



AGENDA

BENTON COUNTY BOARD OF COMMISSIONERS

Tuesday, October 26, 2021

GoToMeeting: <https://global.gotomeeting.com/join/432776549>

or Dial 1 (224) 501-3412; Access Code 432-776-549#

Livestream: <http://facebook.com/BentonCoGov>

(Chair May Alter the Agenda)

THE BOARD WILL TAKE A BRIEF RECESS BETWEEN THE WORK SESSION AND BUSINESS MEETING

9:00 A.M.

I. Opening:

- A. Introductions
- B. Announcements

II. Comments from the Public

Time restrictions may be imposed on public comment, dependent on the business before the Board of Commissioners. Individual comment may be limited to three minutes.

III. Review and Approve Agenda

IV. Work Session

- 4.1 9:00 a.m., 15 minutes – Report on eBikes from Economic Development Office – *Kathryn Duvall, Jerry Sorte, Economic Development Office*
- 4.2 9:15 a.m., 10 minutes – Discuss and Consider Supporting the Corvallis Benton County Economic Development Office in Creating a Statewide C-PACE Program – *Kathryn Duvall, Economic Development Office*

The Board of Commissioners may call an executive session when necessary pursuant to ORS 192.660. The Board is not required to provide advance notice of an executive session. However, every effort will be made to give notice of an executive session. If an executive session is the only item on the agenda for the Board meeting, notice shall be given as for all public meetings (ORS 192.640(2)) and the notice shall state the specific reason for the executive session as required by ORS 192.660.

The meeting location is accessible to persons with disabilities. A request for an interpreter for the hearing impaired or for other accommodations for persons with disabilities should be made at least 48 hours before the meeting to the Board of Commissioners Office, (541) 766-6800.

BUSINESS MEETING

V. Information Sharing: (If time permits the following section will be heard. *The chief purpose of "Information Sharing" items is to allow the Board of Commissioners time and a venue to update one another of their individual activities.*)

- 5.1 Xanthippe Augerot, Chair
- 5.2 Nancy Wyse, Commissioner
- 5.3 Pat Malone, Commissioner
- 5.4 Joe Kerby, County Administrator

VI. Other

ORS 192.640(1)" . . . notice shall include a list of the principal subjects anticipated to be considered at the meeting, but this requirement shall not limit the ability of a governing body to consider additional subjects."

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BOC Agenda Checklist Master

Agenda Placement and Contacts

Suggested Agenda Date 10/26/21

View [Agenda Tracker](#)

Suggested Placement * Work Session

Department * Board of Commissioners

Contact Name * Kathryn Duvall

Phone Extension * 6800

Meeting Attendee Name * Kathryn Duvall

Agenda Item Details



Item Title * Support for Statewide Commercial Property Assessed Clean Energy Program

Item Involves *

- Check all that apply
- Appointments
 - Budget
 - Contract/Agreement
 - Discussion and Action
 - Discussion Only
 - Document Recording
 - Employment
 - Notice of Intent
 - Order/Resolution
 - Ordinance/Public Hearing 1st Reading
 - Ordinance/Public Hearing 2nd Reading
 - Proclamation
 - Project/Committee Update
 - Public Comment
 - Special Report
 - Other

Estimated Time * 10

Board/Committee Involvement *
 Yes
 No

Advertisement*

Yes

No

Issues and Fiscal Impact

Item Issues and Description

Identified Salient Issues* Supporting the Corvallis Benton County Economic Development Office's efforts to work with partners around the state and create a statewide commercial property assessed clean energy program (C-PACE)

- Options***
- 1) Support creating C-PACE program
 - 2) Do not support creating C-PACE program

Fiscal Impact*

- Yes
- No

2040 Thriving Communities Initiative

Mandated Service?* Yes
 No

2040 Thriving Communities Initiative

Describe how this agenda checklist advances the core values or focus areas of 2040, or supports a strategy of a departmental goal.

To review the initiative, visit the website [HERE](#).

Values and Focus Areas

Check boxes that reflect each applicable value or focus area and explain how they will be advanced.

Core Values*

Select all that apply.

- Vibrant, Livable Communities
- Supportive People Resources
- High Quality Environment and Access
- Diverse Economy that Fits
- Community Resilience
- Equity for Everyone
- Health in All Actions
- N/A

Explain Core Values Selections*

C-PACE programs create a finance mechanism through which commercial building owners can make their buildings more energy efficient and sustainable in a way that is economically feasible and has positive long-term impacts.

Focus Areas and Vision*

Select all that apply.

- Community Safety
- Emergency Preparedness
- Outdoor Recreation
- Prosperous Economy
- Environment and Natural Resources
- Mobility and Transportation
- Housing and Growth
- Arts, Entertainment, Culture, and History
- Food and Agriculture
- Lifelong Learning and Education
- N/A

Explain Focus Areas and Vision Selection*

C-PACE programs encourage the adoption of renewable and resilient energy systems and improved energy efficiency, which rely less on the power supply from utility companies and help building owners save money and use cleaner fuel sources.

Recommendations and Motions

Item Recommendations and Motions

Staff Recommendations* Recommending the Commissioners support the City's resolution in order to be a leader among Oregon municipalities in supporting the exploration of a statewide energy financing program.

Work Session Motions* I move to ...
I move to support the efforts of the Corvallis Benton County Economic Development Office in creating a statewide C-PACE program.

Attachments, Comments, and Submission

Item Comments and Attachments

Attachments

Upload any attachments to be included in the agenda, preferably as PDF files. If more than one attachment / exhibit, please indicate "1", "2", "3" or "A", "B", "C" on the documents.

CPACE Resolution Memo for Council 10.18.21.docx 55.97KB

Comments (optional) If you have any questions, please call ext.6800

Department Approver LILIA NEVILLE

Department Approval

Comments

Reviewing per County Administrator Kerby's direction on behalf of Sustainability Program. Based on my review, signing on to this resolution is in alignment with the values and principles of our 2040 Strategic Vision and Process, as well as works to address the Board's Climate Crisis priority. Staff recommends passing the resolution.

Signature

A handwritten signature in black ink on a light gray rectangular background. The signature appears to be "Lillian Hall" written in a cursive style.

BOC Initial Approval

Approvals Required Counsel
 Finance
 HR

Counsel Approver VANCE CRONEY

County Administrator Approver JOE KERBY

Comments

Counsel Approval

Comments

Signature

Vance H. Croney

County Administrator Approval

Comments

Signature



BOC Final Approval

Comments

Signature

Teresa Farley

TO: City Council for October 18, 2021 Council Meeting
FROM: Kathryn Duvall, Economic Development Specialist *KTD*
Kate Porsche, Economic Development Manager *KCP*
DATE: October 7, 2021
THROUGH: Mark Shepard, City Manager
SUBJECT: Resolution to Support Pursuit of Statewide Commercial Property Assessed Clean Energy Program



STRATEGIC OPERATIONAL PLAN PRIORITY:

S-8C: Complete implementation of C-PACE program in Corvallis.

MEMORANDUM

Action Requested:

Staff recommends approval of the resolution to support the efforts of the Oregon Statewide Commercial Property Assessed Clean Energy (C-PACE) Coalition in the creation of a statewide C-PACE program.

Discussion:

Background

In 2018, the Economic Development Office (EDO) began the process of gathering information that would help inform the decision around local C-PACE implementation. The C-PACE project was included for the first time in the 2019-2023 City of Corvallis Strategic Operational Plan (SOP) and the objective of the implementation of a C-PACE program in Corvallis (S-8C) is in the current SOP.

The EDO conducted research into programs in other states, conversations with C-PACE practitioners and experts, and discussions with other jurisdictions throughout the state. Through this work, an informal C-PACE workgroup emerged, comprised of members from Multnomah County and Prosper Portland (the one area of Oregon doing C-PACE through their PropertyFit program). Over the past year, the informal C-PACE work group has expanded. The EDO has been meeting with interested parties from around the state and has helped form the Oregon Statewide C-PACE Coalition (Coalition). The Coalition is an organization of representatives from Oregon counties and municipalities who are also interested in the implementation of a C-PACE program on a statewide level and currently comprised of staff from Bend, Salem, Multnomah County, Prosper Portland, Lane County, and Corvallis.

The C-PACE work group and EDO team concluded that the implementation of one C-PACE program that covers the entire state of Oregon, rather than the potential of multiple different programs throughout the state, is the best path forward. This structure would create efficiencies in the program and make Oregon projects more desirable for C-PACE financing.

The Basics of C-PACE

C-PACE stands for Commercial Property Assessed Clean Energy. It is a financing mechanism that in most states is used for commercial-building projects focused on energy efficiency, water conservation, renewable energy, and, in Oregon, seismic retrofitting. C-PACE financing allows for long term funding for these projects. In Oregon, the financing can be secured with a benefit assessment lien or in other manners that local governments deem reasonable. As compared to the assessment model used in many other states, Oregon's model is structured more like a Local Improvement District, or LID, and creates

and optimal structure for financing the projects and removes the assessor's office from the work, which is a relief in many counties.

Financing terms are usually twenty years or more. The program is voluntary and would be available for any large commercial project statewide. C-PACE funding can also be combined with other types of financing, incentives or funding mechanisms, like federal grants or statewide incentives. C-PACE projects are large-scale investment opportunities, generally a minimum of about \$2M in project size, that can generate jobs, increase local economic development, possibly increase property values, and advance local and state climate and energy goals.

Findings on Best Practices for C-PACE Programs

As additional local governments in Oregon seek to make C-PACE available in their communities, the question of whether Oregon should have one or multiple programs is center in the discussion. Through careful examination of C-PACE program best practices from case studies, research, and conversations with C-PACE experts throughout the country, the Oregon Statewide C-PACE Coalition believes that a singular, statewide program would encourage more investment, and provide significant value to participating jurisdictions and to the future of C-PACE in Oregon.

The Coalition believes a single statewide program would:

- Place less of a cost burden on local jurisdictions through centralized program administration, communication, and marketing
- Eliminate the risk of inconsistent policies and practices across different C-PACE programs
- Create a more appealing environment for investment by developers, contractors, and financing partners through a consistent statewide policy
- Lessen work for local jurisdictions and counties, but leave the opportunity to influence program guidelines
- Due to the large scale of C-PACE projects, a statewide program would better allow for participation from jurisdictions where opportunities arise infrequently, and may allow for the potential to create a portfolio of smaller scale projects
- Eliminate the market confusion that has occurred in some states, where multiple overlapping programs have caused unwanted development competition, confusion, and ultimately discouraged local projects

Budget Impact:

This resolution will have no net impact on the budget.

Attachments:

- Proposed City Council Resolution