

Regular Town of Keene Board Meeting
July 11th, 2023
5:30 P.M. Town Hall
Meeting # 12
Resolutions #162-177

Board Members Present: Joseph P Wilson Supervisor, Robert Biesemeyer
Deputy Supervisor, Christopher Daly, Teresa Cheetham-Palen Council Members
Absent: Dave Deyo

Town Officials Present: Reginald Whitney Highway Superintendent, Savana Lia
Water Superintendent, Roger Preston Building and Grounds, Anna Whitney Town
Clerk

Town Counsel Present: Bryan Liam Kennelly, E

Members of the Public: Kim Smith, Donald Smith, Joseph Piserchia Jr, Roco
Giampaolo, Mandy Giampaolo, Marcy Neville, Megan Murphy, Jody Whitney,
David Nye, Charlie Segard

Call to Meeting to Order at 5:30 by Joseph P Wilson

Pledge of Allegiance

Approval of Minutes:

**RESOLUTION APPROVING MONTHLY TOWN BOARD MINUTES
RESOLUTION NO.: 162-2023**

**INTRODUCED BY: CHRISTOPHER DALY WHO MOVED FOR ITS
ADOPTION SECONDED BY ROBERT BIESEMEYER**

RESOLVED that the Monthly Town Board minutes from June 13th, 2023 are
accepted and approved.

Duly adopted this 11th day of July 2023 by the following vote:

AYES: Robert Biesemeyer, Christopher Daly, Teresa Cheetham-Palen, Joseph P
Wilson

NAYS: None

Mr. Wilson introduced Joseph "Bud" Piserchia as he would like to ask the Board
for their approving for a cemetery plot.

Mr. Piserchia explained his near death experience a few weeks ago and asked if he could purchase a plot in the “New” Norton’s once it is ready. Mr. Piserchia explained he had lived here 50 years and he wants to come back to his home when the time comes.

Mr. Biesemeyer stated, with a request like that how could we turn you away.

**RESOLUTION APPROVING JOSEPH “BUD” PISERCHIA JR. TO
PURCHASE A CEMETERY PLOT**

RESOLUTION NO.: 163-2023

**INTRODUCED BY: JOSEPH P WILSON WHO MOVED FOR ITS
ADOPTION SECONDED BY CHRISTOPHER DALY**

RESOLVED that the Town Board approve Joseph Piserchia Jr to purchase a cemetery plot in the “New” Norton’s Cemetery once it is complete and ready.

Duly adopted this 11th day of July 2023 by the following vote:

AYES: Robert Biesemeyer, Christopher Daly, Teresa Cheetham-Palen, Joseph P
Wilson

NAYS: None

Privilege of the Floor:

Old Business:

- **Water Districts**
 - **WD #1** Nothing to report
 - **WD #2** Nothing to report
 - **Rates**

Mr. Wilson stated we had people wanting to offer input on water rates. First, to speak was Mr. Giampaolo.

Mr. Giampaolo stated their water bill is much different than last year. I was informed of the rates and the categories. We have a building we work out of and it has an apartment we rent. We understand the reasoning of the double classification, we are wondering if there is any movement considering we are not a full commercial, maybe a blended rate.

Mr. Segard stated his water went up from \$425 to \$1885 for one small apartment next to my shop, my shop is considered commercial and we do not sell water, we don’t have a pool, we don’t have a car wash. I have one small apartment and two bathrooms.

Mr. Biesemeyer said looking at just these two properties, the rates he sees are the same and they are the rates we created. Savana followed the structure that was set. I personally think as a Board we have to have a relook.

Mr. Daly I agree to a certain extend with Bob and there are always kinks to work out. I am not opposed to looking at it again but you also have to be mindful this is driven by the budget, it is a complicated process.

Mr. Segard asked what if you opt out of the water?

Mr. Biesemeyer said you can but still have to pay the water debt portion.

Ms. Cheetham-Palen stated I agree that is quite a jump and we do need to go back and look at it as a whole picture with Savana to see if we could make an adjustment.

Intense discussion continued back and forth.

Mrs. Smith stated that before I left there was a resolution they could come to the board, which these people are coming to the board.

Mr. Wilson asked if the Board wanted to do another workshop?

The Board agreed. Dates and times went back and forth. Mr. Wilson said maybe Tuesday 18th or Wednesday 19th, for the workshop he will check the calendar and send out an email.

Mr. Kennelly asked Savana if anyone has applied for a credit or waiver?

Ms. Li said she had several calls and questions.

Mr. Segard said his water debt on his tax bill is \$381, so I pay that regardless?

Ms. Li yes.

Mr. Kennelly asked if there was an appeal waiver posted on the website?

Ms. Smith said she didn't think there was an appeal waiver, and the rates weren't posted on the website.

Ms. Li said it was all posted other then a waiver on the website.

Ms. Whitney stated the catogries and rates are under the Water Department on the website.

Ms. Cheetham-Palen stated she put a notice on Nextdoor that this was put on the Town Website as well.

- **Community Center Visioning Update**

Mr. Wilson explained that the Task Force sent out surveys and so far 140 electronic surveys back and more and more everyday in the mail. The Task Force is compyaling the information.

Ms. Cheetham-Palen said the survey was being used to see what the community wanted.

Mr. Biesmeyer feels there are two strong feelings , one to replace the building, and the second is NO WAY.

- **Keene Housing Task Force Update**

Ms. Cheetham-Palen explained where the Housing Task Force is at. We have limited availability and this location is within 3 miles of the Hamlet so we could do 8 units. The LandTrust owns it now and they would like to turn it over to the Town for \$15,000, I asked what if we can't use it and Megan (from Land Trust) said take it for three years then if the Town can't then the Land Trust will take it back.

Megan from Essex County spoke about the programs they are looking at to get the affordable housing, the place across the road from Town Hall, construction started. Megan explained the Wilmington project.

Ms. Weston wanted to give a big shout out to Teresa and Marcy for all their hard work.

****** Please see attachment #1 for Ms. Cheetham-Palens Gilmore Hill details.**

RESOLUTION TO RECESS FOR OUR PUBLIC HEARING

RESOLUTION NO.: 164-2023

**INTRODUCED BY: ROBERT BIESEMEYER WHO MOVED FOR ITS
ADOPTION SECONDED BY CHRISTOPHER DALY**

RESOLVED that the Town Board of Keene will take a recess from the regular monthly meeting to enter into the Public Hearing at 6:30

Duly adopted this 11th day of July 2023 by the following vote:

AYES: Robert Biesemeyer, Christopher Daly, Teresa Cheetham-Palen, Joseph P
Wilson

NAYS:None

RESOLUTION TO RESUME OUR REGULAR BOARD MEETING

RESOLUTION NO.: 165-2023

**INTRODUCED BY: ROBERT BIESEMEYER WHO MOVED FOR ITS
ADOPTION SECONDED BY CHRISTOPHER DALY**

RESOLVED that the Town Board of Keene will resume the regular monthly meeting at 6:36

Duly adopted this 11th day of July 2023 by the following vote:

AYES: Robert Biesemeyer, Christopher Daly, Teresa Cheetham-Palen, Joseph P
Wilson

NAYS:None

- **Community Day Debrief**

Mr. Wilson stated the event went great. I want to give a shout out to the AMR and John Shuller , their effort was amazing.

Mr. Biesmeyer stated it was very nice and it was fun.

Ms. Cheetham-Palen explained Ashley LeClair did the bulk of the work. I want to thank Mr. Shuller for how he handle the concern for the Horse Farms.

Mr. Wilson also wanted to thank the Keene Valley Fire Department for their help.

- **Volunteer Fire & EMS Local Property Tax Exemption: Public Hearing 6:30 P.M**

RESOLUTION TO ADOPT LOCAL LAW 1-2023 TO PROVIDE A PROPERTY TAX EXEMPTION TO VOLUNTEER FIREFIGHTERS AND VOLUNTEER AMBULANCE WORKERS AS INTRODUCED

RESOLUTION NO.: 166-2023

INTRODUCED BY: CHRISTOPHER DALY WHO MOVED FOR ITS ADOPTION SECONDED BY TERESA CHEETHAM-PALEN

Discussion: Mr. Biesemeyer is concerned this is an unfunded mandate. I don't see where this 10% reduction will attract new members. I do not support the 10 % reduction for 20 years of service and then passed onto their surviving spouse. I am not whole-heartedly in support of this.

Mr. Daly stated let me correct the record on something, it's not a complete removal of the abetment if there is a dual use, if you look at the top of the second page it clearly says only that portion used for non-resident use is subject to tax. My own view is I am in favor of it as is. I don't see a reason to be reluctant. If we are forced to paid Fire and EMS it will be much higher for our tax payers.

Ms. Cheetham-Palen explained that we wished we could compensate all volunteers but when it comes to Fire and EMS this is a very small thank you, I served on the School Board for 12 years and not once was I asked to go into a burning building at 1:00 A.M. and then all the training they are required.

Mr. Jody Whitney added that this is just the Town portion, the County, and School have to pass this Law as well.

RESOLVED that the Town Board of Keene adopt Local Law 1-2023 to provide a property tax exemption to Volunteer Firefighters and Volunteer Ambulance Workers as introduced.

Duly adopted this 11th day of July 2023 by the following roll call vote:

Joseph P Wilson: Yes
Robert Biesemeyer: Yes
Christopher Daly: Yes
Teresa Cheetham-Palen: Yes
Dave Deyo: Absent

- **Part Time Library Clerk Pay**

Mr. Wilson explained he has actually two Library items. The first is that the Keene Library Board requested the Keene archives remain at the Keene Valley Library.

**RESOLUTION FOR THE KEENE ARCHIVES TO REMAIN AT THE
KEENE VALLEY LIBRARY
RESOLUTION NO.: 167-2023**

**INTRODUCED BY: ROBERT BIESEMEYER WHO MOVED FOR ITS
ADOPTION SECONDED BY TERESA CHEETHAM-PALEN**

RESOLVED that the Keene archives will be kept at the Keene Valley Library.

Duly adopted this 11th day of July 2023 by the following vote:

AYES: Robert Biesemeyer, Christopher Daly, Teresa Cheetham-Palen, Joseph P
Wilson

NAYS: None

Mr. Wilson stated the second Library item, Aaron Miller is asking to increase the Library clerk pay from \$16.03 to \$17.00 to help recruit a part-time clerk.

**RESOLUTION TO INCREASE THE LIBRARY PART TIME CLERK PAY
RESOLUTION NO.: 168-2023**

**INTRODUCED BY: ROBERT BIESEMEYER WHO MOVED FOR ITS
ADOPTION SECONDED BY CHRISTOPHER DALY**

RESOLVED that the pay for the Library part-time Clerk increase from \$16.03 to
\$17.00.

Duly adopted this 11th day of July 2023 by the following vote:

AYES: Robert Biesemeyer, Christopher Daly, Teresa Cheetham-Palen, Joseph P
Wilson

NAYS: None

New Business:

- **Video Monitoring Camera Installation**

Mr. Wilson explained he has proposals for security cameras for three sites that the Town owns. We already have our security system through Mahoney, my top

priority would be to have security/video camera installed at the Transfer Station then we can also talk about the Town Hall and Highway.

Mr. Biesmeyer said it is expensive, why can't you use the cameras hunters get.

Mr. Wilson stated part of having the video system is to have the resolution.

RESOLUTION TO INSTALL A CCTV SYSTEM AT THE TRANSFER STATION FOR \$4,415.00

RESOLUTION NO.: 169-2023

INTRODUCED BY: JOSEPH P WILSON WHO MOVED FOR ITS ADOPTION SECONDED BY TERESA CHEETHAM-PALEN

Discussion: Mr. Wilson explained it would help with illegal dumping, employee safety, and vandalism.

Mr. Biesemeyer stated he thinks it's too expensive.

Ms. Cheetham-Palen given the fact of the vandalism it's frustrating.

Ms. Smith asked if there is monthly fee for the system?

Mr. Wilson explained no it is a standalone system.

RESOLVED that the Town Board approve the installation of a CCTV security system for \$4,415.00 at the Transfer Station.

Duly adopted this 11th day of July 2023 by the following vote:

AYES: Christopher Daly, Teresa Cheetham-Palen, Joseph P Wilson

NAYS: Robert Biesemeyer

Mr. Wilson then moved to the installation at the Highway.

Mr. Reginald Whitney stated no I think we wait and see how the Transfer Station goes and the camera there may pick up stuff for us.

Mr. Wilson agreed with Mr. Whitney and said he wants to wait on the Town Hall.

• Public Health Officer

Mr. Wilson stated he had just received notice that our new Health Officer, who never took the oath, resigned. I talked with Bob Andrews and I concur with him that we do not need a Health Officer. Mr. Andrews explored this thurly, he talked to Public Health, the Department of Health and considering we do not have a Public Beach and that we have a County Health Office that sees over us, we are in compliance.

Executive Session: Personnel Issue

**RESOLUTION FOR THE TOWN BOARD TO ENTER INTO EXECUTIVE
SESSION**

RESOLUTION 170-2023

**INTRODUCED BY: CHRISTOPHER DALY WHO MOVED FOR ITS
ADOPTION SECONDED BY TERESA CHEETHAM-PALEN**

RESOLVED, that the Town Board enter into Executive Session at 7:04 p.m. to
seek legal advice.

Duly adopted this 11th day of July 2023 by the following vote:

AYES: Robert Biesemeyer, Christopher Daly, Teresa Cheetham-Palen,
Joseph P Wilson

NAYS: None

RESOLUTION TO RETURN FROM EXECUTIVE SESSION

RESOLUTION 171-2023

**INTRODUCED BY: CHRISTOPHER DALY WHO MOVED FOR
ITS ADOPTION SECONDED BY TERESA CHEETHAM-PALEN**

RESOLVED that the Town Board return from executive session at 7:28

Duly adopted this 11th day of July 2023 by the following vote:

AYES: Robert Biesemeyer, Christopher Daly, Teresa Cheetham-Palen,
Joseph P Wilson

NAYS: None

**RESOLUTION TO BE MADE FOR ALL MEMBERS OF THE PUBLIC
THAT WERE DENIED AN APPLICATION FOR CREDIT OR WAIVER
MAY FILE AN APPEAL DIRECTLY WITH THE TOWN BOARD BY
JULY 21ST 2023**

RESOLUTION 172-2023

**INTRODUCED BY: ROBERT BIESEMEYER WHO MOVED FOR ITS
ADOPTION SECONDED BY JOSEPH P WILSON**

RESOLVED that all members of the public that were denied an application for
credit or waiver on the water usage bill may file an appeal directly with the Town
Board by July 21st, 2023 and the Board will make a discussion by August 10th,
2023

Duly adopted this 11th day of July 2023 by the following vote:

AYES: Robert Biesemeyer, Christopher Daly, Teresa Cheetham-Palen, Joseph P
Wilson

NAYS: None

Budget Resolutions:

- **Resolution to transfer funds :**

**RESOLUTION TO TRANSFER FUNDS WITHIN THE
GENERAL FUND**

RESOLUTION NO.:173-2023

**INTRODUCED BY ROBERT BIESEMEYER WHO MOVED
FOR ITS ADOPTION SECONDED BY CHRISTOPHER DALY**

RESOLVED that the Town Board transfer funds within the General
Fund as follows:

\$672.37 out of A#012202.01.002.00 Supervisor EQ
\$672.37 into A#012204.01.004.00 Supervisor CE
\$506.53 out of A#019904.01.004.00 Contingency
\$506.53 into A#012204.01.004.00 Supervisor CE
\$1,117.50 out of A#14902.1 Public Works EQ
\$1,117.50 into A#14901.1 Public Works PS
\$2,096.81 out of A#16204.1 Buildings CE
\$2,096.81 into A#16202.1 Buildings EQ
\$453.39 out of A#019904.01.004.00 Contingency
\$453.39 into A# 016604.01.004.00 Central Supply

Duly adopted this 11th day of July 2023 by the following vote:

AYES: Robert Biesemeyer, Christopher Daly, Teresa Cheetham-Palen, Joseph P
Wilson

NAYS: None

**RESOLUTION TO TRANSFER FUNDS WITHIN THE
HIGHWAY FUND**

RESOLUTION NO.:174-2023

**INTRODUCED BY CHRISTOPHER DALY WHO MOVED FOR
ITS ADOPTION SECONDED BY ROBERT BIESEMEYER**

RESOLVED that the Town Board transfer funds within the Highway
Fund as follows:

\$4,334.30 out of DA#051302.3 Machinery EQ
\$4,334.30 into DA#051304.3 Machinery CE

Duly adopted this 11th day of July 2023 by the following vote:

AYES: Robert Biesemeyer, Christopher Daly, Teresa Cheetham-Palen, Joseph P
Wilson

NAYS: None

- **Resolution to amend the 2023 Budget**

RESOLUTION TO AMEND 2023 BUDGET

RESOLUTION NO.:175-2023

**INTRODUCED BY ROBERT BIESEMEYER WHO MOVED
FOR ITS ADOPTION SECONDED BY TERESA CHEETHAM-
PALEN**

RESOLVED that the Town Board increase the Library Fund
Equipment Line #074102.6 by \$17,500 to be transferred from
unallocated funds. We are currently (\$14,163.72) due to Capital Project
and they are purchasing de-humidifiers and shelving.

Duly adopted this 11th day of July 2023 by the following vote:

AYES: Robert Biesemeyer, Christopher Daly, Teresa Cheetham-Palen, Joseph P
Wilson

NAYS: None

Supervisors Report:

Audit Bills:

**RESOLUTION TO AUDIT THE VOUCHERS 2023-504 THROUGH 2023-
599**

RESOLUTION NUMBER: 176-2023

**INTRODUCED BY TERESA CHEETHAM-PALEN WHO MOVED FOR
ITS ADOPTION SECONDED BY ROBERT BIESMEYER**

RESOLVED that the Town Board approve the following bills and prepaid bills for
payment.

Multi-Fund Vouchers numbered 2023-504 through 2023-599, totaling \$290,131.35
as follows:

General Fund Bills \$179,834.72

Highway Fund Bills \$59,271.20

Water District #1 \$2,280.88

Water District #2 \$23,749.75

Library \$13,232.30

Roost Enhancement Tax \$11,762.50

Duly adopted this 11th day of July 2023 by the following vote:

AYES: Robert Biesemeyer, Christopher Daly, Teresa Cheetham-Palen, Joseph P

Wilson

NAYS:None

Ms. Cheetham-Palen wanted to let the Community know she has the Energy Benchmarking Report done through December 2022. The report will be attached to the minutes.

******Attachment #2**

Adjourn:

RESOLUTION TO ADJOURN

RESOLUTION NO.: 177-2023

INTRODUCED BY: ROBERT BIESEMAYER WHO MOVED FOR ITS

ADOPTION SECONDED BY CHRISTOPHER DALY

RESOLVED that the Town Board of Keene has completed all business and hereby adjourns the Regular Meeting at 7:36 P.M.

Duly adopted this 11th day of July 2023 by the following vote:

AYES: Robert Biesemeyer, Christopher Daly, Teresa Cheetham-Palen, Joseph P

Wilson

NAYS: None

Anna Whitney
Town Clerk
Town of Keene

Gilmore Hill: What next?
July 2023

1. Background:

Availability of affordable homes has been identified as a concern in Keene for the last 30 years. Due to lack of quality, affordable housing, employers and the local Fire and EMS departments are struggling to find volunteers and employees and young families, seniors and potential employees are struggling to join the Keene community. Furthermore, available land for development is limited in the valley due to market forces and geographic limitations.

According to recent Essex County housing data, the Town of Keene has 590 seasonal homes and only 478 year-round homes. Access to affordable housing is not a new problem in Keene, but home sale prices increased by 50% in the last 2 years, exacerbating the issue for both middle- and low-income earners alike. In a local survey, 76% of respondents identified access to affordable single-family homes as one of the biggest housing challenges in Keene.

2. Opportunity:

In 2019, the Town of Keene engaged in a Strategic Planning Process resulting in the adoption by the Town Board of the 2021 Town of Keene Strategic Plan. An outcome of this plan was the appointment of the Keene Housing Task Force (KHTF). KHTF is charged with researching and implementing achievable housing strategies in Keene including identifying and facilitating viable housing development projects to improve options for individuals and families at low-, moderate-, and middle-income levels. In 2021, the Adirondack Land Trust (ALT) acquired the property and has offered the land to the KHTF to develop an affordable housing project that meets the goals of the Strategic Plan.

In the summer of 2022 the KHTF in conjunction with ALT and the Town of Keene, hired an engineer to do a perc test which yielded positive results. Next, the Task Force prepared a Request for Expression of Interest (RFEI) and circulated it to over 50 local and regional Builders, Contractors and Developers. The process did not produce an entity ready to acquire the land and develop it for affordable housing. However, the Housing Assistance Program of Essex County (HAPEC) is interested in partnering with the Town of Keene using the Wilmington Homestead Model.

3. Wilmington Homestead Model:

- a. Town of Wilmington acquired property at low cost using a Northern Borders Regional Commission Grant.
- b. Town of Wilmington Highway Dept. has committed to clearing the wooded lot, building the road and preparing for utilities.

- c. The property is located inside the water district, so no well drilling is required.
- d. Wilmington will transfer the building lots to HAPEC to develop housing eligible for individuals or families based on income qualifications. (80-120% of Area Median Income depending on the funding source).
- e. Wilmington will retain ownership of the remaining part of the lot that is not being used for housing.

4. Gilmore Homestead Development Process:

- a. Town of Keene acquires the land from ALT (\$15,000)
- b. The Town along with the KHTF seek grant funding for Engineered Plans for 2 – 8 units and pre-development costs.
- c. Property is currently zoned based on APA Land Use Map for 2 units. Town can apply for increased units based on the APA's Community Housing definition.
- d. Town Highway Department helps to clear the lot and build the road.
- e. Wells will be required as the property is located outside the water district.
- f. Septic systems required.

5. Components of the APA Community Housing Definition include:

- a. Property must be located within 3 miles of the Hamlet.
- b. Units must be 1500 sq foot or less.
- c. Restricted by deed for year-round residential use.
- d. Serve income qualifications of up to 120% of AMI.

6. Fail-safe if grant funding does not come:

- a. This is still to be determined based on the original intent of the donation and will be discussed with ALT.
- b. Could Town sell land and use proceeds toward another affordable housing project?
- c. Could Town donate the land to the Adirondack Community Housing Trust, allowing them to use it to support their mission as they choose?

Essex County Data

<https://acrobat.adobe.com/link/review?uri=urn:aaid:scds:US:7ea7d714-935c-39bf-afe5-82e1dcb6f53d>

Town of Keene Housing Survey

<https://acrobat.adobe.com/link/review?uri=urn:aaid:scds:US:35928524-d62f-306b-a162-6c3992126b84>

Wilmington Model

<https://suncommunitynews.com/news/94011/wilmington-getting-closer-to-homestead-housing-project/>

<https://www.townofwilmington.org/wp-content/uploads/2022/09/town-of-wilmington-newsletter.pdf>

Lake Champlain Lake George Regional Planning Board – Housing Study

<https://acrobat.adobe.com/link/track?uri=urn%3Aaid%3AUS%3A1142dbae-a5a8-497c-a05b-d4bfd5b29691&viewer%21megaVerb=group-discover>

Town of Keene Energy Benchmarking Report

Date Generated: 07/10/2023 04:48 PM EDT

Portfolio Manager Property ID	Property Name	Year Ending	ENERGY STAR Score	Site EUI (kBtu/ft ²)	Source EUI (kBtu/ft ²)
6679471	Keene Library	12/31/2016	NA	52.6	66.6
6679471	Keene Library	12/31/2017	NA	40.2	52.2
6679471	Keene Library	12/31/2018	NA	33.6	47.1
6679471	Keene Library	12/31/2019	NA	58.8	72.8
6679471	Keene Library	12/31/2020	NA	91.2	100.8
6679471	Keene Library	12/31/2021	NA	25.9	32.3
6679471	Keene Library	12/31/2022	NA	30.7	36.3
6679486	Keene Town Hall	12/31/2016	63	69.8	96.4
6679486	Keene Town Hall	12/31/2017	62	69.6	95.4
6679486	Keene Town Hall	12/31/2018	75	53.9	81.5
6679486	Keene Town Hall	12/31/2019	64	69.7	95.6
6679486	Keene Town Hall	12/31/2020	74	60	81
6679486	Keene Town Hall	12/31/2021	67	73.5	91.2
6679486	Keene Town Hall	12/31/2022	46	67.7	120.1
6679505	Keene Community Center	12/31/2016	NA	39.6	49.9
6679505	Keene Community Center	12/31/2017	NA	38.3	48.4
6679505	Keene Community Center	12/31/2018	NA	31.5	41.3
6679505	Keene Community Center	12/31/2019	NA	52.9	62.9
6679505	Keene Community Center	12/31/2020	NA	36.4	43.8
6679505	Keene Community Center	12/31/2021	NA	76.4	88.9

Total (Location-Based) GHG Emissions (Metric Tons CO2e)	Energy Cost (\$)
6.8	\$ 1,782.05
5.2	\$ 1,637.08
4.1	\$ 1,692.67
7.5	\$ 2,218.35
12.3	\$ 1,257.25
3.3	\$ 997.05
4	\$ 1,550.43
10.1	\$ 2,377.35
10.1	\$ 3,188.29
7.3	\$ 2,876.45
9.9	\$ 3,423.44
8.6	\$ 2,286.09
10.9	\$ 1,950.14
8.2	\$ 3,829.01
13.2	\$ 3,200.75
12.7	\$ 3,697.54
10.2	\$ 3,775.18
17.8	\$ 5,440.30
12.2	\$ 3,215.89
25.9	\$ 3,558.87

6679505	Keene Community Center	12/31/2022	NA	45.5	64.2
6679512	Keene Highway Garage	12/31/2016	NA	36.8	56.1
6679512	Keene Highway Garage	12/31/2017	NA	34.4	52.4
6679512	Keene Highway Garage	12/31/2018	NA	31.5	50.6
6679512	Keene Highway Garage	12/31/2019	NA	49.9	66.2
6679512	Keene Highway Garage	12/31/2020	NA	44.2	57.9
6679512	Keene Highway Garage	12/31/2021	NA	51.8	67.1
6679512	Keene Highway Garage	12/31/2022	NA	44.7	59.7
16837316	Keene Transfer Station	12/31/2016	NA	NA	NA
16837316	Keene Transfer Station	12/31/2017	NA	NA	NA
16837316	Keene Transfer Station	12/31/2018	NA	NA	NA
16837316	Keene Transfer Station	12/31/2019	NA	NA	NA
16837316	Keene Transfer Station	12/31/2020	NA	NA	NA
16837316	Keene Transfer Station	12/31/2021	NA	35.9	100.4
16837316	Keene Transfer Station	12/31/2022	NA	40.1	112.3

Energy Use Index (EUI) = Energy Use divided by the property square foot

Site Energy = The annual amount of all the energy the property consumes on-site, as reported on utility bills

Source Energy = The total amount of all the raw fuel required to operate the property, including losses that take transmission, and distribution of the energy

Greenhouse Gas (GHG) Emissions = The carbon dioxide (CO₂), methane (CH₄), and nitrous oxide (N₂O) gases result of energy consumption at the property; expressed in carbon dioxide equivalent (CO₂e), a universal unit of quantity and global warming potential of each greenhouse gas, and reported as a value in metric tons (Metric T

14.1	\$ 6,810.59
28.2	\$ 6,920.49
26.3	\$ 8,285.10
22.8	\$ 9,871.43
39.7	\$ 13,081.05
35.3	Not Available
41.7	\$ 6,756.37
35.5	\$ 14,280.25
0	NA
0	NA
0	NA
0	NA
0	NA
1.1	\$ 1,470.18
1.3	\$ 1,169.74

place during generation,
released into the atmosphere as a of measure that combines the ons CO2e)