



## Louisville Energy Project Assessment District (EPAD) EPAD PROGRAM FINANCING AGREEMENT

This EPAD Program Financing Agreement (“Agreement”), is made and entered into this \_\_\_\_ day of \_\_\_\_\_, 2016 by and among (i) Louisville/Jefferson County Metro Government, a Kentucky consolidated local government, by and through its Office of Sustainability (“Louisville Metro”), [property owner] (“Property Owner” or “Borrower”), and [lender] (“Lender”), and is made a part of that certain [loan document] dated as of the same date made by and between Property Owner and Lender, such [loan document] hereafter referred to as the “Loan Agreement.”

### WITNESSETH:

WHEREAS, the General Assembly enacted KRS Sections 65.205 – 65.209 (the “Act”) authorizing consolidated local governments in Kentucky to establish a program to advance the conservation and efficient use of energy and water resources by allowing for energy projects to be financed by assessments imposed upon the real property being improved;

WHEREAS, Louisville Metro created an Energy Project Assessment District (“EPAD”) and authorized the establishment of an EPAD Program when the Legislative Council of Louisville/Jefferson County Metro Government (“Metro Council”) enacted Chapter 165 of the Louisville Metro Code of Ordinances (“Ordinance”);

WHEREAS, Metro Council designated the entire jurisdictional boundaries of Louisville Metro (“Louisville”) as an EPAD;

WHEREAS, the EPAD Program allows for Eligible Property Owners to apply to Louisville Metro to participate in the EPAD Program;

WHEREAS, upon qualifying for the EPAD Program, an Eligible Property Owner must enter into an Agreement among Louisville Metro and the Lender;

WHEREAS, the Property Owner is the owner of certain real property located at [address] in Louisville (“Property”), further described in Exhibit A;

WHEREAS, the Property Owner wants to implement an energy efficiency, water conservation, and/or renewable energy improvement project on the Property (“Project”) and has applied to Louisville Metro for inclusion in the EPAD Program;

WHEREAS, as certified in the Formal Program Application (“Application”) attached hereto as Exhibit B, the Property Owner meets all of the eligibility requirements and has obtained prior written consent from all persons or entities, if any, that currently hold mortgage liens on the Property to subordinate their liens to the Loan Agreement and Note;

WHEREAS, Louisville Metro approved Property Owner’s Application for inclusion in the EPAD Program and, as such, Lender has agreed to make a loan to Property Owner in the amount of [loan amount] (“Loan”) to be used to finance the Project; and



WHEREAS, Louisville Metro has agreed to levy special assessments in order to pay down the Loan and wishes to memorialize this arrangement by entering into this Agreement;

NOW, THEREFORE, for and in consideration of the making of the Loan, Louisville Metro's approval of the Project and the financing and collection arrangements between Lender, Property Owner and Louisville Metro, and other good and valuable consideration, receipt and sufficiency of which are hereby acknowledged, LENDER, PROPERTY OWNER and LOUISVILLE METRO agree as follows:

The above recitals are true and correct and are incorporated herein, in their entirety, by this reference.

**1. Defined Terms.** The following capitalized terms used in this Agreement shall have the meanings defined or referenced below, in the Recitals above, in the Act, or in the Ordinance:

"Annual Assessment" means the amount that is due in a particular year as more fully described in Section 5 hereof.

"Assessment Certification" shall have the meaning set forth in Section 5(d) hereof.

"County Clerk" means the Jefferson County Clerk's Office.

"Disbursement Amount" shall have the meaning set forth in Section 6(a) hereof.

"EPAD Assessment" means the aggregate amount of all Annual Assessments, which Annual Assessments shall be levied by Louisville Metro pursuant to Section 65.207 of the Kentucky Revised Statutes.

"EPAD Program Manual" means the Energy Project Assessment District ("EPAD") Program Manual published by the Office of Sustainability, as updated from time to time.

"Foreclosure Proceeds" means the proceeds resulting from the disposition of the Property by Louisville Metro in an in rem tax foreclosure.

"Installment Payment" means the annual amount of the Loan due in a particular year as more fully described in Section 2 hereof.

"Liabilities" shall have the meaning set forth in Section 13(c) hereof.

"Loan" shall have the meaning set forth in the Recitals above.

"Loan Amount" means the outstanding amount of all principal under the Note, accrued but unpaid interest and any applicable penalties, costs, fees, charges, late payment charges, default interest rate charges, prepayment premiums or administrative expenses related to the Loan.



“Loan Agreement” shall have the meaning set forth in the Preamble above.

“Maximum Disbursement Amount” shall have the meaning set forth in Section 6(a) hereof.

“Note” shall have the meaning given such term in the Loan Agreement.

“Office of Sustainability Annual Administrative Fee” means the annual amount charged by the Office of Sustainability to administer the Program, which shall be the lesser of \$200 or 1% of the Installment Payment as set forth in Section 15 hereof.

“Property” shall have the meaning set forth in the Recitals above.

“Sheriff” means the Jefferson County Sheriff.

“Sheriff’s Commission” means the commission charged by the Jefferson County Sheriff to collect the Annual Assessment and shall equal 1% of the Installment Payment.

“Tax Year” means the period from January 1 through the following December 31.

**2. Installment Payments.** The Loan Amount shall be payable in Installment Payments, based on an [Loan term such as: eighteen (18) year] amortization. The Loan shall bear interest, including default interest, at the rates set forth in the Note and payments shall be due under the Note and the Loan Agreement as more fully described therein and in Section 5 of this Agreement, ending upon payment in full of the Loan Amount and all other charges, fees, commissions, penalties, expenses and other amounts due under this Agreement, the Loan Agreement and the Note. The amounts of the Installment Payments are based on a Loan Amount of [Numerical Loan Amount]. The Loan shall be fully amortized over the [number] year term of the Loan, and shall be repaid on the terms set forth in this Agreement, the Loan Agreement and the Note. In the event the Loan proceeds have not been fully disbursed by January 1 of the first year of the Loan term, then the Installment Payment for the initial tax year shall be adjusted to reflect the actual principal amount disbursed by such date to Borrower and the amortization schedule shall be adjusted accordingly.

### **3. Consent to EPAD Assessment.**

(a) By entering into the Agreement, Louisville Metro hereby agrees to enforce the EPAD Assessment and levy and impose the Annual Assessments in the same manner as the property tax bill of the Property as provided in the Ordinance and in Section 5 below. Upon execution of this Agreement, Louisville Metro will cause the EPAD Assessment and Annual Assessments to be recorded in the office of the County Clerk against the Property, as more particularly described in the Ordinance.

(b) Property Owner hereby agrees and acknowledges that the Property is subject to the EPAD Assessment and consents to the levy of the Annual Assessments. Property Owner further agrees



and acknowledges that Annual Assessments of the EPAD Assessment are a lien on the Property as provided in the Act and the Ordinance and failure to pay the EPAD Assessment may result in foreclosure of the Property in accordance with the terms of the Ordinance and this Agreement.

**4. Term.** This Agreement shall remain in full force and in effect until the Loan Amount and all other charges, fees, commissions, penalties, expenses and other amounts due under this Agreement, the Loan Agreement and the Note have been paid in full.

#### **5. Annual Assessments.**

(a) During the term of this Agreement, the Annual Assessments will be issued separately from, but in the same manner as the property tax bill for the Property and collected as more particularly described below.

(b) The Annual Assessment shall equal the sum of the Installment Payment, the Sheriff's Commission, and the Office of Sustainability's Annual Administrative fee. Louisville Metro shall calculate the Annual Assessments and shall, by January 31<sup>st</sup>, inform the Sheriff of the Annual Assessment of the Property for each year of the term of this Agreement.

(c) The estimated amount of the initial Annual Assessment is set forth in **Exhibit C**. That estimate is based on the assumptions set forth in the Exhibit, including the assumption that the Maximum Disbursement Amount has been disbursed to Borrower. In the event the Loan proceeds have not been fully disbursed to Borrower by January 1 of the first year of the Loan term, then the Annual Assessment for the initial tax year shall be adjusted to reflect the actual principal amount disbursed by such date to Borrower. Louisville Metro shall cause the actual amount of the initial Annual Assessment to be issued to the Property, in accordance with (d) below. The parties anticipate that some or all of the Loan proceeds will be disbursed prior to January 1, 20\_\_, so that the 20\_\_ assessment for the Property shall include the actual amount of the initial Annual Assessment **(which may be an amount less than future Annual Assessments)**.

(d) No later than January 1 in each year during the term of this Agreement, Lender shall confirm and certify to Louisville Metro the amount of the Installment Payment that will be due in the following year for the Property and the then outstanding Loan Amount (the "Assessment Certification"). The Assessment Certification shall be in form substantially similar to **Exhibit D**, attached hereto. Upon receipt of the Assessment Certification, Louisville Metro shall cause the appropriate Annual Assessment to be calculated and issued to the Sheriff, in accordance with (b) above.

(e) Property Owner hereby agrees to pay the Annual Assessment bill for the Property during the term of this Agreement in a timely fashion and in any event no later than sixty (60) days from the billing date as set forth in Section 7(a) hereof. Property Owner agrees that all property tax bills in addition to the Annual Assessment will be timely paid so as to avoid any default or delinquency in such payment.



(f) In the event Property Owner fails to pay all or part of any Annual Assessment when due, the parties hereto acknowledge and agree that (i) late payment charges and default interest on the unpaid amounts of the Installment Payment shall accrue in favor of Lender as set forth in the Note, (ii) such late payment charges and default interest shall be added to the EPAD Assessments and shall be included as part of the Annual Assessments due thereafter unless and until all such accrued and unpaid default interest is paid in full, and (iii) such default interest shall be in addition to any and all penalties and interest that may be imposed by or accrue in favor of Louisville Metro as a result of Property Owner's failure to pay real estate or other property taxes or other assessments on the Property. In addition, Annual Assessments shall continue to be issued in July of each year notwithstanding Property Owner's failure to pay all or part of any past Annual Assessment, such that Louisville Metro shall continue to levy Annual Assessments, including default interest to be paid to Lender, until either the Loan Amount, including all accrued and unpaid interest, is paid in full or either Louisville Metro or Lender has acquired title to the Property pursuant to Section 8 or Section 9 of this Agreement.

(g) Property Owner hereby acknowledges and agrees that failure to pay any Annual Assessment of the EPAD Assessments, like failure to pay any property taxes pertaining to the Property, will result in penalties and interest accruing in favor of Louisville Metro. In addition, Louisville Metro and Lender may have the right to initiate a foreclosure action on the Property as a result of any delinquent Annual Assessments of the EPAD Assessments, as set forth in Sections 8 and 9 below, as Louisville Metro's or Lender's sole remedy for failure to pay the EPAD Assessments, except as otherwise expressly provided in the Note. Louisville Metro does not waive in any respect Louisville Metro's right to seek personal liability for any other liens of any kind or nature due Louisville Metro by Property Owner.

## **6. Adjustments and Prepayment.**

(a) Subject to the terms and conditions in the Loan Agreement, Lender agrees to disburse to Property Owner an amount equal to the actual cost of the Project (the "Disbursement Amount"); provided the Disbursement Amount shall not exceed [Written Loan Amount] [(\$ Numerical Loan Amount)] (the "Maximum Disbursement Amount"). If the Disbursement Amount is less than the Loan Amount, Lender shall recalculate the Installment Payment amounts based on the remaining amortization term and so notify Louisville Metro. If any payments have been made in excess of the amount disbursed, Louisville Metro may make an appropriate refund by crediting the refund amount against the next Annual Assessment of the EPAD Assessments.

(b) Property Owner may prepay the Loan in full, but not in part, by paying the outstanding principal amount of the Loan together with all accrued and unpaid interest, penalties, fees and other charges, plus any prepayment premium due Lender, all as more fully set forth in the Loan Agreement and the Note. Lender shall certify to Property Owner and Louisville Metro the aggregate amount due on the Loan, including principal, interest, and fees and any prepayment premium, within thirty (30) days of receipt of a written request therefor from Property Owner.



(c) Without the prior written consent of Lender, which consent may be given or withheld in Lender's sole discretion, the Loan may not be prepaid in part and, if such consent is given, any such partial prepayment must be made in strict compliance with the terms and conditions set forth in such written consent, which terms and conditions may include a prepayment penalty. Any partial prepayment in violation of this provision will not be accepted by Lender.

#### **7. Collection of Annual Assessments; Payments to Lender.**

(a) Sheriff shall collect the Annual Assessments, including assessing penalties and charging interest, in accordance with the Ordinance. Upon receiving an Annual Assessment from Louisville Metro, Sheriff shall prepare the bill and mail such bill to the Property Owner by July 31<sup>st</sup>. Property Owner shall pay the Annual Assessment amount to Sheriff within sixty (60) days of the billing date in accordance with the Ordinance. Failure to pay Sheriff the Annual Assessment within such time frame shall result in the accrual of penalties as detailed in the Ordinance.

(b) Sheriff agrees to separately account for any Annual Assessment payments collected or otherwise received for the Property. Sheriff shall remit the collected Annual Assessment less the Sheriff's Commission to Louisville Metro in accordance with the Ordinance as in effect on the date of this Agreement.

(c) Upon receipt of the Annual Assessment less Sheriff's Commission, Louisville Metro shall remit to Lender the Installment Payment amount.

**8. Delinquent Annual Assessment; In Rem Foreclosure.** If Property Owner becomes delinquent in the payment of an Annual Assessment, then Louisville Metro, through the Office of the Jefferson County Attorney, following its customary and usual practices in the collection of unpaid property taxes, shall begin a property tax foreclosure proceeding on the Property at the earliest time allowed under the Kentucky Revised Statutes.

**9. Louisville Metro Representations regarding Loan and Loan Documents.** Louisville Metro hereby represents to Lender and to Property Owner that (i) it is and will be duly authorized under all applicable laws to execute this Agreement, (ii) this Agreement is and will be the valid and legally enforceable obligation of Louisville Metro, enforceable in accordance with its terms except to the extent that enforcement thereof may be subject to bankruptcy and other similar laws affecting creditors' rights generally, and (iii) this Agreement and the dollar amount and all other terms and conditions of the Loan as set forth herein, the Loan Agreement and the Note are in compliance with the provisions of the Act and the Ordinance. Louisville Metro shall at all times, to the extent permitted by law, defend, preserve and protect the EPAD Assessments created by this Agreement and all the rights of Lender hereunder against all claims and demands of all other persons whomsoever.

**10. Other Obligations Payable from EPAD Assessments.** The Louisville Metro will not issue or incur any obligations payable from the proceeds of the EPAD Assessments nor voluntarily create or cause to be



created any debt, lien, pledge, assignment, encumbrance or other charge upon the EPAD Assessments or the Annual Assessments, except for administrative fees and commissions as provided in this Agreement and fees, commissions, penalties, costs and other charges payable for the collection of delinquent Annual Assessments provided in the Ordinance.

**11. Re-Levy of Annual Assessment.** If Louisville Metro shall have omitted to make, assess or collect any Annual Assessment when it is required by this Agreement or by the Ordinance to have done so, then Louisville Metro shall take all necessary steps to cause a new Annual Assessment (equal in amount to those not assessed, levied or collected plus interest and penalties, if any, thereon) to be levied against the Property in addition to that Annual Assessment otherwise to be levied or assessed against the Property.

**12. No Guaranty by Louisville Metro of Repayment of Loan.** The Louisville Metro does not assume any responsibility for or guarantee in any manner whatsoever, in whole or in part, the repayment of the Loan between Property Owner and Lender or the payment of the EPAD Assessment or any Annual Assessment. In no event shall Louisville Metro ever be required to expend its own funds directly or indirectly on the Project.

**13. Property Owner Responsibility; Indemnification.**

(a) Property Owner acknowledges that Louisville Metro has established the Program solely for the purpose of facilitating loans arranged by Eligible Property Owners located in the Louisville Metro for the purpose of making energy-efficient renovations by treating principal and interest repayments, fees and other charges for these loans as assessments administered through a bill separate from, but in the same manner as tax bill for such properties. The Program is a collection program only. Neither Louisville Metro nor Lender nor any of their respective officers, officials, agents, employees, attorneys or representatives are responsible for selection, management or supervision of the Project or the Project's performance. Any issues related to performance of the Project should be discussed with chosen contractors or installers, and the manufacturer or distributor of the Project.

(b) Property Owner acknowledges that pursuant to the Ordinance, the Project shall be permanently affixed to Property and shall be transferred with Property upon sale or transfer of title.

(c) To the extent permitted by law, Property Owner shall indemnify, defend, protect and hold harmless Louisville Metro and any and all officers, officials, agents, employees, attorneys and representatives of Louisville Metro (collectively, the "Louisville Metro Parties") from and against all losses, liabilities, claims, damages, penalties, fines, forfeitures, costs and expenses (including all reasonable out-of-pocket litigation costs and reasonable attorneys' fees) and any demands of any nature whatsoever related directly or indirectly to, or arising out of or in connection with, any bodily injury or death or property damage occurring in or upon the Property through any cause whatsoever the presence of Hazardous Substances (hereinafter defined) on the Property



or arising out of any circumstance that results in a material, adverse devaluation of the Property as the result of any act or omission of the Property Owner (collectively, the "Liabilities"), regardless of whether such Liabilities shall accrue or are discovered before or after the disbursement of the Loan Amount or any portion thereof. "Hazardous Substance" means any substance, whether solid, liquid or gaseous which is listed, defined or regulated as a "hazardous substance", "hazardous waste" or "solid waste", or otherwise classified as hazardous or toxic, in or pursuant to any Environmental Law (hereinafter defined); or which causes or poses a threat to cause a contamination on the Property or any adjacent property or a hazard to the environment or to the health or safety of persons on the Property. "Environmental Law" means any federal, state, county or municipal statute, ordinance, regulation, rule, order, judgment, permit or decree or common law, now or hereafter in effect, relating to pollution or protection of human health, safety or the environment (including but not limited to ambient air, surface water, ground water, land surface or subsurface strata), or relating to waste disposal, or relating to worker safety, emissions, discharges, releases or threatened releases of Hazardous Substances or other environmental matters.

(d) The indemnity obligations described in this Section shall survive the disbursement of the Loan Amount or any portion thereof, the payment of the Loan Amount in full, the transfer or sale of the Property by Property Owner and the termination of this Agreement.

#### **14. Waiver of Claims.**

(a) For and in consideration of Louisville Metro's execution and delivery of this Agreement, Property Owner, for itself and for its successor-in-interest to the Property and for any one claiming by, through or under Property Owner, hereby waives the right to recover from Louisville Metro, and fully and irrevocably releases Louisville Metro from, any and all claims, obligations, liabilities, causes of action or damages including attorneys' fees and court costs, that Property Owner may now have or hereafter acquire against any of Louisville Metro and accruing from or related to (i) this Agreement, (ii) the disbursement of the Loan Amount, (iii) the levy and collection of the Annual Assessments, (iv) the imposition of the lien of the EPAD Assessments, (v) the performance of the Project, (vi) the Project, (vii) any damage to or diminution in value of the Property that may result from construction or installation of the Project, (viii) any injury or death that may result from the construction or installation of the Project, (ix) the selection of manufacturer(s), dealer(s), supplier(s), contractor(s) and/or installer(s), and their action or inaction with respect to the Project, (x) the merchantability and fitness for any particular purpose, use or application of the Project, (xi) the amount of energy savings resulting from the Project, (xii) the workmanship of any third parties, and (xiii) any other matter with respect to the Program (the "Waived Claims"). This release includes claims, obligations, liabilities, causes of action and damages of which Property Owner is not presently aware or which Property Owner does not suspect to exist which, if known by Property Owner, would materially affect Property Owner's release of Louisville Metro. Notwithstanding the foregoing, Property Owner's release under this Section shall not extend to Waived Claims arising from Louisville Metro's intentional default, fraud or willful misconduct.



(b) The waivers and releases by Property Owner contained in this Section shall survive the disbursement of the Loan Amount or any portion thereof, the payment of the Loan Amount in full, the transfer or sale of the Property by Property Owner and the termination of this Agreement.

**15. Administrative Fees.** The Annual Assessments shall include an Office of Sustainability Annual Administrative Fee to be collected by Louisville Metro in the amount of 1% of the Annual Assessment or two hundred dollars (\$200), whichever is less. This fee shall be included, on an annual basis, in the Annual Assessments to be set forth on Assessment Certification attached hereto as **Exhibit D**.

**16. Notices.** All notices, requests, demands and other communications hereunder shall be given in writing and shall be: (a) personally delivered; (b) sent by registered or certified mail, return receipt requested, postage prepaid; or (c) sent to the parties at their respective addresses indicated herein by private overnight mail courier service. The respective addresses to be used for all such notices, demands or requests are as follows:

(a) If to Property Owner, to: [Property Owner name] [Address] (with a copy to) [Attorney Name] [Attorney Address] or to such other person or address as Property Owner shall furnish to Lender and Louisville Metro in writing.

(b) If to Lender, to: [Lender name, address, and contact] (with a copy to) [Attorney Name] [Attorney Address] or to such other person or address as Lender shall furnish to Property Owner and Louisville Metro in writing.

(c) If to Louisville Metro, to: Louisville Metro Office of Sustainability, 527 W. Jefferson St., Louisville, KY 40202 Attention: [redacted] (with a copy to) Jefferson County Attorney's Office, 531 Court Pl., Ste. 900, Louisville, KY 40202 or to such other person or address as Louisville Metro shall furnish to Property Owner and Lender in writing.

If personally delivered, such communication shall be deemed delivered upon actual receipt (or refusal to accept delivery); if sent by registered or certified mail, such communication shall be deemed delivered upon actual receipt (or refusal to accept delivery); and if sent by overnight courier pursuant to this Section, such communication shall be deemed delivered upon receipt. Any party to this Agreement may change its address for the purposes of this Agreement by giving notice thereof in accordance with this Section.

**17. Supremacy.** In the event of any conflict, inconsistency or ambiguity between the provisions of this Agreement and the provisions of the Loan Agreement, the provisions of this Agreement shall control.

**18. Application Compliance.** In applying for the Loan, Property Owner represents and warrants that it has fully complied with the loan application process as set forth in the EPAD Program Manual.



**19. Compliance with Laws.** Lender and Property Owner hereby agree to comply with all applicable federal, state and local laws, including lending and disclosure requirements and the provisions of the Ordinance.

**20. Counterparts.** This Agreement may be executed in any number of counterparts, each of which shall be deemed to be an original and all of which together shall be deemed a single agreement.

**21. Entire Agreement; Amendment.** This Agreement constitutes the entire agreement and understanding of the parties with respect to the subject matter set forth herein and this Agreement supersedes any and all prior and contemporaneous oral or written agreements or understandings between the parties relative thereto. No representation, promise, inducement, or statement of intention has been made by the parties that is not embodied in this Agreement. This Agreement cannot be amended, modified, or supplemented in any respect except by a subsequent written agreement duly executed by all of the parties hereto.

**22. Severability.** If any one or more of the provisions of this Agreement shall be found to be invalid, illegal or unenforceable in any respect of to any extent, such finding shall not affect the validity, legality or enforceability of the remaining provisions of this Agreement.

**23. Transferability.** Lender and Louisville Metro agree that this Agreement shall run with the land and that upon any transfer of the Property, "Property Owner" shall become the transferee and the transferor shall be released from any obligation or liability hereunder.

**24. Governing Law.** This Agreement shall be governed by and construed in accordance with the laws of the State of Kentucky. In the event of any proceedings regarding this Agreement, the Parties agree that the venue shall be the state courts of Kentucky or the U.S. District Court for the Western District of Kentucky, Louisville Division. All parties expressly consent to personal jurisdiction and venue in such Court for the limited and sole purpose of proceedings relating to this Agreement or any rights or obligations arising thereunder. Service of process may be accomplished by following the procedures prescribed by law.

**25. Headings.** The headings and captions of the sections in this Agreement are incorporated only for reference and are not to be read or construed into this Agreement.

**26. Authority.** The parties, by execution of this Agreement, do hereby warrant and represent that they are qualified to do business in the Commonwealth of Kentucky, and have full right, power and authority to enter into this Agreement.

**27. Successors.** This Agreement shall be binding upon and inure to the benefit of the parties hereto and their respective heirs, successors and assigns.



**IN WITNESS WHEREOF**, the parties hereto have caused this Agreement to be executed by their officers and officials thereunto duly authorized as of the date first written above.

**LOUISVILLE/JEFFERSON COUNTY  
METRO GOVERNMENT**

By: \_\_\_\_\_  
Mary Ellen Wiederwohl  
Director, Louisville Forward

**Approved as to Form and Legality:**

Michael J. O'Connell  
Jefferson County Attorney

By: \_\_\_\_\_

**[LENDER]**

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

**[PROPERTY OWNER]**

By: \_\_\_\_\_