



Property

Assessed

Clean

Energy

Administered by the



April 2015

# RMEB PACE Program Objectives

- Increase energy efficiency
- Decrease energy demand
- Increase property value
- Promote job growth in the clean energy sector
- Gives businesses the ability to make capital improvements without up-front out-of-pocket expense

# What is PACE?

- *Financing tool* used to assist commercial and industrial businesses (including agri-business) with improvements to existing facilities that substantially increase energy efficiency.
- Costs for the improvements are paid back through a special assessment on their property taxes. The increase in property taxes is offset by the **decrease in energy costs** so that the business sees no change in the bottom line.
- The improvements are considered a permanent fixture to the property and remain with the property through ownership changes.

# PACE Program Requirements

- Property must be classified as Commercial or Industrial
- Applicant(s) is/are the legal owner of the property described in the application.
- Property must be located in the RMEB 18 county Area
- Property owner is current on all mortgages. Property owner is not in bankruptcy and the property is not an asset in a bankruptcy.
- There are no federal or state income liens, judgment liens, or similar involuntary liens on the Property.
- Must have 1) an Energy Audit performed by pre-approved energy auditor, or 2) a renewable energy feasibility study. Must show significant cost savings.



# PACE Loan Details

- PACE Loans- Minimum \$5,000, Maximum \$100,000 (must not exceed 20% of the assessed property value)
- Maximum of 20 years to repay loan. Loan term must not exceed estimated life expectancy of improvement
- Interest rate determined by RMEB PACE Committee

## What are the Potential Savings?

IMPROVEMENT TYPE	OPERATING COSTS (CURRENT)	RETROFIT COSTS	OPERATING COSTS (NEW)	ANNUAL SAVINGS
Boiler System	\$39,375	\$46,000	\$17,730	\$21,645
Water Heater	\$13,230	\$22,000	\$6,024	\$7,206
Lighting	\$5,722	\$8,950	\$2,614	\$3,108
TOTALS	\$55,198	\$76,950	\$26,368	\$31,959





● Mountain Lake Multi Unit Housing – energy efficiency PACE project



● LED Retrofit PACE project



The RMEB PACE Program is Administered by the SRDC

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