

DOWNTOWN DEVELOPMENT AUTHORITY
Public-Private Partnership Agreement with Ygrene Energy Fund Georgia, LLC
“CLEAN ENERGY ATLANTA”

PURPOSE: DDA is requesting approval to enter into a public-private partnership to support citywide environmental sustainability efforts by developing a financing program for:

- Energy improvements
- Renewable energy installations
- Water conservation improvements

PROGRAM: DDA and Ygrene Energy Fund Georgia, LLC will develop a Property Assessment Clean Energy (“PACE”) program to provide building owners with access to \$300 - \$500 million of private capital to finance building improvements to reduce energy and water consumption.

STRUCTURE: The PACE financing structure provides:

- Low-interest financing for green building improvements
- Repayment over a 20 year period
- Collection through annual property tax bills
- Transfer of debt to new property owners upon sale
- Attractive off-balance sheet method of financing

BENEFITS: Key benefits are:

- Generates 3,000 local construction jobs
- 100% private funding at no cost to the City
- Reduces energy bills and increases property values
- Provides innovative incentive to attract building tenants
- Interest income and transaction fees to DDA

ELIGIBLE BORROWERS: The financing would be available for:

- Properties located within the city limits of Atlanta
- Commercial or multi-family buildings
- Minimum transaction size of \$5,000

PARTNERSHIP ROLES:

Ygrene	DDA
<ul style="list-style-type: none"> ▪ Program Development ▪ Program Funding ▪ Bond Validation ▪ Marketing and Training ▪ Applicant Underwriting ▪ Program Management 	<ul style="list-style-type: none"> ▪ City Legislation ▪ Fund Oversight ▪ Compliance

SCHEDULE:

Fall 2012	Seek City approvals and validate bonds
Winter 2013	Launch PACE program with \$300 million available