

** AMENDED AND RESTATED MEETING NOTICE AND AGENDA **

A meeting of the Board of Wisconsin PACE Commission – a Joint Exercise of Powers commission, shall be held on Monday, April 26, 2021 at 1:00 p.m., via teleconference, conference call #: 1 866 899 4679/ ID#: 974-997-333#, to consider matters according to the following agenda:

- 1. Call to Order
- 2. Roll Call
- 3. Approval of the Minutes
- 4. APPROVAL OF RESOLUTION 21-08 IMPOSING A SPECIAL CHARGE PURSUANT TO SECTION 66.0627(8) OF THE WISCONSIN STATUTES IN AN AMOUNT NOT TO EXCEED \$1,421,000.00 AGAINST CERTAIN REAL PROPERTY, SOMETIMES KNOWN AS "2035 STONEBRIDGE ROAD" LOCATED IN WASHINGTON COUNTY, WISCONSIN, FOR BAMP LEASING COMPANY, LLC AND CERTAIN OTHER MATTERS RELATING THERETO.
- 5. APPROVAL OF RESOLUTION 21-09 TO AMEND RESOLUTION 20-23, TO INCREASE THE AMOUNT OF THE SPECIAL CHARGE PURSUANT TO SECTION 66.0627(8) OF THE WISCONSIN STATUTES TO AN AMOUNT NOT TO EXCEED \$932,000.00 AGAINST CERTAIN REAL PROPERTY, SOMETIMES KNOWN AS "201 NORTH 17TH AVENUE" LOCATED IN MARATHON COUNTY, WISCONSIN FOR NIDUS HOLDINGS COMPANY AND CERTAIN OTHER MATTERS RELATING THERETO.
- 6. Program Update
- 7. Closed Loan Report
- 8. Next Meeting Date
- 9. Adjourn

PACE Wisconsin (PW) PW Board of Directors March 10, 2021 Teleconference

MINUTES

CALL TO ORDER: Chair Allen Buechel called the meeting to order at 12:00 pm. CST.

ROLL CALL: PRESENT: Brett Rondeau (Bayfield County), Mike Schlaak (Calumet County), Donald Hauser (Chippewa County), Patrick Miles (Dane County), Ed Benter (Dodge County), Charlie Glazman (Douglas County), Thomas Quinn (Dunn County), James Dunning (Eau Claire County), Allen Buechel (Fond du Lac County), Bruce Paull (Iowa County), Jim Braughler (Jefferson County), Jenifer Bizzotto (Marathon County), Rick Polzin (Marinette County), Jason Haas (Milwaukee County), Nadine Miller (Outagamie County), Mary Mawhinney (Rock County), Dave Willingham (Rusk County), Arlyn Tober (Shawano County), Tom Wegner (Sheboygan County), Ken Witt (St. Croix County), Stephen Smith (Washburn County), Don Kriefall (Washington County), Tim Dondlinger (Waukesha County), DuWayne Federitz (Waupaca County), Mark Harris (Winnebago County), Curt Witynski (League of Wisconsin Municipalities).

OTHERS PRESENT: Andrew Phillips and Andrew Guzikowski (von Briesen and Roper, s.c.), Tim Mathison (Slipstream), Dan Streit (Slipstream), Kimberly Johnston (Slipstream), Syed Abbas (Slipstream).

APPROVAL OF THE MINUTES FROM January 7, 2021. A motion for approval as amended was made and seconded. Unanimously Approved.

APPROVAL OF RESOLUTION 21-04 IMPOSING A SPECIAL CHARGE PURSUANT TO SECTION 66.0627(8) OF THE WISCONSIN STATUTES IN AN AMOUNT NOT TO EXCEED \$3,200,000.00 AGAINST CERTAIN REAL PROPERTY, SOMETIMES KNOWN AS "501-509 WEST VERONA AVENUE" LOCATED IN DANE COUNTY, WISCONSIN FOR SCC-MIXED USE, LLC AND CERTAIN OTHER MATTERS RELATING THERETO. A motion for approval was made and seconded. Unanimously Approved.

APPROVAL OF RESOLUTION 21-05 IMPOSING A SPECIAL CHARGE PURSUANT TO SECTION 66.0627(8) OF THE WISCONSIN STATUTES IN AN AMOUNT NOT TO EXCEED \$700,000.00 AGAINST CERTAIN REAL PROPERTY, SOMETIMES KNOWN AS "501-509 WEST VERONA AVENUE" LOCATED IN DANE COUNTY, WISCONSIN FOR SCC-MIXED USE, LLC AND CERTAIN OTHER MATTERS RELATING THERETO. A motion for approval was made and seconded. Unanimously Approved.

APPROVAL OF RESOLUTION 21-06 IMPOSING A SPECIAL CHARGE PURSUANT TO SECTION 66.0627(8) OF THE WISCONSIN STATUTES IN AN AMOUNT NOT TO EXCEED \$1,700,000.00 AGAINST CERTAIN REAL PROPERTY, SOMETIMES KNOWN AS "5251 BISHOPS BAY PARKWAY" LOCATED IN DANE COUNTY, WISCONSIN FOR THE MASTERS 2 RESIDENCES, LLC AND CERTAIN OTHER MATTERS RELATING THERETO. A motion for approval was made and seconded. Unanimously Approved.

APPROVAL OF RESOLUTION 21-07 IMPOSING A SPECIAL CHARGE PURSUANT TO SECTION 66.0627(8) OF THE WISCONSIN STATUTES IN AN AMOUNT NOT TO EXCEED \$2,000,000.00 AGAINST CERTAIN REAL PROPERTY, SOMETIMES KNOWN AS "1 MAIN STREET" LOCATED IN WINNEBAGO COUNTY, WISCONSIN, FOR THE BRIN, LLC AND CERTAIN OTHER MATTERS RELATING THERETO.

NEXT MEETING DATE

The next meeting of PW Board will be at the call of the Chair. At such time this meeting will be held via teleconference.

ADJOURNMENT

Meeting was adjourned by Chairman Buechel at 12:37 pm.

RESOLUTION NO. 21-08

PACE WISCONSIN

A RESOLUTION IMPOSING A SPECIAL CHARGE PURSUANT TO SECTION 66.0627(8) OF THE WISCONSIN STATUTES IN AN AMOUNT NOT TO EXCEED \$1,421,000.00 AGAINST CERTAIN REAL PROPERTY, SOMETIMES KNOWN AS "2035 STONEBRIDGE ROAD" LOCATED IN WASHINGTON COUNTY, WISCONSIN FOR BAMP LEASING COMPANY, LLC AND CERTAIN OTHER MATTERS RELATING THERETO

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, BAMP LEASING COMPANY, LLC, a Wisconsin limited liability company (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 2035 STONEBRIDGE ROAD in the City of WEST BEND, 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 PACE EQUITY (including its successors and assignees, the "Lender") has agreed to provide such financing in an amount not to exceed \$1,421,000.00 (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 \$1,421,000.00 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 \$1,421,000.00 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 and 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 26th day of April, 2021.

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							
Number of Directors	Number of Directors Present	Sufficient Quorum	□YES □NO				
Number of Representative Directors	Number of Representative Directors Present	Sufficient Quorum	□ YES □ NO				
Vote by Directors	AYE	NAY	ABSTAIN				
Vote by Representative Directors	AYE	NAY	ABSTAIN				
Project Jurisdiction		WASHINGTON County					
Representative Director of	Project Jurisdiction	(nai	me)				
Vote by Representative Director of Project Jurisdiction	AYE	NAY	ABSTAIN				

Exhibit A

Property (Legal) Description

Lot 1 of Certified Survey Map No. 3288, recorded in the Washington County Registry on October 26, 1988 in Volume 19 of Certified Survey Maps on pages 234-235, as Document No. 535367 and being a part of the Northwest 1/4 of the Northeast 1/4 of Section 25, Township 11 North, Range 19 East, City of West Bend, Washington County, Wisconsin, being a subdivision of part of Lot 1, Block 2, "City of West Bend Industrial Park - South" a subdivision of part of said Section 25.

Tax Key No. 291 11192510015

Exhibit B

PACE Project Summary PACE PACE PROJECT SUMMARY



Property Owner	Bamp Leasing Company LLC
Street	2035 Stonebridge Road
City	West Bend
County	Washington
Tax ID	2911192510015
Property Type	Industrial
PACE Lender	PACE Equity
Purchase Truss	Existing Building
Project Type Financing Type	Current Project
Improvement Type(s)	Energy/Water Efficiency
improvement Type(3)	7
PACE Project Direct Costs	\$1,200,000
Program Fee	\$14,916
Commission Fee	\$1,421
Commission Legal Fee	\$1,421
Other Program Expenses	
Other Soft Costs	\$203,243
PACE Financing Amount	\$1,421,000
Interest Rate	5.99%
Loan Term	20
Mantaga Balanca Total	\$4,100,000
Mortgage Balance Total Mortgage Balance + PACE Loan -	
to- Value	PASS
Lender Consent	PASS
Primary Contractor(s)	MSI General Corporation Rivion LLC
Project Developer/Energy Auditor	RIVIOTI LLC
Summary of Improvements	Scrap recycling system and high
	efficency lighting.
Projected Avg. Annual Cost Savings	\$308,958
SIR	5.15
Completion Date	Q4 2021
Jobs Created By Project	21.3
Projected Environmental Benefits	676,389 kBTUs per year

PAGE **Status of Documentation** Bamp Leasing Company LLC Notes: **Property Owner** 2035 Stonebridge Road Street West Bend City Washington County Pre-Closing Document Checklist **PASS Corporation Report PASS County Assessor Property Report** 1 PASS **Final Application** PASS Construction/Installation Contract (unsigned) **PASS Energy Assessment** N/A Completion Docs. (Retroactive) **PASS** Savings Guarantee Draft **PASS** Appraisal/Evaluation/Assessed **PASS** Capital Provider Offer to Fund Condition - Closing PACE Financing Agrmt (Substantially Complete) **PASS** 1- Requesting an DRAFT Title Report exception regarding **PASS** Mortgage Loan Documentation delinquency issue/ Condition - Closing Property Insurance lien that was **PASS** Administrator's Preliminary Approval resolved. Condition - Closing PACE Commission Director's Approval Closing Document Checklist **PASS** Construction Contract(s) - Executed Conditional **Commissioning Verification Report** Condition - Closing Title Report **PASS** Mortgage Lender Consent **PASS** Savings Guarantee - Executed Condition - Closing Closing / Disbursement Statement Condition - Closing On-Board Report & Amortization Table Condition - Closing Commission Approval Letter Condition - Closing Executed PACE Special Charge & Financing Agrmt

RESOLUTION NO. 21-09

PACE WISCONSIN

A RESOLUTION TO AMEND RESOLUTION 20-23 TO INCREASE THE AMOUNT OF THE SPECIAL CHARGE PURSUANT TO SECTION 66.0627(8) OF THE WISCONSIN STATUTES TO AN AMOUNT NOT TO EXCEED \$932,000.00 AGAINST CERTAIN REAL PROPERTY, SOMETIMES KNOWN AS "201 NORTH 17TH AVENUE" LOCATED IN MARATHON COUNTY, WISCONSIN FOR NIDUS HOLDINGS COMPANY AND CERTAIN OTHER MATTERS RELATING THERETO

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WHEREAS, NIDUS HOLDINGS COMPANY, a Wisconsin limited liability company (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 201 NORTH 17TH AVENUE in the City of WAUSAU, MARATHON 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 \$932,000.00 (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

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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

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documents authorized hereby or otherwise relating to the financing contemplated hereby all be

signed by the same Authorized Signatory.

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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.

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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 26th day of April, 2021.

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 ☐ YES ☐ NO Sufficient Quorum Number of Directors Number of Directors Present YES NO Sufficient Quorum Number of Representative Number of Representative Directors Present Directors Vote by Directors ABSTAIN AYE NAY Vote by Representative ABSTAIN NAY AYE Directors **MARATHON** County **Project Jurisdiction** Representative Director of Project Jurisdiction (name) Vote by Representative Director of Project

AYE

Jurisdiction

NAY

ABSTAIN

Exhibit A

Property (Legal) Description

SEC 27-29-07 PT OF NE 1/4 SE 1/4 -LOT 2 CSM #18583 DOC #1803980

PACE Project Summary



Property Owner Street City County Tax ID Property Type PACE Lender Project Type Financing Type	Nidus Holding Company, LLC (increase) 201 North 17th Avenue Wausau Marathon 291-2907-274-0930 Hospitality Inland Green Capital Existing Building Current Project	<u>Notes:</u>
Improvement Type(s) PACE Project Direct Costs Program Fee Commission Fee Commission Legal Fee Other Program Expenses Other Soft Costs PACE Financing Amount Interest Rate Loan Term	\$89,744 \$1,388 \$112 \$500 \$0 \$20,256	1 1- added to previous PACE loan for new total of \$932,000
Mortgage Balance Total Mortgage Balance + PACE Loan - to- Value Lender Consent Primary Contractor(s) Project Developer/Energy Auditor	\$3,969,188 PASS PASS 12 Guage Construction Edison Energy, LLC	
Summary of Improvements	Plumbing and hot water system improvements	
Projected Avg. Annual Cost Savings SIR Completion Date Jobs Created By Project Projected Environmental Benefits	\$58,635 1.69 Q2 2021 1.7 1,922,730 kBTUs per year	based on full PACE Amt. \$932,000

Status of Documentation



Property Owner	Holding Company, LLC (increase)
Street	201 North 17th Avenue
City	Wausau
County	Marathon
Pre-Closing Document Checklist	
Corporation Report	PASS
County Assessor Property Report	PASS
Final Application	PASS
Construction/Installation Contract (unsigned)	PASS
Energy Assessment	PASS
Completion Docs. (Retroactive)	N/A
Savings Guarantee Draft	N/A
Appraisal/Evaluation/Assessed	PASS
Capital Provider Offer to Fund	PASS
PACE Financing Agrmt (Substantially Complete)	N/A
DRAFT Title Report	PASS
Mortgage Loan Documentation	PASS
Property Insurance	PASS
Administrator's Preliminary Approval	PASS
PACE Commission Director's Approval	Condition - Closing
Closing Document Checklist	
Construction Contract(s) - Executed	Condition - Closing
Commissioning Verification Report	Conditiona
Title Report	PASS
Mortgage Lender Consent	PASS
Savings Guarantee - Executed	PASS
Closing / Disbursement Statement	Condition - Closing
On-Board Report & Amortization Table	Condition - Closing
Commission Approval Letter	Condition - Closing
Executed PACE Special Charge & Financing Agrmt	Condition - Closing

CE ID	Project Name P	ACE Financing Amount Date	Originated First In	stallment Date Maturity D		ncing Term Payments Per Year	PACE Capital Provider	Business Name	City	Zip	County	Р
000002	The Hotel Retlaw	\$2,373,798.00	2/9/2018	1/31/2019	12/31/2038	20	2 PACE Equity	Hotel Retlaw LLC	Fond Du Lac	54935	Fond Du Lac	H
000004	The Waterloo Technology Center	\$249,000.00	2/22/2018	1/31/2019	12/31/2037	19	2 One Community Bank	Rediscovered LLC	Waterloo	53594	Jefferson	C
00001	The Hotel Indigo	\$1,500,000.00	12/28/2017	1/31/2019	12/31/2038	20	2 Greenworks Lending LLC	Kleuter Building LLC	Madison	53705	Dane	ŀ
000005	Velocity Mixed Use Property	\$232,996.00	4/5/2018	1/31/2019	12/31/2038	20	1 PACE Equity	Velocity Mixed Use LLC	Verona	53593	Dane	N
000003	Uniroyal Property	\$355,000.00	2/21/2018	1/31/2019	12/31/2028	10	2 One Community Bank	UNIR Properties	Stoughton	53589	Dane	Ir
000006	818 Post Road	\$203,839.00	6/5/2018	1/31/2019	12/31/2038	20	1 Greenworks Lending LLC	818 Post LLC	Madison	53713	Dane	lr
000007	Home2Suites - 2155 Rimrock Rd.	\$1,500,000.00	7/24/2018	1/31/2020	12/31/2039	20	2 One Community Bank	Madison Rimrock Lodging Investors I, LLC	Madison	53713	Dane	۲
000008	Hilton Garden Inn, Brookfield Square Mall	\$1,600,000.00	10/24/2018	7/31/2020	6/30/2039	19	2 One Community Bank	Brookfield Square Lodging Investors, LLC	Brookfield	53005	Waukesha	Н
000009	Weiskoph School Apartments	\$249,998,00	12/3/2018	1/31/2020	12/31/2039	20	1 Greenworks Lending LLC	J & N Assets IV LLC	Kenosha	53140	Kenosha	V
000010	Fox Crossing Hotel	\$850,000.00	12/14/2018	1/31/2020	12/31/2039	20	2 Greenworks Lending LLC	Fox Crossing Hotel Group, LLC	Neenah	54956	Winnebago	Н
000013	The Hotel Northland	\$8,759,000.00	6/7/2019	7/31/2019	6/30/2047	28	2 CCG PACE Funding, LLC	304 and 330 North Adams Green Bay, LLC	Green Bay	54301	Brown	H
000011	The Edge Apartments	\$1,420,000.00	2/13/2019	1/31/2020	12/31/2039	20	2 One Community Bank	Edge at 706, LLC	Madison	53703	Dane	٨
000012	Prestige Worldwide	\$249,500.00	4/10/2019	1/31/2020	12/31/2039	20	2 One Community Bank	Prestige Worldwide Enterprises, LLC.	Sun Prairie	53590	Dane	N
000024	My Place Mt Pleasant	\$875,000.00	11/1/2019	1/30/2020	12/30/2039	20	2 PACE Loan Group	VMP Holdings LLC	Sturtevant	53177	Racine	Н
000023	West Milwaukee Hotel	\$1,141,886.00	9/11/2019	1/31/2020	12/31/2039	20	2 Baker Tilly	West Milwaukee Hotel LLC	West Milwaukee	53214	Milwaukee	Н
000015	Hartford Hotel	\$910,000.00	7/12/2019	1/31/2020	12/31/2039	20	2 Twain Financial	Hartford Hotel Group, LLC	Hartford	53027	Washington	Н
000016	Hotels America - Stevens Point	\$900,000.00	7/12/2019	1/31/2020	12/31/2039	20	2 Twain Financial	Hotels of America, LLC	Stevens Point	54481	Portage	Н
_000017	Hotels International Chippewa	\$661,000.00	7/12/2019	1/31/2020	12/31/2039	20	2 Twain Financial	Hotels International, LLC	Chippewa Falls	54729	Chippewa	Н
000020	Sister Bay - Goose & Twigs	\$147,561.00	9/10/2019	1/31/2020	12/31/2039	20	2 Greenworks Lending LLC	MacArio Gustavo Gallardo	Sister Bay	54234	Door	Н
_000019	533 E Walnut GB Census 2020	\$249,000.00	7/30/2019	2/15/2020	1/15/2045	25	2 Inland Green Capital	Green Bay Business Center III LLC	Green Bay	54301	Brown	0
000018	435 E Walnut- GB Press Gazette	\$249,000.00	7/30/2019	2/15/2020	1/15/2040	20	2 Inland Green Capital	Green Bay Business Center III LLC	Green Bay	54301	Brown	(
_000014	Drexel Hotel - TownePlace Suites	\$2,500,000.00	6/26/2019	1/31/2020	12/31/2039	20	2 One Community Bank	Drexel Hotel Investment LLC	Oak Creek	53154	Milwaukee	H
000022	Spooner Storage Rink	\$206,071.00	9/13/2019	1/31/2020	12/31/2039	20	2 Greenworks Lending LLC	Storage Rink	Spooner	54801	Washburn	٨
_000025	Avant Apartments	\$590,000.00	11/26/2019	7/31/2021	6/30/2041	20	2 One Community Bank	Avant LLC	Appleton	54911	Outagamie	N
_000026	Riverwoods Eagle's Nest	\$1,600,000.00	11/26/2019	7/31/2022	6/30/2047	25	2 One Community Bank	Riverwood Eagle's Nest LLC	Wisconsin Dells	53965	Columbia	Н
_000021	Larsen Green Condominiums	\$800,000.00	9/6/2019	1/31/2020	12/31/2044	25	2 PACE Equity	DDL Holdings, LLC	Green Bay	54303	Brown	N
000027	University Lofts	\$900,000,00	1/17/2020	7/31/2021	6/30/2046	25	2 One Community Bank	1615 W New York Avenue, LLC	Oshkosh	54901	Winnebago	N
000028	Sheboygan Wisco Hotel	\$430,000.00	2/26/2020	1/31/2021	12/31/2040	20	2 One Community Bank	Sheb Pro LLC	Sheboygan	53081	Sheboygan	ŀ
000031	Oak Park Assisted Living	\$3,343,182.00	4/13/2020	1/31/2022	12/31/2041	20	2 Twain Financial	Oak Park Properties of Janesville, LLC		53545	Rock	ŀ
_000032	Holiday Inn Appleton - Wisco Hotel Group	\$550,000.00	5/15/2020	1/31/2021	12/31/2040	20	2 One Community Bank	App Pro I, LLC.	Appleton	54913	Outagamie	1
_000029	Wild Rice Retreat - Lodging	\$867,000.00	3/30/2020	1/31/2021	12/31/2040	20	2 PACE Loan Group	Wild Rice Land, LLC	Bayfield	54814	Bayfield	ŀ
000030	Oscar Mayer Station	\$7,076,579.00	4/30/2020	1/31/2022	12/31/2046	25	2 Greenworks Lending LLC	910 Mayer, LLC	Madison	53704	Dane	N
_000033	210 S Dickinson Street	\$150,000,00	8/11/2020	1/31/2022	12/31/2041	20	1 One Community Bank	East Side Ventures LLC	Madison	53703	Dane	(
000040	Two Rivers Hotel	\$1,000,000.00	10/30/2020	7/31/2021	6/30/2046	25	2 One Community Bank	Two Rivers Hotel Group, LLC	Two Rivers	54241	Manitowoc	H
_000034	Janesville Cobblestone Hotel	\$1,225,000.00	8/14/2020	1/31/2021	12/31/2045	25	2 Greenworks Lending LLC	Janesville Hotel Group LLC	Janesville	53548	Rock	ŀ
000038	520 N Broadway	\$1,011,520.00	9/30/2020	1/31/2021	12/31/2046	26	2 Greenworks Lending LLC	DDL Holdings LLC	Green Bay	54303	Brown	1
000041	Green Valley Dairy	\$3,000,000.00	11/3/2020	1/31/2021	12/31/2031	11	2 German American State Bank	Green Valley Dairy	Krakow	54137	Shawano	F
000037	Appleton Industrial	\$1,998,390.00	9/29/2020	1/31/2022	12/31/2046	25	2 PACE Equity	F Street Appleton 1	Appleton	54915	Calumet	1
000036	KPW Hospitality	\$2,040,807.00	12/14/2020	7/31/2022	6/30/2049	27	2 Twain Financial	KPW Hospitality, LLC	Stoughton	53589	Dane	ŀ
000039	Oakmont Senior Living	\$2,250,847.00	10/20/2020	7/31/2022	6/30/2047	25	2 Twain Financial	Oakmont Senior Living LLC	Verona	53593	Dane	1
000035	Hotel Indigo Phase 2	\$3,169,031.00	9/30/2020	1/31/2022	12/31/2044	23	2 Greenworks Lending LLC	Kleuter Building, LLC	Madison	53703	Dane	1
_000045	Lakeshore Ridge Apartments	\$1,298,164.00	1/22/2021	1/31/2023	12/31/2047	25	2 One Community Bank	Lakeshore Ridge Apartments LLC	Menasha	54952	Calumet	1
_000043	North Koeller St Hotel	\$4,000,000.00	12/17/2020	1/31/2023	12/31/2047	25	2 Petros PACE Finance	North Koeller Street Hotel Associates, LLC	Oshkosh	54902	Winnebago	
000044	Newport Shores	\$4,000,000.00	1/21/2021	1/31/2022	12/31/2046	25	2 German American State Bank	324 Lake Street, LLC	Port Washington	53074	Ozaukee	N
_000046	Superior Hotel	\$2,275,000.00	1/28/2021	1/31/2023	12/31/2047	25	2 Petros PACE Finance	Superior Hotel Group LLC	Superior	54880	Douglas	H
000042	Nidus Holdings	\$820,000.00	12/16/2020	1/31/2022	12/31/2046	25	2 Inland Green Capital	Nidus Holding Company, LLC.	Wausau	54401	Marathon	ŀ
000047	Wilson Square	\$1,175,000.00	2/3/2021	7/31/2022	6/30/2047	25	2 PACE Loan Group	Wilson Square LLC	Eau Claire	54701	Eau Claire	

lame ol Rodow	PACE Financing Amoun	nt Project Improvements	Savings to Investment Ratio	Total Electric Savings (k)	Wh) Total Electricity Production	(kWh) Total Electricity Demand Reduc	tion (kW) Total Gas Savings (The	rms) Total Water Savings (gal) Ave Annual Savings (\$)	Projected Environmental Benefits (kBTU's per year) 6 354 285 5	Jobs Created By Proje	ct Metric Tons CO2a/	
	\$2,373,708.00	HVAC, Lighting, Windows	2.5	1,529,974.0	0.0	0.0		0.0			35.6	1,218,5	19,652,8
loo Technology	5249,000.00	MVAC Cenversion - (Zoned Furnaces, RTU, AC, and Mini-Spits), Lighting Comercion (T12, T8, MV, Inc. to LED) (Inc. heat Blu, DHW, &arro peak demand Incl.)		189,745.0	0.0	1,800.0	(1,740.0)	0.0	\$47,294.00	473,430.5	3.7	97.8	1,378.8
lgo	\$1,500,000,00	incl.) Efficient Windows, Reduce Air Infiltration, Roof Insulation, VRF HVAC System, Wall Insulation	1.3	123,989,0	0.0	0,0	108,802,0	0.0	\$89,832.00	11,303,267,8	22,5	663.4	14,091,0
Use Property	\$232,996.00	High Efficiency Furnace, LED Lighting, Windows		24,231,6	0.0	0.0	1,037,8	0.0	\$5,206,00	186,461,5	3,5	23,9	477.0
orty	\$355,000.00	2015 LED Lighting, 2017 LED Lighting, Roof Insulation and Membrane	1.8	336,443.0	0.0	62.0	5,300.0	0.0	\$70,008.00	1,677,090.6	5,3	282.9	3,041,6
1	\$203,839,00	Roof improvements, Roofton solar, RTU		3,450.0	70,400.0	0.0	0,0	0.0	\$9,910,00	251,986,5	3.1	55.9	1,371,6
- 2155 Rimrock	\$1,500,000,00	DHW (Domestic Hot Water), Exterior LEDs, High Eff, Windows, LED Lighting, Low	1,2	129,830,0	0,0	0,0	20,712,0	624,309,3	\$90,840,00	2,514,198,1	22,5	208.3	4,176,2
		Flow Faucets, Low Flow Showers, Pool Aren Unit, Pool Cover, Pool Heater, PTAC (Packaged Terminal Air Conditioner), Roof Insulation, RTU (Roof Top Air Handling Little Market Insulation).											
in Inn, Brooklield	\$1,600,000.00	OHIV, Was insulation DHW (Domestic Hot Water), Exterior LEDs, High Eff. Windows, LED Lighting, Low Flow Faucets, Low Flow Showers, Pool Area Unit, Pool Cover, Pool Hoster, PTAC	1.6	297,267.0	0.0	0.0	23,473.0	1,555,539.7	\$118,819.00	3,381,816.8	24.0	124.6	1,878.2
		(Packaged Terminal Air Conditioner), Roof Insulation, RTU (Roof Top Air Handling											
chool Apartments		Efficient Windows, HVAC, Insulation, LED Lighting, Roofing		15,361.0	0.0	4,968,0	0.0	0.0	\$2,134,00	52,413.0	3.7	8.7	224.0
Hotel	5850,000.00	DHW Efficeincy, Exterior LEOs, Furnace, HVAC - AC/SS, LED Lighting, Low Flow Faucets, Low Flow Shower, Pool Heater, PTAC, Roof Insulation, Well Insulation, Window Upgrades		233,718.0	0.0	0.0	4,608.0	605,360.0	\$41,008.00	1,258,278.5	12.8	156.3	2,972.9
orthland	\$8,759,000.00	DHW Upgrade, Exterior LEDs, HVAC - AHUs and FCUs, HVAC - Central Plant, LED Lighting, Low Flow Faucets, Low Flow Showers, Roof Insulation, Wall Insulation	1.3	1,080,099,0	0.0	0.0	138,763,0	5,257,331.0	\$453,648,00	17,561,749,0	131,4	1,554,6	38,470.0
partments	\$1,420,000.00	Garage DCV, LED Lighting, Roof Insulation, Wat Insulation, Window Upgrades	1.0	427,102.0	0.0	54.0	22,635,0	0,0	\$54,703,00	3,720,831,8	21,3	443.5	8,779,4
orldwide	\$249,500.00	Lighting Installed, Rooftop Units, Water Heater, Windows	100	30.740.0	0.0	0.0	(221,0)	0.0	\$2,868,00	82,789,2	3.7	22.1	432.6
t Pleasant	\$875,000.00	Butlding Envelope, High Efficiency Commercial Water Heaters, High Efficiency Paucet, High Efficiency Hydrautic Biwater, High Efficiency Mini Spill System (elevator room), High Efficiency Spill System (Main Floor Common Area), High Efficiency Totless, LEO, Low Flow Showerhead, PTACS	1.5	150,166,0	0,0	0,0	4,995,0	617,545.0	\$43,019.00	1,011,887,4	13,1	111,2	2,052.4
uken Hatel	\$1,141,886.00	DOAS Heat Recovery, Envelope Upgrades, Exterior LEDs, High Eff. Air Handling Units, High Eff. DOAS, High Efficiency DHW, HVAC - PTAC, LED Lighting, Low flow	•	209,211.0	0.0	0.0	15,466.0	1,498,600.0	\$81,119.00	2,260,457.2	17.1	200.1	3,606.6
ld.	\$910,000.00	Faucets, Low Flow Showers AHJs, Emologie - Roof Samp; Wall Upgrade, Exterior LEDs, Hoater, Interior LEDs, Low Flow Faucets, Pool Area Unit, PTACAYTAC	1.2	122,654.0	0.0	0.0	4,244.0	802,264.0	345,472.00	842,912.6	13.7	91,7	2,570.1
rica - Slevens Point		AHUs, Envelope - Roof & Wall Upgrade, Exterior LEDs, Heater, Interior LEDs, Low Flow Faucets, Pool Area Unit, PTACA/TAC		137,297.0	0.0	0,0	4,620.0	802,264,0	\$63,990,00	930,476,6	13.5	128.5	3,766.5
national Chippewa		AHUs, Envelope - Roof Samp; Wall Upgrade, Exterior LEDs, Heater, Interior LEDs, Low Flow Faucata, Pool Area Unit, PTACAVTAC	1,0	119,527.0	0.0	0.0	2,524.0	494,402.0	\$29,525,00	660,242,0 70,510,0	0.0	80,6	2,038,4
Goose & Twigs ut GB Consus 2020	\$147,561,00	Attic Insulation, ERV, Heal Pumps, Plumbing Fistures, Roottop Soter, Wall Insulation, Water Healing, Windows High Efficiency Split system, LED Lightling / sonsors, Thermal Roof		13,417,0	9,888.0	0.0	0.0 (473.0)	45,414.0	\$5,839,00 \$2,605,00	79,519,9 31,629,6	2.2	17.6	399,1 279,2
t GB Consus 2020 t- GB Press Gazet		exterior lighting, High Efficiency Split System, Interior LED lighting, Windows		65,291,0	0.0	0,0	75,0	0.0	\$3,814,00	230,282.0	3.7	49,8	899,8
TownePtace	\$2,500,000.00	Exterior LEDs, High Efficiency DHW, HVAC - PTAC, HVAC-DOAS, LED Lighting,	1.0	187,341,0	0.0	0,0	12,557,0	1,698,832,0	\$110,931,00	1,894,933,7	37.5	172.3	3,401,4
	\$206.071.00	Low Flow Faucets, Roof Insulation, Wall Insulation, Window Upgrade		23,218,7	464,374.0	0.0	0.0	0.0	\$42,223.00	1,663,734.6	31	274.1	5,481,1
ago Rink ents	\$206,071.00 \$590,000.00	Roottop Sciar DWH - Low Flow Faucets, DWH - Heater, DWH - Low Flow Showers, HVAC & amp; PTAC, LED Lighting (Interior & amp; Exterior), Theremal Protection - Wall Upgrade,	1.1	23,218.7 118,101.0	464,374.D 0.0	0.0	2,514.0	474,844.0	\$35,172.00	1,663,734.6 654,377.1	8.9	80.0	1,608.8
Englo's Nost	\$1,600,000.00	Thermal Protection - Roof/Slab, Windows Samp; Window Treatments Domestic water heating, DVM Low Flow Fishurse, HVAC - Energy Recovery, HVAC - PTHP, HVAC - Spit System, LED Esterior, LED Ughting Interior, Roof Samp; Slab		279,908.0	0.0	0.0	3,919.0	1,429,108.0	\$85,300,00	1,346,985.3	24,0	232.7	5,723.3
n Condominiums	\$800,000.00	upgrade, Wall Upgrade, Windows Hol Water Improvements, Lighting Improvements, Windows & Dullding	2.2	403,995.0	0.0	0.0	20,426.0	134,816.0	\$82,915,00	3,421,087.5	12.0	414,3	10,202,7
ofts	\$900,000,00	Envelope Colling Insulation, Efficient Boller, Exterior/ Security lighting, Flored Appliances, interior lighting & amp; code updates, Low Flow Firtures, outer waterinfitration, Windows	2.1	8,684,0	0.0	0,0	33,630,0	80,000,0	\$65,733.00	3,302,831,0	13,5	185,2	5,886,9
Wisco Hotel	\$430,000,00	Exterior LEDs Interior LEDs Roof Liberards Scient PV, Wall Liberards	1.1	163,687.0	0.0	0,0	0.0	0.0	\$10,384,00	558,523,0	6,5	123.0	2,781,0
ssisted Living	\$3,343,182.00	DWH - Low Flow Faucets, DWH - Low Flow Showes, DWH Heater, Envelope Roof Upgrade, Envelope Wat Upgrade, Envelope Window Upgrade, HVAC Upgrade -	1,2	619,886,0	0,0	0.0	18,288.0	3,467,933.0	\$159,700,00	3,943,937.8	50.1	500,4	12,237,3
Appleton - Wisco	\$550,000,00	WSHP, Lighting - Exterior LEDs, Lighting Interior LEDs DHW - Heater, DWH Low Flow Faucets, DWH Low Flow Showers, Exterior LEDs, FCUs, Interior LEDs, Lobby Unit, PTAC, Roof Upgrade, Solar PV, Wall Upgrade,	1.0	115,125,0	0.0	0,0	2,877,0	381,379.0	\$19,667.00	680,522,6	8,3	80,2	1,852,0
etreat - Lodging	\$867,000.00	Window Upgrade Building Envelope, Energy-Efficient HVAC, High Efficiency Faucots, High	4.0	335.8	0.0	335.8	0.0	0.0	\$99,111.00	1,146.7	13,0	0.2	5.5
r Station	\$7,076,570.00	Efficiency Showers, High Efficiency Windows, LED Lighting AHUs, Boilers, Chillers, Controls, Electrical Cotimization & amo: Submetering,	1.2	1,036,841.0	0.0	0.0	05,100.0	643,295.0	\$304,000.00	10,054,446.6	106.1	1,131.0	22,911.3
son Street	\$150,000.00	Interior LEDs, Lobby Window Upgrade, Low FLow Faucets	1.3	41,320.0	0.0	0.0	3,528.0	0.0		493,789.6	2.3	50.0	1,092.9
Hotel	\$1,000,000.00	Windows DHW Heerier, Exterior Lighting, High Efficiency AC, HVAC Split System, Interior	1.0	106,086.0	0.0	0.0	2,048.0	123,546.0	\$37,010.00	566,780.3	15.0	01,2	2,006.4
Cobblesione Hotel	\$1,225,000.00	Lighting, Low Flow Showerheads, Roof Upgrade, Wall Upgrades, Window Upgrades Domestic Hot Water, HVAC, Lighting, Roof Insulation, Wall insulation, Windows	11	324.774.0	0.0	0.0	0.0	0.0		1,108,174,4	18.4	245.0	4,402,8
idway	\$1,011,520.00	DDC Controls, Esterior LED Lighting, Carage Ventitation Upgrade, High Efficiency DHM, Interior LED lighting, Low Flow Faucets, Low Flow Tollots, Roof Upgrade, RTU Upgrade, Wall upgrade, window upgrade	1.4	(316,707.0)	0.0	0,0	99,819,0	425,240.0	\$55,471,00 \$155,417,00	8,601,251,4 7,643,193,6	15,2	290,3	9,422,6
ey Dairy aduntrial	\$3,000,000.00 \$1,988,390,00	Solar Array Improved Envelope, Improved HVAC, Improved Indoor Lighting, Improved Outdoor	1,4	0.0 311,154,0	2,240,000,0	0.0	0,0 2,438,0	0,0	\$155,417,00 \$21,273.00	7,643,103.8 1,305,501,0	45,0 30,0	1,263,5 188,5	34,113,7
loley	\$2,040,807.00	Lighting dwh pod backwash controller, OWH-Low Flow Floures, Emelope - roof, slab, wall, Emelope - window, Exterior Lighting LED, HVAC - lobby, corridor, PTAC, HVAC -		227,300.0	0.0	0.0	2,400,0	761,786.0	\$50,100.00	1,024,886.5	30.6	185,4	4,476.0
onior Living	\$2,250,847.00	Pool, Lighting - Interior LEDs DWH - Hoster, DWH - Low Flow Showers, DWH-Low Flow Fintures, Envisions - Wall Upgrade, Envisione - wholew upgrade, Exterior Lighting LED, Exterior Lighting LED, HVAC - common spaces, HVAC - parking garage, HVAC Apartmenta, Lighting-	1.4	427,953.0	0.0	0.0	6,420.0	4,322,680.0	\$105,785.00	2,102,635.5	33.8	358.1	7,173.7
Phase 2	53,169,031.00	Interior LEDs HVAC - VRF, Infiltration, Roof, Wall, Windows	1.1	103,039.0	0.0	0.0	108,742.0	0.0	\$85,449.00	11,225,780.5	47.5	655,5	13,914.1 7.023.4
tidge Apartments	\$1,298,164.00	Insulation, Window upgrade	1.2	731,726.0	0.0	0.0	(17,837.0)	1,358,592.0	\$122,862.00	713,051.6	19.5	318.0	1.6
Koeler St Hotel	\$4,000,000,00	Electrical, Envelope, HVAC, Plumbing	1,5	575,055,5	0.0	0,0	(240.0)	414,520.0	\$180,027,00	1,038,160,0	60,0	434,1 343.7	11,628,6 7,204,4
ores	\$4,000,000,00	Controls - Smort Thermosto, CWH - Low Flow Fauces, DWH - Low Flow Showers, Envelope - Roof upgrade, Envelope - Window Upgrade, Envelope - Wall Upgrade, HWAC - Furnace ETW Jamp, DX System, HWAC - Carago Unit Heater, HWAC - Office and Reball Split System, HWAC - Restaurant Roottop Units, Lighting - Exterior LEDs, Lighting - Instruct Leds.		857,951,0	0.0	0.0	(26,415.0)	934,684.0	\$260,111.00	285,048,0	60,0	343,7	7,204,4
+otol	\$2,275,000,00	Building Envolope, Electrical: lighting and distribution system, Heating, Ventilation, and Air Conditioning, Plumbing: hot water heater and plumbing		119,456,0	0.0	0,0	210.0	932,606,0	\$115,258,00	429,603.0	34.1	68.3	1,848.6
ngs	\$820,000.00	HVAC, LED, low flow fintures, Roof and wall upgrades Insulation, Windows Samp;		570,220.0	0.0	0.0	(780.0)	777,464.0	\$69,979.00	1,866,801,2	12.3	427.5	11,137.5
are	\$1,175,000.00	Exterior LED, garage ahu, Heat Pump, Infiltration Reduction, Interior LED, Low Flow Faucots, Roof Upgrado, Smart Taints, Wall upgrado, window	v 1,6	721,246.0	0.0	0.0	0.0	0.0	\$85,492.00	2,460,902.3	17.6	405.4	8,153.9