

## WHAT IS EPAD?

Known nationally as “Property Assessed Clean Energy (PACE),” the Energy Project Assessment District (EPAD) Program allows property owners to affix private loans for energy efficient, renewable energy and water conservation projects to the property title. The loan is repaid through an annual assessment that is administered by the Jefferson County Sheriff. EPAD is available to commercial, agricultural, industrial and multi-family residential properties.

## WHAT ARE THE BENEFITS OF EPAD?

EPAD financing offers unique benefits that are typically not available with traditional loans. Some of these benefits include:

- Requires no down payment
- Can provide up to 100% of the project’s cost
- Extended repayment terms of up to 30 years that allow most projects to have immediate positive cash flows
- The EPAD loan remains affixed to the property, not the property owner

## HOW CAN I LEARN MORE?

For more information on the EPAD program, please visit [www.louisvilleky.gov/government/sustainability/epad-program](http://www.louisvilleky.gov/government/sustainability/epad-program), or call (502) 574-6285.

## LOUISVILLE METRO GOVERNMENT

### EPAD CASE STUDY

# LA QUINTA DEL SOL

**New construction hotel receives \$1.7M loan for solar and wind energy**



*“Consumers feel good when they spend their money on goods and services that incorporate sustainability green energy, and energy conservation elements into their business practices.” -Sunny Dronawat, Managing Member of Sachi, LLC*

## OVERVIEW

The La Quinta Del Sol is a new construction, 94-room hotel located near Old Henry Rd. off the Gene Snyder Freeway. It will be the first hotel in Louisville to have solar and wind energy generation, along with other energy efficiency elements. Construction is scheduled to be completed by Summer of 2020.

## IMPROVEMENT PROJECTS

PACE Equity, LLC provided \$1.75 million in funding to enable the project developer to install a high-efficiency HVAC system, a high-performance building envelope, fifty-two (52) 350-W solar panels, and twenty (20) 1-kW windmills.

## EPAD FINANCING

- **Property Owner:** Sachi, LLC
- **Lender:** PACE Equity, LLC
- **Project Developer:** PACE Equity, LLC
- **EPAD Amount:** \$1,745,737
- **Loan Term:** 25 years

## ENERGY REDUCTIONS

Each year, the energy improvement projects are estimated to reduce electricity use by over 420,000 kWh annually, which is enough to power 50 homes for one year or take 63 passenger vehicles off the road.



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