

TEXAS PROPERTY ASSESSED CLEAN ENERGY (PACE)

NOVEMBER 19, 2018

PACE

- PROPERTY ASSESSED CLEAN ENERGY (PACE) IS A PROGRAM THAT PROVIDES AN INNOVATIVE MECHANISM FOR FINANCING ENERGY EFFICIENCY, RENEWABLE ENERGY, AND WATER CONSERVATION IMPROVEMENTS TO DEVELOPED PROPERTIES.
- CHAPTER 399 OF THE TEXAS LOCAL GOVERNMENT CODE AUTHORIZES MUNICIPALITIES AND COUNTIES IN TEXAS TO WORK WITH PRIVATE SECTOR LENDERS AND PROPERTY OWNERS TO FINANCE QUALIFIED IMPROVEMENTS USING PROPERTY ASSESSMENTS.



PACE

- 13 COUNTIES, 4 CITIES IN TEXAS HAVE CURRENTLY ADOPTED PACE.
- TWO CURRENT PACE ADMINISTRATORS IN TEXAS: TEXAS PACE AUTHORITY AND LONE STAR PACE.
- DENTON COUNTY HAS JUST ADOPTED THE PACE PROGRAM COUNTY-WIDE.
- [HTTPS://WWW.LONESTARPACE.COM/](https://www.lonestarpace.com/)

PACE PROGRAM ADOPTION PROCESS

- OCTOBER 30: APPEARED BEFORE DENTON COUNTY COMMISSIONERS' COURT, ORIGINAL APPROVED
- NOVEMBER 6: PUBLIC HEARING AT DENTON COUNTY COMMISSIONERS' COURT, FINAL VOTE TAKEN TO APPROVE PROGRAM CONTRACT WITH LONE STAR PACE AND ADOPT GUIDELINES
 - CURRENT AGREEMENT ADDRESSES STAFF CONCERNS ABOUT LIEN PRIORITY AND DELINQUENCY PROCESS
- CURRENT STATUS: BUSINESSES, CHURCHES, NONPROFITS ABLE TO APPLY FOR FUNDING THROUGH LONE STAR PACE. FUTURE TRAINING WORKSHOPS PLANNED IN CONJUNCTION WITH THE CHAMBER OF COMMERCE TO INFORM PROPERTY OWNERS AND CONTRACTORS OF THE PROGRAM

BENEFITS OF PACE FOR LEWISVILLE

- PROVIDES A MECHANISM TO REDUCE CONSUMPTION WHILE INCREASING PROFITS FOR COMMERCIAL PROPERTIES, SOME OF THE LARGEST ENERGY AND WATER USERS IN THE CITY
- SCALABLE FUNDING SOLUTIONS, FROM LED LIGHT UPGRADES AT A SMALL BUSINESS OR NONPROFIT TO SOLAR ARRAYS AT A LARGE BUSINESS
- PROVIDES THE BUILDING OWNER ACCESS TO UP-FRONT CAPITAL FOR FACILITY IMPROVEMENTS/UPGRADES WHILE ALSO PROVIDING IMMEDIATE SAVINGS ON ENERGY BILLS AND MAINTENANCE COSTS (IMMEDIATE ROI)



BENEFITS OF PACE FOR LEWISVILLE (CONT.)

- EFFECTIVE ECONOMIC DEVELOPMENT TOOL AS AN INCENTIVE FOR ENCOURAGING REDEVELOPMENT BY ENHANCING OFFICE, WAREHOUSE, OTHER LARGER FACILITIES ACROSS THE CITY
 - ALLOWS PROPERTY OWNERS TO REINVEST IN OTHER ASPECTS OF THEIR PROPERTY LIKE AESTHETIC IMPROVEMENTS TO THEIR FACADES, LANDSCAPING, AND SIGNAGE
 - BUNDLED WITH EXISTING REDEVELOPMENT CITY INCENTIVES, CAN SPUR LARGER IMPACTS WITH MAJOR PROPERTY REVITALIZATION OCCURRING

WHAT MIGHT PACE LOOK LIKE IN LEWISVILLE?

- SOLAR PANELS, COOL ROOF, HVAC IMPROVEMENTS AT MUSIC CITY MALL
- OLD TOWN RENOVATIONS
- NEW CONSTRUCTION & REHABS
- ENERGY AND WATER CONSERVING UPGRADES FOR LOCAL NONPROFITS AND CHURCHES