



## Presentation Overview



- What is C-PACE
- C-PACE 2.0
- The City's Role

## What is C-PACE?



- A new way to finance energy improvements on new or existing commercial buildings
- How the financing works:
  - A voluntary C-PACE assessment and lien is placed on the real property
  - Lien is assigned to the lender
  - Lender extends private loans “the funds” to the property owner to finance project
- C-PACE Assessment features:
  - Voluntary
  - Long term (up to 30 years)
  - No personal guarantees
  - Assessment doesn't accelerate
  - Assessment can transfer if the property is sold

## What is C-PACE?



- For existing buildings – C-PACE offers \$0 down, 100% private financing for commercial buildings to fund energy improvements
- For new construction – C-PACE can fill gaps in the capital stack and allow owners to upgrade designs



**Goal: Energy savings > the C-PACE payments = Positive cash flow**

## What's eligible?



- Eligible properties:
  - Hotel
  - Retail
  - Office
  - Industrial
  - Multifamily (5+ rented units)
  - Industrial
  - Healthcare
  - Nonprofit
- Eligible improvements\*:
  - Energy efficiency and water conservation
  - Renewable energy
  - Battery storage
  - EV charging
  - Parking automation
  - Seismic upgrades
  - Vertical transport devices

\*Soft costs and related expenses can be included in C-PACE financing

## C-PACE 2.0



- Assessment bonds are no longer required, assignable liens can be used instead of bonds
- A C-PACE District is established with a voluntary opt in process for cities and/or counties
- In law, the C-PACE assessment is not the obligation of the municipality or C-PACE District
- New eligible improvements: seismic, parking, transport devices
- Limits on renewable energy
  - Cap of 2 MW on existing buildings in RMP territory
  - No cap on new buildings in RMP territory
  - Renewable energy prohibited in rural electric co-ops

loan for building not the tenant

# The City's Role



## 3 options:

### 1. Voluntarily opt in to the C-PACE District (using assignable lien)\*

- City Council passes resolution and executes participation agreement
- C-PACE District manages education, outreach, project development from start to close, at no cost to the City

### 2. Administer Locally (using assignable lien)

- Develop and vet projects
- Decide terms
- The City's executive or administrator places voluntary C-PACE assessment and assignable lien
- Collect repayments or have capital provider collect repayments

### 3. Administer Locally (using assessment bond)

- Develop and vet projects
- Decide terms
- City Council places voluntary C-PACE assessment and issues assessment bond for project costs
- Collect repayments or have capital provider collect repayments

\*Recommended option

# C-PACE District Services



Utahcpace.com

# C-PACE District Services



## RESOURCES

**PROGRAM DOCUMENTS**

- User Guide**  
*How to use the program for all stakeholders*
- Program Procure for Property Owners**  
*Two-page program overview*
- Program Procure for Developers**  
*Two-page program overview relating to new construction*
- Contractor Application**  
*For contractors and project developers firms who wish to volunteer/register with the C-PACE program*
- Project Application Form**  
*For property owners wishing to apply for financing*
- Governing Body Participation Agreement and Resolution**
- PACEcheck™ Project Screening Submission Form** – coming soon

**PROGRAM FINANCING AND LEGAL DOCUMENTS**

- Program Guide**  
*Overview the legal aspects of the program for all stakeholders*
- Capital Provider Application**  
*For capital providers who wish to fund C-PACE projects*
- Financing Agreement Template**  
*Template for lender's participation to fund C-PACE projects*
- C-PACE State Code**  
*Governance the Commercial Property-Assessed Clean Energy Act*
- C-PACE Legislation**  
*The bill that creates the C-PACE Act*

STAY IN THE KNOW.

Sign up for periodic updates from Utah C-PACE.

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RESOURCES Sections

- Program Documents
- Program Financing and Legal Documents
- Directories
- Contractor Tools
- Industry Newsletter
- Eligible Properties & Improvements
- News Media
- Articles & Whitepapers
- Industry Links

# C-PACE District Services



## CONTRACTORS // Directory

To view an alphabetical listing of contractors who have entered a C-PACE financing agreement or wish to fund a C-PACE project, click on the "Directory" link in the top right corner of the page.

**SEARCH**

Search by company name

City/State/Zip

Website

Service offered

Specialty

Build quality

Company Name	Address	City/State/Zip	Website
<b>AMERESCO</b> 2075 East Central Ave, Suite 400 Provo, UT 84601 435.463.4142 Services: Mechanical, Electrical, Plumbing, Fire Alarm, etc.	2075 East Central Ave, Suite 400 Provo, UT 84601	Provo, UT 84601	<a href="#">www.ameresco.com</a>
<b>AUTOMATED MECHANICAL</b> 3214 W. 10000 S. Cottonwood, UT 84303 435.732.1428 Services: Mechanical, Electrical, Plumbing, Fire Alarm, etc.	3214 W. 10000 S. Cottonwood, UT 84303	Cottonwood, UT 84303	<a href="#">www.automatedmech.com</a>
<b>CREATIVE ENERGIES</b> 400 W. 1000 S. Salt Lake City, UT 84119 435.732.1428 Services: Mechanical, Electrical, Plumbing, Fire Alarm, etc.	400 W. 1000 S. Salt Lake City, UT 84119	Salt Lake City, UT 84119	<a href="#">www.creativeenergies.com</a>
<b>GO SOLAR GROUP LLC</b> 4000 S. 1000 W. Suite 100 Cottonwood, UT 84303 435.732.1428 Services: Mechanical, Electrical, Plumbing, Fire Alarm, etc.	4000 S. 1000 W. Suite 100 Cottonwood, UT 84303	Cottonwood, UT 84303	<a href="#">www.gosolargroup.com</a>
<b>HARRIS COMPANY</b> 100 W. 1000 S. Suite 100 Cottonwood, UT 84303 435.732.1428 Services: Mechanical, Electrical, Plumbing, Fire Alarm, etc.	100 W. 1000 S. Suite 100 Cottonwood, UT 84303	Cottonwood, UT 84303	<a href="#">www.harriscompany.com</a>

## PROPERTY OWNERS // Capital Providers Directory

CAPITAL PROVIDERS CURRENTLY OFFERING FINANCING FOR UTAH C-PACE PROJECTS INCLUDE:

- CS Energy Partners
- Celtic Bank
- CleanFund Commercial PACE Capital, LLC
- Countpoint Sustainable Real Estate LLC

STAY IN THE KNOW.

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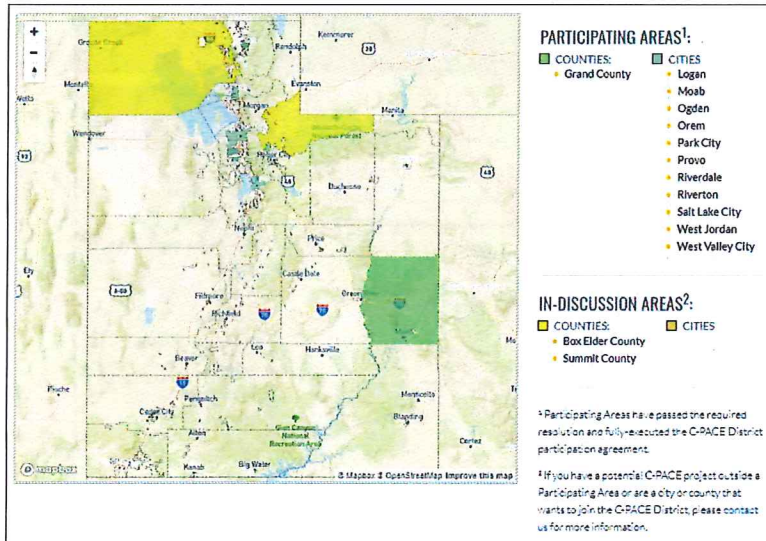
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# Current C-PACE District



Thank you!

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