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Chapter Mission Statement

The Connecticut and Suburban New York NAIOP Chapter provides value to its members and the communities in which we live and work throughout programs and member communication to share knowledge on real estate issues and market trends while also promoting effective public policy.

www.naiop-ctny.org

EXECUTIVE OFFICE CONTACT

INFORMATION

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NAIOP

COMMERCIAL REAL ESTATE
DEVELOPMENT ASSOCIATION

CONNECTICUT AND
SUBURBAN NEW YORK CHAPTER

January 24, 2013

**C-PACE Program for
Connecticut**

***Low Cost Tax-Liens Financing for
Energy Efficient Improvement***

UConn Campus
1 University Place
Stamford, CT
Multi-Purpose Room (108)
First Floor Conference Center

Free parking is available in the UConn garage on
Washington Blvd or in the Target Garage.

7:30am-9:30am

Jessica Bailey

*Clean Energy Finance and Investment Authority
(CEFIA)*

Jessica joined CEFIA in August 2012 and is the Director of Commercial and Industrial Property Assessed Clean Energy (PACE). Prior to joining CEFIA, she worked at the Rockefeller Brothers Fund in New York City. She co-managed a \$7 million portfolio of grants focused on combating climate change and promoting clean energy.

Marjan Murray

People's United Bank

Marjan is Senior Vice President and Tri-State Market Manager of the Commercial Real Estate Department at People's United Bank. She is responsible for day-to-day operation, management of the staff as well as new business development in southwestern Connecticut, New York and New Jersey.

Steven Chandler Hall

Chandler LLC

Steven is the founder and Managing Partner of Chandler and personally oversees the management of individual projects and oversees respective project teams in the execution of activities for the owner. Steven has over 30 years experience in project management of both design development and construction. His projects range from heavy industrial to high-value commercial and residential.

Wayne Seaton

Wells Fargo Securities

Wayne is head of Sustainable Public Infrastructure. He has nineteen years of experience assisting major municipal issuers with infrastructure financings. He leads a team that was one of the first such groups established in the investment banking public finance industry. His group has a nationwide mandate to assist municipalities with financing projects designed to use energy more efficiently, including renewable technologies such as solar or wind. The team has expertise with green sale-leaseback transactions, New Clean Renewable Energy Bonds and Qualified Energy Conservation Bonds.

C-PACE PROGRAM

*Low Cost Tax-Liens Financing for
Energy Efficient Improvement*

In 2012, Connecticut passed legislation enabling Property Assessed Clean Energy or "PACE", an innovative financing model that will allow building owners across the state to access leaner, cheaper, and more reliable energy. Hundreds of millions of dollars in energy upgrades are possible in Connecticut and PACE will enable our state to access the private capital to finance it.

How does it work? PACE is a tax-lien financing program that allows interested property owners to finance qualifying energy efficiency and clean energy improvements on their buildings through an additional charge ("assessment") on their property tax. Similar to a sewer assessment, capital provided under a PACE program is secured by a lien on the owner's property tax bill and paid back over time. Like other benefit assessments, the PACE lien is a non-accelerating, senior lien secured by the property. The repayment obligation transfers automatically to the next owner if the property is sold. Because the payment is tied to the property tax, low interest capital can be raised from the private sector with no government financing required. This arrangement spreads the cost of clean energy improvements-such as energy efficient boilers, upgraded insulation, new windows, or solar installations-over the expected life of the measure.

PACE is administered by the Clean Energy Finance and Investment Authority, and offers financing to commercial, industrial, and multi-family property owners.

Types of upgrades eligible: High efficiency lighting; HVAC upgrades and controls; chillers, boilers, furnaces, water heating systems; building enclosures/envelopes; building automation; and renewable energy systems.

NAIOP CT & SUBURBAN NEW YORK

UCONN Campus
1 University Place
Stamford, CT
Multi-Purpose Room (108)
First Floor Conference Center

January 24, 2013 program.
Register by January 21st.

Name: _____

Company: _____

Email: _____

____ Member ____ Non Member

Member: **\$25.00** Non-Member: **\$45.00**

Student: **\$15.00**

Payment:

Check # _____ Amt: \$ _____

____ AMEX ____ MC ____ Visa

CC#: _____

Exp Date: ____ / ____

Name on Card: _____

Signature: _____

Mail to:

NAIOP

PO Box 30

Bloomfield, CT 06002

Fax to: **860-286-0787**

JOINING US WILL BE LAURE C. AUBUCHON, DIRECTOR, OFFICE OF ECONOMIC DEVELOPMENT, CITY OF STAMFORD, TO DISCUSS THE CITY ACCEPTING C-PACE IN STAMFORD. THOSE DOING BUSINESS IN STAMFORD WILL NOW HAVE ACCESS TO THESE FUNDS.