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**Sponsor:** Community & Economic Development

**Meeting Date:** 12/17/2024

**Title:** Certification of Property Assessed Clean Energy Charges for Energy Improvements

**File Number:** 2024-666

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**Background and Rationale:**

On November 24, 2015, the Ramsey County Board of Commissioners approved an agreement with the Saint Paul Port Authority (SPPA) for the administration and implementation of Property Assessed Clean Energy Program of Minnesota (PACE OF MN) on behalf of county for energy improvements to eligible properties and providing for the imposition of special assessments as needed in connection with the program (Resolution B2015-355).

Per Minnesota Statutes, Section 429.061, the Ramsey County board is required to adopt by resolution each assessment. This action is the 68th certification of PACE OF MN special assessments; the first was completed December 22, 2015. With these special assessments, property owners have invested over \$63.1 million in energy improvements.

Amend Existing Assessment

On October 15, 2024, the Ramsey County Board of Commissioners requested the County Auditor to extend a special assessment on the following property:

Owner: IVP St. Paul MF Conversion, LLC  
Property Address: 386 Wabasha Street North, Saint Paul, MN 55102  
PIN: 06-28-22-12-0033  
Project Type: Roof, lighting, building envelop, energy efficiency Heating, Ventilation and Air Conditioning (HVAC) improvements  
Assessment Request: \$15,789,000  
Interest Rate: 7.82 %  
Interest Starts Accruing: 01/01/2026  
Finance Period: 29 years

SPPA is requesting an amended assessment on the following property:

Owner: IVP St. Paul MF Conversion, LLC  
Property Address: 386 Wabasha Street North, Saint Paul, MN 55102  
PIN: 06-28-22-12-0033  
Project Type: Roof, lighting, building envelop, energy efficiency Heating, Ventilation and Air Conditioning (HVAC) improvements  
Assessment Request: \$15,789,000  
Interest Rate: 8.56 %  
Interest Starts Accruing: 01/01/2026  
Finance Period: 29 years

PACE OF MN Process/Eligibility/Requirements

Commercial and industrial businesses, non-profits (including religious institutions), and owners of multi-family housing are eligible for PACE OF MN. Approved projects are eligible for 100% financing

from SPPA and other non-county sources and the repayment schedule is structured to have an immediate positive cash flow. Interest rates vary depending on the length of the financing term and include SPPA processing charges.

Interested applicants for the PACE OF MN program can connect with the SPPA. Applicants are required to be the legal owner of the property and all of the legal owners of the property must agree to participate. The interested property owner must be current on any existing mortgage and the property owner must not have defaulted on the deeds of trust. Property must not be subject to any involuntary liens or judgments, not be delinquent on property taxes and the property owner must not be in bankruptcy. SPPA performs a thorough credit analysis and applications are approved by the SPPA's Credit Committee prior to the SPPA submitting an assessment request to the county.

Following review by SPPA, SPPA requests the county apply a special assessment and collect repayment on property tax bills on behalf of the SPPA. Loan payments for PACE OF MN projects cannot exceed the greater of 30% of the property's assessed value as determined by the County Assessor or 30% of an appraised value that has been accepted or approved by the mortgage lender. The second clause allows PACE assessments to be applied to new construction where the value increase has not yet been realized from a property tax perspective. The assessment stays with the property in the event of a sale. The special assessment becomes a lien against the property at the point that it is extended to the tax rolls. If not timely paid, the special assessment would accrue penalties and interest as with other delinquent taxes and is subject to tax forfeiture. Unpaid assessments become a lien on the property like any other special assessment or unpaid property taxes.

**Recommendation:**

The Ramsey County Board of Commissioners resolved to:

1. Request the County Auditor to amend the existing special assessment plus interest on the following property:
  - Owner: IVP St. Paul MF Conversion, LLC
  - Property Address: 386 Wabasha Street North, Saint Paul, MN 55102
  - PIN: 06-28-22-12-0033
  - Project Type: Roof, lighting, building envelop, energy efficiency Heating, Ventilation and Air Conditioning improvements
  - Assessment Request: \$15,789,000
  - Interest Rate: 8.56 %
  - Interest Starts Accruing: 01/01/2026
  - Finance Period: 29 yearsSuch assessments shall be payable in equal annual principal and interest installments extending over the term of the special assessment. The first of the installments shall be payable with general property taxes in 2024, and shall bear interest at the rates per annum and interest start date stated above, and to the first installment shall be added interest on the entire assessment from the interest start date until December 31 of the tax payable year to which the first installment will be extended, and to each subsequent installment, when due, shall be added interest for one year on all unpaid installments and to each installment shall also be added the special assessment administration fee required by Minnesota Statutes section 429.061, subdivision. 5.
2. Direct the Chief Clerk to send a certified copy of this Resolution to the County Auditor to amend the assessment for IVP St. Paul MF Conversion, LLC on the property tax lists of the county.

A motion to approve was made by Commissioner Ortega, seconded by Commissioner Xiong.  
Motion passed.  
Aye: - 6: Frethem, McGuire, Moran, Ortega, Reinhardt, and Xiong

By:   
Jason Yang, Interim Chief Clerk - County  
Board