



Executive Committee Meeting
Wednesday, September 2, 2026
3:00 pm

In Person:

Altamont Conference Room
Ava Community Energy
1999 Harrison St, Suite 2300
Oakland, CA 94612

Or from the following locations:

- Hayward City Hall - 777 B St, Conference Room 4A, Hayward, CA 94541
 - New City Hall – 501 W Weber Ave, Building 1, Stockton, CA 95203
- Pleasanton City Hall - City Council Office, 123 Main St., Pleasanton, CA 94566
- Larch Clover Community Center - 11157 West Larch Road, Tracy, CA 95376

Via Zoom:

<https://avaenergy-org.zoom.us/j/88267670367>

Or join by phone:

Dial(for higher quality, dial a number based on your current location):

US: +1 669 900 6833 or +1 253 215 8782 or +1 346 248 7799 or +1 301 715 8592
or +1 312 626 6799 or 877 853 5257 (Toll Free) or 888 475 4499 (Toll Free)

Webinar ID: 882 676 70367

Meetings are accessible to people with disabilities. Individuals who need special assistance or a disability-related modification or accommodation to participate in this meeting, or who have a disability and wish to request an alternative format for the meeting materials, should contact the Clerk of the Board at least 2 working days before the meeting at (510) 906-0491 or cob@avaenergy.org.

If you have anything that you wish to be distributed to the Executive Committee, please email it to the clerk by 5:00 pm the day prior to the meeting.

1. Welcome & Roll Call

2. Public Comment

This item is reserved for persons wishing to address the Executive Committee on any Ava Community Energy-related matters that are not otherwise on this meeting agenda. Public comments on matters listed on the agenda shall be heard at the time the matter is called. As with all public comment, members of the public who wish to address the Committee are customarily limited to three minutes per speaker and must complete an electronic [speaker](#)

[slip](#). *The Executive Committee Chair may increase or decrease the time allotted to each speaker.*

3. Approval of Minutes from July 1, 2026 and July 8, 2026

4. Closed Session Public Comment

5. Closed Session

- a. PUBLIC EMPLOYEE PERFORMANCE EVALUATION Pursuant to Government Code Section 54957. Title: Chief Executive Officer
- b. CONFERENCE WITH LABOR NEGOTIATORS Pursuant to Government Code Section 54957.6. Agency Representatives: Inder Khalsa, Jonathan Tedesco, Betsy Andersen, and Juan González. Unrepresented employee: Chief Executive Officer.

6. Report Out of Closed Session

7. Ava Charge Update (Informational Item)

Update on Ava Charge Development

8. Renewable Energy Procurement and Power Content Reporting (Informational Item)

Informational update on renewable procurement and upcoming changes to power content label reporting

9. Committee Member and Staff Announcements including requests to place items on future Executive Committee Agendas

10. Adjourn

The next Executive Committee meeting will be held on Wednesday, October 7, 2026 at 3pm.

Board Meeting Access Instructions

If you need help finding or accessing the building, please call our Ava representative who is stationed in the building lobby: 510-393-0492.

Directions

Directions via BART

If you are taking BART: the 19th Street station is the closest stop to our office and is about a 5 minute walk away. Use the 20th St / Thomas L. Berkeley Way station exit.

Directions via Bike

Bike riders wanting to park their bike inside the parking garage can enter through the main building lobby. Bike parking is available on the parking garage first level right in front of the garage elevators.

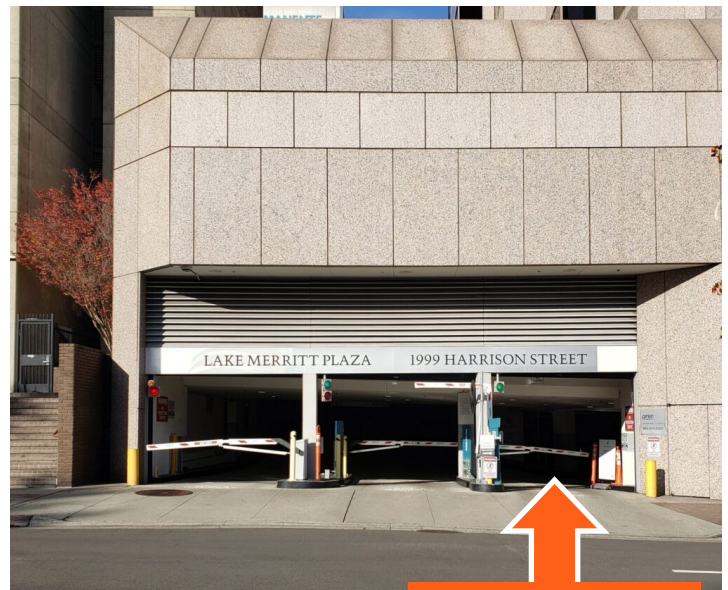
Directions to Parking Garage via Car

The entrance to the building's attached garage is located on Harrison Street. If you're driving northbound on Harrison Street, as soon as you cross 19th St. the garage entrance is 3/4 down on your left-hand side. If you're heading east on Thomas L Berkeley Way/20th St. Continue East then make a right turn on Harrison Street, and the garage entrance is a quarter block up on your right-hand side.

When you arrive, enter via the gate labeled "Public Parkers". There are four floors of the parking garage, and you will need to take the elevator in the parking garage to the first floor. The parking attendant or an Ava representative will provide access into the building lobby.

The parking garage entry gate will be open until 8pm for CAC and BOD meetings. Attendees can exit the parking garage until 11pm.

Note that the garage's parking fee is \$30 per use. Street parking is widely available near the building and free after 6pm.



Public Parkers entrance

Check-in at Security Desk

When you arrive at our building, please check in with the security desk in the lobby to get access to the elevators. If you have questions or need assistance, an Ava representative will be stationed and identifiable in the lobby. They can be reached at: 510-393-0492.



Draft Minutes
Executive Committee Meeting
Wednesday, July 1, 2026
3:00 pm

In Person:

Altamont Conference Room
Ava Community Energy
1999 Harrison St, Suite 2300
Oakland, CA 94612

Or from the following locations:

- 24301 Southland Drive, Suite 101, Hayward, CA 94545
 - Hayward City Hall - 777 B St, Hayward, CA 94541
 - 501 W Weber Ave Building 1, Stockton, CA 95203
- Balch Enterprises, Inc. - 30960 Huntwood Avenue, Hayward, CA 94544
- Larch Clover Community Center – 11157 West Larch Road, Tracy, CA 95376

Via Zoom:

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1. (00:30) Welcome & Roll Call

Present: Members: Marquez (Alameda County), Fugazi (Stockton), Balch (Pleasanton), Andersen (Piedmont), Vice-Chair Roche (Hayward) and Chair González (San Leandro)

Not Present: Member Rickman (San Joaquin County),

Member Fugazi joined the meeting at 3:18pm.

2. (1:11) Public Comment

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There were no speakers for public comment.

3. (1:57) Approval of Minutes from June 3, 2026

Member Andersen motioned to approve the June 3, 2026 minutes. Member Balch seconded the motion, which was approved 5/0/0/0/2 (yes/no/abstain/recuse/not present)

Yes: Members: Marquez, Balch, Andersen, Vice-Chair Roche and Chair González

No: none

Abstain: none

Recuse: none

Not Present: Members: Fugazi and Rickman

4. (2:35) Review of IRP Process (Informational Item)

Overview of compliance filing and what the board will be asked to approve in the July 15, 2026 Board meeting

Marie Fontenot, CFO, presented the Prepay Financings item and answered questions from the Executive Committee.

No public comments were received.

5. (39:16) Fiscal Year Annual Audit Process Overview (Informational Item)

Preview the details of the upcoming annual audit

Russell Mills, CFO, presented the Fiscal Year Annual Audit Process Overview item and answered questions from the Executive Committee.

No public comments were received.

6. (42:40) Closed Session Public Comment

No public comments were received.

7. (43:05) Closed Session

- a. PUBLIC EMPLOYEE PERFORMANCE EVALUATION Pursuant to Government Code Section 54957. Title: Chief Executive Officer
- b. CONFERENCE WITH LABOR NEGOTIATORS Pursuant to Government Code Section 54957.6. Agency Representatives: Inder Khalsa, Jonathan Tedesco, Betsy Andersen, and Juan González. Unrepresented employee: Chief Executive Officer.

8. (1:45:22) Report Out of Closed Session

There were no items to report out of Closed Session.

9. (1:45:36) Committee Member and Staff Announcements including requests to place items on future Executive Committee Agendas

There were no announcements.

10. (1:45:54) Adjourn

The meeting was adjourned at 4:46pm.

The next Executive Committee meeting will be held on Wednesday, September 2, 2026 at 3:00 pm.



Draft Minutes
Special Executive Committee Meeting
Wednesday, July 8, 2026
4:00 pm

In Person:

Altamont Conference Room
Ava Community Energy
1999 Harrison St, Suite 2300
Oakland, CA 94612

Or from the following locations:

Hayward Social Security Office – 24301 Southland Drive, Suite 101, Hayward, CA 94545
Hayward City Hall – Conf Rm 4A, 777 B St., Hayward, CA 94541
New City Hall – 501 W Weber Ave Building 1, Stockton, CA 95203
City of Pleasanton – City Manager’s Conference Room, 123 Main St., Pleasanton, CA 94566

Via Zoom:

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1. (0:48) Welcome & Roll Call

Present: Members: Marquez (Alameda County), Fugazi (Stockton), Balch (Pleasanton), Andersen (Piedmont), Vice-Chair Roche (Hayward) and Chair González (San Leandro)

Not Present: Member Rickman (San Joaquin County),

2. (2:01) Public Comment

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Public Comment – Douglass Spaulding, a San Leandro resident, expressed concern about the significant energy demands and environmental impacts of data centers. Spaulding urged Ava to study the issue proactively, establish a transparent regulatory framework, and evaluate how serving data centers could affect Ava’s clean energy mission and customer costs.

3. (6:06) Closed Session Public Comment

No public comments were received.

4. (6:29) Closed Session

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5. (1:08:49) Report Out of Closed Session

There were no items to report out of Closed Session.

6. (1:09:17) Committee Member and Staff Announcements including requests to place items on future Executive Committee Agendas

There were no Committee Member or Staff Announcements.

7. (1:09:43) Adjourn

The meeting was adjourned at 5:09pm

The next Executive Committee meeting will be held on Wednesday, September 2, 2026 at 3:00 pm.

Ava Charge Program Update

JP Ross | Sept 2, 2026



Introduction

- Staff is presenting an informational update on the Ava Charge program and providing an alternative direct ownership model for feedback
- In April, 2026 staff presented a project status [update](#) on the Ava Charge Program to the Executive Committee
- In November 2022 the Board authorized Ava to execute contracts with two different parties, EV Realty and Calibrant Energy to develop and operate Ava Charge sites for 10 years
- In July 2025 Calibrant notified Ava of their intention to shift their business model away from operating EV assets. Calibrant has been working to sell their interest in operating Ava Charge sites to another party through a membership interest purchase agreement (MIPA) and has been in discussions with several potential buyers
- Ava Charge has been operating one site at OCCWG with 31 stalls, and hosted a ribbon cutting in November of 2025. The site is currently operating at 99% availability and has provided almost 3,000 charging sessions to electric vehicles



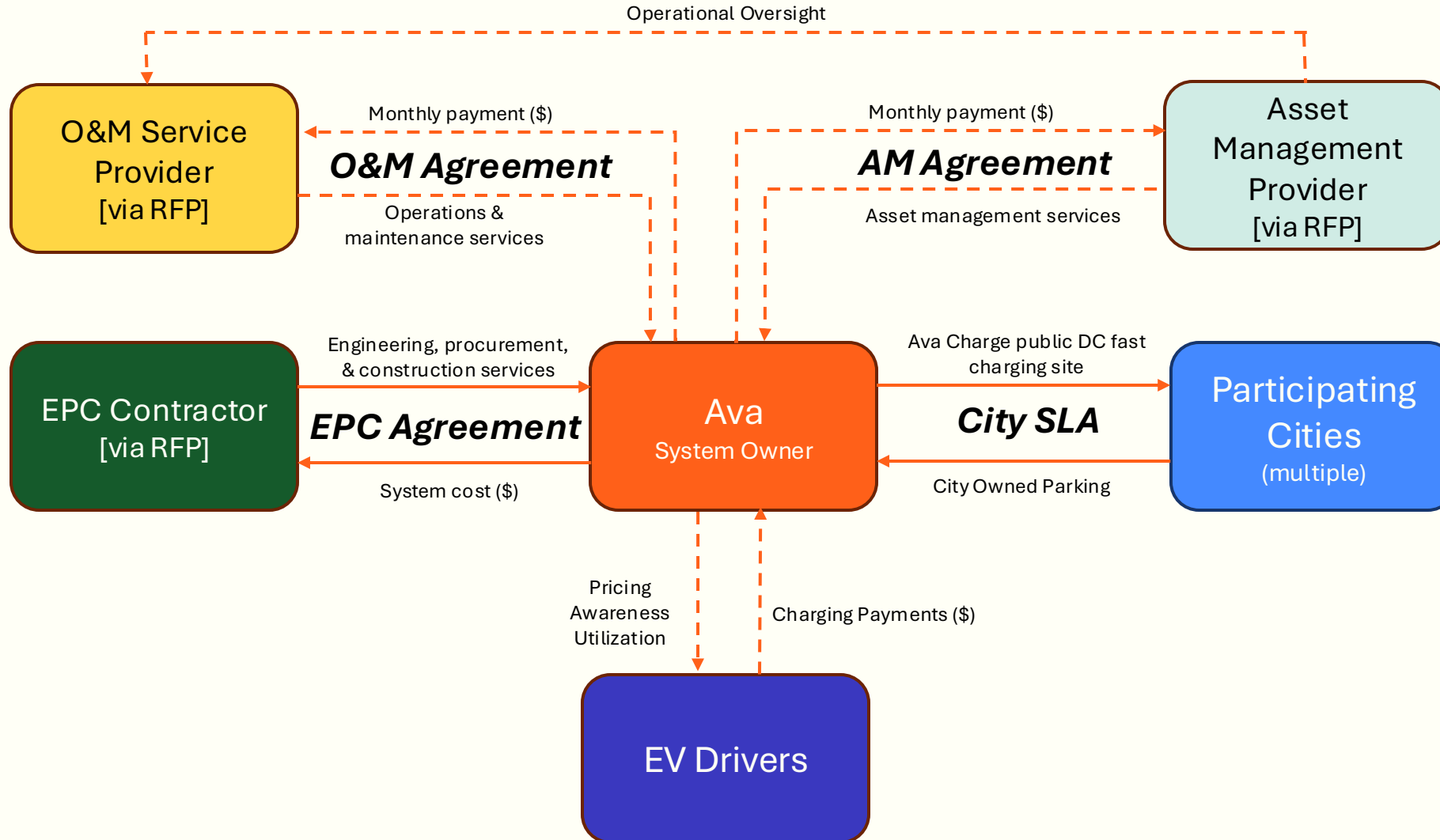
Ava Charge Program Background

- Ava Charge is a program to increase reliable, affordable and publicly accessible fast charging for residents of multi-family housing (MFH), by partnering with Cities to site projects in City owned lots and located near retail amenities.
- Ava works with City partners to identify lots and garages that are near amenities and MFH with sufficient parking spaces to support dedicated EV charging and access to electrical capacity. Ava signs site license agreements with cities for sites that will be good candidates for Ava Charge sites.
- Ava controls customer pricing and is responsible for marketing Ava Charge to EV drivers.
- Ava takes utilization risk and plans to allocate ~\$3M/year to this program over 10 years. To date, Ava has allocated a total of \$18.65M towards Ava Charge.
 - This budget accounts for charging infrastructure costs, netted with charging revenue and was anticipated to operate at a loss due to serving charging deserts and underserved communities with lower utilization forecasts



Ava Charge Direct Ownership Structure

Direct ownership would require third-parties to perform development, construction, and maintenance services.



Structural Summary

1. Ava enters into Site License Agreement (SLA) with Cities to develop and operate Ava Charge sites at city owned parking areas
2. EPC Contractor designs & constructs projects for Ava
3. Ava enters O&M Agreement with O&M Service Provider to maintain chargers and sites according to service level agreement (SLA)
4. Ava enters Asset Management agreement with Asset Management provider for remote monitoring, O&M contractor and issue resolution oversight, and system performance reporting
5. Ava is responsible for creating awareness of the site, driving utilization by customers, and setting pricing and receives charging revenue

Ava Charge Direct Ownership Costs

- Ava and Calibrant have progressed 4 projects ready for construction in 3 Cities: Oakland, Livermore and Hayward
- Projects total 72 charging stalls and 7.38MW of charging capacity
- Ava has up to \$2.7M in grants covering 75% of the costs to develop the Oakland & Hayward sites
- Operational costs and revenues are estimated based on 3-5% utilization scenarios

Ava Charge Economics for 4 sites	Total (\$M)
Build Cost	\$5.7 - \$6.7
Grants	\$2.7
Net Capex	\$3.0 - \$4.0
<i>Capex Grant Coverage</i>	<i>41% - 48%</i>
10 Year Operational Costs	\$18.8 - \$23.9
10 Year Operational Revenues	\$19.2 - \$29.2
Net Cash Flow over 10 years	(\$3.6) - \$1.2

Ava Charge Direct Ownership Risks

Risk	Sub-Risk or Description	Risk Level	Next Steps / Mitigation
Development timing	Project construction and commissioning runs late, causing certain projects to miss grant deadlines	Moderate	Include liquidated damages in the EPC Agreement for not meeting the desired schedule/milestones
EPC does not perform	- EPC costs are higher than forecasted - EPC does not deliver high quality project	Moderate	- Issue a competitive solicitation to secure best pricing - EPC contract with clear delivery requirements and penalties for poor performance - Include EPC contingency budget
Equipment performance	- Hardware doesn't perform as expected or becomes outdated - Hardware requires additional replacements	Moderate	- Secure SLAs from operators and manufacturers for fast response times and equipment performance - Build in contingency for additional major equipment replacement into base case financial projections
Project operations and maintenance	- O&M doesn't perform as expected - O&M costs are higher than budgeted	Moderate	- Have O&M agreement with reputable third-party responsibility for project monitoring and issue resolution - Contingency included in O&M budget - Option to contract with third party extended warranty insurance provider
Poor asset management	- Active monitoring site and system performance is challenging due to limited information and team bandwidth - Poor system performance could lead to customer experience and reduce revenue projects	Moderate	- Hire a third party asset manager and software provider to provide more visibility on site performance - Included initial cost estimates for third party asset manager and software in our financial modeling

Ava Asset Ownership Summary

- Ava is evaluating direct ownership across utility scale and distributed clean energy assets. It can create strategic value, but also carries meaningful balance sheet risk.
- In 2025, the Ava Board approved the construction and ownership of a portfolio of eight Critical Municipal Facilities (CMF) solar & storage projects
 - CMF Build Cost \$8.9M, less tax credits of \$3.6M for a Net Build Cost of \$5.3M
 - Ava issued a public works RFP, signed a contract with a local construction company and delivered all projects within the NEM2.0 timeline
 - Solar & storage assets have different operating characteristics and risks compared to public charging but do share efficiencies and build on existing expertise within Ava
- In June of 2026, staff provided an [update](#) on utility scale asset ownership with the Executive Committee



Fremont Tri-City Volunteers CMF Project

Conclusion & Next Steps

- Ava is actively working through 3rd party ownership options currently and in parallel completing further evaluation of asset ownership options through September
- Staff anticipates bringing forward an update to the board in the fall regarding project status and a potential change to the proposed delivery model for consideration
- At this time staff is providing an informational update to the Executive Committee and seeking any input on direct ownership

Renewable Energy Procurement and Power Content Reporting

09/02/2026



Introduction & Overview of Topics

The purpose of this review is to provide background information to the Executive Committee regarding renewable procurement and upcoming changes to power content reporting.

Topics:

- Compliance Landscape
- What is a Renewable Energy Certificate?
- Types of Renewable Energy Procurement
- Power Content Label Reporting
- Changes to Power Content Label
 - Emissions accounting
 - Line losses

Regulatory Landscape

Filing		Reporting Body	Est.	Data Reported					
PSD, PCL	Power Source Disclosure, Power Content Label	Energy Commission	1997	Load	RE	Hydro	Nuke	Unsp.	
RPS	Renewable Portfolio Standard	Public Utilities Commission	2020	Load	RE				
RCPPP	Reliable and Clean Power Procurement Program	Public Utilities Commission	Under review	Load	RE	Hydro	Nuke	Unsp.	RA

- Electricity Load by plan (Bright Choice and Renewable 100).
 - Renewable generation attributes from solar, wind, small hydroelectric, biomass, etc.
 - Large Hydroelectric carbon-free generation attributes.
 - Nuclear carbon-free generation attributes.
 - Unspecified generation attributes reflecting mix of resources from grid electricity.
-
- Resource Adequacy for back-up power; compliance requirement for the grid's worst days.

What is a Renewable Energy Certificate?

An accounting tool for renewable attributes to fulfill the CPUC's RPS Program as defined under CPUC D.08-08-028 and implemented through multiple Senate Bills.

The program defines three Portfolio Content Categories (PCCs), or “buckets.”

PCC	Physical Renewable Energy	Renewable Energy Certificate
1	Generated in or delivered into a California Balancing Authority.	Certificate from same resource as energy.
2	Delivered to a non-California Balancing Authority; substituted with grid energy.	Certificate is not from same resource as energy.
3	Not paired or substituted with energy; AKA “Unbundled.”	Certificate is not from same resource as energy.

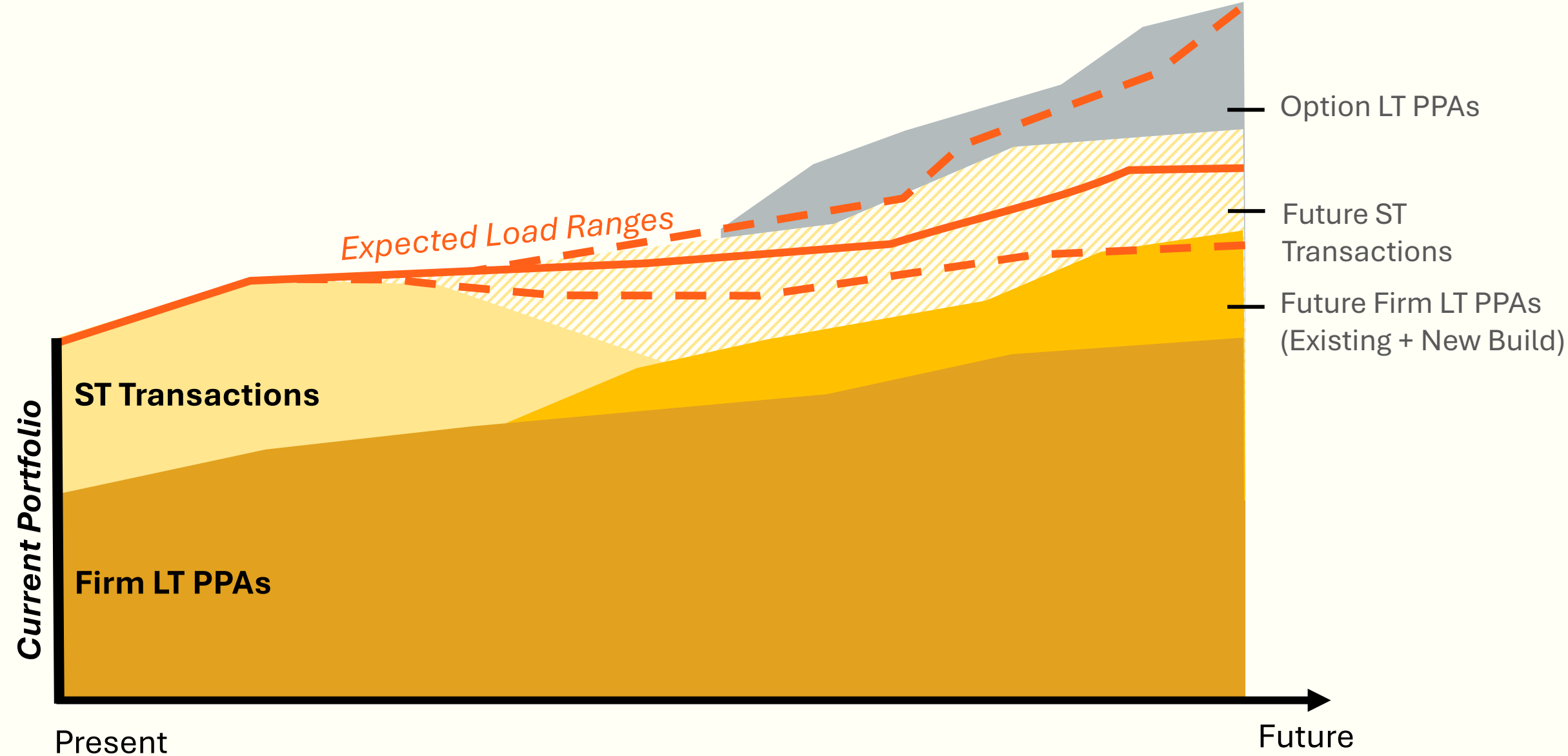


*RPS-compliant portfolio: $\geq 75\%$ PCC1s, $\leq 25\%$ PCC2s, and $\leq 5\%$ PCC3s.
Ava no longer procures PCC3s and will phase out PCC2s by 2030.*

Types of Renewable Energy Procurement

	Contract	Facility	Products	Benefits	Costs
Short-Term	Indexed	Existing	RECs	+ Portfolio Flexibility - Counterparty Credit Risk	+ Price Volatility Exposure - Portfolio Certainty
	Bundled	Existing	RECs RA Energy		
Long-Term	Fixed Power Purchase Agreement (PPA)	Existing	RECs RA Energy BESS	- Price Volatility Exposure + Portfolio Certainty - Development Risks	- Portfolio Flexibility + Counterparty Credit Risk + Operational Risks
		New-Build	RECs RA Energy BESS	- Price Volatility Exposure + Portfolio Certainty + Renewable Additionality	- Portfolio Flexibility + Counterparty Credit Risk + Development Risks + Operational Risks
	Option Power Purchase Agreement (PPA)	New-Build	RECs RA Energy BESS	- Price Volatility Exposure + Portfolio Flexibility + Renewable Additionality - Development Risks	+ Cost Premium + Portfolio Complexity + Operational Risks

Timeline of Renewable Energy Procurement

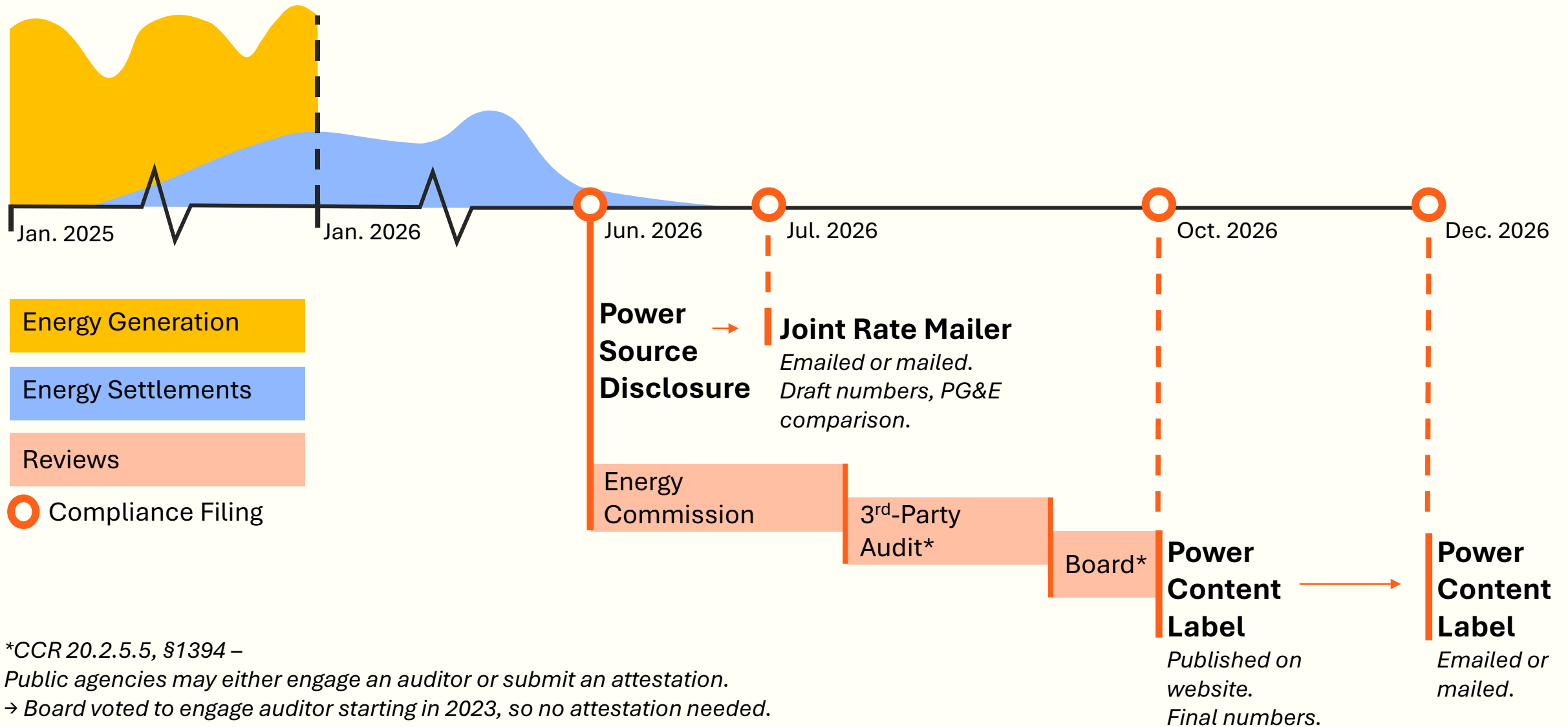


What is the Power Content Label?

- Published annually, based on the Power Source Disclosure Report for the prior calendar year's electricity generation from owned or contracted-for resources.
- Detailed breakdown of the sources of energy used to provide electricity.
- Submission is reviewed and approved by the California Energy Commission.

2024 POWER CONTENT LABEL			
Ava Community Energy			
	Bright Choice	Renewable 100	CA Utility Average
Greenhouse Gas Emissions Intensity (lbs of CO ₂ e emitted per megawatt hour)	221	0	359
Electricity Sources ■ Renewables and Zero-Carbon Resources ■ Fossil Fuels and Unspecified Power			
RPS Eligible Renewables	62%	100%	45%
Biomass & Biogas	10%	0%	2%
Geothermal	1%	0%	5%
Eligible Hydroelectric	2%	0%	2%
Solar	18%	77%	23%
Wind	31%	23%	14%
Large Hydroelectric	34%	0%	10%
Nuclear	0%	0%	11%
Emerging Technologies	0%	0%	0%
Other	0%	0%	0%
Natural Gas	0%	0%	10%
Coal & Petroleum	0%	0%	2%
Unspecified Power (primarily fossil fuels)	4%	0%	22%
Total	100%	100%	100%

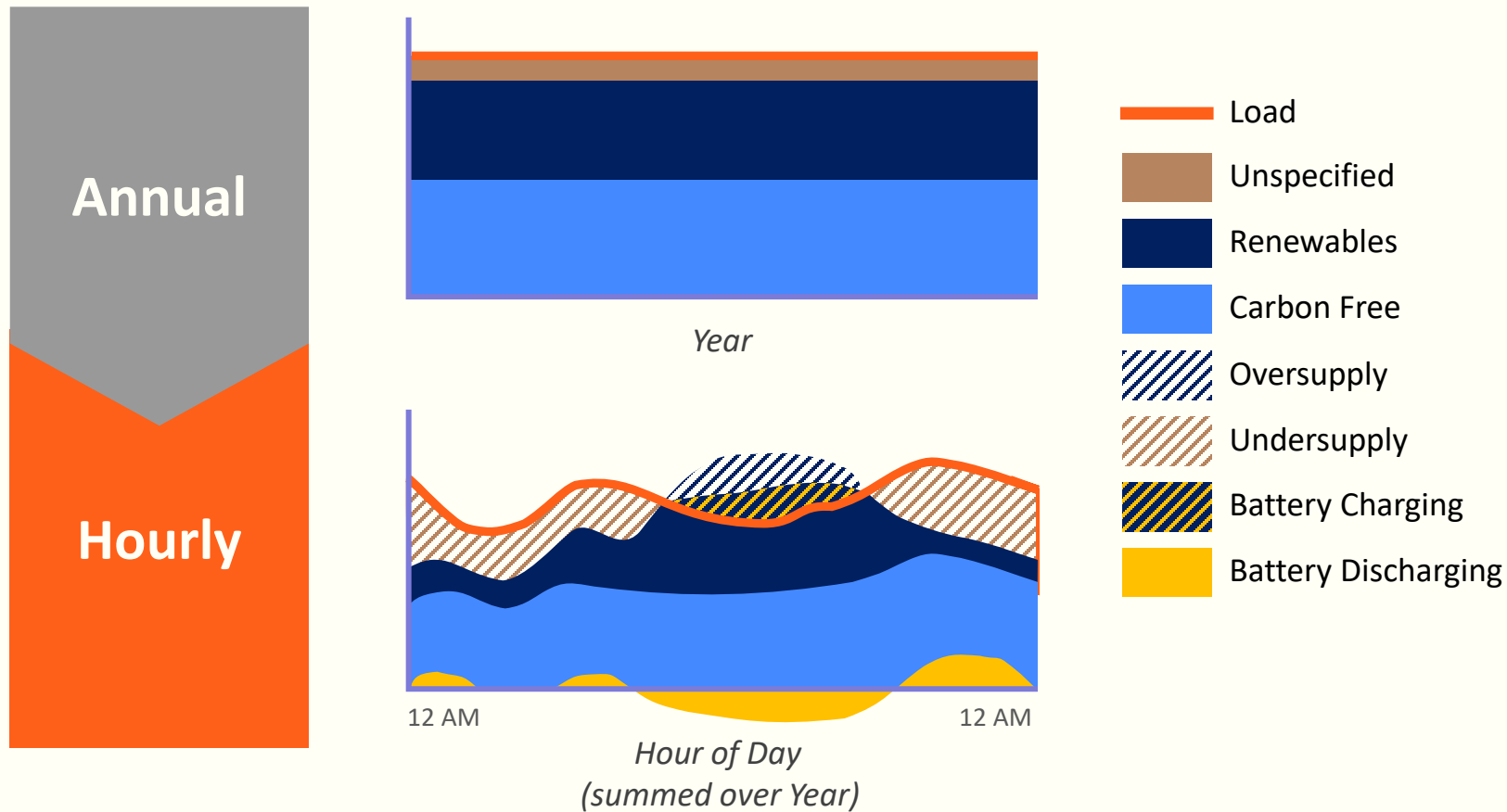
What is the Power Content Label?



Load Matching Interval

2028 Upcoming Changes to Power Source Disclosure

→ Increased accounting granularity.



Load Matching Interval

2028 Upcoming Changes to Power Source Disclosure

- Introducing hourly load accounting in addition to existing annual load accounting.
- Sums hourly generation over reporting year to each hour-of-day.

Loss-Adjusted Load Analysis			
Hour of Year	Load	Battery Charge	Battery Discharge
12:00 AM	200	-	-
...			
12:00 PM	450	100	-
...			
11:00 PM	520	-	20

Resource-Specific Power Procurement		
Little Bit O' Wind	Always Sunny	Massive Hydro
100	-	100
90	300	120
70	-	110

- Captures hourly undersupply, oversupply, and battery storage charge-discharge.
- Effective for 2028 submission for **Calendar Year 2027** Power Source Disclosure.
- Hourly load accounting will **not** affect emissions accounting methodology.

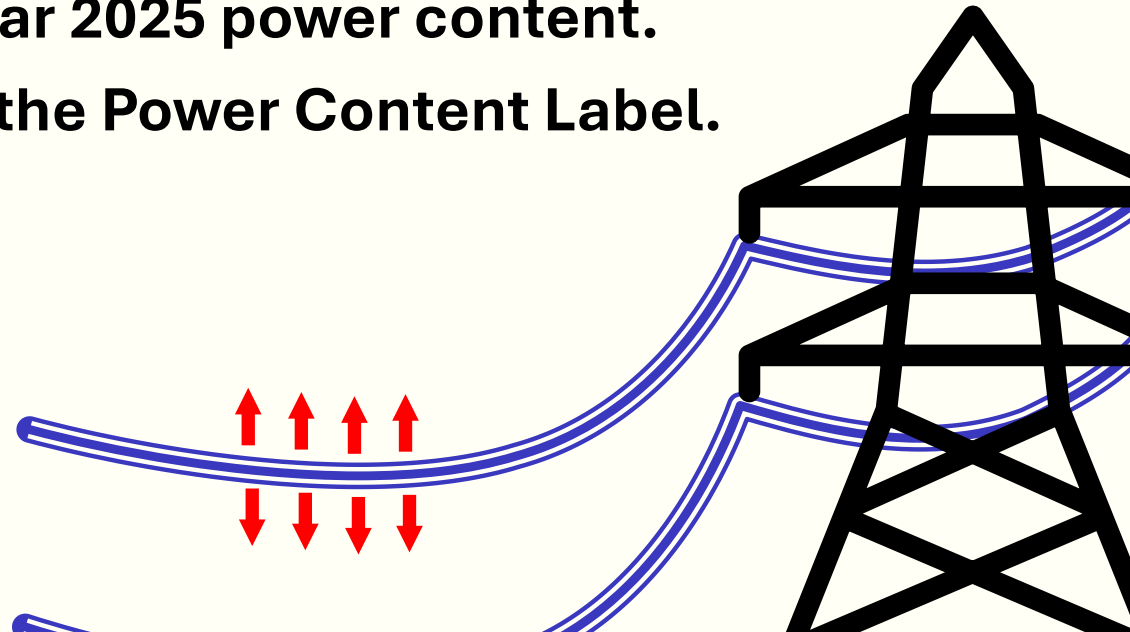
What are Line Losses?

- Line losses account for energy dissipating over transmission and distribution lines.
- Compliance reporting change will capture the emissions associated with the fraction of electrons that escapes as heat into the environment as they travel across power lines, from a power plant to the customer.
- **Effective for 2026 submission for Calendar Year 2025 power content.**
- **Line losses reporting is a new requirement in the Power Content Label.**

California Code of Regulations, 20.2.5.5 (July 2025)

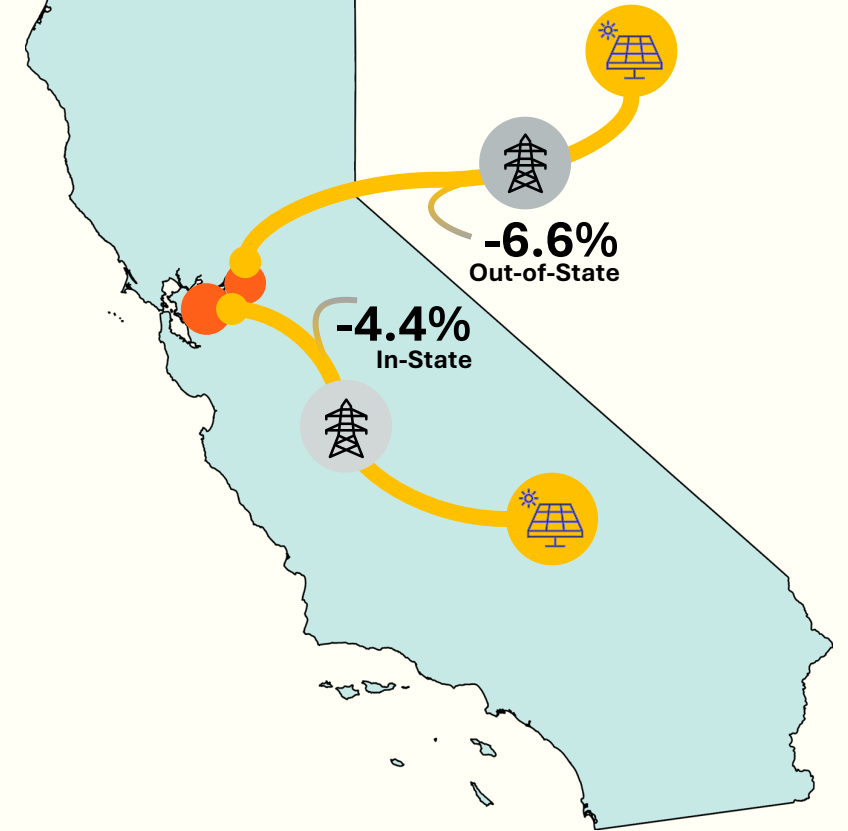
§1392 (a.8.A) – “A retail supplier’s transmission and distribution losses shall be determined by applying a loss factor to each specified resource and to unspecified power.”

§1393 (b.2.B) – “retail suppliers shall report transmission and distribution losses associated with each procurement.”



How much are Line Losses?

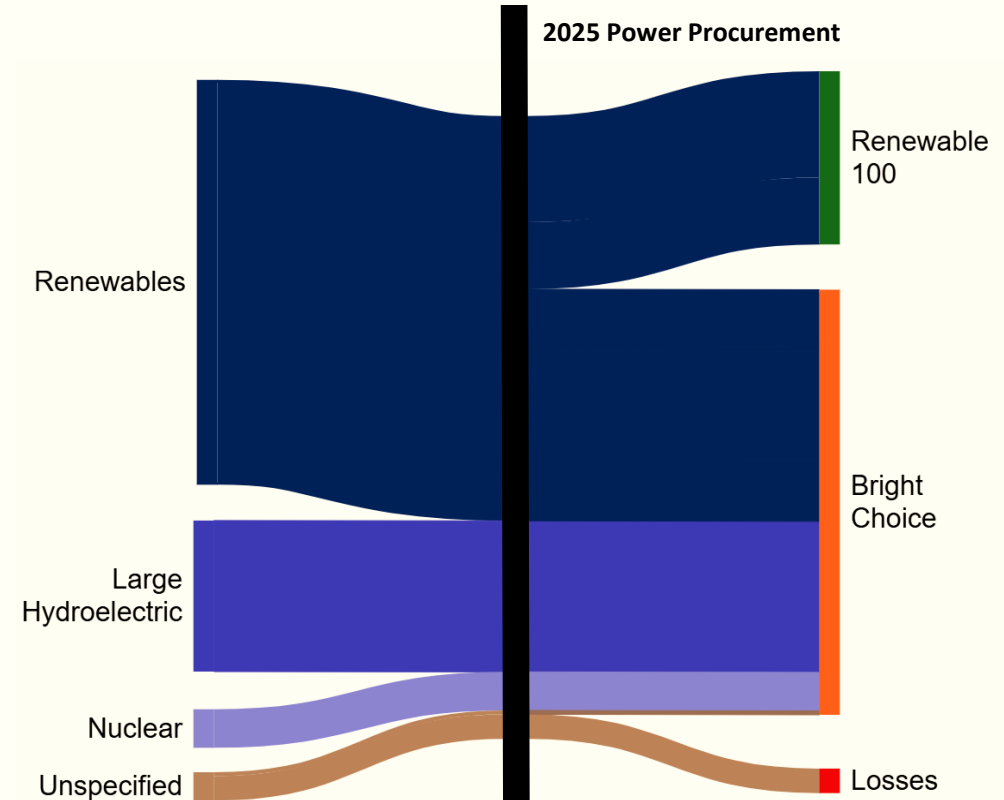
- Losses are assigned to each specified resource by location (in-state or out-of-state.)
- Additional specified procurement can cover some losses...
 - ...but said procurement is also subject to line losses.



Line Losses

→ Increased ‘Unspecified Power’ and reduced RE/CF in total loss-adjusted load.

2025 Summary Power Content Label	Bright Choice	Renewable 100	Total Retail Sales	Total Loss- Adjusted Load
GHG Emissions Intensity	194	0	134	168
<i>Biomass & Biogas</i>	12%	0%	9%	8%
<i>Geothermal</i>	1%	0%	1%	1%
<i>Eligible Hydroelectric</i>	1%	0%	1%	1%
<i>Solar</i>	26%	61%	36%	34%
<i>Wind</i>	15%	39%	21%	20%
Total Renewables	55%	100%	68%	64%
Large Hydroelectric	36%	0%	25%	24%
Nuclear	9%	0%	6%	7%
Unspecified Power	1%	0%	1%	4%



Conclusion

- This presentation was an informational review and no action is required.
- The required regulatory changes relation to the Power Content Label will be implemented for upcoming and future filings.
- The emission reporting changes may be an important consideration for future procurement decisions.
- Staff will continue to evaluate the potential impacts to portfolio management and consider bringing forth future items to the board related to Ava's power procurement targets.