



**** MEETING NOTICE AND AGENDA ****

A meeting of the Board of the Wisconsin PACE Commission, a Joint Exercise of Powers Commission, shall be held on Thursday, July 13th, 2023, at 11:00 AM via Zoom web/ teleconference, to consider matters according to the following agenda:

Join Zoom Meeting

<https://us02web.zoom.us/j/87121388836>

One tap mobile: +13092053325,,87121388836# US

Call in Phone Number:(312) 626-6799,
Meeting ID: 871 2138 8836

1. Call to Order
2. Roll Call
3. Approval of the Minutes
4. APPROVAL OF RESOLUTION 23-12 IMPOSING A SPECIAL CHARGE PURSUANT TO SECTION 66.0627(8) OF THE WISCONSIN STATUTES IN AN AMOUNT NOT TO EXCEED \$951,421 AGAINST CERTAIN REAL PROPERTY, SOMETIMES KNOWN AS "851 SOUTH MAIN STREET" LOCATED IN WINNEBAGO COUNTY, WISCONSIN FOR MILES KIMBALL, LLC AND CERTAIN OTHER MATTERS RELATING THERETO
5. APPROVAL OF RESOLUTION 23-13 IMPOSING A SPECIAL CHARGE PURSUANT TO SECTION 66.0627(8) OF THE WISCONSIN STATUTES IN AN AMOUNT NOT TO EXCEED \$3,980,560 AGAINST CERTAIN REAL PROPERTY, SOMETIMES KNOWN AS "285 SAND DRIVE" LOCATED IN WASHINGTON COUNTY, WISCONSIN FOR SH PROPERTIES WEST BEND, LLC AND CERTAIN OTHER MATTERS RELATING THERETO
6. Closed Loan Report and Impact Report
7. Next Meeting Date: August 10, 2023 at 11:00am
8. Adjourn

PACE Wisconsin (PW)
PW Board of Directors
June 8, 2023
Teleconference

MINUTES

CALL TO ORDER: Chairman Miles called the meeting to order at 11:01 a.m. CST.

ROLL CALL: PRESENT: Pete Olson (Barron County), Troy Streckenbach (Brown County), Patrick Miles (Dane County), Ed Benter (Dodge County), Charlie Glazman (Douglas County), James Dunning (Eau Claire County), Terry Lucas (Forest County), Harley Reabe (Green Lake County), Bruce Paull (Iowa County), Jim Braugher (Jefferson County), Samantha Kerkman (Kenosha County), Sam Bachmeier (La Crosse County), Bob Ziegelbauer (Manitowoc County), Liz Sumner (Milwaukee County), Stephanie Holman (Oconto County), Jim Winkler (Oneida County), John Cuff (Outagamie County), Mary Mawhinney (Rock County), Stacey Hessel (Sawyer County), Arlyn Tober (Shawano County), Tom Wegner (Sheboygan County), Jeanne Nutter (Trempealeau County), Jeff Schleif (Washington County), Paul Decker (Waukesha County), DuWayne Federwitz (Waupaca County), Adam Fischer (Wood County).

OTHERS PRESENT: Tim Mathison (Slipstream), Holly Edinger (Slipstream), Kim Johnston (Slipstream), Trina Keller (Slipstream).

APPROVAL OF THE MINUTES FROM May 11, 2023, as amended. A motion for approval was made and seconded. Unanimously Approved.

APPROVAL OF RESOLUTION 23-10 IMPOSING A SPECIAL CHARGE PURSUANT TO SECTION 66.0627(8) OF THE WISCONSIN STATUTES IN AN AMOUNT NOT TO EXCEED \$1,900,000 AGAINST CERTAIN REAL PROPERTY, SOMETIMES KNOWN AS “704 NORTH GRAND AVENUE” LOCATED IN WAUKESHA COUNTY, WISCONSIN FOR KEBB HOTEL, LLC AND CERTAIN OTHER MATTERS RELATING THERETO.

A motion for approval was made and seconded. Unanimously Approved.

APPROVAL OF RESOLUTION 23-11 IMPOSING A SPECIAL CHARGE PURSUANT TO SECTION 66.0627(8) OF THE WISCONSIN STATUTES IN AN AMOUNT NOT TO EXCEED \$1,700,000 AGAINST CERTAIN REAL PROPERTY, SOMETIMES KNOWN AS “121 BOHEMIA DRIVE” LOCATED IN BROWN COUNTY, WISCONSIN FOR JCW CBSTN DENMARK, LLC AND CERTAIN OTHER MATTERS RELATING THERETO. A motion for approval was made and seconded.

Unanimously Approved.

NEXT MEETING DATE

The next meeting of PW Board will be held on July 13, 2023, at 11:00 a.m. via teleconference.

ADJOURNMENT

Meeting was adjourned by Chairman Miles at 11:16 a.m.

RESOLUTION NO. 23-12

PACE WISCONSIN

**A RESOLUTION IMPOSING A SPECIAL CHARGE
PURSUANT TO SECTION 66.0627(8) OF THE WISCONSIN
STATUTES IN AN AMOUNT NOT TO EXCEED \$951,421.00
AGAINST CERTAIN REAL PROPERTY, SOMETIMES
KNOWN AS “851 S. MAIN STREET” LOCATED IN
WINNEBAGO COUNTY, WISCONSIN FOR MILES
KIMBALL, LLC AND CERTAIN OTHER MATTERS
RELATING THERETO**

WHEREAS, pursuant to the provisions of Section 66.0301 of the Wisconsin Statutes as in effect on the date hereof, commonly known as the “Joint Exercise of Powers Law” (the “Act”), two or more municipalities may by contract create a commission for the joint exercise of any power or duty required or authorized by law; and

WHEREAS, PACE Wisconsin (together with its successors and assigns, the “Commission”), was organized as a commission under and pursuant to the Act and exists by virtue of that certain JOINT EXERCISE OF POWERS AGREEMENT RELATING TO WISCONSIN PACE COMMISSION dated on or about July 5, 2016, as amended by that certain Amendment No. 1 (the “JPA”). by and among the various “Members” (as defined in the JPA) of the Commission, to wit: (i) Eau Claire County, Wisconsin and Dunn County, Wisconsin, executing the JPA as initial members of the Commission; and (ii) the several Counties in the State of Wisconsin (including **WINNEBAGO** County) that have executed the JPA and become members of the Commission subsequent to the date of the JPA (which Counties, together with any other political subdivision of the State of Wisconsin that may from time to time be designated as a “Member” of the Commission pursuant to the JPA, shall be referred to herein collectively as the “Member Jurisdictions”); and

WHEREAS, the Commission was formed for the purpose of developing and facilitating a program for the financing of making or installing energy efficiency improvements, water efficiency improvements, or renewable resource applications to commercial real properties located within the Member jurisdictions pursuant to Section 66.0627(8) of the Wisconsin Statutes (as in effect on the date hereof, the “PACE Statute”); and

WHEREAS, **MILES KIMBALL, LLC**, a Wisconsin corporation (the “Borrower(s)”) owns or is/are acquiring a parcel of commercial real property and improvements (the “Property,” a legal description containing the parcel identification number of which is attached to these Resolutions as EXHIBIT A) located at **851 S. MAIN STREET** in the City of **OSHKOSH** in **WINNEBAGO County**, Wisconsin (the “Project Jurisdiction”) and wishes/wish to finance the acquisition, construction, equipping and/or improvement of a clean energy installation described in EXHIBIT B (the “Project”), and **INLAND GREEN CAPITAL** (including its successors and assignees, the “Lender”) has agreed to provide such financing in an amount not to exceed **\$951,421.00** (the “PACE Loan”) and is requesting the assistance of the Commission in financing the Project; and

WHEREAS, the Commission is authorized and empowered under the Act and the PACE Statute, and by the Joint Exercise Agreement to, among other things, impose a special charge against affected properties to provide for the repayment of loans (including the PACE Loan); and

WHEREAS, pursuant to a Financing Agreement among the Borrower(s), the Lender and the Commission (the “Financing Agreement”), the Lender will agree, among other things, to make the PACE Loan, the Borrower will agree, among other things, to apply the proceeds of the PACE Loan to pay the costs of the Project and to repay the PACE Loan as provided therein , and the Commission will agree, among other things, to impose a special charge against the Project in the amount of the PACE Loan, but not to exceed the **\$951,421.00** hereinabove stated; and

WHEREAS, the JPA and the By-Laws of the Commission require, among other things, that the imposition of a special charge by the Commission must be approved at a meeting of the Board of Directors (the “Board”), at which (i) eleven (11) Directors (as defined in the JPA) are present to constitute a quorum, and (ii) (A) a majority of the Directors present and (B) the Representative Director of the affected Project Jurisdiction vote in the affirmative to impose such special charge (the “Special Voting Requirements”); and

WHEREAS, the Board has been informed that those persons holding a mortgage or lien upon or security interest in all or any portion of the Property have consented or agreed to consent to the imposition of the special charge (the “Mortgagor Consent(s)”), and the Commission has been or expects to be furnished with satisfactory evidence of such Mortgagor Consent(s); and

WHEREAS, the Board has heretofore approved a form of Financing Agreement to be used in connection with transactions of the kind and nature contemplated by these Resolutions (the “Standard Form”);

NOW THEREFORE, BE IT RESOLVED by the Board of Directors of the Commission, as follows:

Section 1. The Board hereby finds and declares that the imposition of the special charge against the Property is authorized by the PACE Statute and will further the purposes of the PACE Statute and the purposes for which the Commission is organized, and further finds and determines that the Special Voting Requirements have been satisfied.

Section 2. Pursuant to the PACE Statute and the JPA, there is hereby imposed a special charge in the amount of **\$951,421.00** against the Property (the “Special Charge”). The Special Charge shall be collected in installments as authorized by the PACE Statute in accordance with the Financing Agreement.

Section 3. The execution and delivery of the Financing Agreement by the Commission is hereby approved. The Financing Agreement shall be executed on behalf of the Commission by one or more of the Chair, the Vice Chair, the Treasurer, or the Secretary (such officers and directors being referred to herein individually as an “Authorized Signatory” and collectively as the “Authorized Signatories”). Any Authorized Signatory is hereby authorized and directed, for and on behalf of the Commission, to execute and deliver the Financing Agreement in substantially the Standard Form, with such changes and insertions therein as such Authorized Signatory, with the advice of counsel to the Commission, may approve, such approval to be conclusively evidenced by the execution and delivery thereof.

Section 4. The facsimile, electronic or digital signature of any Authorized Signatory shall be deemed to be the legal equivalent of a manual signature on specified documents or on all documents and valid and binding for all purposes. If any Authorized Signatory whose signature, countersignature or attestation appears on the Financing Agreement related document ceases to be an officer or director before delivery of the Financing Agreement, his or her signature, countersignature or attestation appearing on the Financing Agreement and any related document (regardless of whether any such related document is specifically identified in the within Resolutions) is valid and sufficient for all purposes to the same extent as if he or she had remained in office until delivery of the Financing Agreement.

Section 5. The appropriate officers and agents of the Commission, including each Authorized Signatory, are hereby authorized and directed, jointly and severally, for and in the name and on behalf of the Commission, to execute and deliver any and all documents, certifications and instruments, if any, in connection with the transactions contemplated hereby, and to do any and all things and take any and all actions which may be necessary or advisable, in their discretion, to effectuate the actions which the Commission has approved in these Resolutions and to consummate by the Commission the transactions contemplated by the documents approved hereby, including any subsequent amendments, waivers or consents entered into or given in accordance with such documents. It is not necessary that the Financing Agreement and various

documents authorized hereby or otherwise relating to the financing contemplated hereby all be signed by the same Authorized Signatory.

Section 6. All actions heretofore taken by the Chair, the Vice Chair, the Treasurer, or the Secretary, or any other appropriate officers and agents of the Commission with respect to the matters contemplated by these Resolutions are hereby ratified, confirmed and approved.

Section 7. These Resolutions shall take effect from and after their adoption; provided, that the special charge authorized hereby shall not be effective and the Authorized Signatory is not authorized to deliver documents on behalf of the Commission in relation to the Project unless and until the Commission has been furnished with satisfactory evidence of Mortgagor Consents as hereinabove recited.

Passed and adopted this 13TH day of July 2023

PACE WISCONSIN

Name: Jim Braughler

Title: Secretary

SECRETARY'S CERTIFICATION AS TO SPECIAL VOTING REQUIREMENTS

The table below reflects a true and accurate accounting of the quorum and voting with respect to the Resolutions to which this Certificate is attached.

PACE WISCONSIN

Name: Jim Braugher

Title: Secretary

Number of Directors	Number of Directors Present	Sufficient Quorum	<input type="checkbox"/> YES <input type="checkbox"/> NO
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Number of Representative Directors	Number of Representative Directors Present	Sufficient Quorum	<input type="checkbox"/> YES <input type="checkbox"/> NO
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Vote by Directors	<u>AYE</u>	<u>NAY</u>	<u>ABSTAIN</u>
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Vote by Representative Directors	<u>AYE</u>	<u>NAY</u>	<u>ABSTAIN</u>
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Project Jurisdiction	WINNEBAGO County
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Representative Director of Project Jurisdiction	<u>(name)</u>
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Vote by Representative Director of Project Jurisdiction	<u>AYE</u>	<u>NAY</u>	<u>ABSTAIN</u>
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Exhibit A

Legal Description

LOT 1 CSM 7845 DOC #1869792 AND #1871307 R OF D, CITY OF OSHKOSH, COUNTY OF WINNEBAGO, WISCONSIN.

EXHIBIT B

PACE Project Summary



Property Owner	Miles Kimball LLC
Address	851 S Main St.
City	Oshkosh, WI 54901
County	Winnebago County
Tax ID	90301300000
Property Type	Hospitality
Property Size	21,600
PACE Lender	Inland Green Capital
Financing Type	Current Project
High Performance Building	No



PACE Project Direct Costs	\$754,547
Program Fee	\$9,990
Commission Fee	\$951
Commission Legal Fee	\$951
Other Program Expenses	\$0
Other Soft Costs	\$185,128

PACE Financing Amount	\$951,421
Interest Rate	425bsp above 10 yr UST
Loan Term	30 Years

Mortgage Balance Total	\$4,656,000
Mortgage Balance + PACE Loan - to- Value	PASS

Primary Contractor(s)	CR Structures
Project Developer/Energy Auditor	Other PACE Contractor

Summary of Improvements	Split systemRoofing, masonry, framing, waterproofing, entrancesInterior and exterior LEDSDHW
Projected Avg. Annual Cost Savings	\$44,304
Savings Percentage Above WI Energy Code	61%
Completion Date	4th Quarter 2023
Jobs Created By Project	14.3
Projected Environmental Benefits	202.55

Status of Documentation



Property Owner

Address

County

Miles Kimball LLC

851 S Main St.
Oshkosh, WI 54901

Winnebago County

Pre-Closing Document Checklist

Corporation Report

PASS

County Assessor Property Report

PASS

Final Application

PASS

Construction/Installation Contract (unsigned)

PASS

Energy Assessment

PASS

Completion Docs. (Retroactive)

N/A

Property Valuation

PASS

Capital Provider Offer to Fund

PASS

Mortgage Loan Documentation

Condition - Closing

Administrator's Preliminary Approval

PASS

PACE Commission Director's Approval

Conditional

Closing Document Checklist

Construction Contract(s) - Executed

PASS

Title Report

Condition - Closing

Mortgage Lender Consent

Condition - Closing

Property Insurance

Condition - Closing

On-Board Report & Amortization Table

Condition - Closing

Executed PACE Special Charge & Financing Agrmt

Condition - Closing

RESOLUTION NO. 23-13

PACE WISCONSIN

**A RESOLUTION IMPOSING A SPECIAL CHARGE
PURSUANT TO SECTION 66.0627(8) OF THE WISCONSIN
STATUTES IN AN AMOUNT NOT TO EXCEED
\$3,980,560.00 AGAINST CERTAIN REAL PROPERTY,
SOMETIMES KNOWN AS “285 SAND DRIVE” LOCATED
IN WASHINGTON COUNTY, WISCONSIN FOR SH
PROPERTIES WEST BEND, LLC AND CERTAIN OTHER
MATTERS RELATING THERETO**

WHEREAS, pursuant to the provisions of Section 66.0301 of the Wisconsin Statutes as in effect on the date hereof, commonly known as the “Joint Exercise of Powers Law” (the “Act”), two or more municipalities may by contract create a commission for the joint exercise of any power or duty required or authorized by law; and

WHEREAS, PACE Wisconsin (together with its successors and assigns, the “Commission”), was organized as a commission under and pursuant to the Act and exists by virtue of that certain JOINT EXERCISE OF POWERS AGREEMENT RELATING TO WISCONSIN PACE COMMISSION dated on or about July 5, 2016, as amended by that certain Amendment No. 1 (the “JPA”). by and among the various “Members” (as defined in the JPA) of the Commission, to wit: (i) Eau Claire County, Wisconsin and Dunn County, Wisconsin, executing the JPA as initial members of the Commission; and (ii) the several Counties in the State of Wisconsin (including **WASHINGTON** County) that have executed the JPA and become members of the Commission subsequent to the date of the JPA (which Counties, together with any other political subdivision of the State of Wisconsin that may from time to time be designated as a “Member” of the Commission pursuant to the JPA, shall be referred to herein collectively as the “Member Jurisdictions”); and

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WHEREAS, **SH PROPERTIES WEST BEND, LLC**, a Wisconsin corporation (the “Borrower(s)”) owns or is/are acquiring a parcel of commercial real property and improvements (the “Property,” a legal description containing the parcel identification number of which is attached to these Resolutions as EXHIBIT A) located at **285 SAND DRIVE** in the City of **WEST BEND** in **WASHINGTON County**, Wisconsin (the “Project Jurisdiction”) and wishes/wish to finance the acquisition, construction, equipping and/or improvement of a clean energy installation described in EXHIBIT B (the “Project”), and **GREENROCK HEALTHCARE CAPITAL, LLC** (including its successors and assignees, the “Lender”) has agreed to provide such financing in an amount not to exceed **\$3,980,560.00** (the “PACE Loan”) and is requesting the assistance of the Commission in financing the Project; and

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WHEREAS, the JPA and the By-Laws of the Commission require, among other things, that the imposition of a special charge by the Commission must be approved at a meeting of the Board of Directors (the “Board”), at which (i) eleven (11) Directors (as defined in the JPA) are present to constitute a quorum, and (ii) (A) a majority of the Directors present and (B) the Representative Director of the affected Project Jurisdiction vote in the affirmative to impose such special charge (the “Special Voting Requirements”); and

WHEREAS, the Board has been informed that those persons holding a mortgage or lien upon or security interest in all or any portion of the Property have consented or agreed to consent to the imposition of the special charge (the “Mortgagor Consent(s)”), and the Commission has been or expects to be furnished with satisfactory evidence of such Mortgagor Consent(s); and

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Section 2. Pursuant to the PACE Statute and the JPA, there is hereby imposed a special charge in the amount of **\$3,980,560.00** against the Property (the “Special Charge”). The Special Charge shall be collected in installments as authorized by the PACE Statute in accordance with the Financing Agreement.

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documents authorized hereby or otherwise relating to the financing contemplated hereby all be signed by the same Authorized Signatory.

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Section 7. These Resolutions shall take effect from and after their adoption; provided, that the special charge authorized hereby shall not be effective and the Authorized Signatory is not authorized to deliver documents on behalf of the Commission in relation to the Project unless and until the Commission has been furnished with satisfactory evidence of Mortgagor Consents as hereinabove recited.

Passed and adopted this 13TH day of July 2023

PACE WISCONSIN

Name: Jim Braughler

Title: Secretary

SECRETARY'S CERTIFICATION AS TO SPECIAL VOTING REQUIREMENTS

The table below reflects a true and accurate accounting of the quorum and voting with respect to the Resolutions to which this Certificate is attached.

PACE WISCONSIN

Name: Jim Braughler

Title: Secretary

Number of Directors	Number of Directors Present	Sufficient Quorum	<input type="checkbox"/> YES <input type="checkbox"/> NO
Number of Representative Directors	Number of Representative Directors Present	Sufficient Quorum	<input type="checkbox"/> YES <input type="checkbox"/> NO
Vote by Directors	<u>AYE</u>	<u>NAY</u>	<u>ABSTAIN</u>
Vote by Representative Directors	<u>AYE</u>	<u>NAY</u>	<u>ABSTAIN</u>
Project Jurisdiction	WASHINGTON County		
Representative Director of Project Jurisdiction	<hr/> (name)		
Vote by Representative Director of Project Jurisdiction	<u>AYE</u>	<u>NAY</u>	<u>ABSTAIN</u>

Exhibit A

Legal Description

PT SE NW+SW NE CSM 7256 LOT 1 DOC 1533622, CITY OF WEST BEND, COUNTY OF WASHINGTON,
WISCONSIN.

EXHIBIT B

PACE Project Summary



Property Owner

SH Properties West
Bend, LLC

Address

285 Sand Drive

City

West bend, WI 53095

County

Washington County

Tax ID

11192410027

Property Type

Other

Property Size

107,468

PACE Lender

Healthcare Capital LLC



Financing Type

Current Project

High Performance Building

No

PACE Project Direct Costs

\$3,659,390

Program Fee

\$29,623

Commission Fee

\$3,083

Commission Legal Fee

\$2,500

Other Program Expenses

\$0

Other Soft Costs

\$0

PACE Financing Amount

\$3,980,560

Interest Rate

425 bsp over UST 10 yr

Loan Term

30 Years

Mortgage Balance Total

\$20,921,000

**Mortgage Balance + PACE Loan -
to- Value**

PASS

Primary Contractor(s)

American Construction Services

Project Developer/Energy Auditor

Donovan Energy

Summary of Improvements

High efficiency HVAC, additional details in
Energy Model reportHigh efficiency wall
systems, roof, windows and doors, see
energy report for additional details.

Projected Avg. Annual Cost Savings

\$9,206,454

Savings Percentage Above WI Energy Code

15%

Completion Date

Quarter

Jobs Created By Project

46.2

Projected Environmental Benefits

123.00

Status of Documentation



Property Owner

SH Properties West Bend,
LLC

Address

285 Sand Drive
West bend, WI 53095

County

Washington County

Pre-Closing Document Checklist

Corporation Report

PASS

County Assessor Property Report

PASS

Final Application

PASS

Construction/Installation Contract (unsigned)

PASS

Energy Assessment

Conditional

Completion Docs. (Retroactive)

N/A

Property Valuation

PASS

Capital Provider Offer to Fund

PASS

Mortgage Loan Documentation

PASS

Administrator's Preliminary Approval

PASS

PACE Commission Director's Approval

Conditional

Closing Document Checklist

Construction Contract(s) - Executed

PASS

Title Report

Condition - Closing

Mortgage Lender Consent

Condition - Closing

Property Insurance

Condition - Closing

On-Board Report & Amortization Table

Condition - Closing

Executed PACE Special Charge & Financing Agrmt

Condition - Closing

PACE WI Closed Loan Report

As of 2023-07-10 14:02:29 Central Standard Time/CST • Generated by Holly Edinger • Sorted by Date Closed (Descending)

PACE Financing Number	Date Closed	County (Zip)	Project Name	PACE Financing Amount	Financing Term	PACE Capital Provider	Property Type	Program Fees	Value of Property	Avg Annual Savings (\$)	Total Energy Savings %
01_000093	6/28/2023	Sawyer County	Winter Coop	\$ 292,500	20	Inland Green Capital	Retail	\$ 3,656	\$1,200,000	\$ 41,840	38%
01_000092	6/2/2023	Chippewa County	Riverstone Hotel Chippewa	\$ 2,910,000	27	Petros PACE Finance, LLC	Hospitality	\$ 33,475	\$9,700,000	\$ 19,039	22%
01_000091	4/28/2023	Sheboygan County	Home2 Suites Sheboygan	\$ 4,627,500	30	Nuveen Green Capital	Hospitality	\$ 50,650	\$ 16,900,000	\$ 41,395	17%
01_000090	3/22/2023	Washington County	F Street Development Germantown	\$ 4,535,000	25	PACE Equity	Industrial	\$ 49,725	\$ 38,700,000	\$ 78,869	33%
01_000089	3/17/2023	Outagamie County	F Street Appleton 3	\$ 1,890,520	25	PACE Equity	Industrial	\$ 23,280	\$ 19,020,000	\$ 68,020	22%
01_000088	2/13/2023	Outagamie County	Urbane 115	\$ 2,107,828	25	Petros PACE Finance, LLC	Mixed Use	\$ 25,453	\$ 11,570,000	\$ 159,578	24%
01_000087	2/1/2023	Bayfield County	The St. James	\$ 896,000	25	PACE Loan Group, LLC	Hospitality	\$ 11,200	\$ 2,560,000	\$ 63,254	21%
01_000086	10/31/2022	Dane County	Peloton Residences	\$ 1,000,000	30	One Community Bank	Mixed Use	\$ 12,500	\$ 51,500,000	\$ 65,094	15%
01_000085	9/16/2022	Dane County	Middleton Center 3	\$ 2,400,000	30	Nuveen Green Capital	Mixed Use	\$ 28,375	\$ 20,500,000	\$ 62,897	17%
01_000084	8/15/2022	Marathon County	Mosinee Hotel	\$ 1,782,000	25	Northern State Bank	Hospitality	\$ 22,195	\$ 350,000	\$ 15,060	16%
01_000083	8/7/2022	Dane County	Paoli Seven Acre Dairy	\$ 3,026,996	25	Nuveen Green Capital	Hospitality	\$ 34,645	\$ 14,009,688	\$ 37,403	28%
01_000081	8/1/2022	Forest County	Nicolet Hardwood	\$ 1,500,000	20	German American State Bank	Industrial	\$ 18,750	\$ 3,640,000	\$ 421,634	3%
01_000082	7/28/2022	Milwaukee County	Oak Creek Hotel (OCB)	\$ 1,217,685	25	One Community Bank	Hospitality	\$ 15,221	\$ 15,480,000	\$ 13,729	13%
01_000080	7/18/2022	Brown County	The Common Place	\$ 4,657,810	25	Petros PACE Finance, LLC	Multifamily	\$ 50,953	\$ 21,000,000	\$ 53,283	23%
01_000079	6/14/2022	Winnebago County	Woodstock Village Oshkosh	\$ 1,000,000	25	One Community Bank	Multifamily	\$ 12,500	\$ 12,430,000	\$ 56,654	
01_000078	6/1/2022	Milwaukee County	The Broadacre, Oak Creek	\$ 2,400,000	25	PACE Loan Group, LLC	Multifamily	\$ 28,375	\$ 41,620,000	\$ 169,455	
01_000077	6/1/2022	Eau Claire County	Wilson Square Phase II	\$ 2,365,000	25	PACE Loan Group, LLC	Multifamily	\$ 28,025	\$ 25,000,000	\$ 108,849	
01_000076	5/31/2022	Washington County	Krescent Valley Dairy	\$ 185,000	20	German American State Bank	Agriculture	\$ 2,313	\$ 475,000	\$ 27,737	
01_000075	5/27/2022	Outagamie County	Stoney Brook Storage	\$ 540,000	25	One Community Bank	Retail	\$ 6,750	\$ 7,610,000	\$ 20,194	
01_000074	4/29/2022	Brown County	Legacy Hotel Green Bay	\$ 4,770,000	25	One Community Bank	Hospitality	\$ 52,075	\$ 46,200,000	\$ 153,890	
01_000072	4/28/2022	La Crosse County	Holmen Assisted Living	\$ 1,851,292	25	PACE Loan Group, LLC	Multifamily	\$ 22,888	\$ 22,000,000	\$ 80,132	
01_000073	4/28/2022	Brown County	Bellevue Assisted Living	\$ 1,828,000	25	PACE Loan Group, LLC	Multifamily	\$ 22,655	\$ 22,700,000	\$ 77,909	
01_000071	4/15/2022	Winnebago County	Discovery Point Apartments	\$ 556,000	25	One Community Bank	Multifamily	\$ 6,950	\$ 5,426,000	\$ 35,605	
01_000070	3/17/2022	Dane County	Moxy Hotel (last CRM app)	\$ 3,500,000	25	One Community Bank	Hospitality	\$ 39,375	\$ 45,000,000	\$ 170,060	
01_000069	3/17/2022	Dane County	West Wilson Apartments	\$ 1,000,000	20	State Bank of Cross Plains	Multifamily	\$ 12,500	\$ 13,215,000	\$ 38,158	
01_000068	3/15/2022	Waukesha County	Spring Hill Suites Menomonee Falls	\$ 2,668,500	25	One Community Bank	Hospitality	\$ 31,060	\$ 17,800,000	\$ 107,745	
01_000067	1/31/2022	Racine County	300 Main Street_Racine_TigerOp	\$ 308,000	25	Inland Green Capital	Mixed Use	\$ 3,850	\$ 800,000	\$ 14,344	
01_000066	1/20/2022	Pierce County	700 S Main_Sycamore of River Falls	\$ 2,328,181	30	PACE Equity	Other	\$ 27,657	\$ 22,100,000	\$ 12,802	
01_000065	12/23/2021	Waukesha County	New Perspective Waukesha Assisted	\$ 7,270,958	27	PACE Equity	Other	\$ 77,085	\$ 44,500,000	\$ 290,472	
01_000064	12/21/2021	Dane County	Hidden Creek 2 Residences	\$ 1,000,000	25	One Community Bank	Multifamily	\$ 12,500	\$ 14,740,000	\$ 122,735	
01_000063	12/21/2021	Milwaukee County	New Perspective Ballpark Commons	\$ 8,003,461	27	PACE Equity	Other	\$ 84,410	\$ 47,800,000	\$ 425,989	
01_000061	12/17/2021	Waupaca County	Cobblestone Fremont	\$ 861,260	25	Nuveen Green Capital	Hospitality	\$ 10,766	\$ 6,400,000	\$ 31,176	
01_000062	12/16/2021	Racine County	Verdant Hotel Racine (Loan A & B)_M	\$ 7,684,332	20	Twain Financial	Hospitality	\$ 81,218	\$ 3,700,000	\$ 101,763	
01_000060	10/26/2021	Brown County	De Pere Hotel	\$ 2,340,000	25	Petros PACE Finance, LLC	Hospitality	\$ 27,775	\$ 7,800,000	\$ 107,295	
01_000058	9/17/2021	Outagamie County	208 W Main St_LittleChute Cobblestr	\$ 1,100,000	20	Nuveen Green Capital	Hospitality	\$ 13,750	\$ 6,962,000	\$ 36,011	
01_000057	9/3/2021	Dane County	1121 South Park St	\$ 500,000	22	State Bank of Cross Plains	Mixed Use	\$ 6,250	\$ 12,532,000	\$ 68,305	
01_000056	8/17/2021	Winnebago County	Banta 460 Ahnaip Street	\$ 1,723,561	29	Inland Green Capital	Mixed Use	\$ 21,545	\$ 10,600,000	\$ 100,230	
01_000055	8/6/2021	Winnebago County	The Brin	\$ 1,978,050	24	Nuveen Green Capital	Mixed Use	\$ 24,156	\$ 13,075,000	\$ 90,591	
01_000054	7/13/2021	Dane County	John Nolan Hotel	\$ 170,353	20	Baker Tilly	Hospitality	\$ 2,129	\$ 9,578,800	\$ 12,947	
01_000053	6/23/2021	Winnebago County	Annex 71	\$ 5,625,000	25	Petros PACE Finance, LLC	Multifamily	\$ 60,625	\$ 22,500,000	\$ 270,353	
01_000052	6/11/2021	Dane County	SCC Mixed Use - Commercial	\$ 685,000	23	Twain Financial	Mixed Use	\$ 8,563	\$ 2,920,000	\$ 34,386	
01_000051	6/11/2021	Dane County	SCC Mixed Use - Residential	\$ 2,490,500	24	Twain Financial	Mixed Use	\$ 29,280	\$ 2,920,000	\$ 167,896	
01_000050	5/25/2021	Dane County	The Masters 2 Residences	\$ 1,500,000	25	One Community Bank	Multifamily	\$ 18,750	\$ 6,389,900	\$ 78,243	
01_000049	5/14/2021	Marathon County	Nidus- amt. increase	\$ 111,044	25	Inland Green Capital	Hospitality	\$ 2,000	\$ 4,280,000	\$ 69,979	
01_000048	4/30/2021	Washington County	Badger Packaging	\$ 1,420,581	20	PACE Equity	Industrial	\$ 17,757	\$ 3,700,000	\$ 308,960	
01_000047	2/3/2021	Eau Claire County	Wilson Square	\$ 1,175,000	25	PACE Loan Group, LLC	Multifamily	\$ 14,688	\$ 8,000,000	\$ 65,492	

01_000046	1/28/2021	Douglas County	Superior Hotel	\$ 2,275,000	25	Petros PACE Finance, LLC	Hospitality	\$ 27,125	\$ 9,100,000	\$ 115,258
01_000045	1/22/2021	Calumet County	Lakeshore Ridge Apartments	\$ 1,298,164	25	One Community Bank	Multifamily	\$ 16,227	\$ 10,980,000	\$ 122,862
01_000044	1/21/2021	Dane County	Newport Shores	\$ 4,000,000	25	German American State Bank	Mixed Use	\$ 44,375	\$ 18,449,508	\$ 260,111
01_000043	12/17/2020	Winnebago County	North Koeller St Hotel	\$ 4,000,000	25	Petros PACE Finance, LLC	Hospitality	\$ 44,375	\$ 16,000,000	\$ 180,927
01_000042	12/16/2020	Marathon County	Nidus Holdings	\$ 820,000	25	Inland Green Capital	Hospitality	\$ 10,250	\$ 4,280,000	\$ 69,979
01_000036	12/14/2020	Dane County	KPW Hospitality	\$ 2,040,807	27	Twain Financial	Hospitality	\$ 24,783	\$ 12,920,000	\$ 59,190
01_000041	11/3/2020	Shawano County	Green Valley Dairy	\$ 3,000,000	11	German American State Bank	Agriculture	\$ 34,375	\$ 18,700,000	\$ 155,417
01_000040	11/1/2020	Manitowoc County	Two Rivers Hotel	\$ 1,000,000	25	One Community Bank	Hospitality	\$ 12,500	\$ 5,050,000	\$ 37,010
01_000039	10/22/2020	Dane County	Oakmont Senior Living	\$ 2,250,847	25	Twain Financial	Multifamily	\$ 26,883	\$ 21,100,000	\$ 105,765
01_000038	9/30/2020	Brown County	520 N Broadway	\$ 1,011,520	26	Nuveen Green Capital	Mixed Use	\$ 12,644	\$ 9,700,000	\$ 55,471
01_000035	9/30/2020	Dane County	Hotel Indigo Phase 2	\$ 3,169,031	23	Nuveen Green Capital	Hospitality	\$ 36,065	\$ 31,889,000	\$ 85,449
01_000037	9/29/2020	Calumet County	Appleton Industrial	\$ 1,998,390	25	PACE Equity	Industrial	\$ 24,359	\$ 15,400,000	\$ 21,273
01_000034	8/19/2020	Rock County	Janesville Cobblestone Hotel	\$ 1,225,000	25	Nuveen Green Capital	Hospitality	\$ 15,313	\$ 5,410,000	
01_000033	8/12/2020	Dane County	210 S Dickinson Street	\$ 150,000	20	One Community Bank	Office	\$ 2,000	\$ 1,420,000	\$ 10,031
01_000032	7/9/2020	Outagamie County	Holiday Inn Appleton - Wisco Hotel G	\$ 550,000	20	One Community Bank	Hospitality	\$ 6,875	\$ 16,684,000	\$ 19,667
01_000030	4/30/2020	Dane County	Oscar Mayer Station	\$ 7,076,579	25	Nuveen Green Capital	Mixed Use	\$ 75,141	\$ 37,900,000	\$ 304,600
01_000031	4/13/2020	Rock County	Oak Park Assisted Living	\$ 3,343,182	20	Twain Financial	Healthcare	\$ 37,807	\$ 36,460,000	\$ 159,700
01_000029	3/30/2020	Bayfield County	Wild Rice Retreat - Lodging	\$ 867,000	20	PACE Loan Group, LLC	Hospitality	\$ 10,838	\$ 8,550,000	\$ 99,111
01_000028	2/28/2020	Sheboygan County	Sheboygan Wisco Hotel	\$ 430,000	20	One Community Bank	Hospitality	\$ 5,375	\$ 15,642,500	\$ 19,384
01_000027	1/20/2020	Winnebago County	University Lofts	\$ 900,000	25	One Community Bank	Multifamily	\$ 11,250	\$ 3,500,000	\$ 65,733
01_000025	12/12/2019	Outagamie County	Avant Apartments	\$ 590,000	20	One Community Bank	Multifamily	\$ 7,375	\$ 5,639,000	\$ 35,172
01_000026	12/12/2019	Columbia County	Riverwoods Eagle's Nest	\$ 1,600,000	25	One Community Bank	Healthcare	\$ 20,000	\$ 12,200,000	\$ 86,300
01_000024	11/1/2019	Racine County	My Place Mt Pleasant	\$ 875,000	20	PACE Loan Group, LLC	Hospitality	\$ 10,938	\$ 8,190,000	\$ 43,019
01_000020	9/18/2019	Door County	Sister Bay - Goose & Twigs	\$ 147,561	20	Nuveen Green Capital	Hospitality	\$ 2,000	\$ 1,200,000	\$ 5,839
01_000022	9/13/2019	Washburn County	Spooner Storage Rink	\$ 206,071	20	Nuveen Green Capital	Mixed Use	\$ 2,576	\$ 1,030,000	\$ 42,223
01_000023	9/11/2019	Milwaukee County	West Milwaukee Hotel	\$ 1,141,886	20	Baker Tilly	Hospitality	\$ 14,274	\$ 17,300,000	\$ 81,119
01_000021	9/6/2019	Brown County	Larsen Green Condominiums	\$ 800,000	25	PACE Equity	Mixed Use	\$ 10,000	\$ 9,500,000	\$ 82,915
01_000018	8/13/2019	Brown County	435 E Walnut- GB Press Gazette	\$ 249,000	20	Inland Green Capital	Office	\$ 3,113	\$ 5,300,000	\$ 3,814
01_000019	8/13/2019	Brown County	533 E Walnut GB Census 2020	\$ 249,000	25	Inland Green Capital	Office	\$ 3,113	\$ 890,000	\$ 2,605
01_000015	7/17/2019	Washington County	Hartford Hotel	\$ 910,000	20	Twain Financial	Hospitality	\$ 11,375	\$ 7,645,000	\$ 45,472
01_000017	7/17/2019	Chippewa County	Hotels International Chippewa	\$ 661,000	20	Twain Financial	Hospitality	\$ 8,263	\$ 5,635,000	\$ 29,525
01_000016	7/17/2019	Portage County	Hotels America - Stevens Point	\$ 900,000	20	Twain Financial	Hospitality	\$ 11,250	\$ 5,400,000	\$ 63,890
01_000014	7/1/2019	Milwaukee County	Drexel Hotel - TownePlace Suites	\$ 2,500,000	20	One Community Bank	Hospitality	\$ 29,375	\$ 14,702,400	\$ 110,931
01_000013	6/27/2019	Brown County	The Hotel Northland	\$ 8,759,000	28	CCG PACE Funding	Hospitality	\$ 85,000	\$ 38,600,000	\$ 453,946
01_000012	4/15/2019	Dane County	Prestige Worldwide	\$ 249,500	20	One Community Bank	Mixed Use	\$ 3,119	\$ 2,550,000	\$ 2,868
01_000011	2/13/2019	Dane County	The Edge Apartments	\$ 1,420,000	20	One Community Bank	Mixed Use	\$ 17,750	\$ 15,750,000	\$ 54,763
01_000010	12/18/2018	Winnebago County	Fox Crossing Hotel	\$ 850,000	20	Nuveen Green Capital	Hospitality	\$ 10,625	\$ 7,050,000	\$ 41,008
01_000009	12/6/2018	Kenosha County	Weiskoph School Apartments	\$ 249,998	20	Nuveen Green Capital	Multifamily	\$ 3,125	\$ 2,250,000	\$ 2,134
01_000008	10/25/2018	Waukesha County	Hilton Garden Inn, Brookfield Square	\$ 1,600,000	19	One Community Bank	Hospitality	\$ 20,000	\$ 22,000,000	\$ 118,819
01_000007	7/24/2018	Dane County	Home2Suites - 2155 Rimrock Rd.	\$ 1,500,000	20	One Community Bank	Hospitality	\$ 18,750	\$ 18,000,000	\$ 90,840
01_000006	6/5/2018	Dane County	818 Post Road	\$ 203,839	20	Nuveen Green Capital	Industrial	\$ 2,548	\$ 1,220,000	\$ 9,910
01_000005	4/4/2018	Dane County	Velocity Mixed Use Property	\$ 232,996	20	PACE Equity	Mixed Use	\$ 2,912	\$ 5,200,000	\$ 5,206
01_000004	2/22/2018	Jefferson County	The Waterloo Technology Center	\$ 249,000	19	One Community Bank	Office	\$ 3,113	\$ 2,000,000	\$ 47,294
01_000003	2/21/2018	Dane County	Uniroyal Property	\$ 355,000	10	One Community Bank	Industrial	\$ 4,438	\$ 3,300,000	\$ 70,698
01_000002	2/6/2018	Fond du Lac County	The Hotel Retlaw	\$ 2,373,798	20	PACE Equity	Hospitality	\$ 28,113	\$ 22,500,000	\$ 289,011
01_000001	12/27/2017	Dane County	The Hotel Indigo	\$ 1,500,000	20	Nuveen Green Capital	Hospitality	\$ 18,750	\$ 33,800,000	\$ 89,832
Total				\$ 175,561,081				\$ 2,020,747		\$ 2,587,379
93										231%

As of 2023-07-10 14:02:29 Central Standard Time/CST • Generated by Holly Edinger • Sorted by Natural Gas Savings (Therms) (Ascending)

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8/6/2021	Winnebago County	The Brin	Mixed Use	\$1,978,050	433171	0	-10355	\$90,591	189.3
7/13/2021	Dane County	John Nolan Hotel	Hospitality	\$170,353	0	90700	0	\$12,947	68.7
6/23/2021	Winnebago County	Annex 71	Multifamily	\$5,625,000	723305	0	0	\$270,353	547.5
6/11/2021	Dane County	SCC Mixed Use - Commercial	Mixed Use	\$685,000	108712	0	45	\$34,386	82.5
6/11/2021	Dane County	SCC Mixed Use - Residential	Mixed Use	\$2,490,500	369489	0	26857	\$167,896	422.3
5/25/2021	Dane County	The Masters 2 Residences	Multifamily	\$1,500,000	370025	0	-2932	\$78,243	264.5
5/14/2021	Marathon County	Nidus- amt. increase	Hospitality	\$111,044	565987	0	-85	\$69,979	428
4/30/2021	Washington County	Badger Packaging	Industrial	\$1,420,581	2079620	0	-1789	\$308,960	1163.4
2/3/2021	Eau Claire County	Wilson Square	Multifamily	\$1,175,000	721246	0	0	\$65,492	405.3
1/28/2021	Douglas County	Superior Hotel	Hospitality	\$2,275,000	119486	0	219	\$115,258	68.3
1/22/2021	Calumet County	Lakeshore Ridge Apartments	Multifamily	\$1,298,164	731726	0	-17837	\$122,862	318
1/21/2021	Dane County	Newport Shores	Mixed Use	\$4,000,000	857951	0	-26415	\$260,111	343.6
12/17/2020	Winnebago County	North Koeller St Hotel	Hospitality	\$4,000,000	575055.5	0	-240	\$180,927	434
12/16/2020	Marathon County	Nidus Holdings	Hospitality	\$820,000	570229	0	-789	\$69,979	427.5
12/14/2020	Dane County	KPW Hospitality	Hospitality	\$2,040,807	227390	0	2490	\$59,190	185.4
11/3/2020	Shawano County	Green Valley Dairy	Agriculture	\$3,000,000	0	2240000	0	\$155,417	1263.4
11/1/2020	Manitowoc County	Two Rivers Hotel	Hospitality	\$1,000,000	106086	0	2048	\$37,010	91.2
10/22/2020	Dane County	Oakmont Senior Living	Multifamily	\$2,250,847	427953	0	6426	\$105,765	358.1
9/30/2020	Brown County	520 N Broadway	Mixed Use	\$1,011,520	-316707	0	99819	\$55,471	290.4
9/30/2020	Dane County	Hotel Indigo Phase 2	Hospitality	\$3,169,031	103039	0	108742	\$85,449	655.5
9/29/2020	Calumet County	Appleton Industrial	Industrial	\$1,998,390	311154	0	2438	\$21,273	188.4
8/19/2020	Rock County	Janesville Cobblestone Hotel	Hospitality	\$1,225,000	324774	0	0		245.9
8/12/2020	Dane County	210 S Dickinson Street	Office	\$150,000	41320	0	3528	\$10,031	50
7/9/2020	Outagamie County	Holiday Inn Appleton - Wisco Hotel Group	Hospitality	\$550,000	115125	0	2877	\$19,667	80.2
4/30/2020	Dane County	Oscar Mayer Station	Mixed Use	\$7,076,579	1036841	0	65166	\$304,600	1131
4/13/2020	Rock County	Oak Park Assisted Living	Healthcare	\$3,343,182	619886	0	18288	\$159,700	566.4
3/30/2020	Bayfield County	Wild Rice Retreat - Lodging	Hospitality	\$867,000	335.76	0	0	\$99,111	0.2
2/28/2020	Sheboygan County	Sheboygan Wisco Hotel	Hospitality	\$430,000	163687	0	0	\$19,384	123.9
1/20/2020	Winnebago County	University Lofts	Multifamily	\$900,000	8684	0	33630	\$65,733	185.2
12/12/2019	Outagamie County	Avant Apartments	Multifamily	\$590,000	118101	0	2514	\$35,172	80
12/12/2019	Columbia County	Riverwoods Eagle's Nest	Healthcare	\$1,600,000	279908	0	3919	\$86,300	232.7
11/1/2019	Racine County	My Place Mt Pleasant	Hospitality	\$875,000	150166	0	4995	\$43,019	111.2
9/18/2019	Door County	Sister Bay - Goose & Twigs	Hospitality	\$147,561	13417	9888	0	\$5,839	17.6
9/13/2019	Washburn County	Spooner Storage Rink	Mixed Use	\$206,071	23218.7	464374	0	\$42,223	274
9/11/2019	Milwaukee County	West Milwaukee Hotel	Hospitality	\$1,141,886	209211	0	15466	\$81,119	200.1
9/6/2019	Brown County	Larsen Green Condominiums	Mixed Use	\$800,000	403995	0	20426	\$82,915	414.3
8/13/2019	Brown County	533 E Walnut GB Census 2020	Office	\$249,000	23132	0	-473	\$2,605	15
8/13/2019	Brown County	435 E Walnut- GB Press Gazette	Office	\$249,000	65291	0	75	\$3,814	49.8
7/17/2019	Chippewa County	Hotels International Chippewa	Hospitality	\$661,000	119527	0	2524	\$29,525	80.6
7/17/2019	Washington County	Hartford Hotel	Hospitality	\$910,000	122654	0	4244	\$45,472	91.7
7/17/2019	Portage County	Hotels America - Stevens Point	Hospitality	\$900,000	137297	0	4620	\$63,890	128.5
7/1/2019	Milwaukee County	Drexel Hotel - TownePlace Suites	Hospitality	\$2,500,000	187341	0	12557	\$110,931	172.4
6/27/2019	Brown County	The Hotel Northland	Hospitality	\$8,759,000	1080099	0	138763	\$453,946	1554.6
4/15/2019	Dane County	Prestige Worldwide	Mixed Use	\$249,500	30740	0	-221	\$2,868	22.1
2/13/2019	Dane County	The Edge Apartments	Mixed Use	\$1,420,000	427102	0	22635	\$54,763	443.5
12/18/2018	Winnebago County	Fox Crossing Hotel	Hospitality	\$850,000	233718	0	4608	\$41,008	156.3

12/6/2018	Kenosha County	Weiskoph School Apartments	Multifamily	\$249,998		15361	0	0	\$2,134	8.7
10/25/2018	Waukesha County	Hilton Garden Inn, Brookfield Square Mall	Hospitality	\$1,600,000		297267	0	23473	\$118,819	292.3
7/24/2018	Dane County	Home2Suites - 2155 Rimrock Rd.	Hospitality	\$1,500,000		129830	0	20712	\$90,840	208.3
6/5/2018	Dane County	818 Post Road	Industrial	\$203,839		3450	70400	0	\$9,910	55.9
4/4/2018	Dane County	Velocity Mixed Use Property	Mixed Use	\$232,996		24231.58	0	1037.8	\$5,206	23.9
2/22/2018	Jefferson County	The Waterloo Technology Center	Office	\$249,000		189745	0	-1740	\$47,294	97.8
2/21/2018	Dane County	Uniroyal Property	Industrial	\$355,000		336443	0	5300	\$70,698	282.8
2/6/2018	Fond du Lac County	The Hotel Retlaw	Hospitality	\$2,373,798		1529974	0	11338	\$289,011	1218.4
12/27/2017	Dane County	The Hotel Indigo	Hospitality	\$1,500,000		123989	0	108802	\$89,832	663.5
Total				\$175,561,081		32450066.54	3080514	1143041.85	\$2,587,379	28212.7
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