



## **\*\* MEETING NOTICE AND AGENDA \*\***

A meeting of the Board of the Wisconsin PACE Commission, a Joint Exercise of Powers Commission, shall be held on Thursday, July 13<sup>th</sup>, 2023, at 11:00 AM via Zoom web/ teleconference, to consider matters according to the following agenda:

Join Zoom Meeting

<https://us02web.zoom.us/j/87121388836>

One tap mobile: +13092053325,,87121388836# US

Call in Phone Number:(312) 626-6799,  
Meeting ID: 871 2138 8836

1. Call to Order
2. Roll Call
3. Approval of the Minutes
4. APPROVAL OF RESOLUTION 23-12 IMPOSING A SPECIAL CHARGE PURSUANT TO SECTION 66.0627(8) OF THE WISCONSIN STATUTES IN AN AMOUNT NOT TO EXCEED \$951,421 AGAINST CERTAIN REAL PROPERTY, SOMETIMES KNOWN AS "851 SOUTH MAIN STREET" LOCATED IN WINNEBAGO COUNTY, WISCONSIN FOR MILES KIMBALL, LLC AND CERTAIN OTHER MATTERS RELATING THERETO
5. APPROVAL OF RESOLUTION 23-13 IMPOSING A SPECIAL CHARGE PURSUANT TO SECTION 66.0627(8) OF THE WISCONSIN STATUTES IN AN AMOUNT NOT TO EXCEED \$3,980,560 AGAINST CERTAIN REAL PROPERTY, SOMETIMES KNOWN AS "285 SAND DRIVE" LOCATED IN WASHINGTON COUNTY, WISCONSIN FOR SH PROPERTIES WEST BEND, LLC AND CERTAIN OTHER MATTERS RELATING THERETO
6. Closed Loan Report and Impact Report
7. Next Meeting Date: August 10, 2023 at 11:00am
8. Adjourn

PACE Wisconsin (PW)  
PW Board of Directors  
June 8, 2023  
Teleconference

MINUTES

CALL TO ORDER: Chairman Miles called the meeting to order at 11:01 a.m. CST.

ROLL CALL: PRESENT: Pete Olson (Barron County), Troy Streckenbach (Brown County), Patrick Miles (Dane County), Ed Benter (Dodge County), Charlie Glazman (Douglas County), James Dunning (Eau Claire County), Terry Lucas (Forest County), Harley Reabe (Green Lake County), Bruce Paull (Iowa County), Jim Braugher (Jefferson County), Samantha Kerkman (Kenosha County), Sam Bachmeier (La Crosse County), Bob Ziegelbauer (Manitowoc County), Liz Sumner (Milwaukee County), Stephanie Holman (Oconto County), Jim Winkler (Oneida County), John Cuff (Outagamie County), Mary Mawhinney (Rock County), Stacey Hessel (Sawyer County), Arlyn Tober (Shawano County), Tom Wegner (Sheboygan County), Jeanne Nutter (Trempealeau County), Jeff Schleif (Washington County), Paul Decker (Waukesha County), DuWayne Federwitz (Waupaca County), Adam Fischer (Wood County).

OTHERS PRESENT: Tim Mathison (Slipstream), Holly Edinger (Slipstream), Kim Johnston (Slipstream), Trina Keller (Slipstream).

APPROVAL OF THE MINUTES FROM May 11, 2023, as amended. A motion for approval was made and seconded. Unanimously Approved.

APPROVAL OF RESOLUTION 23-10 IMPOSING A SPECIAL CHARGE PURSUANT TO SECTION 66.0627(8) OF THE WISCONSIN STATUTES IN AN AMOUNT NOT TO EXCEED \$1,900,000 AGAINST CERTAIN REAL PROPERTY, SOMETIMES KNOWN AS “704 NORTH GRAND AVENUE” LOCATED IN WAUKESHA COUNTY, WISCONSIN FOR KEBB HOTEL, LLC AND CERTAIN OTHER MATTERS RELATING THERETO.

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

APPROVAL OF RESOLUTION 23-11 IMPOSING A SPECIAL CHARGE PURSUANT TO SECTION 66.0627(8) OF THE WISCONSIN STATUTES IN AN AMOUNT NOT TO EXCEED \$1,700,000 AGAINST CERTAIN REAL PROPERTY, SOMETIMES KNOWN AS “121 BOHEMIA DRIVE” LOCATED IN BROWN COUNTY, WISCONSIN FOR JCW CBSTN DENMARK, LLC AND CERTAIN OTHER MATTERS RELATING THERETO. A motion for approval was made and seconded.

Unanimously Approved.

NEXT MEETING DATE

The next meeting of PW Board will be held on July 13, 2023, at 11:00 a.m. via teleconference.

ADJOURNMENT

Meeting was adjourned by Chairman Miles at 11:16 a.m.

**RESOLUTION NO. 23-12**

**PACE WISCONSIN**

**A RESOLUTION IMPOSING A SPECIAL CHARGE  
PURSUANT TO SECTION 66.0627(8) OF THE WISCONSIN  
STATUTES IN AN AMOUNT NOT TO EXCEED \$951,421.00  
AGAINST CERTAIN REAL PROPERTY, SOMETIMES  
KNOWN AS “851 S. MAIN STREET” LOCATED IN  
WINNEBAGO COUNTY, WISCONSIN FOR MILES  
KIMBALL, LLC AND CERTAIN OTHER MATTERS  
RELATING THERETO**

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WHEREAS, pursuant to the provisions of Section 66.0301 of the Wisconsin Statutes as in effect on the date hereof, commonly known as the “Joint Exercise of Powers Law” (the “Act”), two or more municipalities may by contract create a commission for the joint exercise of any power or duty required or authorized by law; and

WHEREAS, PACE Wisconsin (together with its successors and assigns, the “Commission”), was organized as a commission under and pursuant to the Act and exists by virtue of that certain JOINT EXERCISE OF POWERS AGREEMENT RELATING TO WISCONSIN PACE COMMISSION dated on or about July 5, 2016, as amended by that certain Amendment No. 1 (the “JPA”). by and among the various “Members” (as defined in the JPA) of the Commission, to wit: (i) Eau Claire County, Wisconsin and Dunn County, Wisconsin, executing the JPA as initial members of the Commission; and (ii) the several Counties in the State of Wisconsin (including **WINNEBAGO** County) that have executed the JPA and become members of the Commission subsequent to the date of the JPA (which Counties, together with any other political subdivision of the State of Wisconsin that may from time to time be designated as a “Member” of the Commission pursuant to the JPA, shall be referred to herein collectively as the “Member Jurisdictions”); and

WHEREAS, the Commission was formed for the purpose of developing and facilitating a program for the financing of making or installing energy efficiency improvements, water efficiency improvements, or renewable resource applications to commercial real properties located within the Member jurisdictions pursuant to Section 66.0627(8) of the Wisconsin Statutes (as in effect on the date hereof, the “PACE Statute”); and

WHEREAS, **MILES KIMBALL, LLC**, a Wisconsin corporation (the “Borrower(s)”) owns or is/are acquiring a parcel of commercial real property and improvements (the “Property,” a legal description containing the parcel identification number of which is attached to these Resolutions as EXHIBIT A) located at **851 S. MAIN STREET** in the City of **OSHKOSH** in **WINNEBAGO County**, Wisconsin (the “Project Jurisdiction”) and wishes/wish to finance the acquisition, construction, equipping and/or improvement of a clean energy installation described in EXHIBIT B (the “Project”), and **INLAND GREEN CAPITAL** (including its successors and assignees, the “Lender”) has agreed to provide such financing in an amount not to exceed **\$951,421.00** (the “PACE Loan”) and is requesting the assistance of the Commission in financing the Project; and

WHEREAS, the Commission is authorized and empowered under the Act and the PACE Statute, and by the Joint Exercise Agreement to, among other things, impose a special charge against affected properties to provide for the repayment of loans (including the PACE Loan); and

WHEREAS, pursuant to a Financing Agreement among the Borrower(s), the Lender and the Commission (the “Financing Agreement”), the Lender will agree, among other things, to make the PACE Loan, the Borrower will agree, among other things, to apply the proceeds of the PACE Loan to pay the costs of the Project and to repay the PACE Loan as provided therein , and the Commission will agree, among other things, to impose a special charge against the Project in the amount of the PACE Loan, but not to exceed the **\$951,421.00** hereinabove stated; and

WHEREAS, the JPA and the By-Laws of the Commission require, among other things, that the imposition of a special charge by the Commission must be approved at a meeting of the Board of Directors (the “Board”), at which (i) eleven (11) Directors (as defined in the JPA) are present to constitute a quorum, and (ii) (A) a majority of the Directors present and (B) the Representative Director of the affected Project Jurisdiction vote in the affirmative to impose such special charge (the “Special Voting Requirements”); and

WHEREAS, the Board has been informed that those persons holding a mortgage or lien upon or security interest in all or any portion of the Property have consented or agreed to consent to the imposition of the special charge (the “Mortgagor Consent(s)”), and the Commission has been or expects to be furnished with satisfactory evidence of such Mortgagor Consent(s); and

WHEREAS, the Board has heretofore approved a form of Financing Agreement to be used in connection with transactions of the kind and nature contemplated by these Resolutions (the “Standard Form”);

NOW THEREFORE, BE IT RESOLVED by the Board of Directors of the Commission, as follows:

**Section 1.** The Board hereby finds and declares that the imposition of the special charge against the Property is authorized by the PACE Statute and will further the purposes of the PACE Statute and the purposes for which the Commission is organized, and further finds and determines that the Special Voting Requirements have been satisfied.

**Section 2.** Pursuant to the PACE Statute and the JPA, there is hereby imposed a special charge in the amount of **\$951,421.00** against the Property (the “Special Charge”). The Special Charge shall be collected in installments as authorized by the PACE Statute in accordance with the Financing Agreement.

**Section 3.** The execution and delivery of the Financing Agreement by the Commission is hereby approved. The Financing Agreement shall be executed on behalf of the Commission by one or more of the Chair, the Vice Chair, the Treasurer, or the Secretary (such officers and directors being referred to herein individually as an “Authorized Signatory” and collectively as the “Authorized Signatories”). Any Authorized Signatory is hereby authorized and directed, for and on behalf of the Commission, to execute and deliver the Financing Agreement in substantially the Standard Form, with such changes and insertions therein as such Authorized Signatory, with the advice of counsel to the Commission, may approve, such approval to be conclusively evidenced by the execution and delivery thereof.

**Section 4.** The facsimile, electronic or digital signature of any Authorized Signatory shall be deemed to be the legal equivalent of a manual signature on specified documents or on all documents and valid and binding for all purposes. If any Authorized Signatory whose signature, countersignature or attestation appears on the Financing Agreement related document ceases to be an officer or director before delivery of the Financing Agreement, his or her signature, countersignature or attestation appearing on the Financing Agreement and any related document (regardless of whether any such related document is specifically identified in the within Resolutions) is valid and sufficient for all purposes to the same extent as if he or she had remained in office until delivery of the Financing Agreement.

**Section 5.** The appropriate officers and agents of the Commission, including each Authorized Signatory, are hereby authorized and directed, jointly and severally, for and in the name and on behalf of the Commission, to execute and deliver any and all documents, certifications and instruments, if any, in connection with the transactions contemplated hereby, and to do any and all things and take any and all actions which may be necessary or advisable, in their discretion, to effectuate the actions which the Commission has approved in these Resolutions and to consummate by the Commission the transactions contemplated by the documents approved hereby, including any subsequent amendments, waivers or consents entered into or given in accordance with such documents. It is not necessary that the Financing Agreement and various

documents authorized hereby or otherwise relating to the financing contemplated hereby all be signed by the same Authorized Signatory.

**Section 6.** All actions heretofore taken by the Chair, the Vice Chair, the Treasurer, or the Secretary, or any other appropriate officers and agents of the Commission with respect to the matters contemplated by these Resolutions are hereby ratified, confirmed and approved.

**Section 7.** These Resolutions shall take effect from and after their adoption; provided, that the special charge authorized hereby shall not be effective and the Authorized Signatory is not authorized to deliver documents on behalf of the Commission in relation to the Project unless and until the Commission has been furnished with satisfactory evidence of Mortgagor Consents as hereinabove recited.

Passed and adopted this 13<sup>TH</sup> day of July 2023

**PACE WISCONSIN**

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Name: Jim Braughler

Title: Secretary

**SECRETARY'S CERTIFICATION AS TO SPECIAL VOTING REQUIREMENTS**

The table below reflects a true and accurate accounting of the quorum and voting with respect to the Resolutions to which this Certificate is attached.

**PACE WISCONSIN**

\_\_\_\_\_  
Name: Jim Braughler  
Title: Secretary

|                              |                                      |                   |  |
|------------------------------|--------------------------------------|-------------------|--|
| _____<br>Number of Directors | _____<br>Number of Directors Present | Sufficient Quorum | <input type="checkbox"/> YES <input type="checkbox"/> NO |
|------------------------------|--------------------------------------|-------------------|--|

|   |   |                   |  |
|---|---|-------------------|--|
| _____<br>Number of Representative Directors | _____<br>Number of Representative Directors Present | Sufficient Quorum | <input type="checkbox"/> YES <input type="checkbox"/> NO |
|---|---|-------------------|--|

|                   |              |              |                  |
|-------------------|--------------|--------------|------------------|
| Vote by Directors | _____<br>AYE | _____<br>NAY | _____<br>ABSTAIN |
|-------------------|--------------|--------------|------------------|

|                                  |              |              |                  |
|----------------------------------|--------------|--------------|------------------|
| Vote by Representative Directors | _____<br>AYE | _____<br>NAY | _____<br>ABSTAIN |
|----------------------------------|--------------|--------------|------------------|

|                      |                         |  |  |
|----------------------|-------------------------|--|--|
| Project Jurisdiction | <b>WINNEBAGO</b> County |  |  |
|----------------------|-------------------------|--|--|

|   |                 |  |  |
|---|-----------------|--|--|
| Representative Director of Project Jurisdiction | _____<br>(name) |  |  |
|---|-----------------|--|--|

|   |              |              |                  |
|---|--------------|--------------|------------------|
| Vote by Representative Director of Project Jurisdiction | _____<br>AYE | _____<br>NAY | _____<br>ABSTAIN |
|---|--------------|--------------|------------------|

**Exhibit A**

**Legal Description**

LOT 1 CSM 7845 DOC #1869792 AND #1871307 R OF D, CITY OF OSHKOSH, COUNTY OF WINNEBAGO, WISCONSIN.

**EXHIBIT B**

# PACE Project Summary



|                           |                      |
|---------------------------|----------------------|
| Property Owner            | Miles Kimball LLC    |
| Address                   | 851 S Main St.       |
| City                      | Oshkosh, WI 54901    |
| County                    | Winnebago County     |
| Tax ID                    | 90301300000          |
| Property Type             | Hospitality          |
| Property Size             | 21,600               |
| PACE Lender               | Inland Green Capital |
| Financing Type            | Current Project      |
| High Performance Building | No                   |



|                           |           |
|---------------------------|-----------|
| PACE Project Direct Costs | \$754,547 |
| Program Fee               | \$9,990   |
| Commission Fee            | \$951     |
| Commission Legal Fee      | \$951     |
| Other Program Expenses    | \$0       |
| Other Soft Costs          | \$185,128 |

|                       |                        |
|-----------------------|------------------------|
| PACE Financing Amount | \$951,421              |
| Interest Rate         | 425bsp above 10 yr UST |
| Loan Term             | 30 Years               |

|  |             |
|--|-------------|
| Mortgage Balance Total                   | \$4,656,000 |
| Mortgage Balance + PACE Loan - to- Value | PASS        |

|                                  |                       |
|----------------------------------|-----------------------|
| Primary Contractor(s)            | CR Structures         |
| Project Developer/Energy Auditor | Other PACE Contractor |

|   |  |
|---|--|
| Summary of Improvements                 | Split systemRoofing, masonry, framing, waterproofing, entrancesInterior and exterior LEDsDHW |
| Projected Avg. Annual Cost Savings      | \$44,304   |
| Savings Percentage Above WI Energy Code | 61%  |
| Completion Date                         | 4th Quarter 2023   |
| Jobs Created By Project                 | 14.3   |
| Projected Environmental Benefits        | 202.55   |

# Status of Documentation



**Property Owner**

**Address**

**County**

|                                     |
|-------------------------------------|
| Miles Kimball LLC                   |
| 851 S Main St.<br>Oshkosh, WI 54901 |
| Winnebago County                    |

Pre-Closing Document Checklist

Corporation Report

County Assessor Property Report

Final Application

Construction/Installation Contract (unsigned)

Energy Assessment

Completion Docs. (Retroactive)

Property Valuation

Capital Provider Offer to Fund

Mortgage Loan Documentation

Administrator's Preliminary Approval

|                     |
|---------------------|
| PASS                |
| N/A                 |
| PASS                |
| PASS                |
| Condition - Closing |
| PASS                |

PACE Commission Director's Approval

|             |
|-------------|
| Conditional |
|-------------|

Closing Document Checklist

Construction Contract(s) - Executed

Title Report

Mortgage Lender Consent

Property Insurance

|                     |
|---------------------|
| PASS                |
| Condition - Closing |
| Condition - Closing |
| Condition - Closing |

On-Board Report & Amortization Table

Executed PACE Special Charge & Financing Agrmt

|                     |
|---------------------|
| Condition - Closing |
| Condition - Closing |

**RESOLUTION NO. 23-13**

**PACE WISCONSIN**

**A RESOLUTION IMPOSING A SPECIAL CHARGE PURSUANT TO SECTION 66.0627(8) OF THE WISCONSIN STATUTES IN AN AMOUNT NOT TO EXCEED \$3,980,560.00 AGAINST CERTAIN REAL PROPERTY, SOMETIMES KNOWN AS “285 SAND DRIVE” LOCATED IN WASHINGTON COUNTY, WISCONSIN FOR SH PROPERTIES WEST BEND, LLC AND CERTAIN OTHER MATTERS RELATING THERETO**

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WHEREAS, pursuant to the provisions of Section 66.0301 of the Wisconsin Statutes as in effect on the date hereof, commonly known as the “Joint Exercise of Powers Law” (the “Act”), two or more municipalities may by contract create a commission for the joint exercise of any power or duty required or authorized by law; and

WHEREAS, PACE Wisconsin (together with its successors and assigns, the “Commission”), was organized as a commission under and pursuant to the Act and exists by virtue of that certain JOINT EXERCISE OF POWERS AGREEMENT RELATING TO WISCONSIN PACE COMMISSION dated on or about July 5, 2016, as amended by that certain Amendment No. 1 (the “JPA”). by and among the various “Members” (as defined in the JPA) of the Commission, to wit: (i) Eau Claire County, Wisconsin and Dunn County, Wisconsin, executing the JPA as initial members of the Commission; and (ii) the several Counties in the State of Wisconsin (including **WASHINGTON** County) that have executed the JPA and become members of the Commission subsequent to the date of the JPA (which Counties, together with any other political subdivision of the State of Wisconsin that may from time to time be designated as a “Member” of the Commission pursuant to the JPA, shall be referred to herein collectively as the “Member Jurisdictions”); and

WHEREAS, the Commission was formed for the purpose of developing and facilitating a program for the financing of making or installing energy efficiency improvements, water efficiency improvements, or renewable resource applications to commercial real properties located within the Member jurisdictions pursuant to Section 66.0627(8) of the Wisconsin Statutes (as in effect on the date hereof, the “PACE Statute”); and

WHEREAS, **SH PROPERTIES WEST BEND, LLC**, a Wisconsin corporation (the “Borrower(s)”) owns or is/are acquiring a parcel of commercial real property and improvements (the “Property,” a legal description containing the parcel identification number of which is attached to these Resolutions as EXHIBIT A) located at **285 SAND DRIVE** in the City of **WEST BEND** in **WASHINGTON County**, Wisconsin (the “Project Jurisdiction”) and wishes/wish to finance the acquisition, construction, equipping and/or improvement of a clean energy installation described in EXHIBIT B (the “Project”), and **GREENROCK HEALTHCARE CAPITAL, LLC** (including its successors and assignees, the “Lender”) has agreed to provide such financing in an amount not to exceed **\$3,980,560.00** (the “PACE Loan”) and is requesting the assistance of the Commission in financing the Project; and

WHEREAS, the Commission is authorized and empowered under the Act and the PACE Statute, and by the Joint Exercise Agreement to, among other things, impose a special charge against affected properties to provide for the repayment of loans (including the PACE Loan); and

WHEREAS, pursuant to a Financing Agreement among the Borrower(s), the Lender and the Commission (the “Financing Agreement”), the Lender will agree, among other things, to make the PACE Loan, the Borrower will agree, among other things, to apply the proceeds of the PACE Loan to pay the costs of the Project and to repay the PACE Loan as provided therein , and the Commission will agree, among other things, to impose a special charge against the Project in the amount of the PACE Loan, but not to exceed the **\$3,980,560.00** hereinabove stated; and

WHEREAS, the JPA and the By-Laws of the Commission require, among other things, that the imposition of a special charge by the Commission must be approved at a meeting of the Board of Directors (the “Board”), at which (i) eleven (11) Directors (as defined in the JPA) are present to constitute a quorum, and (ii) (A) a majority of the Directors present and (B) the Representative Director of the affected Project Jurisdiction vote in the affirmative to impose such special charge (the “Special Voting Requirements”); and

WHEREAS, the Board has been informed that those persons holding a mortgage or lien upon or security interest in all or any portion of the Property have consented or agreed to consent to the imposition of the special charge (the “Mortgagor Consent(s)”), and the Commission has been or expects to be furnished with satisfactory evidence of such Mortgagor Consent(s); and

WHEREAS, the Board has heretofore approved a form of Financing Agreement to be used in connection with transactions of the kind and nature contemplated by these Resolutions (the “Standard Form”);

NOW THEREFORE, BE IT RESOLVED by the Board of Directors of the Commission, as follows:

**Section 1.** The Board hereby finds and declares that the imposition of the special charge against the Property is authorized by the PACE Statute and will further the purposes of the PACE Statute and the purposes for which the Commission is organized, and further finds and determines that the Special Voting Requirements have been satisfied.

**Section 2.** Pursuant to the PACE Statute and the JPA, there is hereby imposed a special charge in the amount of **\$3,980,560.00** against the Property (the “Special Charge”). The Special Charge shall be collected in installments as authorized by the PACE Statute in accordance with the Financing Agreement.

**Section 3.** The execution and delivery of the Financing Agreement by the Commission is hereby approved. The Financing Agreement shall be executed on behalf of the Commission by one or more of the Chair, the Vice Chair, the Treasurer, or the Secretary (such officers and directors being referred to herein individually as an “Authorized Signatory” and collectively as the “Authorized Signatories”). Any Authorized Signatory is hereby authorized and directed, for and on behalf of the Commission, to execute and deliver the Financing Agreement in substantially the Standard Form, with such changes and insertions therein as such Authorized Signatory, with the advice of counsel to the Commission, may approve, such approval to be conclusively evidenced by the execution and delivery thereof.

**Section 4.** The facsimile, electronic or digital signature of any Authorized Signatory shall be deemed to be the legal equivalent of a manual signature on specified documents or on all documents and valid and binding for all purposes. If any Authorized Signatory whose signature, countersignature or attestation appears on the Financing Agreement related document ceases to be an officer or director before delivery of the Financing Agreement, his or her signature, countersignature or attestation appearing on the Financing Agreement and any related document (regardless of whether any such related document is specifically identified in the within Resolutions) is valid and sufficient for all purposes to the same extent as if he or she had remained in office until delivery of the Financing Agreement.

**Section 5.** The appropriate officers and agents of the Commission, including each Authorized Signatory, are hereby authorized and directed, jointly and severally, for and in the name and on behalf of the Commission, to execute and deliver any and all documents, certifications and instruments, if any, in connection with the transactions contemplated hereby, and to do any and all things and take any and all actions which may be necessary or advisable, in their discretion, to effectuate the actions which the Commission has approved in these Resolutions and to consummate by the Commission the transactions contemplated by the documents approved hereby, including any subsequent amendments, waivers or consents entered into or given in accordance with such documents. It is not necessary that the Financing Agreement and various

documents authorized hereby or otherwise relating to the financing contemplated hereby all be signed by the same Authorized Signatory.

**Section 6.** All actions heretofore taken by the Chair, the Vice Chair, the Treasurer, or the Secretary, or any other appropriate officers and agents of the Commission with respect to the matters contemplated by these Resolutions are hereby ratified, confirmed and approved.

**Section 7.** These Resolutions shall take effect from and after their adoption; provided, that the special charge authorized hereby shall not be effective and the Authorized Signatory is not authorized to deliver documents on behalf of the Commission in relation to the Project unless and until the Commission has been furnished with satisfactory evidence of Mortgagor Consents as hereinabove recited.

Passed and adopted this 13<sup>TH</sup> day of July 2023

**PACE WISCONSIN**

---

Name: Jim Braughler

Title: Secretary

**SECRETARY'S CERTIFICATION AS TO SPECIAL VOTING REQUIREMENTS**

The table below reflects a true and accurate accounting of the quorum and voting with respect to the Resolutions to which this Certificate is attached.

**PACE WISCONSIN**

\_\_\_\_\_  
Name: Jim Braughler  
Title: Secretary

|                              |                                      |                   |  |
|------------------------------|--------------------------------------|-------------------|--|
| _____<br>Number of Directors | _____<br>Number of Directors Present | Sufficient Quorum | <input type="checkbox"/> YES <input type="checkbox"/> NO |
|------------------------------|--------------------------------------|-------------------|--|

|   |   |                   |  |
|---|---|-------------------|--|
| _____<br>Number of Representative Directors | _____<br>Number of Representative Directors Present | Sufficient Quorum | <input type="checkbox"/> YES <input type="checkbox"/> NO |
|---|---|-------------------|--|

|                   |              |              |                  |
|-------------------|--------------|--------------|------------------|
| Vote by Directors | _____<br>AYE | _____<br>NAY | _____<br>ABSTAIN |
|-------------------|--------------|--------------|------------------|

|                                  |              |              |                  |
|----------------------------------|--------------|--------------|------------------|
| Vote by Representative Directors | _____<br>AYE | _____<br>NAY | _____<br>ABSTAIN |
|----------------------------------|--------------|--------------|------------------|

|                      |                          |  |  |
|----------------------|--------------------------|--|--|
| Project Jurisdiction | <b>WASHINGTON</b> County |  |  |
|----------------------|--------------------------|--|--|

|   |                 |  |  |
|---|-----------------|--|--|
| Representative Director of Project Jurisdiction | _____<br>(name) |  |  |
|---|-----------------|--|--|

|   |              |              |                  |
|---|--------------|--------------|------------------|
| Vote by Representative Director of Project Jurisdiction | _____<br>AYE | _____<br>NAY | _____<br>ABSTAIN |
|---|--------------|--------------|------------------|

**Exhibit A**

**Legal Description**

PT SE NW+SW NE CSM 7256 LOT 1 DOC 1533622, CITY OF WEST BEND, COUNTY OF WASHINGTON,  
WISCONSIN.

**EXHIBIT B**

# PACE Project Summary



|                                  |                                 |
|----------------------------------|---------------------------------|
| <b>Property Owner</b>            | SH Properties West<br>Bend, LLC |
| <b>Address</b>                   | 285 Sand Drive                  |
| <b>City</b>                      | West bend, WI 53095             |
| <b>County</b>                    | Washington County               |
| <b>Tax ID</b>                    | 11192410027                     |
| <b>Property Type</b>             | Other                           |
| <b>Property Size</b>             | 107,468                         |
| <b>PACE Lender</b>               | Healthcare Capital LLC          |
| <b>Financing Type</b>            | Current Project                 |
| <b>High Performance Building</b> | No                              |



|                                  |             |
|----------------------------------|-------------|
| <b>PACE Project Direct Costs</b> | \$3,659,390 |
| <b>Program Fee</b>               | \$29,623    |
| <b>Commission Fee</b>            | \$3,083     |
| <b>Commission Legal Fee</b>      | \$2,500     |
| <b>Other Program Expenses</b>    | \$0         |
| <b>Other Soft Costs</b>          | \$0         |

|                              |                        |
|------------------------------|------------------------|
| <b>PACE Financing Amount</b> | \$3,980,560            |
| <b>Interest Rate</b>         | 425 bsp over UST 10 yr |
| <b>Loan Term</b>             | 30 Years               |

|   |              |
|---|--------------|
| <b>Mortgage Balance Total</b>                       | \$20,921,000 |
| <b>Mortgage Balance + PACE Loan -<br/>to- Value</b> | PASS         |

|   |                                |
|---|--------------------------------|
| <b>Primary Contractor(s)</b>            | American Construction Services |
| <b>Project Developer/Energy Auditor</b> | Donovan Energy                 |

|  |  |
|--|--|
| <b>Summary of Improvements</b>                 | High efficiency HVAC, additional details in Energy Model report High efficiency wall systems, roof, windows and doors, see energy report for additional details. |
| <b>Projected Avg. Annual Cost Savings</b>      | \$9,206,454  |
| <b>Savings Percentage Above WI Energy Code</b> | 15%  |
| <b>Completion Date</b>                         | Quarter  |
| <b>Jobs Created By Project</b>                 | 46.2   |
| <b>Projected Environmental Benefits</b>        | 123.00   |

# Status of Documentation



**Property Owner**

|                                 |
|---------------------------------|
| SH Properties West Bend,<br>LLC |
|---------------------------------|

**Address**

|                                       |
|---------------------------------------|
| 285 Sand Drive<br>West bend, WI 53095 |
|---------------------------------------|

**County**

|                   |
|-------------------|
| Washington County |
|-------------------|

Pre-Closing Document Checklist

Corporation Report

|      |
|------|
| PASS |
|------|

County Assessor Property Report

|      |
|------|
| PASS |
|------|

Final Application

|      |
|------|
| PASS |
|------|

Construction/Installation Contract (unsigned)

|      |
|------|
| PASS |
|------|

Energy Assessment

|             |
|-------------|
| Conditional |
|-------------|

Completion Docs. (Retroactive)

|     |
|-----|
| N/A |
|-----|

Property Valuation

|      |
|------|
| PASS |
|------|

Capital Provider Offer to Fund

|      |
|------|
| PASS |
|------|

Mortgage Loan Documentation

|      |
|------|
| PASS |
|------|

Administrator's Preliminary Approval

|      |
|------|
| PASS |
|------|

PACE Commission Director's Approval

|             |
|-------------|
| Conditional |
|-------------|

Closing Document Checklist

Construction Contract(s) - Executed

|      |
|------|
| PASS |
|------|

Title Report

|                     |
|---------------------|
| Condition - Closing |
|---------------------|

Mortgage Lender Consent

|                     |
|---------------------|
| Condition - Closing |
|---------------------|

Property Insurance

|                     |
|---------------------|
| Condition - Closing |
|---------------------|

On-Board Report & Amortization Table

|                     |
|---------------------|
| Condition - Closing |
|---------------------|

Executed PACE Special Charge & Financing Agrmt

|                     |
|---------------------|
| Condition - Closing |
|---------------------|

# PACE WI Closed Loan Report

As of 2023-07-10 14:02:29 Central Standard Time/CST • Generated by Holly Edinger • Sorted by Date Closed (Descending)

| PACE Financing Number | Date Closed | County (Zip)      | Project Name                         | PACE Financing Amount | Financing Term | PACE Capital Provider      | Property Type | PACE Program |         | Value of Property | Avg Annual Savings (\$) | Total Energy Savings % |
|-----------------------|-------------|-------------------|--------------------------------------|-----------------------|----------------|----------------------------|---------------|--------------|---------|-------------------|-------------------------|------------------------|
|                       |             |                   |                                      |                       |                |                            |               | Fees         | Program |                   |                         |                        |
| 01_000093             | 6/28/2023   | Sawyer County     | Winter Coop                          | \$ 292,500            | 20             | Inland Green Capital       | Retail        | \$ 3,656     |         | \$1,200,000       | \$ 41,840               | 38%                    |
| 01_000092             | 6/2/2023    | Chippewa County   | Riverstone Hotel Chippewa            | \$ 2,910,000          | 27             | Petros PACE Finance, LLC   | Hospitality   | \$ 33,475    |         | \$9,700,000       | \$ 19,039               | 22%                    |
| 01_000091             | 4/28/2023   | Sheboygan County  | Home2 Suites Sheboygan               | \$ 4,627,500          | 30             | Nuveen Green Capital       | Hospitality   | \$ 50,650    |         | \$ 16,900,000     | \$ 41,395               | 17%                    |
| 01_000090             | 3/22/2023   | Washington County | F Street Development Germantown      | \$ 4,535,000          | 25             | PACE Equity                | Industrial    | \$ 49,725    |         | \$ 38,700,000     | \$ 78,869               | 33%                    |
| 01_000089             | 3/17/2023   | Outagamie County  | F Street Appleton 3                  | \$ 1,890,520          | 25             | PACE Equity                | Industrial    | \$ 23,280    |         | \$ 19,020,000     | \$ 68,020               | 22%                    |
| 01_000088             | 2/13/2023   | Outagamie County  | Urbane 115                           | \$ 2,107,828          | 25             | Petros PACE Finance, LLC   | Mixed Use     | \$ 25,453    |         | \$ 11,570,000     | \$ 159,578              | 24%                    |
| 01_000087             | 2/1/2023    | Bayfield County   | The St. James                        | \$ 896,000            | 25             | PACE Loan Group, LLC       | Hospitality   | \$ 11,200    |         | \$ 2,560,000      | \$ 63,254               | 21%                    |
| 01_000086             | 10/31/2022  | Dane County       | Peloton Residences                   | \$ 1,000,000          | 30             | One Community Bank         | Mixed Use     | \$ 12,500    |         | \$ 51,500,000     | \$ 65,094               | 15%                    |
| 01_000085             | 9/16/2022   | Dane County       | Middleton Center 3                   | \$ 2,400,000          | 30             | Nuveen Green Capital       | Mixed Use     | \$ 28,375    |         | \$ 20,500,000     | \$ 62,897               | 17%                    |
| 01_000084             | 8/15/2022   | Marathon County   | Mosinee Hotel                        | \$ 1,782,000          | 25             | Northern State Bank        | Hospitality   | \$ 22,195    |         | \$ 350,000        | \$ 15,060               | 16%                    |
| 01_000083             | 8/7/2022    | Dane County       | Paoli Seven Acre Dairy               | \$ 3,026,996          | 25             | Nuveen Green Capital       | Hospitality   | \$ 34,645    |         | \$ 14,009,688     | \$ 37,403               | 28%                    |
| 01_000081             | 8/1/2022    | Forest County     | Nicolet Hardwood                     | \$ 1,500,000          | 20             | German American State Bank | Industrial    | \$ 18,750    |         | \$ 3,640,000      | \$ 421,634              | 3%                     |
| 01_000080             | 7/28/2022   | Milwaukee County  | Oak Creek Hotel (OCB)                | \$ 1,217,685          | 25             | One Community Bank         | Hospitality   | \$ 15,221    |         | \$ 15,480,000     | \$ 13,729               | 13%                    |
| 01_000079             | 7/18/2022   | Brown County      | The Common Place                     | \$ 4,657,810          | 25             | Petros PACE Finance, LLC   | Multifamily   | \$ 50,953    |         | \$ 21,000,000     | \$ 53,283               | 23%                    |
| 01_000078             | 6/14/2022   | Winnebago County  | Woodstock Village Oshkosh            | \$ 1,000,000          | 25             | One Community Bank         | Multifamily   | \$ 12,500    |         | \$ 12,430,000     | \$ 56,654               |                        |
| 01_000078             | 6/1/2022    | Milwaukee County  | The Broadacre, Oak Creek             | \$ 2,400,000          | 25             | PACE Loan Group, LLC       | Multifamily   | \$ 28,375    |         | \$ 41,620,000     | \$ 169,455              |                        |
| 01_000077             | 6/1/2022    | Eau Claire County | Wilson Square Phase II               | \$ 2,365,000          | 25             | PACE Loan Group, LLC       | Multifamily   | \$ 28,025    |         | \$ 25,000,000     | \$ 108,849              |                        |
| 01_000076             | 5/27/2022   | Washington County | Krescent Valley Dairy                | \$ 185,000            | 20             | German American State Bank | Agriculture   | \$ 2,313     |         | \$ 475,000        | \$ 27,737               |                        |
| 01_000075             | 4/29/2022   | Outagamie County  | Stoney Brook Storage                 | \$ 540,000            | 25             | One Community Bank         | Retail        | \$ 6,750     |         | \$ 7,610,000      | \$ 20,194               |                        |
| 01_000074             | 4/28/2022   | Brown County      | Legacy Hotel Green Bay               | \$ 4,770,000          | 25             | One Community Bank         | Hospitality   | \$ 52,075    |         | \$ 46,200,000     | \$ 153,890              |                        |
| 01_000072             | 4/28/2022   | La Crosse County  | Holmen Assisted Living               | \$ 1,851,292          | 25             | PACE Loan Group, LLC       | Multifamily   | \$ 22,888    |         | \$ 22,000,000     | \$ 80,132               |                        |
| 01_000073             | 4/28/2022   | Brown County      | Bellevue Assisted Living             | \$ 1,828,000          | 25             | PACE Loan Group, LLC       | Multifamily   | \$ 22,655    |         | \$ 22,700,000     | \$ 77,909               |                        |
| 01_000071             | 4/15/2022   | Winnebago County  | Discovery Point Apartments           | \$ 556,000            | 25             | One Community Bank         | Multifamily   | \$ 6,950     |         | \$ 5,426,000      | \$ 35,605               |                        |
| 01_000070             | 3/17/2022   | Dane County       | Moxy Hotel (last CRM app)            | \$ 3,500,000          | 25             | One Community Bank         | Hospitality   | \$ 39,375    |         | \$ 45,000,000     | \$ 170,060              |                        |
| 01_000069             | 3/17/2022   | Dane County       | West Wilson Apartments               | \$ 1,000,000          | 20             | State Bank of Cross Plains | Multifamily   | \$ 12,500    |         | \$ 13,215,000     | \$ 38,158               |                        |
| 01_000068             | 3/15/2022   | Waukesha County   | Spring Hill Suites Menomonee Falls   | \$ 2,668,500          | 25             | One Community Bank         | Hospitality   | \$ 31,060    |         | \$ 17,800,000     | \$ 107,745              |                        |
| 01_000067             | 1/31/2022   | Racine County     | 300 Main Street_Racine_TigerOp       | \$ 308,000            | 25             | Inland Green Capital       | Mixed Use     | \$ 3,850     |         | \$ 800,000        | \$ 14,344               |                        |
| 01_000066             | 1/20/2022   | Pierce County     | 700 S Main_Sycamore of River Falls   | \$ 2,328,181          | 30             | PACE Equity                | Other         | \$ 27,657    |         | \$ 22,100,000     | \$ 12,802               |                        |
| 01_000065             | 12/23/2021  | Waukesha County   | New Perspective Waukesha Assisted    | \$ 7,270,958          | 27             | PACE Equity                | Other         | \$ 77,085    |         | \$ 44,500,000     | \$ 290,472              |                        |
| 01_000064             | 12/21/2021  | Dane County       | Hidden Creek 2 Residences            | \$ 1,000,000          | 25             | One Community Bank         | Multifamily   | \$ 12,500    |         | \$ 14,740,000     | \$ 122,735              |                        |
| 01_000063             | 12/21/2021  | Milwaukee County  | New Perspective Ballpark Commons     | \$ 8,003,461          | 27             | PACE Equity                | Other         | \$ 84,410    |         | \$ 47,800,000     | \$ 425,989              |                        |
| 01_000061             | 12/17/2021  | Waupaca County    | Cobblestone Fremont                  | \$ 861,260            | 25             | Nuveen Green Capital       | Hospitality   | \$ 10,766    |         | \$ 6,400,000      | \$ 31,176               |                        |
| 01_000062             | 12/16/2021  | Racine County     | Verdant Hotel Racine (Loan A & B)_M  | \$ 7,684,332          | 20             | Twain Financial            | Hospitality   | \$ 81,218    |         | \$ 3,700,000      | \$ 101,763              |                        |
| 01_000060             | 10/26/2021  | Brown County      | De Pere Hotel                        | \$ 2,340,000          | 25             | Petros PACE Finance, LLC   | Hospitality   | \$ 27,775    |         | \$ 7,800,000      | \$ 107,295              |                        |
| 01_000058             | 9/17/2021   | Outagamie County  | 208 W Main St._LittleChute Cobblestr | \$ 1,100,000          | 20             | Nuveen Green Capital       | Hospitality   | \$ 13,750    |         | \$ 6,962,000      | \$ 36,011               |                        |
| 01_000057             | 9/3/2021    | Dane County       | 1121 South Park St                   | \$ 500,000            | 22             | State Bank of Cross Plains | Mixed Use     | \$ 6,250     |         | \$ 12,532,000     | \$ 68,305               |                        |
| 01_000056             | 8/17/2021   | Winnebago County  | Banta 460 Ahmaip Street              | \$ 1,723,561          | 29             | Inland Green Capital       | Mixed Use     | \$ 21,545    |         | \$ 10,600,000     | \$ 100,230              |                        |
| 01_000055             | 8/6/2021    | Winnebago County  | The Brin                             | \$ 1,978,050          | 24             | Nuveen Green Capital       | Mixed Use     | \$ 24,156    |         | \$ 13,075,000     | \$ 90,591               |                        |
| 01_000054             | 7/13/2021   | Dane County       | John Nolan Hotel                     | \$ 170,353            | 20             | Baker Tilly                | Hospitality   | \$ 2,129     |         | \$ 9,578,800      | \$ 12,947               |                        |
| 01_000053             | 6/23/2021   | Winnebago County  | Annex 71                             | \$ 5,625,000          | 25             | Petros PACE Finance, LLC   | Multifamily   | \$ 60,625    |         | \$ 22,500,000     | \$ 270,353              |                        |
| 01_000052             | 6/11/2021   | Dane County       | SCC Mixed Use - Commercial           | \$ 685,000            | 23             | Twain Financial            | Mixed Use     | \$ 8,563     |         | \$ 2,920,000      | \$ 34,386               |                        |
| 01_000051             | 6/11/2021   | Dane County       | SCC Mixed Use - Residential          | \$ 2,490,500          | 24             | Twain Financial            | Mixed Use     | \$ 29,280    |         | \$ 2,920,000      | \$ 167,896              |                        |
| 01_000050             | 5/25/2021   | Dane County       | The Masters 2 Residences             | \$ 1,500,000          | 25             | One Community Bank         | Multifamily   | \$ 18,750    |         | \$ 6,389,900      | \$ 78,243               |                        |
| 01_000049             | 5/14/2021   | Marathon County   | Nidus- amt. increase                 | \$ 111,044            | 25             | Inland Green Capital       | Hospitality   | \$ 2,000     |         | \$ 4,280,000      | \$ 69,979               |                        |
| 01_000048             | 4/30/2021   | Washington County | Badger Packaging                     | \$ 1,420,581          | 20             | PACE Equity                | Industrial    | \$ 17,757    |         | \$ 3,700,000      | \$ 308,960              |                        |
| 01_000047             | 2/3/2021    | Eau Claire County | Wilson Square                        | \$ 1,175,000          | 25             | PACE Loan Group, LLC       | Multifamily   | \$ 14,688    |         | \$ 8,000,000      | \$ 65,492               |                        |

|           |            |                   |                                      |                |    |                            |             |              |               |            |
|-----------|------------|-------------------|--------------------------------------|----------------|----|----------------------------|-------------|--------------|---------------|------------|
| 01_000046 | 1/28/2021  | Douglas County    | Superior Hotel                       | \$ 2,275,000   | 25 | Petros PACE Finance, LLC   | Hospitality | \$ 27,125    | \$ 9,100,000  | \$ 115,258 |
| 01_000045 | 1/22/2021  | Calumet County    | Lakeshore Ridge Apartments           | \$ 1,298,164   | 25 | One Community Bank         | Multifamily | \$ 16,227    | \$ 10,980,000 | \$ 122,862 |
| 01_000044 | 1/21/2021  | Dane County       | Newport Shores                       | \$ 4,000,000   | 25 | German American State Bank | Mixed Use   | \$ 44,375    | \$ 18,449,508 | \$ 260,111 |
| 01_000043 | 12/17/2020 | Winnebago County  | North Koeller St Hotel               | \$ 4,000,000   | 25 | Petros PACE Finance, LLC   | Hospitality | \$ 44,375    | \$ 16,000,000 | \$ 180,927 |
| 01_000042 | 12/16/2020 | Marathon County   | Nidus Holdings                       | \$ 820,000     | 25 | Inland Green Capital       | Hospitality | \$ 10,250    | \$ 4,280,000  | \$ 69,979  |
| 01_000036 | 12/14/2020 | Dane County       | KPW Hospitality                      | \$ 2,040,807   | 27 | Twain Financial            | Hospitality | \$ 24,783    | \$ 12,920,000 | \$ 59,197  |
| 01_000041 | 11/3/2020  | Shawano County    | Green Valley Dairy                   | \$ 3,000,000   | 11 | German American State Bank | Agriculture | \$ 34,375    | \$ 18,700,000 | \$ 155,417 |
| 01_000040 | 11/1/2020  | Manitowoc County  | Two Rivers Hotel                     | \$ 1,000,000   | 25 | One Community Bank         | Hospitality | \$ 12,500    | \$ 5,050,000  | \$ 37,010  |
| 01_000039 | 10/22/2020 | Dane County       | Oakmont Senior Living                | \$ 2,250,847   | 25 | Twain Financial            | Multifamily | \$ 26,883    | \$ 21,100,000 | \$ 105,765 |
| 01_000038 | 9/30/2020  | Brown County      | 520 N Broadway                       | \$ 1,011,520   | 26 | Nuveen Green Capital       | Mixed Use   | \$ 12,644    | \$ 9,700,000  | \$ 55,471  |
| 01_000035 | 9/30/2020  | Dane County       | Hotel Indigo Phase 2                 | \$ 3,169,031   | 23 | Nuveen Green Capital       | Hospitality | \$ 36,065    | \$ 31,889,000 | \$ 85,449  |
| 01_000037 | 9/29/2020  | Calumet County    | Appleton Industrial                  | \$ 1,998,390   | 25 | PACE Equity                | Hospitality | \$ 24,359    | \$ 15,400,000 | \$ 21,273  |
| 01_000034 | 8/19/2020  | Rock County       | Janesville Cobblestone Hotel         | \$ 1,225,000   | 25 | Nuveen Green Capital       | Hospitality | \$ 15,313    | \$ 5,410,000  |            |
| 01_000033 | 8/12/2020  | Dane County       | 210 S Dickinson Street               | \$ 150,000     | 20 | One Community Bank         | Office      | \$ 2,000     | \$ 1,420,000  | \$ 10,031  |
| 01_000032 | 7/9/2020   | Outagamie County  | Holiday Inn Appleton - Wisco Hotel G | \$ 550,000     | 20 | One Community Bank         | Hospitality | \$ 6,875     | \$ 16,684,000 | \$ 19,667  |
| 01_000030 | 4/30/2020  | Dane County       | Oscar Mayer Station                  | \$ 7,076,579   | 25 | Nuveen Green Capital       | Mixed Use   | \$ 75,141    | \$ 37,900,000 | \$ 304,600 |
| 01_000029 | 4/13/2020  | Rock County       | Oak Park Assisted Living             | \$ 3,343,182   | 20 | Twain Financial            | Healthcare  | \$ 37,807    | \$ 36,460,000 | \$ 159,700 |
| 01_000028 | 3/30/2020  | Bayfield County   | Wild Rice Retreat - Lodging          | \$ 867,000     | 20 | PACE Loan Group, LLC       | Hospitality | \$ 10,838    | \$ 8,550,000  | \$ 99,111  |
| 01_000027 | 2/28/2020  | Sheboygan County  | Sheboygan Wisco Hotel                | \$ 430,000     | 20 | One Community Bank         | Hospitality | \$ 5,375     | \$ 15,642,500 | \$ 19,384  |
| 01_000025 | 12/12/2019 | Winnebago County  | University Lofts                     | \$ 900,000     | 25 | One Community Bank         | Multifamily | \$ 11,250    | \$ 3,500,000  | \$ 65,733  |
| 01_000026 | 12/12/2019 | Outagamie County  | Avant Apartments                     | \$ 590,000     | 20 | One Community Bank         | Multifamily | \$ 7,375     | \$ 5,639,000  | \$ 35,172  |
| 01_000024 | 11/1/2019  | Columbia County   | Riverwoods Eagle's Nest              | \$ 1,600,000   | 25 | One Community Bank         | Healthcare  | \$ 20,000    | \$ 12,200,000 | \$ 86,300  |
| 01_000022 | 9/18/2019  | Door County       | My Place Mt Pleasant                 | \$ 875,000     | 20 | PACE Loan Group, LLC       | Hospitality | \$ 10,938    | \$ 8,190,000  | \$ 43,019  |
| 01_000021 | 9/13/2019  | Washburn County   | Sister Bay - Goose & Twigs           | \$ 147,561     | 20 | Nuveen Green Capital       | Hospitality | \$ 2,000     | \$ 1,200,000  | \$ 5,839   |
| 01_000020 | 9/11/2019  | Milwaukee County  | Spooner Storage Rink                 | \$ 206,071     | 20 | Nuveen Green Capital       | Mixed Use   | \$ 2,576     | \$ 1,030,000  | \$ 42,223  |
| 01_000018 | 9/6/2019   | Brown County      | West Milwaukee Hotel                 | \$ 1,141,886   | 20 | Baker Tilly                | Hospitality | \$ 14,274    | \$ 17,300,000 | \$ 81,119  |
| 01_000017 | 8/13/2019  | Brown County      | Larsen Green Condominiums            | \$ 800,000     | 25 | PACE Equity                | Mixed Use   | \$ 10,000    | \$ 9,500,000  | \$ 82,915  |
| 01_000016 | 8/13/2019  | Brown County      | 435 E Walnut - GB Press Gazette      | \$ 249,000     | 20 | Inland Green Capital       | Office      | \$ 3,113     | \$ 5,300,000  | \$ 3,814   |
| 01_000015 | 7/17/2019  | Washington County | 533 E Walnut GB Census 2020          | \$ 910,000     | 25 | Inland Green Capital       | Office      | \$ 3,113     | \$ 890,000    | \$ 2,605   |
| 01_000014 | 7/17/2019  | Chippewa County   | Hartford Hotel                       | \$ 661,000     | 20 | Twain Financial            | Hospitality | \$ 11,375    | \$ 7,645,000  | \$ 45,472  |
| 01_000013 | 7/17/2019  | Portage County    | Hotels International Chippewa        | \$ 900,000     | 20 | Twain Financial            | Hospitality | \$ 8,263     | \$ 5,635,000  | \$ 29,525  |
| 01_000012 | 7/17/2019  | Milwaukee County  | Hotels America - Stevens Point       | \$ 2,500,000   | 20 | Twain Financial            | Hospitality | \$ 11,250    | \$ 5,400,000  | \$ 63,890  |
| 01_000011 | 6/27/2019  | Brown County      | Drexel Hotel - TownePlace Suites     | \$ 8,759,000   | 28 | CCG PACE Funding           | Hospitality | \$ 29,375    | \$ 14,702,400 | \$ 110,931 |
| 01_000010 | 4/15/2019  | Dane County       | The Hotel Northland                  | \$ 249,500     | 20 | One Community Bank         | Mixed Use   | \$ 85,000    | \$ 38,600,000 | \$ 453,946 |
| 01_000009 | 12/18/2018 | Winnebago County  | The Edge Apartments                  | \$ 1,420,000   | 20 | One Community Bank         | Mixed Use   | \$ 3,119     | \$ 2,550,000  | \$ 2,868   |
| 01_000008 | 12/18/2018 | Kenosha County    | Fox Crossing Hotel                   | \$ 850,000     | 20 | One Community Bank         | Mixed Use   | \$ 17,750    | \$ 15,750,000 | \$ 54,763  |
| 01_000007 | 10/25/2018 | Waukesha County   | Weiskoph School Apartments           | \$ 249,998     | 20 | Nuveen Green Capital       | Hospitality | \$ 10,625    | \$ 7,050,000  | \$ 41,008  |
| 01_000006 | 7/24/2018  | Dane County       | Hilton Garden Inn, Brookfield Square | \$ 1,600,000   | 19 | Nuveen Green Capital       | Multifamily | \$ 3,125     | \$ 2,250,000  | \$ 2,134   |
| 01_000005 | 6/5/2018   | Dane County       | Home2Suites - 2155 Rimrock Rd.       | \$ 1,500,000   | 20 | One Community Bank         | Hospitality | \$ 20,000    | \$ 22,000,000 | \$ 118,819 |
| 01_000004 | 4/4/2018   | Dane County       | 818 Post Road                        | \$ 203,839     | 20 | Nuveen Green Capital       | Hospitality | \$ 18,750    | \$ 18,000,000 | \$ 90,840  |
| 01_000003 | 2/22/2018  | Jefferson County  | Velocity Mixed Use Property          | \$ 232,996     | 20 | PACE Equity                | Industrial  | \$ 2,548     | \$ 1,220,000  | \$ 9,910   |
| 01_000002 | 2/21/2018  | Dane County       | The Waterloo Technology Center       | \$ 355,000     | 19 | One Community Bank         | Mixed Use   | \$ 2,912     | \$ 5,200,000  | \$ 5,206   |
| 01_000001 | 12/27/2017 | Dane County       | The Hotel Indigo                     | \$ 1,500,000   | 20 | PACE Equity                | Office      | \$ 3,113     | \$ 2,000,000  | \$ 47,294  |
| Total     |            |                   |                                      | \$ 175,561,081 |    |                            |             | \$ 2,020,747 | \$ 2,587,379  | 231%       |

# PACE WI Impact Report for Comm

As of 2023-07-10 14:02:29 Central Standard Time/CST • Generated by Holly Edinger • Sorted by Natural Gas Savings (Therms) (Ascending)

| Date Closed | County (Zip)      | Project Name                                      | Property Type | PACE Financing Amount | Total Energy Savings % | Electricity Saved (kWh) | Electricity Generated (kWh) | Natural Gas Savings (Therms) | Avg Annual Savings (\$) | Annual CO2 Savings |
|-------------|-------------------|---|---------------|-----------------------|------------------------|-------------------------|-----------------------------|------------------------------|-------------------------|--------------------|
| 6/28/2023   | Sawyer County     | Winter Coop                                       | Retail        | \$292,500             | 38%                    | 0                       | 0                           | 0                            | \$41,840                | 0                  |
| 6/2/2023    | Chippewa County   | Riverstone Hotel Chippewa                         | Hospitality   | \$2,910,000           | 22%                    | 57984                   | 0                           | 2651                         | \$19,039                | 43                 |
| 4/28/2023   | Sheboygan County  | Home2 Suites Sheboygan                            | Hospitality   | \$4,627,500           | 17%                    | 36813                   | 0                           | 2543                         | \$6,393                 | 31.3               |
| 3/22/2023   | Washington County | F Street Development Germantown                   | Industrial    | \$4,535,000           | 33%                    | 554318                  | 0                           | 33900                        | \$78,869                | 448.3              |
| 3/17/2023   | Outagamie County  | F Street Appleton 3                               | Industrial    | \$1,890,520           | 22%                    | 570469                  | 0                           | 6043                         | \$68,020                | 308.2              |
| 2/13/2023   | Outagamie County  | Urbane 115  | Mixed Use     | \$2,107,828           | 24%                    | 199351                  | 0                           | 666                          | \$159,578               | 100                |
| 2/1/2023    | Bayfield County   | The St. James                                     | Hospitality   | \$896,000             | 21%                    | 38240                   | 14425                       | 0                            | \$63,254                | 26.2               |
| 10/31/2022  | Dane County       | Peloton Residences                                | Mixed Use     | \$1,000,000           | 15%                    | 322060                  | 0                           | 13376                        | \$65,094                | 231.4              |
| 9/16/2022   | Dane County       | Middleton Center 3                                | Mixed Use     | \$2,400,000           | 17%                    | 150330                  | 0                           | 6328                         | \$62,897                | 108.5              |
| 8/15/2022   | Marathon County   | Mosinee Hotel                                     | Hospitality   | \$1,782,000           | 16%                    | 99219                   | 0                           | 795                          | \$15,060                | 53.6               |
| 8/7/2022    | Dane County       | Paoli Seven Acre Dairy                            | Hospitality   | \$3,026,996           | 28%                    | 131967                  | 0                           | 4871                         | \$37,403                | 115.9              |
| 8/1/2022    | Forest County     | Nicolet Hardwood                                  | Industrial    | \$1,500,000           | 3%                     | 282025                  | 77900                       | 398250                       | \$421,634               | 2360.6             |
| 7/28/2022   | Milwaukee County  | Oak Creek Hotel (OCB)                             | Hospitality   | \$1,217,685           | 13%                    | 44190                   | 0                           | 1708                         | \$13,729                | 30.5               |
| 7/18/2022   | Brown County      | The Common Place                                  | Multifamily   | \$4,657,810           | 23%                    | 88023                   | 0                           | 1105                         | \$53,283                | 65.9               |
| 6/14/2022   | Winnebago County  | Woodstock Village Oshkosh                         | Multifamily   | \$1,000,000           |                        | 243257                  | 0                           | 10646                        | \$56,654                | 222.4              |
| 6/1/2022    | Milwaukee County  | The Broadacre, Oak Creek                          | Multifamily   | \$2,400,000           |                        | 579967                  | 0                           | 0                            | \$169,455               | 280.7              |
| 6/1/2022    | Eau Claire County | Wilson Square Phase II                            | Multifamily   | \$2,365,000           |                        | 636714                  | 0                           | 0                            | \$108,849               | 434.2              |
| 5/31/2022   | Washington County | Krescent Valley Dairy                             | Agriculture   | \$185,000             |                        | 0                       | 112827                      | 0                            | \$27,737                | 54.6               |
| 5/27/2022   | Outagamie County  | Stoney Brook Storage                              | Retail        | \$540,000             |                        | 106796                  | 0                           | 1440                         | \$20,194                | 59.3               |
| 4/29/2022   | Brown County      | Legacy Hotel Green Bay                            | Hospitality   | \$4,770,000           |                        | 1228868                 | 0                           | -18349                       | \$153,890               | 740.6              |
| 4/28/2022   | La Crosse County  | Holmen Assisted Living                            | Multifamily   | \$1,851,292           |                        | 247903                  | 0                           | 15695                        | \$80,132                | 252.4              |
| 4/28/2022   | Brown County      | Bellevue Assisted Living                          | Multifamily   | \$1,828,000           |                        | 396191                  | 0                           | 16558                        | \$77,909                | 358.1              |
| 4/15/2022   | Winnebago County  | Discovery Point Apartments                        | Multifamily   | \$556,000             |                        | 24582                   | 0                           | 40932                        | \$35,605                | 229.3              |
| 3/17/2022   | Dane County       | Moxy Hotel (last CRM app)                         | Hospitality   | \$3,500,000           |                        | 1005246                 | 0                           | -25528                       | \$170,060               | 550                |
| 3/17/2022   | Dane County       | West Wilson Apartments                            | Multifamily   | \$1,000,000           |                        | 86906                   | 0                           | 11466                        | \$38,158                | 104.2              |
| 3/15/2022   | Waukesha County   | Spring Hill Suites Menomonee Falls                | Hospitality   | \$2,668,500           |                        | 384510                  | 0                           | 3569                         | \$107,745               | 205.1              |
| 1/31/2022   | Racine County     | 300 Main Street_Racine_TigerOp                    | Mixed Use     | \$308,000             |                        | 23504                   | 0                           | 5687                         | \$14,344                | 41.6               |
| 1/20/2022   | Pierce County     | 700 S Main_Sycamore of River Falls                | Other         | \$2,328,181           |                        | 123288                  | 0                           | 2344.05                      | \$12,802                | 73.8               |
| 12/23/2021  | Waukesha County   | New Perspective Waukesha Assisted Living          | Other         | \$7,270,958           |                        | 1396686                 | 0                           | -39749                       | \$290,472               | 464.9              |
| 12/21/2021  | Milwaukee County  | New Perspective Ballpark Commons_Franklin         | Other         | \$8,003,461           |                        | 1778138                 | 0                           | -39947                       | \$425,989               | 648.5              |
| 12/21/2021  | Dane County       | Hidden Creek 2 Residences                         | Multifamily   | \$1,000,000           |                        | 875144                  | 0                           | -17528                       | \$122,735               | 503.8              |
| 12/17/2021  | Waupaca County    | Cobblestone Fremont                               | Hospitality   | \$861,260             |                        | 126606                  | 0                           | 123                          | \$31,176                | 61.9               |
| 12/16/2021  | Racine County     | Verdant Hotel Racine (Loan A & B)_Main Attraction | Hospitality   | \$7,684,332           |                        | 1195518                 | 0                           | -1020                        | \$101,763               | 573.2              |
| 10/26/2021  | Brown County      | De Pere Hotel                                     | Hospitality   | \$2,340,000           |                        | 572680                  | 0                           | -1137                        | \$107,295               | 271.1              |
| 9/17/2021   | Outagamie County  | 208 W Main St._LittleChute Cobblestone            | Hospitality   | \$1,100,000           |                        | 209849                  | 0                           | 3898                         | \$36,011                | 139.1              |
| 9/3/2021    | Dane County       | 1121 South Park St                                | Mixed Use     | \$500,000             |                        | 460432                  | 0                           | -9496                        | \$68,305                | 298.1              |
| 8/17/2021   | Winnebago County  | Banta 460 Ahnaip Street                           | Mixed Use     | \$1,723,561           |                        | 501514                  | 0                           | -6504                        | \$100,230               | 248.3              |

|            |                   |  |             |             |          |         |        |           |        |
|------------|-------------------|--|-------------|-------------|----------|---------|--------|-----------|--------|
| 8/6/2021   | Winnebago County  | The Brin                                 | Mixed Use   | \$1,978,050 | 433171   | 0       | -10355 | \$90,591  | 189.3  |
| 7/13/2021  | Dane County       | John Nolan Hotel                         | Hospitality | \$170,353   | 0        | 90700   | 0      | \$12,947  | 68.7   |
| 6/23/2021  | Winnebago County  | Annex 71                                 | Multifamily | \$5,625,000 | 723305   | 0       | 0      | \$270,353 | 547.5  |
| 6/11/2021  | Dane County       | SCC Mixed Use - Commercial               | Mixed Use   | \$685,000   | 108712   | 0       | 45     | \$34,386  | 82.5   |
| 6/11/2021  | Dane County       | SCC Mixed Use - Residential              | Mixed Use   | \$2,490,500 | 369489   | 0       | 26857  | \$167,896 | 422.3  |
| 5/25/2021  | Dane County       | The Masters 2 Residences                 | Multifamily | \$1,500,000 | 370025   | 0       | -2932  | \$78,243  | 264.5  |
| 5/14/2021  | Marathon County   | Nidus- amt. increase                     | Hospitality | \$111,044   | 565987   | 0       | -85    | \$69,979  | 428    |
| 4/30/2021  | Washington County | Badger Packaging                         | Industrial  | \$1,420,581 | 2079620  | 0       | -1789  | \$308,960 | 1163.4 |
| 2/3/2021   | Eau Claire County | Wilson Square                            | Multifamily | \$1,175,000 | 721246   | 0       | 0      | \$65,492  | 405.3  |
| 1/28/2021  | Douglas County    | Superior Hotel                           | Hospitality | \$2,275,000 | 119486   | 0       | 219    | \$115,258 | 68.3   |
| 1/22/2021  | Calumet County    | Lakeshore Ridge Apartments               | Multifamily | \$1,298,164 | 731726   | 0       | -17837 | \$122,862 | 318    |
| 1/21/2021  | Dane County       | Newport Shores                           | Mixed Use   | \$4,000,000 | 857951   | 0       | -26415 | \$260,111 | 343.6  |
| 12/17/2020 | Winnebago County  | North Koeller St Hotel                   | Hospitality | \$4,000,000 | 575055.5 | 0       | -240   | \$180,927 | 434    |
| 12/16/2020 | Marathon County   | Nidus Holdings                           | Hospitality | \$820,000   | 570229   | 0       | -789   | \$69,979  | 427.5  |
| 12/14/2020 | Dane County       | KPW Hospitality                          | Hospitality | \$2,040,807 | 227390   | 0       | 2490   | \$59,190  | 185.4  |
| 11/3/2020  | Shawano County    | Green Valley Dairy                       | Agriculture | \$3,000,000 | 0        | 2240000 | 0      | \$155,417 | 1263.4 |
| 11/1/2020  | Manitowoc County  | Two Rivers Hotel                         | Hospitality | \$1,000,000 | 106086   | 0       | 2048   | \$37,010  | 91.2   |
| 10/22/2020 | Dane County       | Oakmont Senior Living                    | Multifamily | \$2,250,847 | 427953   | 0       | 6426   | \$105,765 | 358.1  |
| 9/30/2020  | Brown County      | 520 N Broadway                           | Mixed Use   | \$1,011,520 | -316707  | 0       | 99819  | \$55,471  | 290.4  |
| 9/30/2020  | Dane County       | Hotel Indigo Phase 2                     | Hospitality | \$3,169,031 | 103039   | 0       | 108742 | \$85,449  | 655.5  |
| 9/29/2020  | Calumet County    | Appleton Industrial                      | Industrial  | \$1,998,390 | 311154   | 0       | 2438   | \$21,273  | 188.4  |
| 8/19/2020  | Rock County       | Janesville Cobblestone Hotel             | Hospitality | \$1,225,000 | 324774   | 0       | 0      | \$0       | 245.9  |
| 8/12/2020  | Dane County       | 210 S Dickinson Street                   | Office      | \$150,000   | 41320    | 0       | 3528   | \$10,031  | 50     |
| 7/9/2020   | Outagamie County  | Holiday Inn Appleton - Wisco Hotel Group | Hospitality | \$550,000   | 115125   | 0       | 2877   | \$19,667  | 80.2   |
| 4/30/2020  | Dane County       | Oscar Mayer Station                      | Mixed Use   | \$7,076,579 | 1036841  | 0       | 65166  | \$304,600 | 1131   |
| 4/13/2020  | Rock County       | Oak Park Assisted Living                 | Healthcare  | \$3,343,182 | 619886   | 0       | 18288  | \$159,700 | 566.4  |
| 3/30/2020  | Bayfield County   | Wild Rice Retreat - Lodging              | Hospitality | \$867,000   | 335.76   | 0       | 0      | \$99,111  | 0.2    |
| 2/28/2020  | Sheboygan County  | Sheboygan Wisco Hotel                    | Hospitality | \$430,000   | 163687   | 0       | 0      | \$19,384  | 123.9  |
| 1/20/2020  | Winnebago County  | University Lofts                         | Multifamily | \$900,000   | 8684     | 0       | 33630  | \$65,733  | 185.2  |
| 12/12/2019 | Outagamie County  | Avant Apartments                         | Multifamily | \$590,000   | 118101   | 0       | 2514   | \$35,172  | 80     |
| 12/12/2019 | Columbia County   | Riverwoods Eagle's Nest                  | Healthcare  | \$1,600,000 | 279908   | 0       | 3919   | \$86,300  | 232.7  |
| 11/1/2019  | Racine County     | My Place Mt Pleasant                     | Hospitality | \$875,000   | 150166   | 0       | 4995   | \$43,019  | 111.2  |
| 9/18/2019  | Door County       | Sister Bay - Goose & Twigs               | Hospitality | \$147,561   | 13417    | 9888    | 0      | \$5,839   | 17.6   |
| 9/13/2019  | Washburn County   | Spooner Storage Rink                     | Mixed Use   | \$206,071   | 23218.7  | 464374  | 0      | \$42,223  | 274    |
| 9/11/2019  | Milwaukee County  | West Milwaukee Hotel                     | Hospitality | \$1,141,886 | 209211   | 0       | 15466  | \$81,119  | 200.1  |
| 9/6/2019   | Brown County      | Larsen Green Condominiums                | Mixed Use   | \$800,000   | 403995   | 0       | 20426  | \$82,915  | 414.3  |
| 8/13/2019  | Brown County      | 533 E Walnut GB Census 2020              | Office      | \$249,000   | 23132    | 0       | -473   | \$2,605   | 15     |
| 8/13/2019  | Brown County      | 435 E Walnut- GB Press Gazette           | Office      | \$249,000   | 65291    | 0       | 75     | \$3,814   | 49.8   |
| 7/17/2019  | Chippewa County   | Hotels International Chippewa            | Hospitality | \$661,000   | 119527   | 0       | 2524   | \$29,525  | 80.6   |
| 7/17/2019  | Washington County | Hartford Hotel                           | Hospitality | \$910,000   | 122654   | 0       | 4244   | \$45,472  | 91.7   |
| 7/17/2019  | Portage County    | Hotels America - Stevens Point           | Hospitality | \$900,000   | 137297   | 0       | 4620   | \$63,890  | 128.5  |
| 7/1/2019   | Milwaukee County  | Drexel Hotel - TownePlace Suites         | Hospitality | \$2,500,000 | 187341   | 0       | 12557  | \$110,931 | 172.4  |
| 6/27/2019  | Brown County      | The Hotel Northland                      | Hospitality | \$8,759,000 | 1080099  | 0       | 138763 | \$453,946 | 1554.6 |
| 4/15/2019  | Dane County       | Prestige Worldwide                       | Mixed Use   | \$249,500   | 30740    | 0       | -221   | \$2,868   | 22.1   |
| 2/13/2019  | Dane County       | The Edge Apartments                      | Mixed Use   | \$1,420,000 | 427102   | 0       | 22635  | \$54,763  | 443.5  |
| 12/18/2018 | Winnebago County  | Fox Crossing Hotel                       | Hospitality | \$850,000   | 233718   | 0       | 4608   | \$41,008  | 156.3  |

|            |                    |   |             |               |             |         |            |             |         |
|------------|--------------------|---|-------------|---------------|-------------|---------|------------|-------------|---------|
| 12/6/2018  | Kenosha County     | Weiskoph School Apartments                | Multifamily | \$249,998     | 15361       | 0       | 0          | \$2,134     | 8.7     |
| 10/25/2018 | Waukesha County    | Hilton Garden Inn, Brookfield Square Mall | Hospitality | \$1,600,000   | 297267      | 0       | 23473      | \$118,819   | 292.3   |
| 7/24/2018  | Dane County        | Home2Suites - 2155 Rimrock Rd.            | Hospitality | \$1,500,000   | 129830      | 0       | 20712      | \$90,840    | 208.3   |
| 6/5/2018   | Dane County        | 818 Post Road                             | Industrial  | \$203,839     | 3450        | 70400   | 0          | \$9,910     | 55.9    |
| 4/4/2018   | Dane County        | Velocity Mixed Use Property               | Mixed Use   | \$232,996     | 24231.58    | 0       | 1037.8     | \$5,206     | 23.9    |
| 2/22/2018  | Jefferson County   | The Waterloo Technology Center            | Office      | \$249,000     | 189745      | 0       | -1740      | \$47,294    | 97.8    |
| 2/21/2018  | Dane County        | Uniroyal Property                         | Industrial  | \$355,000     | 336443      | 0       | 5300       | \$70,698    | 282.8   |
| 2/6/2018   | Fond du Lac County | The Hotel Retlaw                          | Hospitality | \$2,373,798   | 1529974     | 0       | 11338      | \$289,011   | 1218.4  |
| 12/27/2017 | Dane County        | The Hotel Indigo                          | Hospitality | \$1,500,000   | 123989      | 0       | 108802     | \$89,832    | 663.5   |
| Total      |                    |   |             | \$175,561,081 | 32450066.54 | 3080514 | 1143041.85 | \$2,587,379 | 28212.7 |
|            |                    |   |             |               |             | 93      |            |             |         |

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