



Prince George's County Council

Agenda Item Summary

Meeting Date: 7/24/2018

Effective Date: 9/24/2018

Reference No.: CB-029-2018

Chapter Number: 19

Draft No.: 1

Public Hearing Date: 7/24/2018 @ 10:00 a.m.

Proposer(s): County Executive

Sponsor(s): Davis, Glaros, Turner, Taveras, Franklin and Patterson

Item Title: AN ACT CONCERNING COMMERCIAL PROPERTY ASSESSED CLEAN ENERGY PROGRAM for the purpose of establishing the Commercial Property Assessed Clean Energy Program (C-PACE) to allow commercial property owners to access financing for qualifying energy efficiency and clean energy improvements for their buildings through loans from participating lenders.

Drafter: Dinora Hernandez, Office of Law

Resource Personnel: Shelly Gross-Wade, FSC First
Erica Bannerman, Office of Central Services
Thomas Himler, County Executive's Office
Stephen J. McGibbon, Office of Finance

LEGISLATIVE HISTORY:

Date:	Acting Body:	Action:	Sent To:
06/19/2018	County Council	presented and referred	COW
	Action Text: This Council Bill was presented and referred to the Committee of the Whole		
07/02/2018	COW	amended (1)	
	Action Text: A motion was made by Council Member Franklin, seconded by Council Member Patterson, that this Council Bill be amended (1). The motion failed by the following vote: Aye: 3 Franklin, Lehman and Patterson Nay: 5 Glaros, Davis, Taveras, Toles and Turner Absent: 1 Harrison		
07/02/2018	COW	Favorably recommended	County Council
	Action Text: A motion was made by Council Member Davis, seconded by Vice Chair Turner, that this Council Bill be Favorably recommended to the County Council. The motion carried by the following vote:		

Aye: 7 Glaros, Davis, Franklin, Patterson, Taveras, Toles and Turner

Absent: 2 Harrison and Lehman

07/02/2018 County Council introduced

Action Text:

This Council Bill was introduced by Council Members Davis, Glaros, Turner, Taveras, Franklin and Patterson

07/24/2018 County Council public hearing held

Action Text:

The public hearing was held for this Council Bill

07/24/2018 County Council amended (1)

Action Text:

A motion was made by Vice Chair Turner, seconded by Council Member Taveras, that this Council Bill be amended (1). The motion carried by the following vote:

Aye: 7 Glaros, Franklin, Harrison, Patterson, Taveras, Toles and Turner

Absent: 2 Davis and Lehman

07/24/2018 County Council enacted

Action Text:

A motion was made by Vice Chair Turner, seconded by Council Member Patterson, that Draft 2 of this Council Bill be enacted. The motion carried by the following vote:

Aye: 7 Glaros, Franklin, Harrison, Patterson, Taveras, Toles and Turner

Absent: 2 Davis and Lehman

08/08/2018 County Executive signed

Action Text:

This Council Bill was signed

AFFECTED CODE SECTIONS:

10-321 10-320 10-319 10-318 10-317

BACKGROUND INFORMATION/FISCAL IMPACT:

This legislation will authorize the implementation of a Commercial Property Assessed Clean Energy (C-PACE) program. The program would facilitate energy efficiency improvements and renewable energy projects by owners of commercial property in Prince George’s County through loans provided by private lenders. The property owner would agree to pay a surcharge on their real property tax bill to cover the property owner’s debt payments on the private loan.

The County would not have any financial obligation under the C-PACE program.

FSC First would serve as the C-PACE program manager.

Preference would be provided to County-based lenders, and borrowers would be required to utilize “best

efforts” to spend 35% of the total costs incurred on the energy efficiency and clean energy improvements on contracts with County-based MBEs, County-based small businesses, County-based businesses, and minority business enterprise (MBE) firms. The property owner shall also submit a Local Spending Plan to the program manager for approval, subject to the satisfaction of the program manager. The Local Spending Plan shall demonstrate the manner in which the property owner will satisfy its commitment to meet the spending goal set forth in this paragraph.

7/24/2018: CB-29-2018 was amended on the floor as follows:

1. On page 2, line 9 delete “through a competitive process to offer financing, and if offered and accepted by the County”
2. On page 2, line 10 add "or Program Manager to" and after “provide” delete “s, related” and after "funding for" delete “administrative services for”
3. On page 5, lines 9 through 11, after guidelines, delete “demonstrating that the energy savings projected to be obtained from the improvements over the life of the loan equal or exceed the principal and aggregate interest to be paid over the term of the loan”.
4. On page 5, line 12, add “or its Program Manager”

CB-29-2018 (DR-2) was subsequently enacted.

Document(s): B2018029, CB-29-2018 AIS, CB-29-2018 Report