



The first Brazos County PACE beneficiary is RDM Pros in Bryan, Texas.

**THE PROBLEM:**

RDM Pros is a 30 year-old, small business in Bryan, Texas providing event sound and lighting services and installations. RDM also provides video production and photography for famous performers in venues throughout Brazos County. The business is headquartered in an aging building with an exhausted HVAC system and a failing roof that threatened the company’s sound and production equipment.

**THE PACE SOLUTION:**

The Brazos County PACE Program enabled RDM Pros to retrofit its building with HVAC, photo voltaic solar, a new roof, and energy efficient light fixtures. The PACE program’s “no cash out of pocket,” long term financing helped RDM Pros overcome the upfront cost barriers that keep most businesses from addressing deferred maintenance. RDM Pros’ PACE investment will reduce its utility demand on the local power grid while reducing its operating costs. “If you can upgrade lights and save money, and get funding through PACE to do so, it’s a no brainer whether commercial or nonprofit, because of increase in cash flow value.”

— Rudy Grimaldo, Owner, RDM Pros

**COMMUNITY IMPACT:**

“This is a great example of how PACE in Texas can benefit small businesses in Brazos County...I believe this is the first of many PACE projects to come.”

— Brazos County Commissioner, Irma Cauley

**PROJECT OVERVIEW**

**PROJECT FINANCING**

**Lender:** Greenwork Lending

**Total Assessment:** \$129,356

**Term:** 20 years

- Lender Consent Granted

**IMPACT**

- Approximately 22,898 kWh in electricity savings annually
- 28,493 kWh distributed generation
- Reduction in use of energy from the power grid of approximately 33%

**BUILDING**

**Buildings’ Size:** 8,000 Square Feet

**Built:** 1977

**IMPROVEMENTS**

**Contractor:** Onital Energy

**ITPR:** Heritage Institute of Sustainability LLC

**Improvements:** HVAC, lighting, solar, roof replacement.

**PACE IN TEXAS**

**PACE is an innovative program enabling 100% financing for energy and water efficiency projects on commercial property.**

**FOR MORE INFO CONTACT**

**The Texas PACE Authority**

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www.texaspaceauthority.org

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## HOW DOES PACE WORK?

Property Assessed Clean Energy (PACE) is an innovative financing program that offers commercial, industrial, and large multi-family property owners a voluntary program to obtain up to 100% financing for water conservation, energy-efficiency, and distributed generation retrofits. PACE has great potential to directly affect a business' bottom line; a project's savings in utility costs offsets the cost of installing the project. In most instances, this will result in an immediate positive cash flow.

## BRAZOS COUNTY PACE

Brazos County established a county-wide PACE program on October 18, 2016. The PACE economic development tool is a voluntary program that allows property owners to obtain long-term financing from private lenders without the use of taxpayer dollars or risk to the county treasury. Loans are repaid to private lenders through an assessment and senior lien placed on the improved property.

[www.texaspaceauthority.org/brazos-county-pace](http://www.texaspaceauthority.org/brazos-county-pace)



## TEXAS PACE AUTHORITY

The Brazos County PACE program is administered by the Texas PACE Authority (TPA), a non-profit organization that uniformly administers PACE programs by taking a market-based approach to energy finance and economic development. TPA works with all parties – property owners, and their chosen contractors and lenders to bring energy and water improvements that are both economically sound and environmentally friendly.

[www.texaspaceauthority.org](http://www.texaspaceauthority.org)



## GREENWORKS LENDING

Greenworks Lending invests in commercial real estate with the goal of improving cost and energy performance by financing 100 percent of the hard and soft costs for qualifying projects through the Property Assessed Clean Energy (PACE) program. Founded by developers of the most successful commercial PACE program in the U.S., the team at Greenworks Lending has more commercial PACE experience than anyone in the industry.

[www.greenworkslending.com](http://www.greenworkslending.com)



## ONITAL ENERGY

Onital Energy provides end-to-end commercial solar services with flexible financing options that include PACE funding, to help businesses and large organizations reduce energy costs, decrease greenhouse gas emissions, and demonstrate sustainability with no upfront cost. Property owners can rest easy knowing that the entire solar project will be managed by one experienced team, in partnership with American-made solar manufacturers, comprehensive of financing, design, engineering, procurement, construction, and maintenance.

[www.onitalenergy.com](http://www.onitalenergy.com)



## RDM PROS LLC

RDM Pros is a one stop audio, video, and media solutions company that has served the Bryan/College Station community for over 30 years though turnkey media installations, event, studio or multi-media production, equipment rentals, and more.

<http://www.rdmpros.com/#top-1>



## HERITAGE INSTITUTE OF SUSTAINABILITY

Heritage Institute of Sustainability was formed to bring Sustainable Business Solutions to Today's Business Challenges. Our company engages in education, research, consulting services and good works to preserve the planet for current and future generations. Through engineering services and third party review we help service providers and customers reach their energy savings goals to improve cash flow and to enhance the company's bottom line.

[www.heritageios.com](http://www.heritageios.com)