



# **Property Assessed Clean Energy (PACE)**

## **PACE Wisconsin Overview**

**Wisconsin Counties Association and WECC EFS**



# Partnership

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## WI PACE Commission Status



### Member Counties

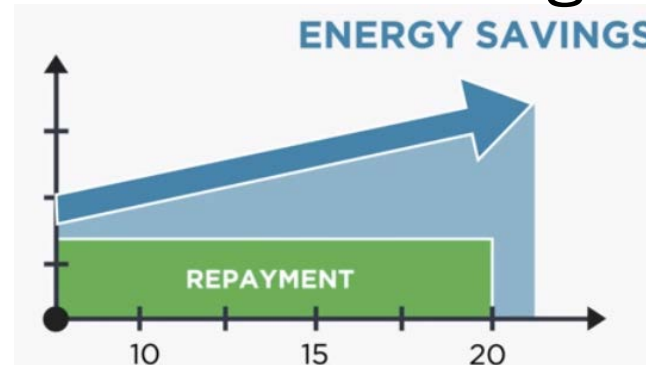
- |               |              |
|---------------|--------------|
| ○ Ashland     | ○ Marathon   |
| ○ Bayfield    | ○ Outagamie  |
| ○ Brown       | ○ Ozaukee    |
| ○ Chippewa    | ○ Portage    |
| ○ Dane        | ○ Racine     |
| ○ Door        | ○ Rusk       |
| ○ Douglas     | ○ Sauk       |
| ○ Dunn        | ○ Shawano    |
| ○ Eau Claire  | ○ Sheboygan  |
| ○ Fond du Lac | ○ St. Croix  |
| ○ Iowa        | ○ Washington |
| ○ Jefferson   | ○ Waukesha   |
| ○ Kenosha     | ○ Waupaca    |
| ○ La Crosse   | ○ Winnebago  |
| ○ Manitowoc   | ○ Wood       |





Assists local businesses with financing

- Renewable energy
- Energy efficiency
- Water conservation



Loan payments covered by utility bill savings.

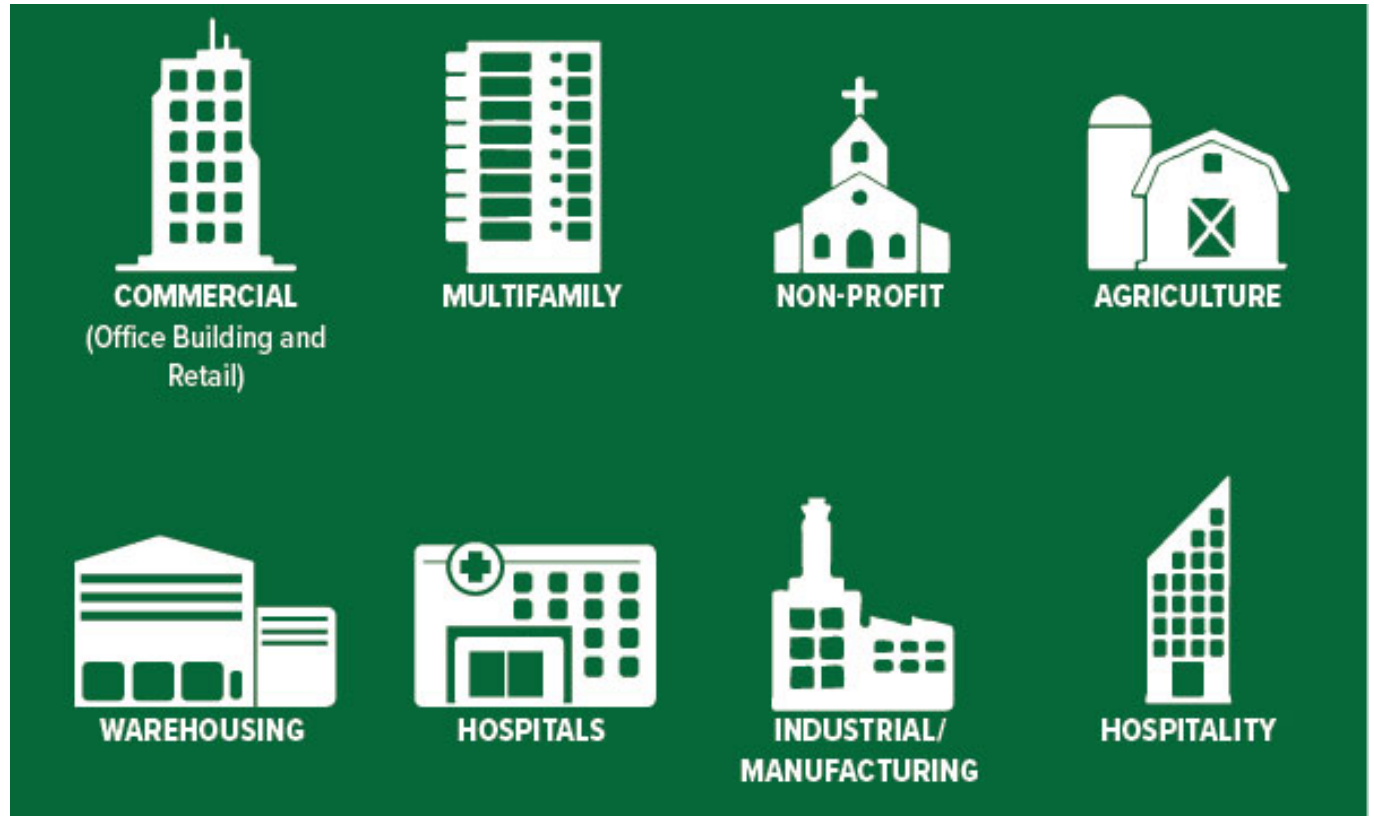


Enabled by State of Wisconsin Legislation  
(Section 66.0627)



Financing is secured by a special charge

# Eligible PACE Projects



# Eligible Improvements



**Boilers & Chillers**



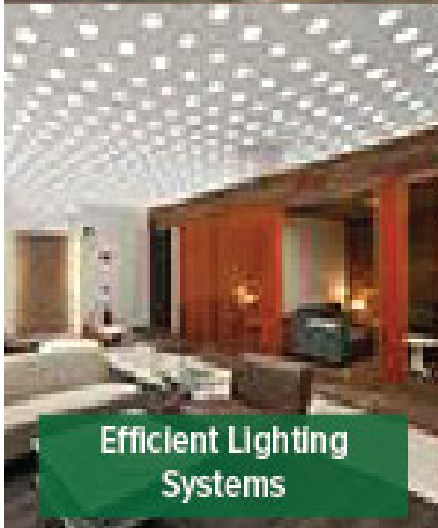
**Pumps & Motors**



**Automated Building Controls**



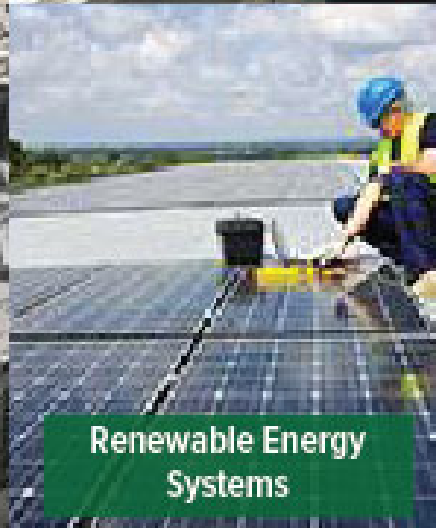
**Building Envelope Improvements**



**Efficient Lighting Systems**



**Heating & Cooling System Upgrades**



**Renewable Energy Systems**



**Hot Water Heating Systems**



**Stimulate** – job creation and economic activity

**Revitalize** - building stock and improve property values

**Profitable** – Lowers cost of doing business and boost bottom line of local enterprises

**Sustain** - achieve sustainability goals

**Participate** - 100% voluntary, only building owners that opt in pay for the special charge.



# Property Owners Benefit



- Financing for 100% of PACE Project cost
- Exchange Equity w/ low cost debt
- Long Repayment Periods: up to 20 years.
- Positive Cash Flow
- Increase Net Operating Income & Property Value
- Energy Savings Performance Guarantees
- Transfers to new owner upon sale
- Tenants share cost & savings



# PACE Commission Features



**No Cost** – PACE requires no credit exposure or general obligation funds from Member Counties.



**Statewide Approach** - uniform program, applied consistently, helps promote scalability by simplifying participation for stakeholders.



**Single Point of Access**– The 3rd party program administrator serves as the go-to contact for stakeholders who need program assistance. The administrator also ensures that projects comply with program requirements and services special charge repayment.



**Open Market** - qualified private lenders provide property owners competitive rates and financing terms. Any contractor or project developer can work on a qualified project.



**Lender Consent** – any existing mortgage lender(s) are required to provide consent to any PACE Loan.



# PACE Lenders – Open Market

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## PACE Financing Advisors

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# PACE Commission Minimizes Risk

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- Member County is not required to contribute any Capital or Operating Budget to participate.
- Third Party Program Administrator manages the PACE program, ensures project compliance and administers the Special Charge repayment.
- All PACE loans and Special Charges would require the consent of the existing mortgage holder(s), who may pay off delinquent special charges consistent with other tax delinquencies.
- Member County is not required to settle or reimburse PACE Special Charges to PACE Lenders.
- Collection and enforcement of delinquent special charges would occur pursuant to the County's pre-existing procedures.



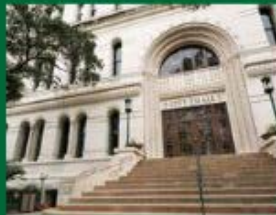
# PACE Wisconsin - [www.PACEWI.ORG](http://www.PACEWI.ORG)

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Is your community  
participating?



PROPERTY OWNERS



LOCAL GOVERNMENT



LENDERS



CONTRACTORS





## For More Information

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