

Legal Connections



POWERED BY THE COLUMBUS BAR ASSOCIATION

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HOW CLEAN ENERGY CAN DRIVE BUSINESS

The goals and benefits of today's businesses increasingly need to be all-encompassing—for their customers and clients, their communities and the environment. Fortunately, when it comes to the environment and decisions about clean energy initiatives, Ohio businesses have many options with great benefits that appeal to both stakeholders and bottom lines. Here are a few ways businesses can propel themselves forward through clean energy initiatives:



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buildings will expect parking to be equipped with EV spaces.

Retailers are also meeting demand by installing charging stations for customers. According to ChargePoint, charging stations attract customers and keep them in the store longer. One major retailer found that its charging station tripled customer

time spent in store, as well as the dollar amount spent.

PACE Financing: Property owners throughout the Midwest are using property assessed clean energy (PACE) financing to unlock energy savings and renewable energy opportunities. PACE allows them to pay for energy efficiency and renewable energy technologies through special assessments paid with their property taxes. In the last decade, Ohio has seen over \$209 million in PACE-financed energy improvement projects with the majority of them involving commercial properties. PACE was recently used as part of a \$25 million rehabilitation of Dayton's Delco building and \$3.3 million in upgrades to the PNC Plaza office tower in downtown

Columbus.

Onsite Renewable Energy Generation: Onsite, or "behind-the-meter," generation offers businesses a way to control energy costs by generating a portion of their energy with onsite solar panels or other advanced energy technology. This effectively acts as a hedge against volatile energy market prices. When paired with battery storage, onsite generation can be effective in reducing peak demand charges. Ohio is the nationwide leader in behind-the-meter wind capacity. Large industrial companies, such as Whirlpool, Marathon and Ball Corp., have installed large wind turbines at their manufacturing facilities located in Ohio.

Renewable Energy Procurement: Ohio's deregulated electric sector allows many businesses to shop among competitive retail electric suppliers. A number of these suppliers offer renewable energy-based products. Businesses can also take advantage of Ohio's location in the large regional grid and electric market, the PJM Interconnection, to purchase renewable energy through direct or virtual power purchase agreements. The Renewable Energy Buyers Alliance is a

Electric Vehicle (EV) Charging Stations: According to Mark Patton of the Columbus Partnership, Ohio has an estimated 14,000 EVs on the road, including around 4,000 in Columbus. Those numbers are expected to rise dramatically. As the EV market heats up, businesses need to keep up with demand. Cities across the U.S. are requiring new development to include EV charging station infrastructure. In fact, Cincinnati now requires new parking garages receiving public or tax incremental financing to include EV charging. In the very near future, employees and residents of multi-family

"Law firms considering an office move can lean on the Columbus Bar to help simplify the process."

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EDUCATION & EVENTS

2019 Legal Practice Lab Summer School Class #2
Wednesday, July 10 • 1:30 p.m. – 4:45 p.m. • 3.0 CLE Hours

Ohio's Medical Marijuana Business – A Legal Perspective (Video Replay)
Wednesday, July 10 • 1:30 p.m. – 4:45 p.m. • 3.0 CLE Hours

All classes listed are offered at the Columbus Bar Associations offices, 175 S. Third St. Ste. 1100. To register, call 614-221-4112 or enroll online at www.cbalaw.org.

membership association that procures renewable energy across the country. Members include Facebook, General Motors, Google and Walmart, to name a few. Its mission is to target 60 gigawatts of non-utility renewables by 2025.

There are many ways that businesses can not only become environmental advocates but also increase revenue and/or reduce costs. Today, clean energy initiatives are not just an amenity, they are a necessity to staying successful in the marketplace. Even more good news—these opportunities are likely going to expand in the future. ■

SEEKING A SPACE TO HOLD A MEETING? LOOK NO FURTHER THAN THE COLUMBUS BAR'S CONFERENCE CENTER ON THE COMMONS! LEARN MORE: CBALAW.ORG

BROKER A WINNING LOCATION

The rapid growth in Columbus, Ohio offers opportunities for businesses to position themselves for the future, and to ensure they have the right office space to recruit and retain top talent. The Columbus Bar Association has teamed up with the Columbus office of Newmark Knight Frank (NKF) to assist local attorneys and their businesses with commercial real estate needs. Working



WAYNE HARER
Newmark Knight Frank

with NKF, CBA Realty will help attorneys with lease negotiations for new office space, renewal of existing office space, lease acquisition and disposition of office buildings. It's a win-win for Columbus legal professionals.

Making real estate decisions can be complex and time consuming, particularly while running a business. The multi-step process includes defining space and location requirements, surveying

market alternatives, selecting properties, organizing tours, developing a space plan, requesting proposals, and monitoring tenant improvements. These decisions, coupled with numerous business considerations, can be daunting. NKF has all the Tenant Representation services available to offer both value and savings; not only money but time.

Allowing for enough lead time is key. Lease negotiations, office plans, working drawings permitting and build-out, can take a full year or more to be completed.

Allowing ample time puts the tenant in the best position to negotiate with their landlord if there is an option to remain in the existing space.

Wayne Harer, Executive Managing Director with 35 years of experience, will lead the NKF team representing your firm across the central Ohio market, helping Central Ohio attorneys navigate this process through the Columbus Bar Association. To set up a consultation, please contact Wayne at 614-883-1051 or by email, wayne.harer@ngkf.com. ■



July 23, 2019 • 12:00-1:30pm @ the Columbus Bar

Navigating the New Individual Tax Forms

What's new on the 2018 tax forms and schedules and what do they look like? Presented by Susan Moussi, CPA, CFP®, CDFA, this class will give you an overview of changes to the individual tax forms and how to use them. 1.5 CLE Hours.

Register now:

www.cbalaw.org

(614) 221-4112