New Web Plan

ecommerce WP plugin from Stripe login <https://dashboard.stripe.com/login>

[info@areazza.net](mailto:info@areazza.net) mare51pesca

**Instructions in red**

**Style and colors black text with light blue headings and dark blue links**

**Top Navigation Bar Horizontal**

logo  **Arezza *neighborhoods main streets and historic districts***

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**niume** <https://niume.com/pages/profile/?userID=21371>

**stumble** <http://www.stumbleupon.com/stumbler/arezzanetwork>

**flip** <https://flipboard.com/@johnleboffe>

**pint** <https://www.pinterest.com/jleboffe/>

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**Horiz Navigation Bar**

**home - about - business - travel - environment - i wanna tell you a story – connect**

**travel - services themes itineraries terms**

**environment - energy logistics water**

**Page headline** *Italicized*

**Pages & Contents**

Home

<https://www.arezza.net/index.html>

***Local Knowledge Global Reach***

**Arezza** develops and funds economic development projects in collaboration with local partners in the areas of sustainable tourism, energy efficiency and water conservation. The word is from the dialect for a fisherman casting a net over places and people working together; it translates into Italian as *rete*, the word for network.

**Objective** achieve some measure of *economies of scale* in small towns and rural communities through the application of a team effort across multiple communities that share in the marketing and sales effort as well as revenue generation and sharing.

**A Commercial Strategy with Economies of Scale Revenue Based Funding and Sharing**

**Mission** create new sustainable wealth and economic opportunities by: improving local knowledge and expertise, ensuring accountability and responsibility by participants, educating clients about our communities to ensure respect for local values and traditions, utilizing market forces to achieve economies of scale and purchasing power, developing markets for products and services, focusing on sustainable projects in travel, energy efficiency and water conservation, generating capital resources for small enterprises, and partnering with local government and nonprofits to reach into a community.

**Projects that Draw on Local History Traditions and Talents**

**Know More About Us**

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**Business**

<https://www.arezza.net/business.html>

***Working Locally and Globally to Create New Opportunities***

**Tema** implements projects in small towns, main streets and historic districts that focus on travel, logistics, energy efficiency and water conservation in museums, breweries, vineyards/wineries, hotels and other accommodation venues visited by our travel clients.

**Traveling Clients**

**Travel Groups** are interested in historic preservation, architecture, gastronomy, wine and brew tastings events, the outdoors, local farm practices as well as energy efficiency, transit land and water conservation practices.

**Tema**makes payments to local service providers ***at cost*** with no mark-ups for booking accommodations, sightseeing and other event entry fees as well as lunches and dinners. Alternatively, the client pays the service provider directly based on instructions from Tema.

**Our Clients** typically visit and participate in *professional enrichment* programs at local events, seminars and other learning experiences. Travel programs are designed to cover multiple regions of the United States.

**Local Management**

**For Logistics**, travel related and environmental management services; interested individuals, businesses, nonprofits and local governments that can materially contribute to the successful implementation of the projects, are welcome to participate.

**Participating Local Businesses** are provided with a **no cost, no obligation** proposal to implement energy savings and water conservation measures that will also be showcased to visitors.

**Energy Services Agreements are entered in with the local energy services company - ESCo.**

**Ways & Means**

**The Program** is funded in part with proceeds from the *travel projects*. Transactions profits are invested in local logistics, energy efficiency and water conservation related projects.

**Benefits to Your Business and Community**

**A Local Business** is formed to manage travel, energy, water and logistics activities. Funds are managed by a local nonprofit during the transition period estimated at 12-18 months when the new enterprise becomes fully operational. The *New Local Enterprise* is an attractor for visitors interested in Transport, Energy, Water and other Environment Issues.

**Tell us About Your Community**

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Travel

<https://www.arezza.net/travel.html>

***Family Vacations Groups Travel and Business Trips***

**As an American** who has lived, studied and worked in countries around the world, I feel it is important that visitors to the United States experience a full range of opportunities, from our nation's capital, to the large ethnic cities of the East Coast and Midwest, Southern hospitality, as well as American Diversity, Western and Native Heritage. I am especially interested in showing off our various cuisines, wineries and breweries and achievements in our communities, ranging from land conservation management, to renewable energy, local public transit initiatives, water resources management and especially America’s

unique entrepreneurial spirit. *John Leboffe*

**Culture and Travel**

**Cultural Tourism is Best Experienced in the Company of Local Friends and Experts**

**Tourism** is one of the largest industries in the world economy; right up there with real estate, automobiles and financial services. It is also highly segmented: business travel, conventions and meetings, cruises, family vacations, food and wine travel, responsible, sustainable, ethical, and more.

**Cultural Tourism** assumes uniquely local dimensions wherever you go; the activities that you, the local or global visitor, select and, irrespective of the length of your stay, are unique of the community you are visiting and rooted into the local economy, culture and traditions.

**How to Travel Culturally!** is a very much function of the destination you choose. Your visit to a country, region or town is personalized as a function of your interests and preferences:

*When in Rome*…. To engage in cultural tourism means doing and going where the locals go. Many destinations are known for the negative effects travel has on the local culture and environment, especially during certain periods of the year.

**Best Planned & Managed by Those with Knowledge of Your Community and the Locations You Visit**

***Tourism the Environment and Your Community***

**The Importance** to a community of environmental issues and practices like energy efficiency and water conservation cannot be underestimated, especially if tourism is a contributor to the local economy.

**Highly Educated Travelers** family and group vacationers select destinations primarily on-the-basis of cultural, gastronomic, wellness and other preferences; increasingly, they expect that the places they visit reflect their values on key issues like recycling practices, air and water quality, as well as the availability and quality of public transit. *The Logistics of Travel* are defined as:

**Anchoring** stays in strategic locations along planned trip routes conveniently located to local points of interest and minimizing the number of accommodation changes; hence, fewer times packing and unpacking, thus lowering accommodations and transport costs in

**Hub and Spoke Locations** smaller towns and rural communities with regional rail, bus, van, car and air connections strategically located within 200 or less miles of larger metropolitan areas

**Sightseeing***,* meals and other planned events in a hub and spoke fashion, saving time and money, but also an opportunity to slow down and enjoy the places and the people you are visiting

**Mode of Transport** selections are a function of number of persons, trip length as well as the time of year you are traveling. Rationalizing travel movements, ascertaining transport mode(s) availability and costs are the key to a successful trip planning.

**Business Travelers** require efficient plans to meet trip objectives. This may entail visiting several locations in a compressed period-of-time to seek investment and sales opportunities. They look to Main Streets shopping and entertainment venues, Historic Districts and other community neighborhoods that have or plan to put in place energy savings measures as well as other environmental safeguards that help reduce the cost of doing business in that local area. A successful destination requires:

Developing Projects built around existing facilities that need upgrading and/or expansion to manage tourism flows and local production capabilities to enhance community offerings.

**Make Your Community** a reference point for multiple overnight stays and for travelers who visit adjacent territories, with a focus on:  
*Business* events to market local, regional and global products and services;  
*Vacation offers* built around families and small groups with an emphasis on culinary, wellness, historic preservation, cultural heritage and local typical products;

*Educational Tours* seminars and professional enrichment itineraries designed for visiting tour operators and travel agents, community developers, sustainability officers and city managers, among others, help a community boost its tourism revenues while achieving it environmental objectives.

**Destination Management Services**

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Services

<https://www.arezza.net/travel/services.html>

***Locally Managed Travel Services***

Turnkey personalized travel services for families, extended families, theme groups and business travelers that focus on: historical tourism, environment friendly destinations and vacations, architectural and study tours, food wine and brew itineraries, professional enrichment, training and wellness programs.

**Local Tourism Initiatives**

**Business and Vacation Travel Logistics** Itineraries, anchor locations, hub and spoke travel destinations.

**Issue** many travelers think they can develop and implement their trip plans via online booking. In our experience, personalized travel services, planning as well as management, provide cost savings and other advantages.

**Cultural Anchors and Attractors** Museums, Theaters and other Historic Buildings located on Main Street and in Historic Districts are repositories of a community’s values and traditions. Each Local Project integrates architecture with digital media and engages visitors through interaction with local citizens. Water resources and energy efficiency projects are also community attractors as domestic and international business and government visitors will come to study, learn and acquire knowledge and expertise in these fields.

**Travel Themes that Bring out the Best in a Community**

**Travel Programs** that emphasize: locally managed services, an established presence in and knowledge of your destinations, superior client service in the planning stages and throughout your trip, logistics expertise to reduce travel costs, transport and transfer times.

**Experienced Local Operators** provide the highest quality destination management services, Tourism assumes uniquely local dimensions wherever you go; the activities that you select irrespective of the length of your stay, are unique of the community and rooted into the local culture and traditions.

**Itinerary Planning and Travel Management Services for American and International Clients**

**Make Changes to Your Travel Plan even during Your Trip**

**Connect for a Personalized Travel Experience**

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Themes

<https://www.arezza.net/travel/themes.html>

***For Friends & Family Theme Groups and Business Travelers***

**Itineraries** designed for families, theme groups, government and nonprofit experts, business buyers and sellers as well as travel agents and tour operators in key regions of the United States with a focus on:

**Cultural Heritage and Local Museums** give meaning and purpose to the objects on display in museums and art galleries as they *disclose* the historical and archaeological heritage of a community, *leverage* conservation and the rediscovery of cultural heritage through the arts, history, archeology, literature and architecture, *preserve* biodiversity and *rediscover* cultures associated with agricultural, coastal and river communities.

**Local Food Wineries and Breweries** there are several fascinating examples throughout America of a resurgence in farming that cater to an ever-increasing demand for local, quality and sustainable food, wine and ale consumption in both urban and suburban communities, fueled in part by downtown development and neighborhood construction. This, in turn, has spawned a demand for nightlife and weekend amenities for local citizens and out of town visitors. Experience uniquely local atmospheres in American communities where many historical and sustainable attractions are also present.

**Preserving and Divulging the Cultural Heritage of American Communities**

**Public Transport Initiatives** In recent years, efficient and affordable public transit - in the form of bus rapid transit, subways, elevated and other rail services and trolley cars – for urban, suburban and intercity service have been debated, studied and in some instances implemented. Our itineraries include major US cities with established commuter and regional service as well as communities that are implementing new transit programs. An opportunity to meet with local planners and managers and travel efficiently, safely and affordably as you visit the United States.

**Water Resources Management and the Environment** visit and study the efforts of communities that are in the forefront of water resources management and other environmentally sustainable practices in coastal and river waterfront development in small towns and large cities as well as agricultural communities. Local officials and nonprofit stewards of the environment, among others, will explain their policies, programs and best management practices in wastewater and watershed management, land conservancy issues, LEED certifications, recycling, rainwater collection and energy efficient systems.

**Industry and Commerce Itineraries** *from Agriculture and Industry to Services and Sustainability.*

Communities transitioning from traditional industrial and commercial activities to technologically innovative ones; in some instances, they are also able to re-establish their traditional economic activities with a successful application of the so-called knowledge economy and, in the process, becoming once again competitive in the world marketplace.

**Your Travel Interests**

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Itineraries <https://www.arezza.net/travel/itineraries.html>

***Selected Itineraries in US Historic Towns Districts and Regions***

**The Upper Midwest** along the Mississippi River

[**Saint Louis Missouri**](http://arezzanetwork.blogspot.com/2017/01/st-louis-missouri-brews-blues-baseball.html)[**Alton Illinois Architectural Historic and River Trails**](http://arezzanetwork.blogspot.com/2016/08/alton-illinois-and-great-rivers-region.html)[**Galena Illinois Historic District**](https://arezzanetwork.blogspot.com/2017/02/the-galena-illinois-historic-district.html)[**Red Wing Minnesota**](https://arezzanetwork.blogspot.com/2017/02/red-wing-and-river-towns-of-minnesota.html)[**La Crosse Wisconsin**](https://arezzanetwork.blogspot.com/2017/04/a-la-crosse-wisconsin-travel-itinerary.html)[**Travel in the Driftless Area of Wisconsin**](https://arezzanetwork.blogspot.com/2017/03/travel-in-driftless-area-of-wisconsin.html)[**Ohio and Upper Mississippi River Towns and Neighborhoods**](https://arezzanetwork.blogspot.com/2017/03/ohio-and-upper-mississippi-river-towns.html)

**The Rockies** centered around Montana, Western South Dakota and Wyoming

[**Montana Small Towns & Downtowns**](https://arezzanetwork.blogspot.com/2017/02/montana-small-towns-and-downtowns.html)

**The Lower Midwest**, Kansas Oklahoma and Texas

[**Oklahoma City**](http://arezzanetwork.blogspot.com/2016/12/discover-oklahoma-city.html)[**Texas Small Towns**](https://arezzanetwork.blogspot.com/2017/05/texas-small-towns-dallas-fort-worth.html)

[**Rockies and Texas Trails**](https://arezzanetwork.blogspot.com/2017/02/rockies-and-texas-trails.html)[**Texas Hill Country Small Towns**](https://arezzanetwork.blogspot.com/2016/12/texas-hill-country-small-towns-between.html)[**Dallas and Fort Worth Area Small Towns**](https://arezzanetwork.blogspot.com/2016/12/small-towns-near-dallas-and-fort-worth.html)

**The Mid-Atlantic** Maryland, West and Northern Virginia Delaware Pennsylvania

[**Philadelphia Delaware Valley**](https://arezzanetwork.blogspot.com/2017/07/philadelphia-and-delaware-river-valley.html)[**Food Wine Ale Walk & Bike Trails**](https://arezzanetwork.blogspot.com/2017/06/food-wine-ale-walk-and-bike-trails-in.html)[**Delaware & Lehigh Trail**](https://arezzanetwork.blogspot.com/2017/02/delaware-lehigh-trail-walk-bike-cruise.html)

[**Manassas Virginia**](https://arezzanetwork.blogspot.com/2017/02/manassas-and-prince-william-in-virginia.html)[**Mid-Atlantic Destinations**](https://arezzanetwork.blogspot.com/2017/02/mid-atlantic-destinations.html)[**Delaware River and County Towns**](https://arezzanetwork.blogspot.com/2017/04/delaware-river-and-county-towns-travel.html)

[**Historic Bristol Borough Pennsylvania**](https://arezzanetwork.blogspot.com/2017/02/historic-bristol-borough-pennsylvania.html)[**Main Streets of the Brandywine Valley**](https://arezzanetwork.blogspot.com/2017/02/main-streets-of-brandywine-valley.html)

[**Colonial & Industrial Revolution Heritage Museum**](https://arezzanetwork.blogspot.com/2017/06/colonial-america-industrial-revolution.html)

**Rail Water and Regional Tours**

[**Riding the Empire Builder Train**](https://arezzanetwork.blogspot.com/2017/04/riding-empire-builder-train-from.html)[**River and Coastal Itineraries**](http://arezzanetwork.blogspot.com/2016/09/american-river-coastal-and-lake-travel.html)

[**Travel the USA from the Atlantic to the Pacific Coast**](https://arezzanetwork.blogspot.com/2017/03/travel-usa-from-atlantic-to-pacific.html)

[**Mississippi River Towns and Trails**](https://arezzanetwork.blogspot.com/2017/02/mississippi-river-towns-and-trails.html)

The best way to travel is in the company of people who live and work in the places you visit. So, if you are planning a vacation or business trip, reach out for a no obligation travel itinerary.

***We don’t just sell you a travel plan; we experience it with you!***

**Your Travel Itinerary**

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Terms

<https://www.arezza.net/travel/terms.html>

**Travel Terms Conditions & Payments**

**Cancellation Policy** you may cancel your accommodations and ground services reservations without penalty at any time prior to trip start. In the event of cancellation, the planning fee is reimbursed; however, all information, contacts, accommodations and other service providers cannot be utilized directly or indirectly by you for purposes of your trip.

**Communications**the client is asked to refrain from imparting instructions to and making changes to any aspect of the travel program with the service providers. All communications before and during the trip will only take place with members of our team that will be brought to your attention. The client will appoint one person in the group to communicate with our team regarding all aspects of the travel program.

**Payments**

**Tema**makes payments to providers ***at cost***, with no mark-ups, for booking accommodations, sightseeing and other event entry fees, airline and intercity train service as well as lunches and dinners. Alternatively, the client can make the payments with Tema’s instructions.

**A Trip Planning Fee** is due and payable at the time the client agrees to utilize Tema’s services to organize and plan the client’s business travel and/or vacation.

***To Get Started Please Advise Number of Persons Traveling, Trip Dates and Locations***

**A Management Fee** is due and payable three days prior to client’s trip start.

**Local Transport *Fees*** defined as private car, van, bus service and local taxi transfers are due and payable to Tema three days prior to client’s trip start.

**Guide Service Fees** are due and payable to Tema three days prior to client’s trip start.

*The above referenced fees are a function of number of persons traveling and trip length. The client will be appraised of the planning fee on the same day of contact with Tema. All other fees will be spelled out in the overall travel plan which includes accommodations and other service providers and costs.*

We look forward to being of service.

**Your Next Travel Experience**

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Environment <https://www.arezza.net/environment.htm>

***Creating Self-Sufficient Communities***

**Off-grid Neighborhoods** with renewable energy capabilities, water management and waste-to-resource systems generate surplus energy, water and food that enable self-reliant and resilient neighborhoods in your community.

**Self-sufficient Neighborhoods** with indoor vegetable, outdoor seasonal gardens and high-tech vertical farms and composted household waste generate their own energy from using a mixture of geothermal, solar, solar thermal, wind, and biomass distributed by a smart grid as well as a biogas plant will turn any non-compostable household waste into power and water.

**Food Production Energy Efficiency and Resilient Neighborhoods**

**Advanced Methods for Growing Food** such as aquaponics, permaculture, food forests, and high-yield organic farming, grow more food with 90% less water. Organic food from vegetables, fruits, nuts, legumes, fish, eggs and chicken year-round long as supplementing seasonal gardens fertilized by livestock waste.

**Combined Heat and Power** involves the recovery of otherwise-wasted thermal energy to produce useful thermal energy or electricity, configured either as a topping or bottoming cycle. It is a form of distributed generation, which is located at or near the energy-consuming facility, whereas conventional generation takes place in large centrally-located power plants. CHP’s inherent higher efficiency and elimination of transmission and distribution losses from the central power plant results in reduced primary energy use and lower greenhouse gas (GHG) emissions.

**CHP** can be utilized in a variety of applications that have significant electric and thermal loads. Eighty-eight percent of existing CHP capacity is found in industrial applications, providing electricity and steam to energy-intensive industries such as chemicals, paper, refining, food processing, and metals manufacturing. CHP in commercial and institutional applications is currently 12 percent of existing capacity, providing electricity, steam, and hot water to hospitals, schools, university campuses, hotels, nursing homes, office buildings and apartment complexes.

**Benefits to Your Community** CHP reduces emissions of GHGs and other air pollutants by as much as 40 percent or more. It consumes essentially zero water resources in generating electricity and offers a low-cost approach to adding new electricity generation capacity. On-site electric generation reduces grid congestion and improves the reliability of the electricity distribution system and defers the need for investments in new central generating plants, transmission and distribution infrastructure, helping to minimize increases in electricity costs.

**Cogeneration for Your Neighborhood Small Town and Business**

**Cogeneration** involves the recovery of otherwise-wasted thermal energy to produce useful thermal energy or electricity. Off-grid neighborhoods, small towns and businesses can harness a combination of renewable energy, household composting, wastewater management agricultural and industrial waste-to-resource systems to generate surplus energy that enable self-reliant and resilient neighborhoods.

**Communities** benefit from new, scalable and mobile technologies that are personalized to meet the unique requirements to achieve a closed loop system utilizing available local resources. Biogas can be used in cogeneration systems for production of heat to be used on site and other requirements. This technology can treat waste from agricultural farms, livestock farms and milk factories as well as produce green energy that can be sold.

**District Energy Networks** utilize any combination of fossil, recuperative and renewable fuels to create energy and heat that is then distributed from a central system via a pipeline system to business, institutional and private users resulting in functional, economic and ecological advantages[**Video**](http://www.cogenerationchannel.com/en/video/category/teleriscaldamento/195/cose-il-teleriscaldamento/)

**Financing Alternatives** Traditional banking and leasing options are available along with federal, state and local assistance. Also, build, operate and transfer – bot – programs that reduce upfront investment costs.

**District Energy Networks Employment and Environmental Benefits**

**Employment Benefits** are achieved with robust training programs designed to turn over management and operations of the plant to local personnel.

**Environmental Benefits** cogeneration reduces emissions of GHGs and other air pollutants by as much as 40 percent or more. It consumes essentially zero water resources in generating electricity and offers a low-cost approach to adding new electricity generation capacity.

#### Energy Management Open Source Software for Small and Medium-sized Commercial Buildings

**Commercial Buildings** account for 20% of total energy consumption in the United States. The larger units use management systems or automation systems BAS to improve comfort and reduce energy costs; however, small and medium sized commercial building, which account for half the sector’s energy usage and 95% building stock, lack cost-effective BAS solutions and the resultant savings.

**Property Owners are often Unaware of Energy Waste and BAS Savings Opportunities**

**Load Types** there are three major loads in commercial buildings: HVAC, lighting and plug loads. According to the data from EIA published in 2008, electricity use by HVAC equipment accounts for 30% of the total electricity consumption, lighting loads use 38% and plug loads 6%.

**Cost and Interoperability** BAS systems need to become much more interoperable, scalable, and easy to deploy by utilizing open architectures, plug-and-play and providing local or remote monitoring. Most systems currently use proprietary architectures requiring building owners and controls designers to purchase devices and controllers from a single vendor instead of optimal products, controls, and services from different vendors.

**Bemoss** is a turn-key solution that reduces installation and maintenance costs. In addition, it is a scalable and broadly interoperable solution with seamless HVAC, lighting, plug load equipment and controller integration from different manufacturers, hence plug-and-play functionality for the many system configurations found in smaller commercial architectures.

**System Features** Open Source Architecture Cost Effective Interoperability Ease of Deployment Local/Remote Monitoring Manufacturer Friendly Developer Friendly Scalability Plug and Play Secure.

**Benefits** the system provides small-sized commercial building owners access to flexible, cost-effective building energy management that streamlines operations and optimizes energy usage. Also, the greater interconnection between building systems and a centralized control structure facilitates demand response, providing additional savings and better integration with the electric power grid.

**Solutions for the Environment**

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**Energy** <https://www.arezza.net/environment/energy.html>

***Saving Energy on Main Street and in Historic Districts***

**Energy Service Companies Savings Performance Contracts ESA Payments and ESCO Guarantees**

**Energy Services Agreements** - ESAs - are pay-for-performance, off-balance sheet financing solutions that allows customers to implement energy efficiency projects with zero upfront capital expenditure. As in the case of power purchase agreements – PPAs - equipment is installed, owned and operated by the vendor who sells the saved power to the customer.

**ESAs are the Energy Efficiency Equivalent of a Power Purchase Agreement**

**Energy Service Companies –** ESCos - provide designs and implementation solutions for energy savings projects, retrofitting, energy conservation, outsourcing, power generation and supply.

**Energy Savings Performance Contracts** - ESPCs - accelerate investment in cost effective energy conservation measures without up-front capital costs. ESPCs are partnerships between a property owner/operator and an ESCo which conducts a comprehensive energy audit to identify improvements to save energy, designs and constructs the project as well as arranges the necessary financing.

**An ESCO Guarantees the Improvements that Generate Energy Cost Savings**

**Energy Savings** result from lighting upgrades, building automation system and controls. A Flexible Contractual Tool for retailers looking to stabilize utility costs as well as achieve longer term benefits by buying out the contract and take ownership of installed equipment.

**ESA Payments** are operating expenses designed to be off-balance sheet financing solutions with regular payments similar-to a utility bill.

**Outputs Quality and Achievements of Specific Measurable Performance Standards and Requirements**

**Benefits** resulting from the application of ESAs include energy efficiency, water conservation, emissions reduction and streamlined contract funding for energy management projects, through access to private-sector expertise, built-in incentives to provide high-quality equipment, and project commissioning infrastructure improvements. Project management ensures building efficiency and new equipment without upfront capital costs as well as energy and related operation and maintenance cost saving guarantees.

#### Energy Management for Small and Medium-sized Commercial Buildings

**Small and Medium-sized Commercial Buildings** account for 95 percent of building stock and consume half the energy in a sector of the economy responsible for 20 percent of the total energy consumption. Owners of smaller buildings are often unaware of the amount of energy wasted and the opportunity for savings that building automation systems provide. This sector hasn’t BAS for the following reasons: the high cost of tailoring software and acquiring hardware components is beyond the reach of most small- and medium-sized properties; the owner is not always the tenant that pays the utility bill, hence limited incentive to invest in the building’s energy efficiency.

**Building Leases** spell out how energy costs are divided between tenants and owners. Often, these leases are not structured in a way that promotes energy savings. Tenants have no incentive to save energy in their leased premises because energy costs are based on tenant square footage. Building owners have no incentive to invest in energy efficiency because the operating expenses are passed onto tenants.   
**Green Leases** promote energy efficiency by creating lease structures which equitably align the costs and benefits of efficiency investments between building owners and tenants.

**Energy Management Systems** can be used to centrally control devices like HVAC units and lighting systems across multiple locations. EMS also provide metering, sub-metering and monitoring functions that allow facility managers to gather data and insight to make more informed decisions about energy activities across their sites.

[**LEED Neighborhood Development**](http://arezzanetwork.blogspot.com/2016/11/energy-audits-conservation-design-and.html) building technologies and advanced real-time energy smart meters allow business and residential energy users to verify consumption in workplaces and homes. Passive Solar Buildings take advantage of the local climate with window placement and glazing, thermal mass, insulation and shading. Walls, floors and windows are designed and located to collect, store and distribute energy without the use of mechanical and electric devices. Conservation and efficiency are energy reduction techniques; conservation implies sufficiency and is the key to sustainability as it lowers energy costs by reducing resource depletion.

**Innovative Solutions for Your Neighborhood and Business**

**Digital Metering and Smart Grids** smart meters enable two-way communication between the meter and the central system; unlike home energy monitors, smart meters can gather data for remote reporting. With the inception of electricity deregulation and market-driven pricing, utilities have been looking for a means to match consumption with generation. Smart meters provide a way of measuring site-specific information, allowing utility companies to introduce different prices for consumption based on the time of day and the season.

**Sub-meters** identify best practices to reduce energy and water consumption in a building allowing owners, property managers, condominium or homeowners associations to bill tenants for measured utility usage via individual water, gas and electric meters. Water Sub-meters promote conservation and help offset maintenance costs.

**Distributed Generation** occurs on a property site when energy is sold to the building occupants; here, commercial PPAs enable businesses and governments to purchase electricity directly from the generator rather than from the utility. Power Purchase Agreements PPA is a legal contract between an electricity generator and a power purchaser.

**Financing Energy Efficiency Projects** face several financial impediments, including information. Financial institutions often lack a full understanding of energy efficiency technologies which are almost always investments with long repayment terms. Small towns and rural communities require specific and unique knowledge, expertise and funding sources.

**Power Purchase Agreements and Distributed Generation Projects**

**A** **Power Purchase Agreement** PPA is a legal contract between an electricity generator and a power purchaser. Contractual terms may last anywhere between 5 and 20 years, during which time the power purchaser buys energy, and sometimes also capacity and services, from the electricity generator. Such agreements play a key role in the financing of independently owned electricity generating assets. The seller is typically an independent power producer - IPP.

**PPAs Facilitate the Financing of Distributed Generation Assets**

**Distributed Generation** occurs on a property site with energy sold to the building occupants; here, commercial PPAs enable businesses and governments to purchase electricity directly from the generator rather than from the utility. The parties involved include *a Seller,* the entity that owns the project. In most cases, the seller is organized as a special purpose entity whose main purpose is to facilitate financing, and t*he Buyer,* typically a utility or building occupants under the distributed generation scenario.

**Tell Us About Your Building**

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Logistics

***Public Transport Walking Biking and Land Use Planning***

**Transportation Infrastructure** is the backbone of our communities. A reduced dependence on the automobile enables land use planning that reduces household transportation costs and frees up space for transit, pedestrian, and bike systems as well as rationalizing the use of existing infrastructure.

**Transit Oriented Development** transportation is the second-highest household expense; access to transit enhances access to the workplace and schools. TOD not only benefits new and existing residents, but also businesses, transit agencies, local governments, merchants, and developers.

**Greenhouse Gas Emissions are lower in Dense Urban Areas than the Suburbs**

**Location Efficiency** is defined as communities with walkable streets, access to transit, proximity to jobs, mixed land uses, and concentrations of retail and services achievable with policies like free transit passes and car-sharing as well as planning tools that identify land parcels under development and calculate the benefits of locating in a walkable community near existing transit facilities, allowing

**Developers and Local Public Officials** to identify traffic reduction strategies by location, design and the amount of parking needed in support of smart, well-located developments during the development review process as well as engage residents and contribute to future neighborhood planning.

**Walking and Biking** nearly 20% of auto-related fatalities involve pedestrians and bicyclists. Walking and bicycling can be made safer at dangerous intersections, streets, sidewalks as well as for wheelchair users by utilizing existing planning tools.

**Land Use Planning** decisions help determine ways to reduce housing and other costs for families living in places with good public transportation and ameliorate costly and time-consuming commutes.

**Logistics Solutions**

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Water <https://www.arezza.net/environment/water.html>

#### *Managing Water Resources in Resilient Communities*

**Urban Flooding** many small towns lose drinking water because of aging pipes, in addition, asphalt and concrete prevent rainwater from soaking into the ground. The solution to inadequate storm water and drinking water management: green infrastructure like green roof, walls rain gardens and bios wales.

**Aging Pipes and Outdated Systems Waste 14 percent of Daily Water Consumption**

**Water Losses** from aging infrastructure and faulty metering lead to lost revenue for utilities and higher rates for water users. Also, increasing demand, maintenance and energy costs are responsible for a 90% increase in utility rates. This trend can be countered by *best management practices BMP* that include state-of-the-art audits, leak detection monitoring, targeted repairs and upgrades, pressure management, and better metering technologies.

**Cost-effective Solutions for Homes Neighborhoods and Business**

**Your Home** may be affected by water or sewage backup, basement seepage and flooding in your yard. A Full-Service Strategy comprises yard landscaping to manage storm water and increase property values.

Coordinated Improvements are carried out by experts in landscaping, paving, plumbing, sewer and foundation repairs, waterproofing, gutters and downspouts.

**Your Neighborhood** flooding often affects multiple properties in a community, necessitating the participation of ***neighboring properties to improve local water management via*** risk mapping and low-cost flood reduction and mitigation.  Solutions include: downspout disconnection and drywells, rain gardens and tree planting on parkways. Affordable improvements also address cracked or blocked sewer pipes and flooding from nearby creeks and ditches.

**A Green Roof** consists of water-proofing, root repellent and drainage systems, filter cloth, a lightweight growing medium, and plants. This technology provides building owners a return on investment as well as significant social, economic, and environmental benefits. As each installation is unique, technical performance vary by region, climate, building, design, and type. Benefits include waste diversion, the use of recycled materials and extension of the service life of HVAC systems through decreased use.

**Storm Water Management** water is stored and then taken up by the plants from where it is returned to the atmosphere through transpiration and evaporation.Green roofs retain up to 90% of precipitation in the summer and 40% in winter, in the process moderating water temperature.

**Green Roofs Reduce and Delay Storm Water Runoff Decreasing Stress on Sewer Systems**

**Temperature Moderation** effects reduce demand on power plants, and potentially decrease the amount of CO2 and other polluting by-products being released into the air. Other green roof functions and uses include community gardens, commercial and recreational space.

**Innovative Solutions for Your Home Neighborhood and Business**

**Benefits** often include inclusion of storm water management into downtown improvement plans that lead to transportation amenities and economic revitalization, creation of pocket parks and wetlands to store and infiltrate storm water, restoration of tree canopies and river corridors, emergency planning and flood warning systems.

**Water Conservation Measures for Your Property**

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**I Wanna Tell You a Story** <https://arezzanetwork.blogspot.com> opens to blog home page

***a blog about travel logistics energy efficiency and water conservation projects***

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