Philadelphia C-PACE Program Deal Summary

Rhoads Industries

Project Overview:

Property Type: Heavy Industrial

Financing Amount: $15,000,000

Building Measures: High efficiency HVAC, interior LED lighting and controllers, building envelope (roof and wall) systems.

Environmental Impact: Reduction of the building's lifetime carbon footprint by 19,870 metric tons of CO2 equivalent.

Property Owner: Industrial Metals Manufacturing, LLC

Capital Provider: CCG PACE Funding, LLC

Project Summary:

The Philadelphia Energy Authority, CCG PACE Funding and Industrial Metals Manufacturing executed the financial close to use C-PACE financing for an energy efficiency project for Rhoads Industries' Building 57. The building was originally built by the U.S. Navy in 1919 and was in significant disrepair when purchased by Rhoads in 2014. The project is a substantial renovation of ~2/3 of the building's footprint. Energy efficiency measures financed include high efficiency HVAC, interior LED lighting and controllers, building envelope (roof and wall) systems. Energy savings calculations are based on improvements above IECC-2018, Philadelphia's energy code baseline.

The building is located at 1900 Kitty Hawk Avenue, in the Philadelphia Navy Yard. It is known as "Building 57" since it was the 57th building built at the Naval Shipyard. Rhoads Industries will use the space for heavy industrial manufacturing and testing.

Industrial Metals Manufacturing, LLC borrowed $15,000,000 in C-PACE financing from CCG PACE Funding for the substantial renovation of Bays A & B of the building.

Energy savings calculations are based on improvements above IECC 2018, Philadelphia's energy code baseline at the time of construction and percent of qualified project financed with C-PACE.

C-PACE in Philadelphia

C-PACE is a financing tool that allows commercial property owners to borrow money for energy efficiency, water conservation and renewable energy projects. C-PACE provides long-term, competitive terms that can help Philadelphia's commercial property owners save money while reducing their carbon footprints.

Rev: 8/20/21

Philadelphia C-PACE

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Administered by Philadelphia Energy Authority

PHILADELPHIA ENERGY AUTHORITY

Philadelphia C-PACE Program Deal Notice

Rhoads Industries

As Program Administrator, PEA provides this notice pursuant to Section 4306 of the Pennsylvania C-PACE Statute (Pennsylvania Public Law 198 No. 30). The following project has been financed through an assessment under the C-PACE Program established by the City of Philadelphia. Furthermore, PEA, the City of Philadelphia, and the Property Owners and Capital Providers set forth below, have entered into a Statement of Levy and Lien Agreement for the deal below. The Statement of Levy and Lien Agreement provides for the assessment amount to be placed against the property in accordance with the Pennsylvania C-PACE Statute to satisfy the C-PACE financing obligations.

Name of Property Owner: Industrial Metals Manufacturing, LLC

ALL THOSE CERTAIN Units in the property known, named and identified as Building 57 Condominium located in the City of Philadelphia, County of Philadelphia, Commonwealth of Pennsylvania, which has heretofore been submitted to the provisions of the Uniform Condominium Act, 68 PA. C.S. 3101 et seq by the recording in the Philadelphia County Department of Records of a Declaration dated 10/30/2017 and recorded 11/9/2017 as in Document ID No. 53290011, being designated as Unit Nos. 1 through 11, together with a proportionate undivided interest in the Common Elements (as defined in such Declaration).

BEING known as 1900 Kitty Hawk Avenue, Building 57 Condominium, Units 1 through 11.
Being part of the same premises which Philadelphia Authority for Industrial Development by Quitclaim Deed dated 8/7/2013 and recorded 8/13/2013 in Philadelphia County as Document No. 52680905 conveyed unto Industrial Metals Manufacturing, LLC, in fee.

AND Being part of the same premises which Industrial Metals Manufacturing, LLC, a Pennsylvania limited liability company by Deed of Correction dated 10/30/2017 and recorded 11/9/2017 in Philadelphia County as Document No. 53290010 conveyed unto Industrial Metals Manufacturing, LLC, a Pennsylvania limited liability company, its successors and assigns, in fee.

Complete description of the qualified project:

C-PACE is financing the substantial renovation of the energy efficiency upgrades for a portion of 1900 Kitty Hawk Ave. C-PACE financing is projected to contribute to the reduction of 662 metric tons of CO2-e and energy savings of 5,024 mmBtu annually. This translates to annual financial savings of $156,563. The project will also reduce the building's carbon footprint by 19,870 metric tons of CO2-e emissions over the life of the project, a 36% reduction in emissions above Philadelphia's energy code.

Financing rate: 5.10%
Financing charges: $550,000
Date of Financing: August 2, 2021

Total amount of the qualified project: $16,508,100
Total amount of financing: $15,000,000

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