



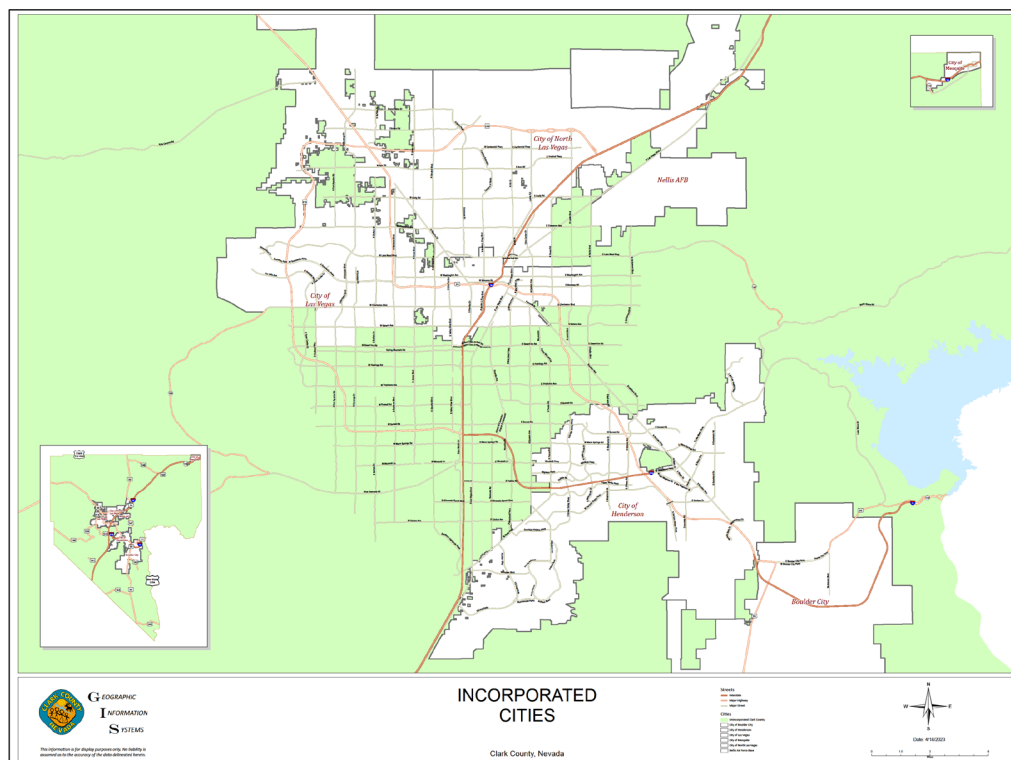
Introducing the Clark County Commercial Property Assessed Clean Energy (C-PACE) Program





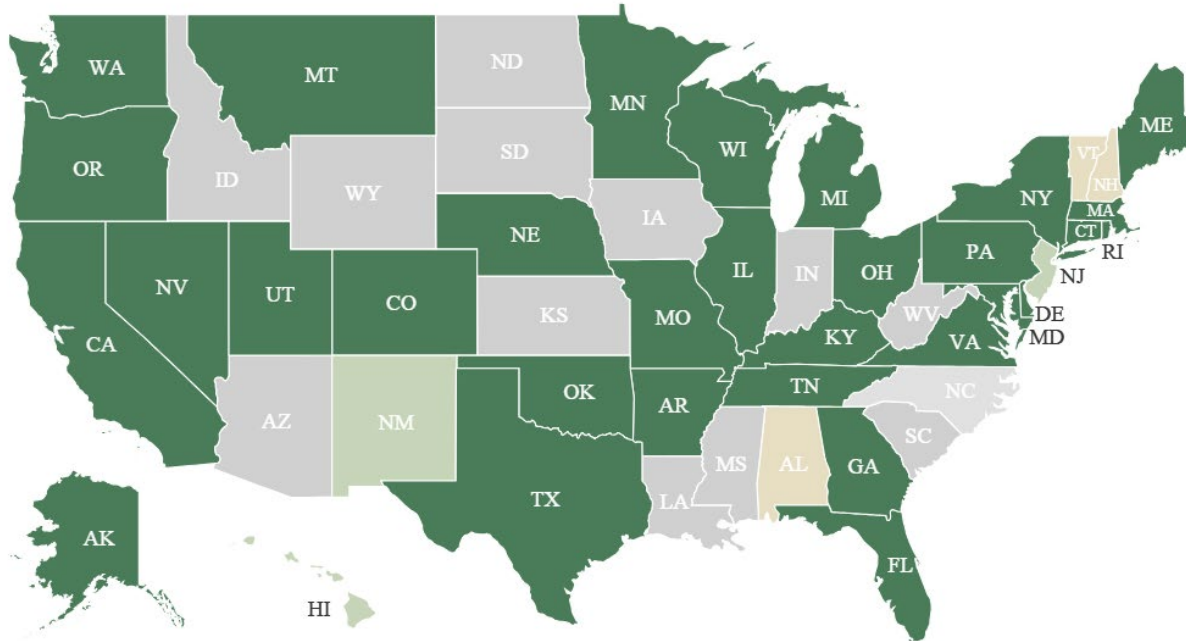
Clark County, Nevada

- Clark County and Slipstream
- [Unincorporated Clark County](#)
- Other Programs
 - City of Henderson
 - City of Las Vegas
 - City of North Las Vegas





C-PACE is available in 38 states, including Nevada



Map key

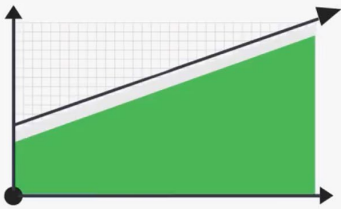
 Active program(s)

 Program in development

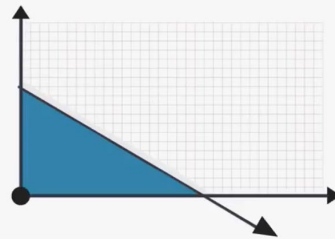
 PACE-enabled



INCREASE BOTTOM LINE



LOWER ENERGY COSTS



Benefits:

- Finance up to 100% of eligible costs
 - Nonrecourse financing
 - Frees up equity for other priorities
- Fixed rate, long-term: 20 – 30 years
 - Can yield positive cash flow
 - Boost Property Value
- Tenants share cost & savings
- Transfers to new owner upon sale
- Potential off-balance sheet treatment
- Reduces waste



QUALIFIED IMPROVEMENT PROJECTS (QIPS)



**Energy Efficiency Improvement
Projects**



**Renewable Energy
Improvement Projects**



**Water Efficiency Improvement
Projects**



Commercial Properties



OFFICE



INDUSTRIAL



MULTIFAMILY



RETAIL



HEALTHCARE



HOSPITALITY



NONPROFIT



AGRICULTURE



MIXED USE

Project Types

- New Construction
- Renovations
- Adaptive Reuse
- Refinance
- Equipment Installation

** Property must be located in Clark County*

** Does NOT work for residential (1-4 units)
and government owned properties*



Energy Efficiency

- Lighting Systems
- Building Control Systems
- Building Envelope Improvements: Walls, Roofs, Floors and Foundations
- Furnaces, Boilers & Chillers
- Pumps, Motors, Fans & Variable Speed Drives
- Windows and Door Systems to Reduce Energy Consumption
- Energy Recovery Systems
- Elevator Modernization Projects





Water Efficiency

- Low Flow Fixtures
- High-efficiency toilet retrofits
- Efficient showerhead retrofits
- Waterless and high-efficiency urinal retrofits
- Turf removal and installation of climate tolerant plants
- Replacements for cooling towers and swamp coolers





Renewable Energy

- Solar Energy
- Biomass
- Geothermal Energy
- Water Power
- Wind





ADDITIONAL ELIGIBLE COSTS

- Direct Costs include the cost of construction overhead, architectural and engineering work.
- In-Direct Costs not exceeding 20% of Direct Costs (Financing, legal and closing costs)

REFINANCE PAST IMPROVEMENTS

- Look back 3 years



PARAMETERS OF LOANS

- Minimum loan amount of \$500,000;
- Maximum loan amount of \$50,000,000 (exceptions can be made for larger investment)
- 35% PACE loan to value for new construction
- 25% PACE loan to value for rehab projects
- Total debt is capped at 90% total loan to value

- Capital Provider will do annual billing and collection



Capital Providers

The Clark County C-PACE Program is an "open-market" system that encourages local, regional, and national lender participation. Lenders must obtain a Clark County Business License and complete a Capital Provider Registration Agreement to participate in the C-PACE Program. Interest rates and terms are set by each capital provider who will bill payments directly to the borrower.

Why participate in the Clark County C-PACE Program?

- Offers an attractive new lending product to assist new and existing customers to fund needed commercial and industrial property building improvements.
- Potential for a pipeline of quality, investor-ready energy efficiency, renewable energy, and water conservation projects.
- Opportunity to fund retrofit investments that can lower operating costs, raise property value, and improve building services that attract and retain tenants.

The C-PACE Program seeks banks, credit unions, and other capital providers to become qualified to offer C-PACE financing. Qualified C-PACE lenders are banks or other lending and financial institutions that have received approval from the Program Administrator to provide financing for C-PACE projects. For more information, please contact the program administrator at clarkcpace@slipstreaminc.org.

Clark County Registered Capital Providers



Bayview PACE, a division of Silver Hill Funding, LLC
 Danny Roberts
dannyroberts@bayview.com
 (844) 518-2343
<https://www.bayviewpace.com>
 Financing amount range: \$500,000 - \$100,000,000



Nuveen Green Capital
 Alex Paulus
alexander.paulus@nuveen.com
 (980) 579-9594
<https://nuveen.com/greencapital>
 Financing amount range: \$2,000,000 - \$100,000,000



Petros PACE Finance, LLC
 Tommy Deavenport
tommy@petrospartners.com
 (512) 599-9038



Resources

- Program Guide
- Project Interest Form
- Capital Provider Registration Agreement
- Project Steps

CHOOSING A PARTICIPATING CAPITAL PROVIDER



APPLICATION PROCESS

1. Project Interest Form
2. Pre-Application with Energy Audit and Labor Statement
 - a. Energy Audit
 - b. Renewable Energy Study
 - c. Water Efficiency Improvement Project Analysis
 - d. Labor Statement: the estimated number of apprentices, local labor and non-resident labor intended to be used for the QIP
3. Application







APPLICATION DETAILS

- Term Sheet from the C-PACE Capital Provider
- Energy Assessment/ Project Report
- Appraisal within 3-6 months
- Mortgage Commitment/ Balance
- Construction Contracts (licensed contractors)

C-PACE PROJECT CENTER



 Email

 Password

Log in

If you've forgotten your password,
click [here](#) to reset it.

If you are new to Clark County C-PACE, please
register for a new PACE login.

C-PACE PROJECT CENTER



kimbersmith09@yahoo.com [Log Out](#)

Please provide information on yourself and your company.

* Title

Complete this field.

* Phone

* Company Legal Name

Company Address

Street

City State/Province


Zip/Postal Code Country

[Previous](#) [Next](#)



PROJECT CENTER

powered by  slipstream

 Kimberly Johnston
Slipstream

- [Home](#)
- [New Project](#)
- [Documents](#)
- [Find a Contractor](#)
- [Capital Providers](#) 

Welcome to the C-PACE Project Center!

The Project Center enables you to submit an application for C-PACE financing for a new project, manage existing projects, and access Program Guidelines and related materials. Use the menu above or the tiles below to navigate throughout the system and to start a new application.

Start A New Project



Participating Contractors



Participating Capital Providers



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PROJECT CENTER

powered by slipstream

Kim Edinger
Virginia PACE Autho...

- Home
- New Project
- Documents
- Find a Contractor
- Capital Providers

Project Interest Form

This form should be completed by commercial property owners in Unincorporated Clark County. To confirm if a property is in Unincorporated Clark County and eligible for the Clark C-PACE program visit: <https://ccgismo.maps.arcgis.com/apps/webappviewer/index.html?id=eebfd7bd93e84f53ad391d67f28dcc7a>.

* I am the primary point of contact for this application.

- Yes
- No

* Property Owner Business Classification

--None--

Property Information

Property ZIP Code

Search PACE Zips...

* Street Address of Property

* Parcel # (Assessor's Parcel #)

* Total Gross Building Square Footage

* Property Type

--None--

* Property Occupants

--None--

* Existing Property Debt ⓘ

* Property Value



APPROVAL AND CLOSING

Board of County Commissioners Approval Required

Closing Documents

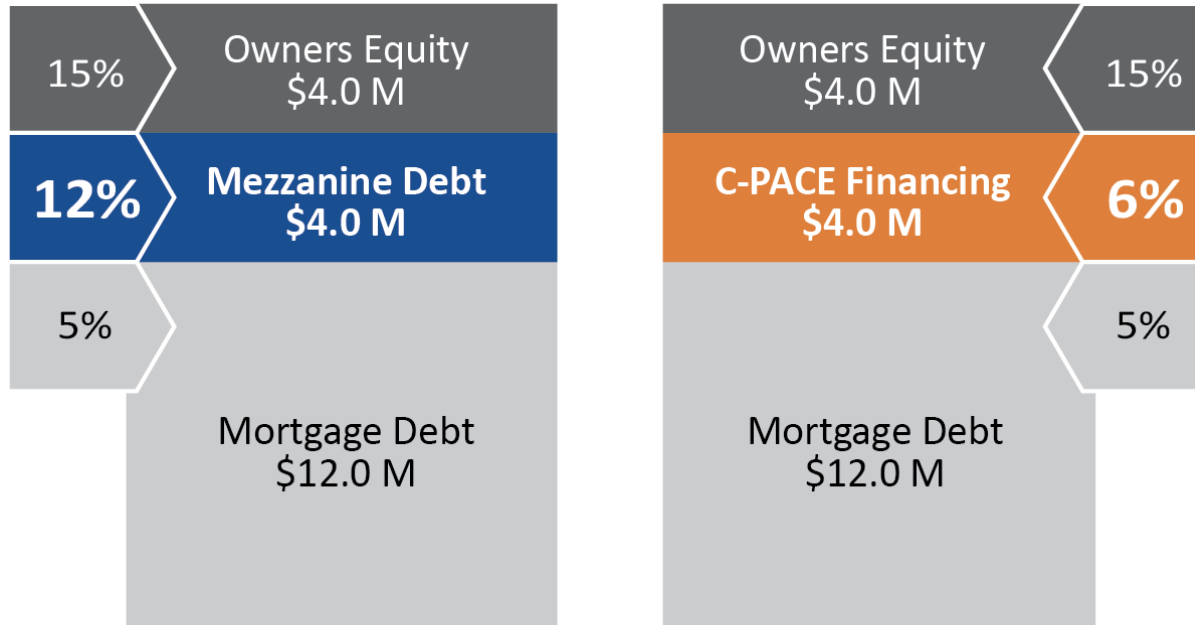
- Voluntary Assessment Agreement (County and Borrower)
- Notice of Assignment of Assessment and Assessment Lien
- Assignment of the Assessment and Assessment Lien

Closeout Report (within 1 year)





Example: \$20 Million Renovation or New Construction Project



Without C-PACE

With C-PACE

Cost of Capital:

8.40%

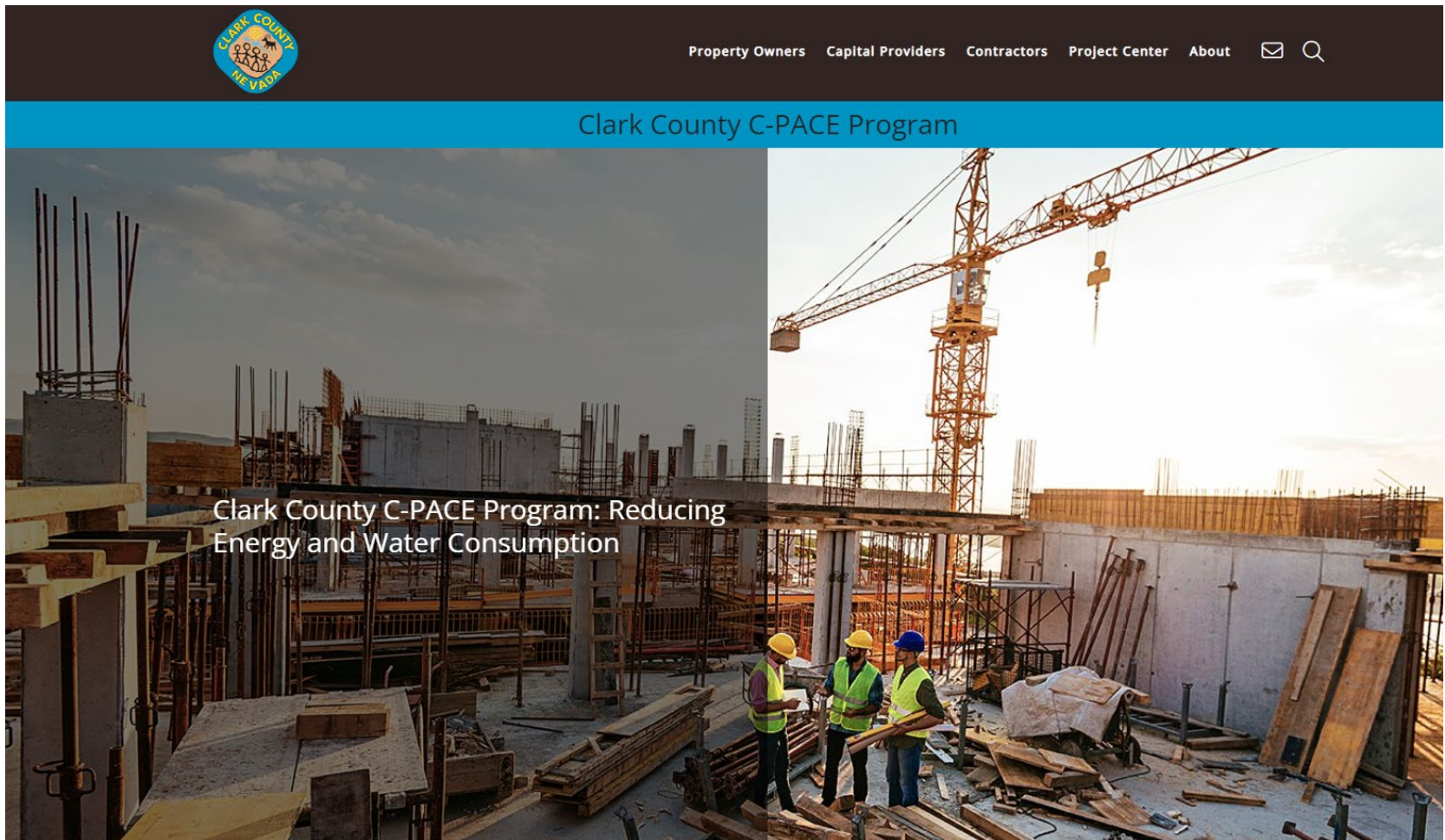
7.20%

Owners utilize C-PACE to fill gaps in their capital stack and lower their cost of capital.



Resources

www.clarkcountynvpace.org



Fact Sheet



CLARK COUNTY C-PACE PROJECT STEPS



C-PACE Project Steps

Complete these ten steps to finance your project loan.

step
1

Complete a Project Interest Form

Confirm that your property is in unincorporated Clark County and that the use of the property qualifies for C-PACE financing. The Interest Form captures basic information such as address, parcel number, ownership, building use, and estimated loan amount. Visit clarkcountynvpace.org to review the Program Guide.

step
2

Develop a Energy Saving or Water Conservation Project

Work with a building consultant and/or contractor to finalize the cost and benefits of the qualified improvement project. Discuss the requirements for a C-PACE project analysis that details the qualified improvement projects. For examples of qualified improvement projects, visit www.clarkcountynvpace.org.

step
3

Secure Financing

Talk with your bank or one of the pre-registered C-PACE Capital Providers about terms for a C-PACE loan. Additional information for unregistered lenders and a list of registered capital providers is available at www.clarkcountynvpace.org.

step
4

Complete a Pre-Application

Visit the Project Center at www.clarkcountynvpace.org to submit a formal pre-application including a project analysis draft and a local labor statement. Detailed descriptions of these required documents can be found in the Program Guide. A C-PACE Capital Provider can help you complete this step. Pre-Applications also require payment of a \$2,000 fee.

step
5

Discuss Project with Program Administrator

The Clark County C-PACE Program administrator will contact you regarding your project, the application, and loan closing.

step
6

Submit Application

The online application form must be completed along with supporting documentation that includes, but is not limited to, construction contract(s), appraisal, title, C-PACE lender consent from mortgage lender consent, and the C-PACE Assessment Agreements.

step
7

Application Approval

All documents are reviewed by the program administrator. The Clark County Board of Commissioners will vote to approve the project and the associated Assessment Agreements.

step
8

Close Financing and Install Energy/Water Efficiency Project

C-PACE Assessment Agreements should be executed within 30 days of the board's approval. Once documents are signed and recorded, the C-PACE lender can disburse funds and construction of the qualified improvement project can be completed.

step
9

Submit a Project Completion Verification Report

Clark County requires the submission of a verification report one year after the completion of the project.

step
10

Repay the C-PACE Loan

C-PACE financing payments are billed, collected and enforced by the lender. County tax and special improvement district assessment delinquencies are handled quite differently.





Additional Tools

- Power Point Educational Deck
- Project/Parcel Look Up - GISMO

A screenshot of the GISMO web application interface. The top navigation bar includes the Clark County logo and menu items: RESIDENTS, VISITORS, BUSINESS, GOVERNMENT, PAY, WELCOME HOME PROGRAM, HELP/FAQS. Below the navigation bar is a search icon and a map area. The main content area features a breadcrumb trail: Home > Government > Department Directory > Geographic Info Systems. The text reads: "GISMO Biography: The Information Technology Department manages the hardware, software, data, maps, and interactive applications that encompass the Geographic Information Systems Management Office (GISMO). GISMO services support core County business processes such as property valuations, property ownership, development review, land use planning, E911 dispatch, and election precincting, as well as the needs of various outside agencies, and the public. GISMO services can be categorized as Southern Nevada GIS Coordination, Distribution of GIS Data, Street Centerline Maintenance, GIS Application Development and Support, Data Conversion and System Maintenance, Map Requests, Special Projects and Analysis, and GIS Training." Below the text are two images: a "GISMO Hub Site" button and a "Search OpenWeb" interface with a "Click Here" link.

https://www.clarkcountynv.gov/government/departments/geographic_info_systems/index.php



Additional Tools

- Southern Nevada Water Authority rebate lists and C-PACE QIPs
 - 1) Water Smart Program, 2) Water Efficient Technologies (WET) and
 - 3) Smart Irrigation Controller Rebate Program

A screenshot of the Southern Nevada Water Authority website. The header is dark blue with a white menu icon and the text "SOUTHERN NEVADA WATER AUTHORITY" on the left, and a white search icon on the right. The main content area features a large photograph of a modern building with a covered entrance, surrounded by lush green landscaping and a paved walkway. Overlaid on the bottom of the photo is the text "Business incentives and programs" in white. Below the photo, there is a line of text: "We offer a variety of programs and resources to help businesses save water." and a heading "Water Smart Business program" in blue.

<https://www.snwa.com/rebates/business-rebates/index.html>



Q & A

Program administered by





Thank You!

Please feel free to contact us with any questions.

Program administered by

