



Leon County

Board of County Commissioners

301 South Monroe Street, Tallahassee, Florida 32301
(850) 606-5302 www.leoncountyfl.gov

Commissioners

BILL PROCTOR

District 1

JANE G. SAULS

District 2

JOHN DAILEY

District 3

BRYAN DESLOGE

District 4

KRISTIN DOZIER

District 5

NICK MADDIX

At-Large

AKIN AKINYEMI

At-Large

VINCENT S. LONG

County Administrator

HERBERT W.A. THIELE

County Attorney

April 19, 2012

RE: Invitation to Discuss Commercial PACE in Leon County

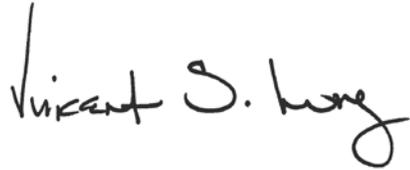
I would like to invite you to attend a meeting on May 1, 2012 from 1:30 – 2:30 at the County's Amtrak Station located at 918 Railroad Avenue. The meeting will serve as a forum for County staff to share details and receive your feedback on a program Leon County is proposing to develop based upon Property Assessed Clean Energy (PACE) financing. We intend to utilize your input to help shape the program design. PACE is a municipal finance mechanism that allows property owners to finance energy efficiency and renewable energy projects as a non-ad valorem assessment placed on the property tax bill for collection. Qualifying improvements include, but are not limited to, enhancement or upgrade of HVAC systems, cooling towers, commercial refrigeration, insulation, cool or reflective roof systems, lighting upgrades and solar photovoltaic systems. The property owner's debt is secured by a senior lien on the property (pursuant to state law), limiting risk of the loan. As financing is an important component of a PACE program, Leon County plans to engage stakeholders such as you in the development of our program structure.

With your support, Leon County plans to devise a program enabling area commercial property owners to finance projects which will reduce their energy consumption, enhance the property's value and put contractors to work. The Board of County Commissioners has established the Sustainability & Energy Improvement District which grants authority to levy and collect the non-ad valorem assessments and establishes general guidelines applicable to both a residential and commercial PACE program. I have attached the ordinance for reference.

Historically, much of the national attention on PACE focused on its applicability to residential properties. In fact, Leon County was the first local government in Florida to enact a residential PACE program titled Leon Energy Assistance Program (LEAP). Actions taken by the FHFA in the summer of 2010 effectively halted the ability for local governments to implement residential PACE programs. As a result, Leon County initiated a law suit against the FHFA, Fannie Mae and Freddie Mac and is helping to support the passage of federal legislation. In the meantime, Leon County is shifting our attention to the commercial building market. The FHFA, Fannie Mae and Freddie Mac guidance was specific to home mortgage lending and does not directly address or challenge commercial PACE programs.

We value your input and look forward to hearing of your interest in possibly participating in the program. For further details, please feel free to contact Maggie Theriot at (850) 606-5300.

Sincerely,

A handwritten signature in black ink that reads "Vincent S. Long". The signature is written in a cursive style with a large, looped 'V' at the beginning and a long, sweeping tail on the 'g'.

Vincent S. Long
County Administrator



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VINCENT S. LONG

County Administrator

HERBERT W.A. THIELE

County Attorney

June 7, 2012

RE: Invitation to Discuss Commercial PACE in Leon County

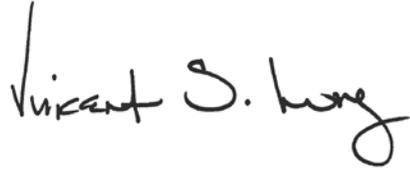
I would like to invite you to attend a meeting on June 19, 2012 from 2:30 – 3:30 at the County's Amtrak Station located at 918 Railroad Avenue. The meeting will serve as a forum for County staff to share details and receive your feedback on a program Leon County is proposing to develop based upon Property Assessed Clean Energy (PACE) financing. We intend to utilize your input to help shape the program design. PACE is a municipal finance mechanism that allows property owners to finance energy efficiency and renewable energy projects as a non-ad valorem assessment placed on the property tax bill for collection. Qualifying improvements include, but are not limited to, enhancement or upgrade of HVAC systems, cooling towers, commercial refrigeration, insulation, cool or reflective roof systems, lighting upgrades and solar photovoltaic systems. The property owner's debt is secured by a senior lien on the property (pursuant to state law), limiting risk of the loan. As success of the program depends on interest and participation by property owners, Leon County plans to engage stakeholders such as you in the development of our program structure.

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County Administrator