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To: Assembly Committee on Local Government
From: Toni Herkert, Government Affairs Director, League of Wisconsin Municipalities
Date: January 12, 2022
RE: Assembly Bill 719, relating to the PACE Program in Wisconsin

Chairman Novak and Members of the Assembly Local Government Committee,

My name is Toni Herkert, and I am the League of Wisconsin Municipalities Government Affairs Director, representing nearly 600 municipalities, both large and small throughout the state. I appreciate the opportunity to testify before you in support of AB 719 related to the PACE Wisconsin Program. The League worked with the authors and their staff on this bill. We would like to thank Senator Cowles and Representative Thiesfeldt for introducing this commonsense legislation. It streamlines programing requirements and adds additional opportunities to participate in PACE.

Communities are continually looking for innovative ways to partner with local businesses to promote economic development. PACE has a proven track record of increasing the potential for development and brownfield redevelopment while safeguarding taxpayers and simultaneously incorporating energy efficiency, improvements, and water conservation which, in turn, decreases costs down the road.

PACE is a voluntary, innovative mechanism where property owners finance the up-front costs to improvements on a property and pay those costs back over time through an assessment on their property taxes. The unique characteristic of PACE is that the assessment is attached to the property rather than an individual owner and the assessments are secured by the property itself. PACE is administered by Slipstream, a nonprofit corporation, and authorized by an intergovernmental agreement in s. 66.0301 Wis. Stats. In order for a city or village to utilize PACE, the county must adopt a local ordinance. To date, 47 counties have adopted commercial PACE ordinances. Since its creation in 2016, PACE Wisconsin has closed 64 projects totaling more than \$115 million in investment.

Pace has served to accelerate the economic development and redevelopment in several cities and villages in Wisconsin (see attachment of closed projects). AB 719 adds additional opportunities for PACE capitol investment to provide more desirable and resilient developments. The bill adds resiliency improvements to improve the durability of infrastructure (wind durability, fire suppression, flood mitigation), renewable resource applications (solar, digester, biomass system for natural gas production), electric vehicle infrastructure improvements, storm water control measures to mitigate the negative impacts of storm water runoff, and energy efficiency or reliability improvements which could include energy storage and microgrid development.

As economic development moves forward over the next decade, businesses and local governments are looking to secure investments not only financially but also from weather related events. This bill moves us in a more resilient direction by allowing additional opportunities for PACE financing. We ask the committee to advance AB 719.

Thank you for your consideration. If you have any questions, please contact me at therkert@lwm-info.org.

Project Name	PACE Financing Amount	City	County
New Perspective – Waukesha Assisted Living	\$7,270,958	Waukesha	Waukesha
New Perspective – Franklin Assisted Living (Ballpark Commons)	\$8,003,461	Franklin	Milwaukee
Hidden Creek 2 Residences	\$1,000,000	Madison	Dane
Verdant Hotel Racine (Loan A & B)	\$7,684,332	Racine	Racine
Cobblestone Hotel	\$861,260	Fremont	Waupaca
De Pere Hotel	\$2,340,000	De Pere	Brown
Cobblestone Hotel	\$1,100,000	Little Chute	Outagamie
The Emerson	\$500,000	Madison	Dane
Banta Apartments	\$1,723,561	Menasha	Winnebago
The Brin	\$1,978,050	Menasha	Winnebago
John Nolan Hotel	\$170,353	Madison	Dane
The Annex 71	\$5,625,000	Oshkosh	Winnebago
SCC Mixed Use - Commercial	\$685,000	Verona	Dane
SCC Mixed Use - Residential	\$2,490,500	Verona	Dane
The Masters 2 Residences	\$1,500,000	Wausau	Dane
Nidus- amt. increase	\$111,044	Wausau	Marathon
Badger Packaging	\$1,420,581	West Bend	Washington
Wilson Square	\$1,175,000	Eau Claire	Eau Claire
Superior Hotel	\$2,275,000	Superior	Douglas
Lakeshore Ridge Apartments	\$1,298,164	Menasha	Calumet
Newport Shores	\$4,000,000	Port Washington	Ozaukee
North Koeller St Hotel	\$4,000,000	Oshkosh	Winnebago
Nidus Holdings	\$820,000	Wausau	Marathon
Green Valley Dairy	\$3,000,000	Krakov	Shawano
Two Rivers Hotel	\$1,000,000	Two Rivers	Manitowoc
Oakmont Senior Living	\$2,250,847	Verona	Dane
Rail Yard Office Building R	\$1,011,520	Green Bay	Brown
Appleton Industrial	\$1,998,390	Appleton	Calumet
KPW Hospitality	\$2,040,807	Stoughton	Dane
Hotel Indigo Phase 2	\$1,669,031	Madison	Dane
Cobblestone Hotel	\$1,225,000	Janesville	Rock
East Side Ventures	\$150,000	Madison	Dane
Holiday Inn Appleton - Wisco Hotel Group	\$550,000	Appleton	Outagamie
Oak Park Assisted Living	\$3,343,182	Janesville	Rock



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Oscar Mayer Station	\$7,076,579	Madison	Dane
Wild Rice Retreat - Lodging	\$867,000	Bayfield	Bayfield
Sheboygan Wisco Hotel	\$430,000	Sheboygan	Sheboygan
University Lofts	\$900,000	Oshkosh	Winnebago
Riverwoods Eagle's Nest	\$1,600,000	Wisconsin Dells	Columbia
Avant Apartments	\$590,000	Appleton	Outagamie
My Place - Mt Pleasant	\$875,000	Sturtevant	Racine
West Milwaukee Hotel	\$1,141,886	West Milwaukee	Milwaukee
Spooner Ice Rink	\$206,071	Spooner	Washburn
Larsen Green Condominiums	\$800,000	Green Bay	Brown
Goose & Twigs	\$147,561	Sister Bay	Door
533 E Walnut GB Census 2020	\$249,000	Green Bay	Brown
435 E Walnut- GB Press Gazette	\$249,000	Green Bay	Brown
Hotels International Chippewa	\$661,000	Chippewa Falls	Chippewa
Hotels America	\$900,000	Stevens Point	Portage
Hartford Hotel	\$910,000	Hartford	Washington
Drexel Hotel - Towne Place Suites	\$2,500,000	Oak Creek	Milwaukee
The Hotel Northland	\$8,759,000	Green Bay	Brown
Prestige Worldwide	\$249,500	Sun Prairie	Dane
The Edge Apartments	\$1,420,000	Madison	Dane
Fox Crossing Hotel	\$850,000	Neenah	Winnebago
Weiskoph School Apartments	\$249,998	Kenosha	Kenosha
Hilton Garden Inn Brookfield Square Mall	\$1,600,000	Brookfield	Waukesha
Home2Suites	\$1,500,000	Madison	Dane
818 Post Road	\$203,839	Madison	Dane
Velocity	\$232,996	Verona	Dane
The Waterloo Technology Center	\$249,000	Waterloo	Jefferson
Uniroyal	\$355,000	Stoughton	Dane
The Hotel Retlaw	\$2,373,798	Fond Du Lac	Fond Du Lac
The Hotel Indigo	\$1,500,000	Madison	Dane