

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

419-243-8251

[www.toledoport.org](http://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

[toledoport.org](http://toledoport.org)



# 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**

[toledoport.org](http://toledoport.org)



# 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.

toledoport.org





# 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!*

<b>Parcel : 15-47328</b>		<b>Assessor : 01-005-011.0</b>	
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.			
<b>Values</b>		<a href="#">Print</a>	
	<b>35% Value (Taxable)</b>	<b>100% Value (Assesed Market)</b>	
Land :	236,150	674,700	Class/Landuse : C/47
Building :	491,680	1,404,800	
Total :	727,830	2,079,500	
<b>Tax Distribution by Government and Fund Type (Purpose)</b>			
<b>Levies</b>	<b>Percentage</b>	<b>Half</b>	<b>Full</b>
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	<b>20.11%</b>	<b>1,659.14</b>	<b>3,318.30</b>
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	<b>5.13%</b>	<b>423.25</b>	<b>846.48</b>
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	<b>6.30%</b>	<b>519.77</b>	<b>1,039.54</b>
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	<b>68.46%</b>	<b>5,648.19</b>	<b>11,296.38</b>
<b>GENERAL TOTAL</b>	<b>100%</b>	<b>\$8,250.35</b>	<b>\$16,500.70</b>
<b>Special Assessments :</b>			
<b>Project</b>		<b>Half</b>	<b>Full</b>
T.A.S.D.-MOSQUITO		25.51	51.02
<b>PORT AUTHORITY E-SID 1-4-TOL</b>		<b>53,025.00</b>	<b>106050</b>
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>
<b>SPECIALS TOTAL</b>		<b>\$53,600.80</b>	<b>\$107,201.60</b>
<b>Total Taxes :</b>		<b>\$61,851.15</b>	<b>\$123,702.30</b>