

I-75 Energy Special Improvement District (ESID)

Commercial and industrial businesses within the district can access PACE (Property Assessed Clean Energy) financing for qualified energy projects

BENEFITS



Can cover 100% of the project costs (no match required)



Can spread energy improvement costs out over 15-25 years



No required out-of-pocket expenses



QUALIFIED PROJECTS

Qualified projects reduce the demand or increase the production of clean, renewable energy.

solar	geothermal	wind	gasification
biomass	energy efficiency improvements		

This can include:

- Lighting
- HVAC systems
- Roofs
- Windows
- Air sealing
- Insulation
- Demand reduction controls
- High velocity ceiling fans
- Similar market-proven technologies

No minimum or maximum investment level

(\$200,000 tends to be a good guideline for minimum project size, depending on the lender's preferences)

PROJECT TERMS

The ESID charges a fee for each project, which is used to offset the ESID's administrative and regulatory expenses. The current fee structure as set by the ESID Board in June 2020 is:

- 0.25% at closing (based on the cost of the improvements financed through PACE)
- 0.5% annually (based on the amount of that year's portion of the special assessments)

There is a minimum closing fee of \$1,000, and the closing fee is paid out of the proceeds of the PACE loan at closing. The annual fee will be incorporated into each installment of the special assessments that appears on the property tax bill.

The special assessment runs with the land, so it reduces the burden on the balance sheet and can be passed through as part of a NNN lease.

COMMUNITY PROJECT CONTACTS

MONROE	Jennifer Patterson	pattersonj@monroeohio.org	(513) 539-7374 x1023	i75economicdevelopment.org/196/ESID
LIBERTY	Caroline McKinney	cmckinney@liberty-township.com	(513) 759-7510	liberty-township.com/785/ESIDa
FAIRFIELD	Nathaniel Kaelin	nkaelin@fairfieldoh.gov	(513) 867-5345	fairfieldoh.gov/1017/ESID
MASON	Jenna Pantling	JPantling@masonoh.org	(513) 229-8500	imaginemason.org
WEST CHESTER	Katy Kanelopoulos	kkanelopoulos@WestChesterOH.Org	(513) 759-7325	westchesterdevelopment.com

Project Process + Timeline

1

IDENTIFY THE PROJECT SCOPE, ANTICIPATED RESULTS AND LENDER

A. **Identify a potential new construction or renovation project.**

Develop an audit or analysis.



B. **Evaluate** qualified **energy efficiency** or alternative energy technologies and **expected savings.**

C. Work with a lender to determine **financing terms.**



2

GET APPROVALS FROM THE ESID AND THE HOME JURISDICTION

D. Work with the lender and the ESID's legal counsel to **draft deal documents**, including a petition. There are no out-of-pocket fees.

E. **Submit the petition and other deal documents for review** by the ESID and City Council or the Township Trustees by way of public meetings.



3

COMPLETE THE PROJECT WITH FUNDS FROM THE LENDER

F. Complete the project and **receive disbursements from the lender** pursuant to the terms of the deal documents.

4

PAY THE LENDER BACK THROUGH A SPECIAL ASSESSMENT ON THE PROPERTY TAXES

G. **Pay the special assessments** that are included on your tax bill for the term of the loan.



TIMELINE

A project can generally complete the process in approximately 3 months. However, projects that need to move quicker may be able to do so in certain circumstances with the assistance of economic development staff.

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