



FOR IMMEDIATE RELEASE

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NWILED helps launch new C-PACE financing program for City of Mount Carroll, IL

HANOVER, ILLINOIS - Northwest Illinois Economic Development (NWILED) is excited to announce the creation of a new financing incentive for investors and entrepreneurs doing business within the City of Mount Carroll. Renovating or constructing buildings for a clean energy economy is expensive, and now these clean energy projects will become more affordable for local businesses after the Illinois Finance Authority PACE Program was established by the City of Mount Carroll on January 24, 2024.

Commercial property assessed clean energy (C-PACE) programs allow businesses to pay off clean energy projects on a long-term basis through voluntarily requested special assessments tied to the property. The new C-PACE program comes at no cost to the city, and they may terminate or suspend their program at any time, for any reason, or for no reason.

"We welcome the partnership with the Illinois Finance Authority in our community as a way to offer options for existing businesses and attract new development or redevelopment opportunities using environmental initiatives." said Carl Bates, City of Mount Carroll Mayor.

C-PACE programs aim to spur investment in renewable energy systems and resilient building design. Any privately-owned commercial, industrial, non-residential agricultural, or multi-family (of 5 or more units) property or any property owned by a not-for-profit can take advantage of C-PACE programs in connection with the renovations of an existing buildings and new construction, in each case up to 25% of the value of the property. Instead of asking a bank for a traditional loan secured by a mortgage, the C-PACE programs enable owners and developers of commercial real estate to secure their long-term financing needs with a better form of collateral, thus making it less risky for lenders and allowing businesses to push off initial costs and pay off projects up to 40 years with fixed interest rates.

Eligible improvements generally include fixtures, systems, and equipment. Basically, anything that improves energy efficiency, promotes renewable energy, energy resiliency, or lowers water use is eligible, including electric vehicle charging stations. Examples of projects include renovating an existing structure into commercial kitchen space, upgrading older hotels, and new construction of for lease commercial workforce housing.

NWILED is eager to see new projects come forward. “It has been a great pleasure working with the IFA to get this program in place for the City of Mount Carroll.” said Joe Mattingley, NWILED Vice Chair, and “This is a great tool that can provide long term low-cost financing for investment in northwest Illinois for projects that are greater than \$1.5M.”

Note NWILED helped launch similar C-PACE programs for City of Galena and Jo Daviess County in 2023.

For more information on the IFA and the IFA PACE Program, including the program’s one page application, visit www.il-fa.com. Program contact is Brad Fletcher (bfletcher@il-fa.com).

ABOUT NWILED: Northwest Illinois Economic Development (NWILED) is an independent, private, nonprofit 501c (6) organization founded in 2008. NWILED’s focus is connecting the businesses of NW Illinois to resources. To do this we work directly with businesses, and behind the scenes to identify opportunities that once enabled will grow the region’s economic ecosystem. NWILED staff act as general economic development practitioners adapting day-to-day to a variety of requests, large and small, guiding the NW Illinois business community in tandem with the goals of an influential board of directors, org membership, and a roster of regional and state peer organizations.