



COMMISSIONERS COURT  
COMMUNICATION

REFERENCE NUMBER

PAGE 1 OF

15

DATE: 06/22/2021

SUBJECT: **REPORT ON THE TARRANT COUNTY PROPERTY ASSESSED CLEAN ENERGY (PACE) PROGRAM**

**\*\*\* BRIEFING AGENDA \*\*\***

**COMMISSIONERS COURT ACTION REQUESTED:**

The Commissioners Court will receive a status report on the Tarrant County Property Assessed Clean Energy (PACE) program from the County's PACE Administrator.

**BACKGROUND:**

On November 21, 2017, the Commissioners Court approved a resolution establishing the PACE program in Tarrant County. The PACE program enables owners of commercial, industrial and multi-family residential properties to obtain low-cost, long-term loans through private sector lenders for water conservation, energy-efficiency, and renewable retrofits to their facilities. This program has been found to increase property values, encourage business retention and expansion, update aging building stock, and increase the environmental efficiency of facilities in the community.

A representative from Texas Pace Authority, the County's PACE Administrator, will provide the Commissioners Court with a report of current PACE program activities and projects in Tarrant County.

**FISCAL IMPACT:**

There is no fiscal impact associated with this briefing.

SUBMITTED BY: Administrator's Office

PREPARED BY: Lisa McMillan

APPROVED BY:

# ADVANCING PACE IN TARRANT COUNTY



**DUB TAYLOR**  
Chief Operating Officer - Texas PACE Authority  
[dub@texaspaceauthority.org](mailto:dub@texaspaceauthority.org)

June 22, 2021

# WHAT IS TX-PACE?

TEXAS **P**ROPERTY **A**SSESSED **C**LEAN **E**NERGY (FINANCING)

*A simple way of paying for capital projects with no money out of pocket*

What: **Long term, low cost 100% financing for energy efficiency, water conservation and distributed generation projects**

Where: **Commercial** (including non-profit), **industrial** (manufacturing/agricultural) and **multi-family** (5+units) **properties**

How: Repaid via special property assessment over the useful life of the improvements

State Authorized

Local Government Enabled – **Tarrant County, November 2017**

Voluntary & Open Market

**Municipalities  
Counties**

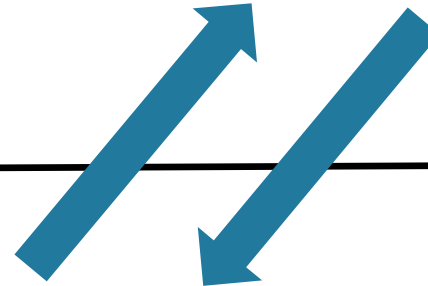


**TEXAS PACE  
AUTHORITY**

501(c)(3)

Governmental

Private



**Capital Providers**



**Property Owners**

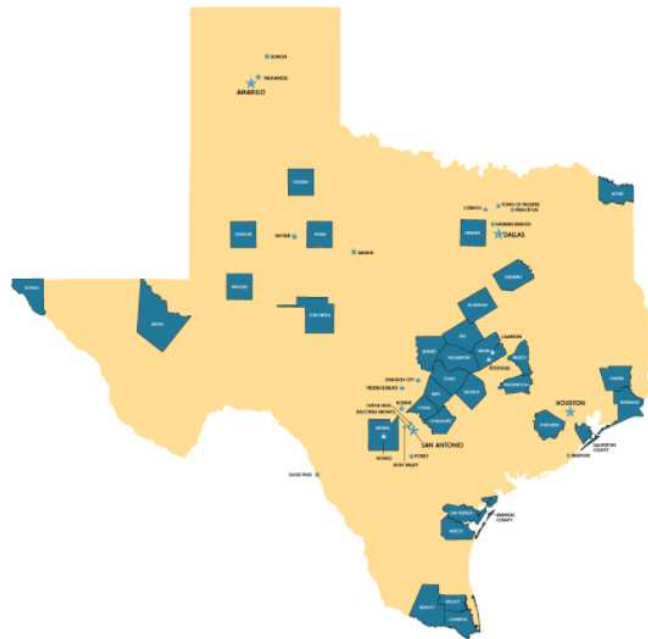


**Service Providers**

# THE GROWING TX-PACE MARKET

## COUNTIES

- |                   |                  |                     |
|-------------------|------------------|---------------------|
| Aransas County    | Bastrop County   | Bell County         |
| Bowie County      | Brazos County    | Burnet County       |
| Cameron County    | Comal County     | Dawson County       |
| Dickens County    | El Paso County   | Fisher County       |
| Fort Bend County  | Galveston County | Guadalupe County    |
| Hardin County     | Hays County      | Hidalgo County      |
| Jefferson County  | Medina County    | McLennan County     |
| Midland County    | Milam County     | Navarro County      |
| Nueces County     | Reeves County    | San Patricio County |
| Tarrant County    | Tom Green County | Travis County       |
| Washington County | Willacy County   | Williamson County   |



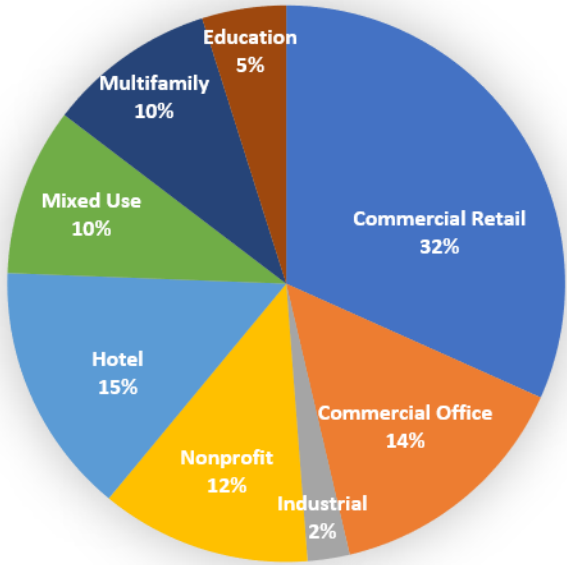
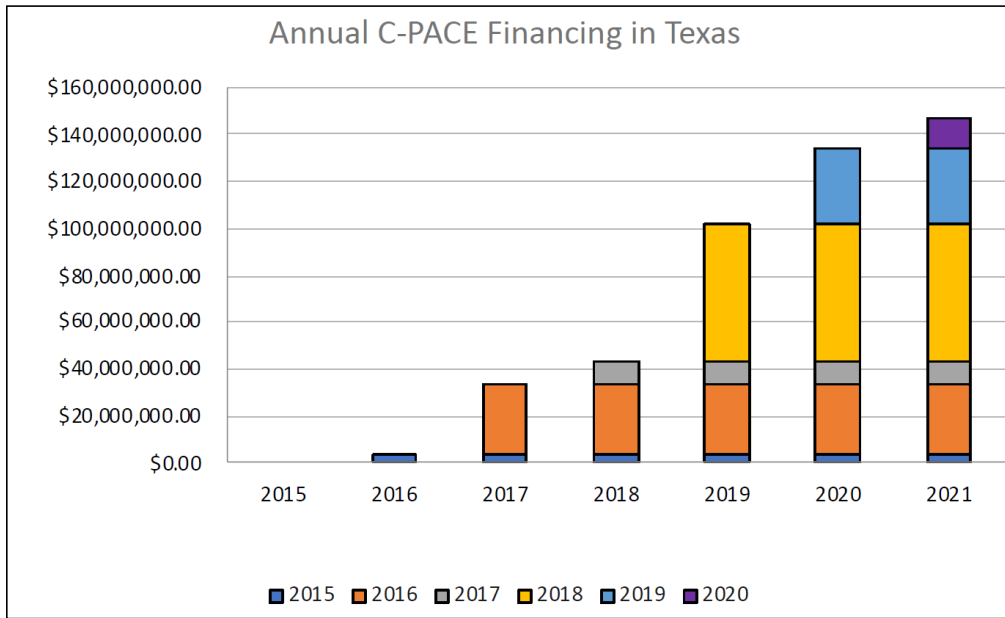
## CITIES

- |                      |                        |                          |
|----------------------|------------------------|--------------------------|
| City of Abilene      | City of Amarillo       | City of Balcones Heights |
| City of Boerne       | City of Borger         | City of Cameron          |
| City of Castle Hills | City of Corinth        | City of Dallas           |
| City of Eagle Pass   | City of Farmers Branch | City of Fredericksburg   |
| City of Freeport     | City of Hondo          | City of Houston          |
| Jacinto City         | Johnson City           | City of Leon Valley      |
| City of Panhandle    | City of Poteet         | City of Princeton        |
| Town of Prosper      | City of Rockdale       | City of San Antonio      |
| City of Snyder       |                        |                          |

59 local PACE programs  
60% of state population covered

# TX-PACE BY THE NUMBERS

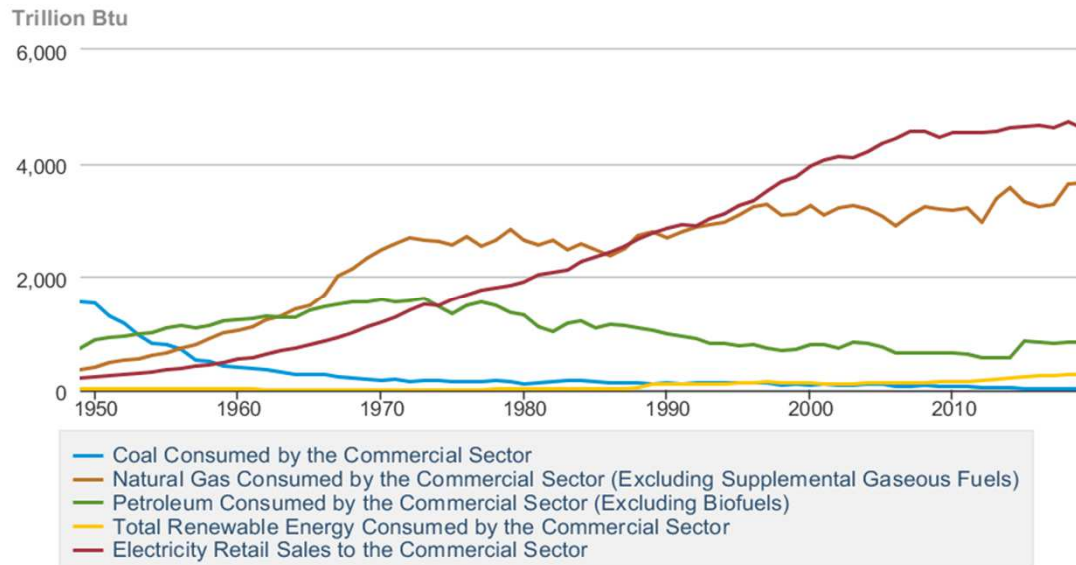
\$155 million of investment to date



**MEASURE TYPE**  
 Energy Efficiency: 55% / Water Conservation: 33% / Distributed Gen: 12%

# COMMERCIAL BUILDINGS ENERGY CONSUMPTION

Table 2.3 Commercial Sector Energy Consumption



75% of US electricity generation used for building:

Cooling & Heating  
Lighting  
Plug load

50% of overall US energy consumption

# C&I REAL ESTATE TRENDS

## **Repurposing/Repositioning**

**Pre-Covid and shift to accommodate remote work**

## **ESG (Environmental, Social and Governance) Focus**

**600 commercial buildings in U.S. w/zero energy certification**

## **Health Upgrades**

**Touchless systems, germicidal UVC LEDs w/separate circuits,  
enhanced indoor air filtering/treatment**



<https://www.texaspaceauthority.org/tarrant/>



JOIN OUR MAILING LIST

1-855-738-PACE (7223)

What is PACE? ▾ Where is PACE? Eligibility ▾ Resources ▾ Events



## TARRANT COUNTY PACE

*Resolution Adopted Nov. 21st, 2017*

Lower your operating costs with 100% Financing for Energy and Water Efficiency in Industrial, Commercial, or Nonprofit Real Estate

Contract document templates will be provided upon receipt of complete application submission or may also be requested here.



### QUICK LINKS

[Get Started](#)  
[Find a Capital Provider](#)  
[Find an ITPR](#)

### CASE STUDIES

[Coming Soon](#)



8

Projects  
Completed



\$ 24,725,666

Dollars  
Invested



306

Jobs  
Created



4,157

CO2 Reduced  
(tonnes/yr)



10,060,070

Water Saved  
(kgals/yr)



5,937,830

Energy Saved  
(kWh/yr)



20,210,720

Natural Gas Saved  
(BTU/yr)



# TARRANT COUNTY PACE - Hospitality



**Hilton Garden Inn – Grapevine**  
**Hospitality - Hotel**  
**Assessment: \$6,655,000**  
**Lighting, HVAC Plumbing**  
**Building Envelope**

**Sinclair Hotel – Fort Worth**  
**Hospitality - Hotel**  
**Assessment: \$8,219,116**  
**Lighting/Electrical**  
**HVAC, Plumbing**  
**Building Envelope**



**Kimpton Harper Hotel – Fort Worth**  
**Historic; Built 1921 - National Register**  
**Office to Hospitality - Hotel**  
**Assessment: \$5.8 million**  
**HVAC, LED Lighting**  
**Water Heating**



# TARRANT COUNTY PACE - Office



**221 Bedford Rd. – Bedford**  
**Assessment: \$499,994**  
**HVAC/building controls**  
**Lighting**  
**Windows**



**Sterling Building – Fort Worth**  
**Assessment: \$448,055**  
**HVAC**  
**LED Lighting**

# TARRANT COUNTY PACE – Nonprofit



## Historic ISIS Theater Fort Worth

**Assessment: \$2,383,000**  
**HVAC, Building Envelope**  
**LED Lighting**  
**Water Saving Features**

## ACH-Child & Family Services Fort Worth

**Non-Profit – Service**  
**Assessment: \$556,495**  
**HVAC, Lighting, Insulation,**  
**Roof, Water Saving Fixtures**



## New Birth Baptist Church Fort Worth

**Non-Profit – Religious**  
**Assessment: \$152,130**  
**Solar**



# RESOURCES

**Texas PACE Authority:** [www.texaspaceauthority.com](http://www.texaspaceauthority.com)

**TX-PACE Program Guide and Technical Standards**

[www.texaspaceauthority.org/Documents/Program%20Guide.pdf?dl=0](http://www.texaspaceauthority.org/Documents/Program%20Guide.pdf?dl=0)

**Events and Training – (Online Contractor Training Soon!)**

[www.texaspaceauthority.org/event-directory](http://www.texaspaceauthority.org/event-directory)

**Case Studies**  
[marketing/](http://www.texaspaceauthority.org/resources/case-studies-marketing/)

[www.texaspaceauthority.org/resources/case-studies-](http://www.texaspaceauthority.org/resources/case-studies-marketing/)

**Service Provider Directory** <https://www.texaspaceauthority.org/service-provider-directory/>

# PACE is a WIN-WIN-WIN (WIN-WIN)

**Property Owners** – lower utility bills, energy independence, energy efficiency, property value increase

**Contractors** – source of increase in business, more local hiring, best practices, keeping up with technology advancements

**Lenders** – new loans, steady & stable process, fully collateralized, Tax Assessment lien position, improved asset value

**State of Texas** – reduced peak demand, enhanced grid reliability, distributed generation as resilient power source, improved air quality, water resource conservation

**Communities** – increased economic development and jobs, improved building infrastructure, more appealing building stock and plants

# QUESTIONS?

**Dub Taylor**

[dub@texaspaceauthority.org](mailto:dub@texaspaceauthority.org)

**Autumn Radle**

[autumn@texaspaceauthority.org](mailto:autumn@texaspaceauthority.org)



[www.texaspaceauthority.org](http://www.texaspaceauthority.org)