

Property Assessed Clean Energy (PACE) Financing & Better Buildings of Northwest Ohio Program

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www.toledoport.org



Why Building Owners Love PACE



- 100% funding for energy efficiency improvements including engineering, construction management, financing, equipment cost and installation labor.
- Long-term fixed rates up to 15 years. Recent rates have been 5.75%-6.25%.
- Paid back semi-annually through energy improvement special assessment on property tax duplicate.
- Preserves existing owner equity, cash, capital budgets and lending lines of credit for other business purposes.
- Improvements transfer with property upon sale.
- Energy and maintenance savings provide cash flow to pay assessments.
- Easy documentation with money available on demand after approval.
- Projects between \$25,000 - \$10,000,000

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Business Eligibility

Work with all types and sizes of businesses to provide energy efficient solutions for existing structures to make them more efficient and productive while making our environment cleaner.



A
TOLEDO | LUCAS COUNTY
PORT AUTHORITY
PROGRAM



Industrial / Manufacturing



**Educational –
K-12 & Colleges/Universities**



Commercial / Retail



Healthcare



Government / Municipal



Residential

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Equipment Eligibility



- **Retrofits**

- Lighting
- Energy Mgt. Systems
- High efficiency HVAC
 - Ground Source Heat Pumps
- Compressed Air
- Building Envelope
- Steam Systems/Boilers
 - Heat and Industrial Usage
- Refrigeration Systems
- Solar Hot Water

- **Energy Projects**

- Waste Energy Recovery
 - Absorption Chillers
 - Process Reviews
- Distributed & Renewable Power Generation
- Electrical Distribution Upgrades
 - Power Factor Correction
 - Transformer Replacement
- District Heating/Cooling Systems - Geothermal
- Combined Heat/Power Systems

How it Works



- Apply online <http://www.toledoport.org/services/energy-finance/betterbuildings-northwest-ohio/application/>
- 3 years of historical business financials or 3 years of projections
- Executive Summary (including leadership overview and project narrative)
- Scope of work delineation
- Improvement cost budget with energy savings calculation.
- Sign Agreement to be Assessed & Lender Consent if applicable.
- We take care of City Assessment Process.

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One Maritime Plaza – Energy Assessment Example

- Semi-annual payments through county
- Flexible terms
- Covers all implementation and financing costs
- Sign agreement to be assessed... *we do the rest!*

Parcel : 15-47328		Assessor : 01-005-011.0	
Address : 1 MARITIME PLAZA		TOLEDO OH 43624	
Disclaimer: This data represents a percentage breakdown of amounts due based on current tax values and levies in effect for the 2012 Tax Duplicate, due and payable in 2013.			
Values		Print	
	35% Value (Taxable)	100% Value (Assesed Market)	
Land :	236,150	674,700	Class/Landuse : C/47
Building :	491,680	1,404,800	
Total :	727,830	2,079,500	
Tax Distribution by Government and Fund Type (Purpose)			
Levies	Percentage	Half	Full
LUCAS COUNTY			
GENERAL FUND	2.33%	192.23	384.47
METROPARKS - OPERATING	2.68%	221.11	442.22
MENTAL HEALTH AND RECOVERY	2.92%	240.91	481.82
DEVELOPMENTAL DISABILITIES	5.24%	432.32	864.64
CHILDREN'S SERVICES	2.80%	231.01	462.02
PORT AUTHORITY	0.44%	36.30	72.60
ZOO - IMPROVEMENT	1.17%	96.53	193.06
ZOO - OPERATING	0.99%	81.68	163.36
911 TELEPHONE	0.82%	67.65	135.31
SENIOR SERVICES	0.52%	42.90	85.80
SCIENCE AND NATURAL HISTORY	<u>0.20%</u>	<u>16.50</u>	<u>33.00</u>
SUBTOTAL	20.11%	1,659.14	3,318.30
TOLEDO CITY			
GENERAL FUND	4.43%	365.49	730.98
POLICE PENSION	0.35%	28.88	57.75
FIREMEN PENSION	<u>0.35%</u>	<u>28.88</u>	<u>57.75</u>
SUBTOTAL	5.13%	423.25	846.48
OTHER			
TOLEDO/LUCAS COUNTY LIBRARY	3.38%	278.86	557.72
T.A.R.T.A.	<u>2.92%</u>	<u>240.91</u>	<u>481.82</u>
SUBTOTAL	6.30%	519.77	1,039.54
TOLEDO CITY SCHOOL DISTRICT			
GENERAL FUND	61.80%	5,098.72	10,197.43
BOND RETIREMENT	6.07%	500.80	1,001.59
PERMANENT IMPROV FAC	<u>0.59%</u>	<u>48.67</u>	<u>97.36</u>
SUBTOTAL	68.46%	5,648.19	11,296.38
GENERAL TOTAL	100%	\$8,250.35	\$16,500.70
Special Assessments :			
Project		Half	Full
T.A.S.D.-MOSQUITO		25.51	51.02
PORT AUTHORITY E-SID 1-4-TOL		53,025.00	106050
STREET SERVICES 2 & 3-TOLEDO		209.79	419.58
LIGHTS H SPECIAL REQ.-TOLEDO		275.57	551.14
TREE MAINTENANCE-TOLEDO		<u>64.93</u>	<u>129.86</u>
SPECIALS TOTAL		\$53,600.80	\$107,201.60
Total Taxes :		\$61,851.15	\$123,702.30

