



TCC Minutes

Committee: Mobility, Sustainability, & Beautification

Date + Time: 7/17/25, 1:00pm

Location: City Council Chambers

Attendees: Chair Komives, Hartman

Absentees: Jones, Martinez, Vice Chair Gadus, Driscoll

Also Present:

Presenters: NWNR; Adam Larky, Anna Chittum, Rich Cooper, Scott Sibley. COT; Megan Robson & Ryan Murphy

Public Attendance: 5

Facilitating: Lucy Frank & Evan Snapp

Topics...

- Renewable Natural Gas Project (Hoffman Landfill and Wastewater Treatment Plant)

Discussion...

- Komives:
- Robson: We are happy to be here to present to you the Renewable Natural Gas Project, which has been worked on for some time. We have Ryan Murphy from the Solid Waste District, our partners at Northwest Natural Renewables, Dana Reising, Sustainability, and Mark Frye.
- Robson: We have developed a plan to stop burning off our gas from the wastewater treatment plant and the landfill, and put it to a better use, generating energy.
- Murphy: We are presenting this proposal that will be low-risk to the city, almost no money down for capital, and our partners will take on the bulk of the financial risk, but also stand to gain most of the profitability. The city will still generate some revenue from this once it is up and running in 2027.
- Anna Chittum: Our parent company is more 150 years old, headquartered in Portland, Oregon. Our company's DNA is a low-risk natural energy generation, most of it from renewable energy. We have two projects on existing landfills in Ohio. Our team has decades of experience. We bring expertise to the table, and we also lean on our copartner, Tetrattech. We are taking gas from the two different sources, utilizing the pipeline that already exists in the city, processing it, and selling it to Columbia Gas company. It will one day be interchangeable with existing natural gas in terms of quality. We won't have set minimums for gas capture, further lowering the risk for the City. We



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will also work to lower risk on the revenue side by searching for product purchase agreements.

- Chittum: I want to jump to the next slide, with the proposal agreement. There is a 1 million dollar down payment to the City to initiate this project for execution of gas rights, and \$500,000 payment to City once project reaches commercial operations or COD. We estimate that we will invest ~ 2 million into the Landfill Gas Collection System for the initial years, and ~200,000 per year on continuous improvements. We forecast to cover about 125,000 each year in operation and maintenance costs. We will pay an additional royalty to the city based on the amount of credits actually claimed by NWNR.
- Chittum: The expanded economic proposal is detailed in the powerpoint we provided, where we see that the biogas collection will start in 2027, grow year-over year until it has grown x6 by 2035. The city's value to be gained will be over 32 million before 2046. There are many variables, but this is our current estimation.
- Chittum: We are a long term partner with substantial, utility grade, financial support. We don't intend to sell our project or flip it to any other investor. We are committed to safety and environmental stewardship. The payments the City receives are based on biogas delivery, not our sales performance.
- Komives: Can you talk more about the necessary capital investments for this project, which it sounds like we will offload to the NWNR.
- Murphy: To maintain compliance we would have to spend more than 1.5 million in the next 3 years, which will now be purchased and implemented in coordination with NWNR.
- Komives: We want to continue doing these capital improvements under the PLA to keep using local union labor for this project.
- Robson: That is the understanding agreed to, and as set out in the RFP.
- Komives: We have talked a little bit about how we want to divert food waste from the waste stream through composting and other methods. How will this affect the project performance, how would the environmental impacts change?
- Rich Cooper: Once up and running, we will be able to make use of all gas generation no matter the food waste capacity. This is why your incentives are based on the biogas total, if you choose to divert, it won't necessarily affect project performance but instead the incentives.
- Komives: We are moving towards a larger model of composting, with potential for a new partner organization with larger capacity. Is there a reuse of solids produced from your gas generation operation.
- Cooper: We won't dictate the operation of your landfill, or say how much food waste should go in our digestors. The digestate we will produce can be valuable, but its not our intention, it would just be a more sustainable use of your materials for reuse.
- Komives: We are glad to be looking at this as a long-term relationship, one that helps our sustainability efforts.



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- Hartman: How long is the lease agreement? And what other two cities are you in, in Ohio?
- Chittum: 20 years plus an option for 5 extra years. It is coterminous with the project operation. The other sites are a landfill in Oberlin and one by the Ohio- Kentucky border at Louisville.
- Komives: So what is the catch?
- Chittum: You could make more money if you yourselves invested what we will, and thereby gained all the risk and all the profit.
- Robson: From the city's side, when we started to look at options for this project and what will sustainably manage our waste stream and landfill, so revenue was never the goal of this process. The landfill is a huge asset to the city, that we wanted to find a way to invest in it without hurting the city's coffers too much.
- Komives: I'm super proud of everyone who worked on this project, and our commitment to sustainable development. Thank you for coming here, we truly appreciate it. This meeting is adjourned.