



**Dessie Hoppes**

**From:** Tom Boni <tomboni@townofeagle.org>  
**Sent:** Wednesday, February 08, 2012 8:56 AM  
**To:** 'Dessie Hoppes'  
**Subject:** FW: Submission for the TOE / ERS records  
**Attachments:** Green initiatives.pdf

Dessie,

Please File. I have read the attachment so don't print one for me.

Tom

Tom Boni  
Town Planner  
328-9619  
[www.townofeagle.org](http://www.townofeagle.org)

---

**From:** Markus Müller [<mailto:mark.a.mueller@gmail.com>]  
**Sent:** Wednesday, February 08, 2012 8:32 AM  
**To:** Tom Boni  
**Subject:** Submission for the TOE / ERS records

Hi Tom,

I can't imagine with the limited language in the sustainability section of the PUD guide, that we can reasonable expect a large developer or retailer to follow green building guidelines. It does not seem the industry is concerned about this either as of course, it always comes down to the bottom line. Please submit this article as part of the public record against this project.

Thank you.  
Markus Mueller

No virus found in this incoming message.  
Checked by AVG - [www.avg.com](http://www.avg.com)  
Version: 9.0.927 / Virus Database: 271.1.1/4194 - Release Date: 02/07/12 00:47:00

## SCT News

---

### Green leases stymied by financial concerns, conference hears

Everyone talks about "green" leases, but fewer seem to be doing much about them. That was the consensus Wednesday at ICSC's RetailGreen Conference and Trade Exposition in Phoenix. Even Ellen Sinreich, president of Green Edge LLC in New York City, who led the November 30 workshop, "Green Leases for Retail: What That Really Means," admits that after years of consulting and instructing companies, she has seen few such leases implemented.

Getting all the parties involved in a lease — landlords, lawyers, brokers and tenants — to agree on all the elements of an ecologically friendly lease is a feat, some said. Moreover, when economic interests collide with ecological principles, the latter are likely to lose out. "We have been trying to implement sustainable solutions that will work for all parties. The toughest part is financial viability," said Lance Sherwood, a senior development manager with Weingarten Realty in Phoenix. "At the end of the day, you have to make pro formas work; everything has to make business sense."

Jacksonville, Fla.,-based Regency Centers Corp. has won acclaim for its ecological initiatives, but even it has struggled with implementing green leases. "For us, it has been limited to the new development projects where we have set environmental goals such as LEED certification. Outside of those few projects, we have not been very aggressive about adopting Green leases." Right now, he added, "our focus is doing the best we can for those portions of the shopping center that we control: common areas, energy and water management. At the end of the day there is money to saved, by saving energy."

Compiled by the staff of *Shopping Centers Today*. © December 01, 2011 International Council of Shopping Centers.

