Presented to:

SEVEN COUNTY INFRASTRUCTURE COALITION
Presentation Overview

• What is C-PACE
• C-PACE 2.0
• C-PACE Benefits
• The County’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
## The County’s Role

### 3 options:

<table>
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<tr>
<th>1. Voluntarily opt in to the C-PACE District (using assignable lien)*</th>
<th>2. Administer Locally (using assignable lien)</th>
<th>3. Administer Locally (using assessment bond)</th>
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| • County Commission passes resolution and executes participation agreement  
• C-PACE District manages education, outreach, project development from start to close, at no cost to the County | • Develop and vet projects  
• Decide terms  
• The County’s executive or administrator places voluntary C-PACE assessment and assignable lien  
• Collect repayments or have capital provider collect repayments | • Develop and vet projects  
• Decide terms  
• County Commission 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

No money down
Up to 100% project financing

Utah C-PACE Opportunity

- PROPERTY OWNERS
  - Increase cash flow
- DEVELOPERS
  - Build more projects
- MORTGAGE HOLDERS
  - Reduce default risk

Utahcpace.com
C-PACE District Services

RESOURCES

PROGRAM DOCUMENTS

User Guide
How to use the program for all stakeholders

Program Brochure for Property Owners
Two-page program overview

Program Brochure for Developers
Two-page program overview relating to new construction

Contractor Application
For contracting and project development firms who wish to voluntarily 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
Outlines 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 customization to fund C-PACE projects

C-PACE State Code
Download the Commercial Property Assessed Clean Energy Act

C-PACE Legislation
The bill that enacts the C-PACE Act
C-PACE District Services

To view an alphabetical listing of contractors who have attended a C-PACE training, scroll down or use the filters to customize your search. Notice that by providing this list, GED is not recommending or endorsing any specific contractor.
Current C-PACE District

PARTICIPATING AREAS:
- COUNTRIES:
  - Grand County
- CITIES:
  - Logan
  - Moab
  - Ogden
  - Orem
  - Park City
  - Provo
  - Riverdale
  - Riverton
  - Salt Lake City
  - West Jordan
  - West Valley City

IN-DISCUSION AREAS:
- COUNTRIES:
  - Box Elder County
  - Summit County

1 Participating Areas have passed the required resolution and fully-executed the C-PACE District participation agreement.

2 If you have a potential C-PACE project outside a Participating Area or are a city or county that wants to join the C-PACE District, please contact us for more information.
Thank you!

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