



Edina Emerald Energy Program

February 21, 2013
CERTs Conference



What is a property assessed clean energy (PACE) program?

- MN 216C.435,436 Energy Improvements Program for Local Governments
- Property assessment backs a bond sale that provides private capital for energy efficiency project on private property.
- City serves as loan originator, guarantor and collector, bank or private equity e



What are the goals of the EEEP?

1. Business and economic development
2. Local energy efficiency
3. Regional air quality and greenhouse gas reduction.



How does it work?

1. Application (notarized signature of all property owners, petition for special assessment, waiver of appeal, energy audit, bond buyer certification, current mortgage certification, lien subordination certification)
2. Review (<10% property value , energy audit)
3. Bond signatures
4. City Council considers application, approves special assessment and issues bond.



How did it happen here?

- Active and engaged volunteers in Energy and Environment Commission and working groups (Bill Sierks, Bradley Hanson, Dianne Plunkett Latham, Surya Iyer)
- Encouragement from local business, solar installer and State Department of Commerce grant.
- Supportive City Council willing to take a risk and provide a local example.



PROJECT PROFILE 1

Grandview Tire and Auto

- \$12,000 annual energy cost, Audit revealed \$800/yr savings through efficiency.
- 27KW solar, sized to about 1/3 annual electric use or \$2000/yr savings.
- Business ethic of sustainability and energy efficiency.

EEEP

- \$131,400 project cost with \$31,700 financed through special assessment at 7.0% +0%





PROJECT PROFILE 2

Salut Bar Américain

- \$14,700 Retrofit of MELINK vent hood control system. \$3,150 rebates, estimated \$5,000 annual savings.
- \$35,900 LED lighting retrofit. \$8,200 rebates, estimated \$11,400 annual savings.

EEEP

- \$50,600 project cost with \$39,300 financed through special assessment at 4.5% +2%
- Unique building owner/tenant relationship





If we were to do it again?

- Understand statewide conservation improvement program.
- Budget for program administration, outreach, and recognition.
- Finance is not the main barrier to clean energy and energy efficiency, coordinate technical resources for property owner.
- Pool resources in a regional program.



What are our goals for the program and how could it be improved?

- Sharpen environmental goals and track progress
- Focus on regional partnership with alternate financing options.
- Simplify the financing mechanism for PACE
- Technical support and recognition are key local strength.
- Recognize businesses for energy efficiency even if they don't need financing.