

SENATE BILL NO. 729

AMENDMENT IN THE NATURE OF A SUBSTITUTE

(Proposed by the Senate Committee on Commerce and Labor  
on February 5, 2024)

(Patron Prior to Substitute--Senator Surovell)

A BILL to amend the Code of Virginia by adding in Chapter 22 of Title 2.2 an article numbered 13, consisting of sections numbered 2.2-2378 through 2.2-2390, relating to Virginia Clean Energy Innovation Bank; established; report.

**Be it enacted by the General Assembly of Virginia:**

**1. That the Code of Virginia is amended by adding in Chapter 22 of Title 2.2 an article numbered 13, consisting of sections numbered 2.2-2378 through 2.2-2390, as follows:**

Article 13.

Virginia Clean Energy Innovation Bank.

**§ 2.2-2378. Virginia Clean Energy Innovation Bank.**

The Virginia Clean Energy Innovation Bank is created as a public body corporate and as a political subdivision of the Commonwealth. The purpose of the Bank is to accelerate the deployment of clean energy projects, greenhouse gas emissions reduction projects, and other qualified projects through the strategic deployment of public funds in the form of grants, loans, credit enhancements, and other financing mechanisms in order to leverage existing public and private sources of capital to reduce the upfront and total cost of qualified projects and to overcome financial barriers to project adoption, especially in low-income communities.

**§ 2.2-2379. Definitions.**

As used in this article, unless the context requires a different meaning:

"Bank" means the Virginia Clean Energy Innovation Bank.

"Board" means the Board of Directors of the Virginia Clean Energy Innovation Bank.

26 "Community navigator" means an organization that works to facilitate access to clean energy  
27 project financing by individuals and community groups.

28 "Credit enhancement" means a pool of capital set aside to cover potential losses on loans and other  
29 investments made by financing entities. "Credit enhancement" includes loan loss reserves and loan  
30 guarantees.

31 "Energy storage system" means a system that absorbs, stores, and discharges electricity. "Energy  
32 storage system" does not include fossil fuel storage or power-to-gas storage that directly uses fossil fuel  
33 inputs.

34 "Greenhouse gas emissions" means emissions of carbon dioxide, methane, nitrous oxide,  
35 hydrofluorocarbons, perfluorocarbons, and sulfur hexafluoride emitted by anthropogenic sources.

36 "Historically economically disadvantaged community" has the same meaning as provided in § 56-  
37 576.

38 "Loan loss reserves" means a pool of capital set aside to reimburse a private lender if a customer  
39 defaults on a loan, up to an agreed-upon percentage of loans originated by the private lender.

40 "Local workers" means Virginia residents who permanently reside within 150 miles of the location  
41 of a proposed project in which the Bank is considering to participate.

42 "Microgrid system" means an electrical grid that (i) serves a discrete geographical area from  
43 distributed energy resources and (ii) can operate independently from the central electric grid on a  
44 permanent or temporary basis.

45 "President" means the president appointed by the Board of Directors of the Bank.

46 "Qualified project" means a project, technology, product, service, or measure promoting energy  
47 efficiency, clean energy, electrification, or water conservation and quality that (i) substantially reduces  
48 greenhouse gas emissions; (ii) reduces energy use without diminishing the level of service; (iii) increases  
49 the deployment of renewable or non-carbon emitting energy projects, energy storage systems, district  
50 heating, smart grid technologies, or microgrid systems; (iv) replaces existing fossil-fuel-based technology  
51 with an end-use electric technology; (v) supports the development and deployment of electric vehicle  
52 charging stations and associated infrastructure, electric buses, and electric fleet vehicles; (vi) reduces

53 water use or protects, restores, or preserves the quality of the Commonwealth's surface waters or the  
54 Chesapeake Bay; or (vii) incentivizes customers to shift demand in response to changes in the price of  
55 electricity or when system reliability is not jeopardized.

56 "Renewable energy" means electric energy generated by a source that is considered a renewable  
57 energy standard eligible source under the provisions of § 56-585.5.

58 "Securitization" means the conversion of an asset composed of individual loans into marketable  
59 securities.

60 "Smart grid" means a digital technology that allows for two-way communication between a utility  
61 and the utility's customers and enables the utility to control power flow and load in real time.

62 **§ 2.2-2380. Board of Directors; members; terms; compensation; president.**

63 A. The Bank shall be governed by a Board of Directors that shall have a total membership of nine  
64 members that shall consist of five nonlegislative citizen members and four ex officio members.  
65 Nonlegislative citizen members shall be appointed by the Governor, subject to confirmation by the  
66 General Assembly, and shall have expertise in real estate, finance, or project development, or legal  
67 expertise in zero-emission or low-emission energy generation, infrastructure, transportation, agriculture,  
68 storm water management, or housing. The Director of the Department of Energy, the Chief Executive  
69 Officer of the Virginia Economic Development Partnership Authority, the State Treasurer, and the Chief  
70 Executive Officer of the Virginia Nuclear Innovation Hub or their designees shall serve ex officio with  
71 voting privileges. Nonlegislative citizen members of the Board shall be citizens of the Commonwealth.

72 B. After an initial staggering of terms, nonlegislative citizen members of the Board shall serve  
73 terms of three years. No nonlegislative citizen member shall be eligible to serve more than two consecutive  
74 three-year terms. Any appointment to fill a vacancy shall be for the remainder of the unexpired term. A  
75 person appointed to fill a vacancy may be appointed to serve two additional terms. Ex officio members  
76 shall serve terms coincident with their terms of office.

77 C. Members of the Board shall receive such compensation for the performance of their duties as  
78 provided in § 2.2-2813. Members shall be reimbursed for all reasonable and necessary expenses incurred

79 in the performance of their duties as provided in §§ 2.2-2813 and 2.2-2825. Funding for the costs of  
80 compensation and expenses of the members shall be provided by the Bank.

81 D. The Board shall annually elect a chairman and vice-chairman from among its nonlegislative  
82 citizen members. A majority of the members shall constitute a quorum for the transaction of the Board's  
83 business, and no vacancy in the membership shall impair the right of a quorum to exercise the rights and  
84 perform all duties of the Board. The Board shall meet at least quarterly or at the call of the chairman.

85 E. The Board shall appoint a president of the Bank, who shall not be a member of the Board, and  
86 who shall serve at the pleasure of the Board and carry out such powers and duties conferred upon him by  
87 the Board.

88 **§ 2.2-2381. Powers and duties of the president.**

89 The president shall employ or retain such agents or employees as may be necessary to fulfill the  
90 duties of the Bank conferred upon the president, subject to the Board's approval. Employees of the Bank  
91 shall be eligible for membership in the Virginia Retirement System and participation in all of the health  
92 and related insurance and other benefits, including premium conversion and flexible benefits, available to  
93 state employees as provided by law. The president shall also exercise such powers and duties relating to  
94 the Bank as may be delegated to him by the Board, including powers and duties involving the exercise of  
95 discretion. The president shall also exercise and perform such other powers and duties as may be lawfully  
96 delegated to him or as may be conferred or imposed upon him by law.

97 **§ 2.2-2382. Powers and duties of the Bank.**

98 A. The Bank is granted all powers necessary or convenient for the carrying out of its purposes  
99 pursuant to this article, including the power to:

- 100 1. Sue and be sued, implead and be impleaded, complain and defend in all courts;
- 101 2. Adopt, use, and alter at will a common seal;
- 102 3. Acquire, purchase, hold, use, lease, or otherwise dispose of any real or personal property or any  
103 interest therein;
- 104 4. Fix, alter, charge, and collect rates, rentals, fees, and other charges for the use of property of,  
105 the sale of products of, or services rendered by the Bank to pay its expenses;

106           5. Prepare and enter into contracts and agreements with any person or federal, state, or local  
107 government agency;

108           6. Employ, at its discretion, such agents and employees as may be necessary, and to fix their  
109 compensation to be payable from funds made available to the Bank. Such agents and employees may  
110 reside within or outside of the Commonwealth and the United States and are not required to be citizens of  
111 the Commonwealth. Legal services for the Bank shall be provided by the Attorney General in accordance  
112 with Chapter 5 (§ 2.2-500 et seq.);

113           7. Apply for and accept gifts, grants, aid, and donations from any source to be expended in  
114 furtherance of accomplishing the objectives of the Bank. All federal funding accepted under this  
115 subdivision shall be accepted and expended by the Bank in accordance with such terms and conditions as  
116 are prescribed by the United States and are consistent with state law, and all state funding accepted under  
117 this subdivision shall be accepted and expended in accordance with such terms and conditions as  
118 prescribed by the Commonwealth;

119           8. Adopt, alter, and repeal bylaws, rules, and regulations governing the transaction of the Bank's  
120 business, exercises of its powers, and performance of its duties; and

121           9. Seek to qualify as a state energy financing institution as defined in 42 U.S.C. § 16511.

122           B. In carrying out its powers and duties pursuant to this article, the Bank shall:

123           1. Serve as a financial resource to reduce the upfront and total costs of implementing qualified  
124 projects;

125           2. Ensure that all financed projects reduce or do not contribute to greenhouse gas emissions;

126           3. Ensure that financing terms and conditions offered are well suited to qualified projects;

127           4. Strategically prioritize the use of the Bank's funds to leverage private investment in qualified  
128 projects, with the aim of achieving a high ratio of private to public money invested through funding  
129 mechanisms that support, enhance, and complement private lending and investment;

130           5. Coordinate with existing federal, state, local, utility, and other programs to ensure that the Bank's  
131 resources are being used most effectively to add to and complement those programs;

- 132           6. Stimulate demand for qualified projects by (i) contracting with the Department to provide,  
133 including through subcontracts with community navigators, information to project participants about  
134 federal, state, local, utility, and other Bank financial assistance for qualifying projects and technical  
135 information on energy conservation and renewable energy measures; (ii) forming partnerships with  
136 contractors and informing contractors about the Bank's financing programs; (iii) developing innovative  
137 marketing strategies to stimulate project owner interest, especially in underserved communities; and (iv)  
138 incentivizing financing entities to increase activity in underserved markets;
- 139           7. Finance projects in all regions of the Commonwealth;
- 140           8. Develop participant eligibility standards and other terms and conditions for financial support  
141 provided by the Bank;
- 142           9. Develop and administer (i) policies to collect reasonable fees for Bank services and (ii) risk  
143 management activities to support ongoing Bank activities;
- 144           10. Develop consumer protection standards governing the Bank's investments to ensure that  
145 financial support is provided responsibly and transparently and is in the financial interest of participating  
146 project owners;
- 147           11. Develop methods to accurately measure the impact of the Bank's activities, particularly on low-  
148 income communities and on greenhouse gas emissions reductions;
- 149           12. Hire a president and sufficient staff with the appropriate skills and qualifications to carry out  
150 the Bank's programs, making an affirmative effort to recruit and hire a president and staff who are from,  
151 or share the interests of, the communities the Bank is required to serve;
- 152           13. Apply for, either as a direct or subgrantee applicant, and accept Greenhouse Gas Reduction  
153 Fund grants authorized by the federal Clean Air Act, 42 U.S.C. § 7434(a). To the extent practicable,  
154 applications for these funds by or on behalf of the Bank shall be made in coordination with other Virginia  
155 applicants;
- 156           14. Acting under its powers as a state energy financing institution under 42 U.S.C. § 16511,  
157 collaborate with the U.S. Department of Energy Loan Programs Office to ensure that authorities made  
158 available under the federal Inflation Reduction Act of 2022, P.L. 117-169, maximally benefit Virginians;

159 15. Ensure that Bank contracts with all third-party administrators, contractors, and subcontractors  
160 contain required covenants, representations, and warranties specifying that contracted third parties are  
161 agents of the Bank and that all acts of contracted third parties are considered acts of the Bank, provided  
162 that the act is within the contracted scope of work; and

163 16. Undertake such other activities as are necessary to carry out the provisions of this article.

164 C. In carrying out its powers and duties pursuant to this article, the Bank may:

165 1. Employ credit enhancement mechanisms that reduce financial risk for financing entities by  
166 providing assurance that a limited portion of a loan or other financial instrument is assumed by the Bank  
167 via a loan loss reserve, loan guarantee, or other mechanism;

168 2. Co-invest in a qualified project by providing senior or subordinated debt, equity, or other  
169 mechanisms in conjunction with other investment, co-lending, or financing;

170 3. Aggregate small and geographically dispersed qualified projects in order to diversify risk or  
171 secure additional private investment through securitization or similar resale of the Bank's interest in a  
172 completed qualified project; and

173 4. Expend up to 25 percent of funds appropriated to the Bank for start-up purposes, which may be  
174 used for financing programs and project investments authorized under this article, prior to adoption of the  
175 strategic plan required pursuant to § 2.2-2384 and the investment strategy required pursuant to § 2.2-2385.

176 **§ 2.2-2383. Bank lending practices; consumer protection.**

177 A. In determining the projects in which the Bank will participate, the Bank shall give preference  
178 to projects that (i) maximize the creation of high-quality employment and apprenticeship opportunities for  
179 local workers, consistent with the public interest, especially workers from historically economically  
180 disadvantaged communities, and Virginia communities hosting retired or retiring electric generation  
181 facilities, including workers previously employed at retiring facilities, and (ii) utilize energy technologies  
182 produced domestically that received an advanced manufacturing tax credit under § 45X of the Internal  
183 Revenue Code, as allowed under the federal Inflation Reduction Act of 2022, P.L. 117-169.

184 B. The Bank shall require, for all projects for which the Bank provides financing, that (i) financing  
185 is not offered without first ensuring that the participants meet the Bank's underwriting criteria and (ii) any

186 loan made to a homeowner for a project on the homeowner's residence complies with all applicable state  
187 and federal consumer lending laws.

188 **§ 2.2-2384. Strategic plan.**

189 A. By December 15, 2024, and each December 15 in even-numbered years thereafter, the Bank  
190 shall develop and adopt a strategic plan that prioritizes the Bank's activities over the next two years. The  
191 strategic plan shall (i) identify targeted underserved markets for qualified projects in Virginia; (ii) develop  
192 specific programs to overcome market impediments through access to Bank financing and technical  
193 assistance; and (iii) develop outreach and marketing strategies designed to make potential project  
194 developers, participants, and communities aware of financing and technical assistance available from the  
195 Bank, including the deployment of community navigators.

196 B. Elements of the strategic plan shall be informed by the Bank's analysis of the market for  
197 qualified projects and by the Bank's experience under the previous strategic plan, including the degree to  
198 which performance targets were or were not achieved by each financing program. In addition, the Bank  
199 shall actively seek input regarding activities that should be included in the strategic plan from stakeholders,  
200 historically economically disadvantaged communities, the general public, and participants, including via  
201 meetings required pursuant to § 2.2-2386.

202 C. The Bank shall establish annual targets in a strategic plan for each financing program regarding  
203 the number of projects, level of Bank investments, greenhouse gas emissions reductions, and installed  
204 generating capacity or energy savings the Bank hopes to achieve, including separate targets for Bank  
205 activities undertaken in historically economically disadvantaged communities.

206 D. The Bank's targets and strategies shall be designed to ensure that no less than 40 percent of the  
207 direct benefits of Bank activities flow to historically economically disadvantaged communities.

208 **§ 2.2-2385. Investment strategy; content; process.**

209 A. No later than December 15, 2024, and every four years thereafter, the Bank shall adopt a long-  
210 term investment strategy to ensure that the Bank's paramount goal to reduce greenhouse gas emissions is  
211 reflected in all of the Bank's operations. The investment strategy shall address:

212 1. The types of qualified projects the Bank should focus on;



213 2. Gaps in current qualified project financing that present the greatest opportunities for successful  
214 action by the Bank;

215 3. How the Bank can best position itself to maximize its impact without displacing, subsidizing,  
216 or assuming risk that should be shared with financing entities;

217 4. Financing tools that will be most effective in achieving the Bank's goals;

218 5. Partnerships the Bank should establish with other organizations to increase the likelihood of  
219 success; and

220 6. How values of economic and geographic balance can be integrated into all investment operations  
221 of the Bank.

222 B. In developing an investment strategy, the Bank shall consult, at a minimum, with similar  
223 organizations in other states, lending authorities, state agencies, utilities, environmental and energy policy  
224 nonprofits, and other organizations that can provide valuable advice on the Bank's activities.

225 C. The long-term investment strategy shall contain provisions ensuring that:

226 1. Bank investments are not made solely to reduce private risk; and

227 2. Private financing entities do not unilaterally control the terms of investments to which the Bank  
228 is a party.

229 D. The Board shall submit a draft long-term investment strategy for comment to each of the groups  
230 and individuals with whom the Board consults pursuant to subsection B and to the General Assembly and  
231 shall post the draft strategy on the Bank's website. The Bank shall accept written comments on the draft  
232 strategy for at least 30 days and shall consider the comments in preparing the final long-term investment  
233 strategy.

234 **§ 2.2-2386. Public outreach.**

235 The Bank shall:

236 1. Maintain a public website that provides information about the Bank's operations, current  
237 financing programs, and practices, including rates, terms, and conditions; the number and amount of  
238 investments by project type; the number of jobs created; the financing application process; and other  
239 information;

240 2. Periodically issue an electronic newsletter to stakeholders and the public containing information  
241 on the Bank's products, programs, and services and key Bank events and decisions; and

242 3. Hold quarterly meetings that are accessible online to update the general public on the Bank's  
243 activities, report progress being made in regard to the Bank's strategic plan and long-term investment  
244 strategy, and invite audience questions regarding Bank programs.

245 **§ 2.2-2387. Form and audit of accounts and records.**

246 A. The accounts and records of the Bank showing the receipt and disbursement of funds from  
247 whatever source derived shall be in such form as the Auditor of Public Accounts prescribes.

248 B. The accounts and records of the Bank are subject to an annual audit by the Auditor of Public  
249 Accounts or his legal representative.

250 **§ 2.2-2388. Exemption from taxes or assessments.**

251 The exercise of the powers granted by this article shall be in all respects for the benefit of the  
252 people of the Commonwealth, for the increase of their commerce and prosperity, and for the improvement  
253 of their health and living conditions, and as the operation and maintenance of projects by the Bank and  
254 the undertaking of activities in furtherance of the purpose of the Bank constitute the performance of  
255 essential governmental functions, the Bank shall not be required to pay any taxes or assessments upon any  
256 project or any property acquired or used by the Bank under the provisions of this article or upon the income  
257 therefrom, including sales and use taxes on tangible personal property used in the operations of the Bank,  
258 and shall at all times be free from state and local taxation. The exemption granted in this section shall not  
259 be construed to extend to persons conducting on the premises of a facility businesses for which local or  
260 state taxes would otherwise be required.

261 **§ 2.2-2389. Exemption of Bank from personnel and procurement procedures.**

262 The provisions of the Virginia Personnel Act (§ 2.2-2900 et seq.) and the Virginia Public  
263 Procurement Act (§ 2.2-4300 et seq.) shall not apply to the Bank in the exercise of any power conferred  
264 under this article.

265 **§ 2.2-2390. Annual report.**

