




**** MEETING NOTICE AND AGENDA ****

The December 2024 meeting of the Board of Wisconsin PACE Commission, a Joint Exercise of Powers commission, will be held on **Thursday, December 12, 2024**, at **11:00 am** via Zoom web/ teleconference, to consider matters according to the following agenda:

Zoom Link: <https://us02web.zoom.us/j/88045221526>

Call in information: (309) 205-3325 Meeting ID: 880 4522 1526

One tap mobile: +13092053325, 88045221526# US

1. Call to Order
2. Roll Call
3. Approval of the Minutes 
4. Report of Executive Committee Action
5. APPROVAL OF RESOLUTION to adopt Proposed Changes to the WI PACE Program Guidelines
6. Nomination of Officers for the 2025 Calendar Year
7. Election of Officers for the 2025 Calendar Year
8. Closed Loan Report and Impact Report
9. Next Meeting Date: Thursday, January 9, 2025
 - a. January 9
 - b. February 13
 - c. March 13
 - d. April 10
 - e. May 8
 - f. June 12
 - g. July 10
 - h. August 14
 - i. September 11
 - j. October 9
 - k. November 13
 - l. December 11
10. Adjourn

PACE Wisconsin (PW)
PW Board of Directors
May 9, 2024
Teleconference

MINUTES

CALL TO ORDER: Chairman Miles called the meeting to order at 11:00 a.m. CST.

ROLL CALL: PRESENT: Pete Olson (Barron County), Ken Gerhart (Clark County), Patrick Miles (Dane County), Ed Benter (Dodge County), Philip Rockwell (Door County), Charlie Glazman (Douglas County), Robin Leary (Eau Claire County), Terry Lucas (Forest County), Harley Reabe (Green Lake County), Bruce Paul (Iowa County), Jim Braughler (Jefferson County), Samantha Kerkman (Kenosha County), Sam Bachmeier (La Crosse County), Evan Furtsch (Milwaukee County), John Cuff (Outagamie County), Dave Larson (Ozaukee County), John Pavelski (Portage County), Melissa Kaprelian (Racine County), Tom Wegner (Sheboygan County), Jeanne Nutter (Trempealeau County), Mark Luberda (Walworth County), Stephen Smith (Washburn County), Jeff Schleif (Washington County), DuWayne Federitz (Waupaca County), Jon Doemel (Winnebago County).

OTHERS PRESENT: Tim Mathison (Slipstream), Kim Johnston (Slipstream), Andy Guzikowski (Attolles Law).

Quorum Established

APPROVAL OF THE MINUTES FROM March 14, 2024.

A motion for approval was made and seconded. Unanimously Approved.

APPROVAL OF RESOLUTION 24-12 IMPOSING A SPECIAL CHARGE PURSUANT TO SECTION 66.0627(8) OF THE WISCONSIN STATUTES IN AN AMOUNT NOT TO EXCEED \$4,990,000.00 AGAINST CERTAIN REAL PROPERTY, SOMETIMES KNOWN AS “216 SUNSET PLACE” LOCATED IN CLARK COUNTY, WISCONSIN FOR LIENBY PROPERTIES, LLC AND CERTAIN OTHER MATTERS RELATING THERETO

A motion for approval was made and seconded. Unanimously Approved.

APPROVAL OF RESOLUTION 24-13 IMPOSING A SPECIAL CHARGE PURSUANT TO SECTION 66.0627(8) OF THE WISCONSIN STATUTES IN AN AMOUNT NOT TO EXCEED \$1,525,000.00 AGAINST CERTAIN REAL PROPERTY, SOMETIMES KNOWN AS “6632 AND 6640 N TOWNE ROAD” LOCATED IN DANE COUNTY, WISCONSIN FOR WCMF PHASE II, LLC AND CERTAIN OTHER MATTERS RELATING THERETO

A motion for approval was made and seconded. Unanimously Approved.

Closed Loan and Impact Report – *Slipstream Staff*

Finance Report – *Slipstream Staff*

NEXT MEETING DATE

The next meeting of PW Board will be held on June 13, 2024, at 11:00 a.m. via teleconference.

ADJOURNMENT

Meeting was adjourned by Chairman Miles at 11:17 a.m.



PACE Wisconsin Program Guidelines 5.1

Date: December 5, 2024
To: Wisconsin PACE Commission
From: Slipstream, PACE Wisconsin Program Administrator
Subject: PACE Wisconsin Program Guidelines

Background

The WI PACE Guidelines were last updated in July 2022 in response to the adoption of [WISCONSIN ACT 175](#) that changed the PACE program standards by removing some requirements and adding eligibility for new types of building improvements. Since that time interest rates have increased and led to a slowing of the PACE market nationwide.

This current set of updates are aimed at increasing deal flow and improving the quality of the Energy Assessment Reports. There are a handful of small corrections in the Guideline proposed that are show as redline. However, there are 4 key changes:

- Clarification about useful life of equipment
- High Performance Building Standard going to 30% savings under baseline code
- Savings and baseline details required in the Energy Assessment
- Add a \$1,500 Administrative Fee for changes to an established PACE Assessment

Summary of Proposed Adjustments

Expected Useful Life

The Expected Useful Life is given for each Energy Conservation Measure and determines the term of the loan. We propose adding clarifying language shown below in blue to the definition to ensure the term is based on the useful life of the equipment and not ancillary measures.

Expected Useful Life – The length of time that an Energy Conservation Measure or Non Resource Improvement is expected to remain in effective service, as determined by the Energy Assessment provider or Project Analysis provider (as applicable), according to a published standard industry guide, such as the Wisconsin Focus on Energy Technical Reference Manual. The Expected Useful Life is the period of time that the improvement is expected to remain in service and does not [take into account](#) the lifetime of the related building ~~systems~~ [such as ductwork, piping or wiring.](#) ~~that are not ELIGIBLE MEASURES.~~

High Performance PACE Projects

Projects that meet a higher savings qualify for a 50% reduced program fee. One of the ways to qualify for high performance is demonstrating a savings of 20% over baseline. Because the state building code is set at the 2013 ASHRE 90.1 standard this savings is fairly easy to achieve since most equipment is built to meet current standards that are in place in other states. We proposed raising this standard to 30%.

4.2.1 High Performance PACE Projects

Building Reduce estimated energy usage by at least 20 30 percent below the amount of energy that would be consumed in a comparable code-minimum building.

Energy Assessment Requirements



The Guidelines spell out the requirements of the Energy Assessment. The Guideline was not specific that we needed savings per year for each of the Energy Conservation Measure (ECM). The proposed updates are in blue.

The Energy Assessment shall include the following information:

- The name, firm name and credentials of the energy engineer who prepared the Energy Assessment.
- Written description of the proposed PACE Project.
- Energy analysis procedure followed
- Individual measure EUL and cumulative lifetime energy savings of the ECMs
- Detailed description of proposed measure performance parameters used in the analysis
- For each ECM the expected annual energy savings (kWh/yr or therms/yr), ~~electrical demand reduction (kW)~~, annual water savings (gallons/ yr or ccf), renewable energy capacity (kW), annual renewable electrical production (kWh/yr) and annual operational cost (\$/yr) savings.
- Estimate of the useful life of each ECM, including a reference to the basis for the estimate of the EUL (such as the Wisconsin Focus on Energy Technical Reference Manual). The EUL shall be the expected lifetime of the subject equipment or building component and shall be determined independently of the expected lifetimes of related building systems such as ductwork, piping or wiring.
- The total project capital cost required for each ECM or for packages of ECMs if interactive effects between ECMs make itemized costs impractical.
- Projected annual energy and water bill savings and operating cost assumptions. These shall include projected annual energy and water bill savings and operating cost assumptions (in \$ dollars)
- Provide the baseline and proposed building site and source energy use intensity (EUI) in total kBtu/ft² of energy consumption. These values should be compared against the Energy Star Target Finder Calculator to ensure applicable baseline and schedules are representative of actual building energy consumption.
- Provide clear and logical documentation of assumptions for energy, water, and operational cost savings calculations, as well as for projected tax and financial benefits.
 - Document assumptions and inputs to calculations (e.g., hours of operation, equipment efficiencies, lighting power, controls, load factors, power factor, motor efficiencies, water fixture daily use and flow rates, etc.) and use consistently throughout any calculations (as appropriate).
 - Use actual or expected energy utility and water utility cost rates from the local utility providers rather than regional average cost rates. The assumed rates used in the analysis and their sources must be identified in the report.
 - If operational cost savings are a significant proportion of the total project cost savings, the report must identify inputs to support the claimed operational cost savings, such as assumed number of labor hours per ECM, labor cost per hour, and citation references to support these values.

Baseline Energy Use Assumptions

Slipstream engineers suggested that we strengthen the Guideline to ensure projects are meeting adequate energy standards. We have added clarification language for which baseline systems can be used to calculate the savings. The proposed updates are in blue.

For projects that do not comply with Wisconsin Energy Conservation Code through the prescriptive pathway, one of the following whole building energy modeling procedures must be used: IECC Total Building Performance, ASHRAE 90.1 Appendix G Performance Rating Method, or ASHRAE 90.1 Energy Cost Budget Method. Under this pathway, HVAC system and domestic water heater



~~baseline systems~~ must follow the applicable baseline table within the energy standard code.
[Baseline for heating may not include electric resistance heating.](#)

PACE Special Charge Change Fee

As more loans are in repayment we have found there are more requests for changes to tax parcel numbers or adjustments needed to the repayment schedule. To account for the extra work of handling these requests we propose adding language that we may levy a "Change Fee". The text to be added to the Fees Section of the Guideline is below.

[If the Borrower and/or Capital Provider seek to make changes to an existing PACE Special Charge the Program Administrator may levy a Fee in the amount of \\$1,500.](#)

Comments or Concerns

Slipstream welcomes any questions or comments from members of the Wisconsin PACE Commission regarding the stakeholder comments or the recommended responses to those comments. Please contact:

- Tim Mathison | Managing Director (tmathison@slipstreaminc.org | 608.807.3049)
- Holly Edinger | Program Manager (hedinger@slipstreaminc.org | 608.210.7184)
- Dan Streit | Senior Researcher (dstreit@slipstreaminc.org | 608.729.6954)