

EPAD Success Story: Ivy Knoll Senior Retirement Community, Covington, KY

“EPAD allowed us to make many of the energy related improvements that we might have otherwise deferred.

We were able to improve the comfort and convenience for residents and reduce the building’s energy footprint.”

Ray Schneider, Owner, Ivy Knoll
Senior Retirement Community

THE PROBLEM

- High energy consumption
- Deferred maintenance concerns

THE SOLUTION: EPAD FINANCING

- \$750,000, 20 year term
- \$12,000+ estimated lighting electricity savings
- 40% estimated total energy use reduction from elevator modernization
- 64,000 kWh of estimated electricity generated from rooftop solar array
- 20% estimated total energy use reduction from updated heating and cooling room units
- Improved tenant comfort

How do I get started with EPAD?

FOR LOCAL GOVERNMENTS:

Lona Brewer
Department of Energy
Development and Independence
502-782-6899
lona.brewer@ky.gov

FOR CONTRACTORS AND PROPERTY OWNERS:

Chris Jones
Energy Alliance
513-621-4232 x121
cjones@greatercea.org

EPAD KENTUCKY

Energy Efficiency Financing



What is EPAD?

EPAD Kentucky is a new financing option available to commercial, industrial, non-governmental organizations, and multi-family building owners across the Commonwealth.

EPADs (Energy Project Assessment Districts) provide access to fixed, low-cost, extended term capital to finance energy efficiency, renewable energy and water efficiency improvements.

EPAD Kentucky is the implementation of a new state law adopted in 2015 (KRS 65.205) that allows a property owner to finance energy and water saving improvements with a voluntary special tax assessment on the property.

EPAD Nationally

Known nationally as PACE financing, EPAD was named one of the top 20 “world changing ideas” by Scientific American magazine, and has been initiated in over 30 states.



35 active programs nationally



59,000+
total projects funded



\$1.4 Billion
in projects funded nationally



Why EPAD Financing?

LONG-TERM FIXED RATE

- Can provide an immediate net positive cash flow through utility savings
- Repaid as a long-term special assessment on the property for up to 20 years

LESS INVESTMENT RISK

- Improvements can lower operating costs while increasing property values
- The cost of the assessment, as well as the energy savings, can be passed along to the tenant under most lease types
- Assessments are attached to the property and transfer upon sale
- Capital is secured by a priority assessment on the property, so long-term capital can be raised from the private sector

NON-DEBT FINANCING

- 100% of project can be financed with no down payment required
- Property owners can preserve credit lines for other investments
- Can be considered off-balance sheet financing

GROW YOUR LOCAL ECONOMY

- Local suppliers can provide equipment
- Local contractors install the improvements
- Create jobs that can't be outsourced

What Improvements are Eligible?

MECHANICAL

- Air conditioner and furnace upgrades
- New boilers
- CHP systems
- Pumps, drives, and motors
- Industrial processes
- Elevators and escalators

ENVELOPE

- New roof with added insulation
- Windows and doors
- EIFS application
- Green roof

LIGHTING

- LED fixtures
- Automated controls
- Parking lot lights

RENEWABLE ENERGY

- Solar electric
- Solar thermal
- Geothermal heating/cooling
- Wind turbines

WATER

- Low or no flow fixtures
- Water conservation improvements

