



Thomas J. Aspell, Jr.
City Manager, City of Concord
City Hall
41 Green Street
Concord, NH 03301

Re: Request for the City Council to consider adoption of RSA 53-F (NH C-PACE)

Dear Mr. Aspell,

I am writing to request that the Concord City Council consider adoption of RSA 53-F (NH C-PACE) for the City of Concord. A model Resolution and RSA 53-F are attached.

Commercial Property Assessed Clean Energy (C-PACE) is an innovative program in New Hampshire that makes it possible for owners of commercial properties (including non-profits) to obtain affordable, long-term financing for energy-efficiency and renewable energy projects, by repaying their loan through a Special Assessment tax from their municipality. Municipalities benefit from improved commercial, industrial, and multifamily (5 or more units) buildings with lower operating costs and a reduced energy footprint. Energy upgrades and improvements to building comfort can increase property values, improve employee productivity, and result in business attraction and retention.

NH C-PACE will not require any public money and the municipality's responsibility is limited to Special Assessment billing and collection for which it will receive a fee from each project. The Special Assessment Lien placed on the property is immediately assigned to the lender and this lien is junior to taxes, other municipal assessments, and existing mortgages.

In 2015 the NH House and Senate unanimously approved significant changes to RSA 53-F, which enables municipalities to adopt the program by establishing their municipality as an Energy Efficiency and Clean Energy District. 31 other states have also passed PACE statutes.

The Jordan Institute (The NH C-PACE statewide administrator) is launching the program in 2016. Our organization is based in Concord and would like to see our City be at the forefront of C-PACE adoption in the state. The Jordan Institute has presented the program to Concord's Economic Development Advisory Council and Energy & Environment Advisory Committee and have reviewed program details with the City Manager, both Deputy City Managers, and Tax Collector. We are eager to continue working with City staff and the Council's committees to further vet the program and its benefits to the City.

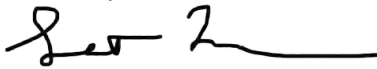
The quality of Concord's commercial buildings, their operating costs, and their ability to provide a comfortable working environment for tenants and employees play a significant role in the City's ability to support a thriving business community. Increasing energy costs, long-deferred building maintenance, and mounting concerns about future costs and building comfort in Concord's downtown heating district highlight the potential for the City of Concord to benefit from helping businesses and non-profits to access affordable, long-term financing for energy-related building improvements without the use of public funds.

The Jordan Institute believes that the NH C-PACE program will provide benefits to the City of Concord that advance the city's economic development and sustainability goals.

Details about NH C-PACE can be found at www.cpace-nh.com. Please let us know if there is any additional information that we can provide.

Thank you for your consideration.

Sincerely,



Scott Maslansky
NH C-PACE Program Manager

Cc:

Brian LeBrun, Deputy City Manager, Finance
Carlos Baia, Deputy City Manager, Community Development
Michael Jache, Treasurer/Tax Collector

Attachments:

Draft C-PACE Resolution template
RSA 53-F Statute