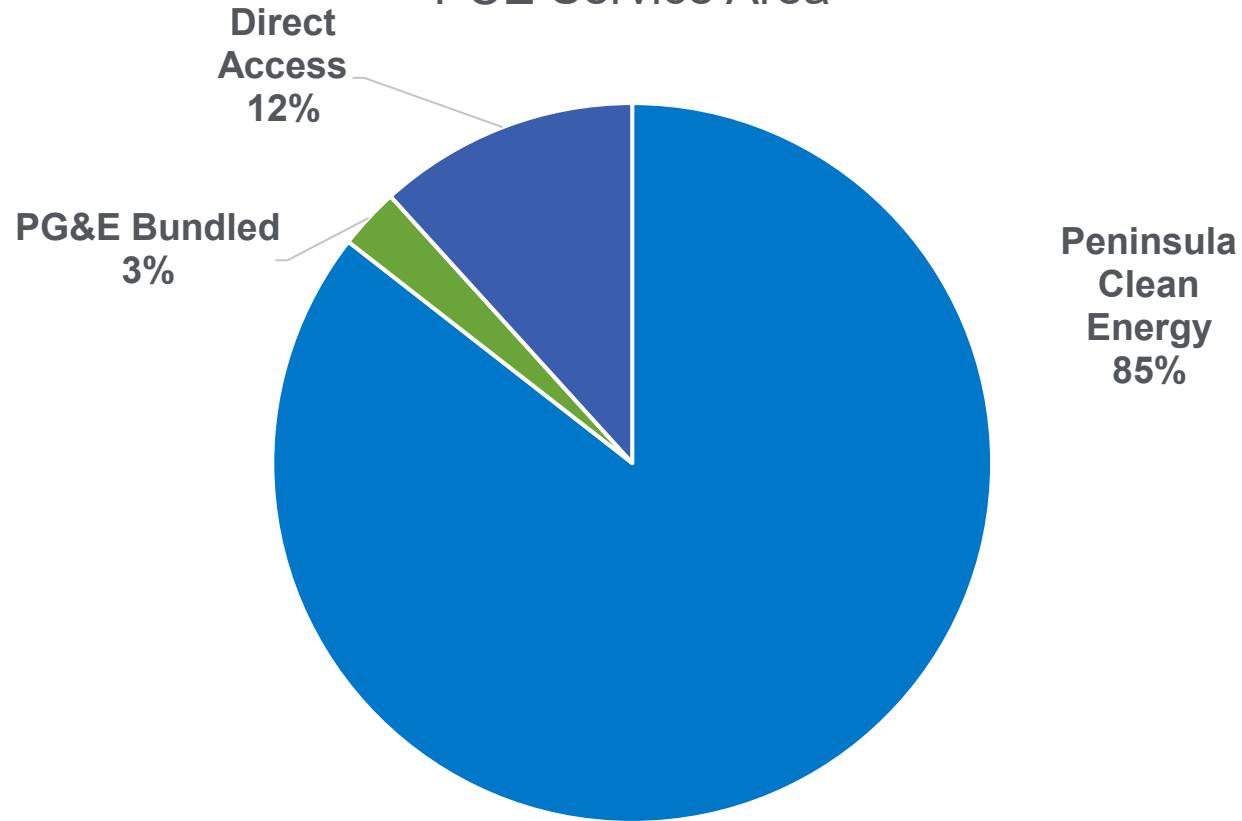
Board of Directors
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Item Agenda

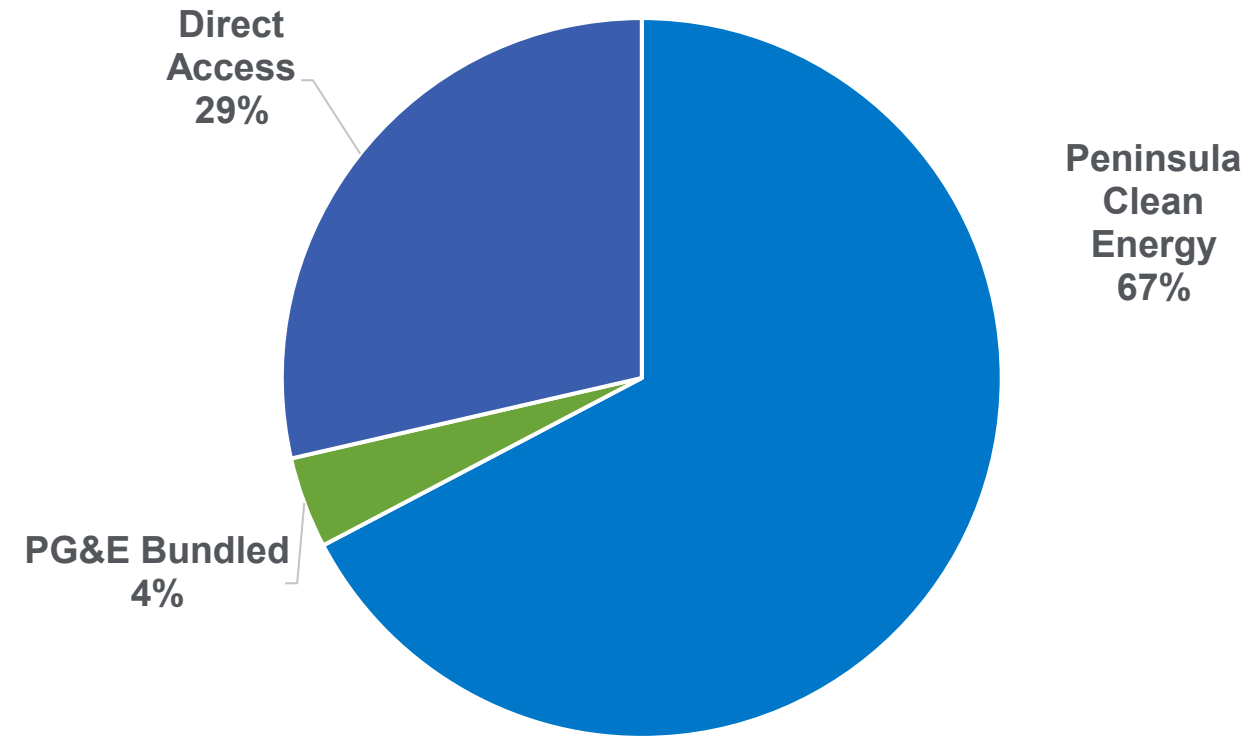
- Customer Confidentiality Policy
- Background
- Load Growth Opportunities
- Caltrain and Next Steps
- Q&A

Background & Context

Share of Load by Load Serving Entity –
PCE Service Area



Share of Load by Load Serving Entity –
Largest 150 Accounts



Load growth opportunities

Load Serving Entity	# of Largest 148 Accounts Served
Peninsula Clean Energy	104
PG&E Bundled	5
Direct Access	39
Total	148

Count of all B19 (> 499 kW) and B20 (> 999 kW) accounts by Load Serving Entity

Good Candidates for PCE Service

- ✓ Upcoming contract renewal
- ✓ Local decision making
- ✓ Shared mission
with corporate
sustainability goals
- ✓ Interest in PCE programs

Caltrain

- Electric passenger service expected for September 2024
- Activities to Date
 - Peninsula Clean Energy service and cost overview
 - Load analysis and forecasting
 - CARB administered Low Carbon Fuel Standard (LCFS)
- What's Coming
 - Ensuring PCE is Caltrain's electric generation service provider of choice
 - Working with Caltrain to maximize LCFS revenues
 - Identify opportunities for co-marketing and partnership



Questions?

Justin Pine

Strategic Accounts Manager

Adjournment