



ANNUAL REPORT



TEXAS  PACE
AUTHORITY

City of Dallas

ON THE COVER

The utilization of TX-PACE refinancing for additional energy and water saving measures in Hôtel Swexan marks a significant milestone in the evolution of the Harwood District and Uptown Dallas, further cementing its status as a premier luxury destination. This 134-key, 22-story urban resort hotel, nestled in the heart of the vibrant Harwood District, offers a seamless blend of opulence, culture, and sophistication.

FOREWORD

City of Dallas PACE Program

Texas PACE Authority (TPA) is honored to serve the City of Dallas and to submit its 2024 annual report. This report describes the current state of the PACE market and documents TPA's performance of the requirements described in its professional services agreement with the City of Dallas.

Property Assessed Clean Energy (PACE) is a proven financial tool that incentivizes Texas' property owners to upgrade facility infrastructure with little or no capital outlay. Approved by state legislation in 2013 and established by the City of Dallas in 2016, TX-PACE programs enable owners to lower their operating costs and use the savings to pay for eligible water conservation, energy efficiency, resiliency, and distributed generation projects. Owners gain access to private, affordable, long-term (typically 10-20 years) financing that is not available through traditional funding avenues.

At the close of 2024, TX-PACE had facilitated a cumulative total of more than \$504 million in energy efficiency, water conservation and distributed generation improvements across the state of Texas. Twenty-eight percent of that investment is from projects within the City of Dallas PACE program.

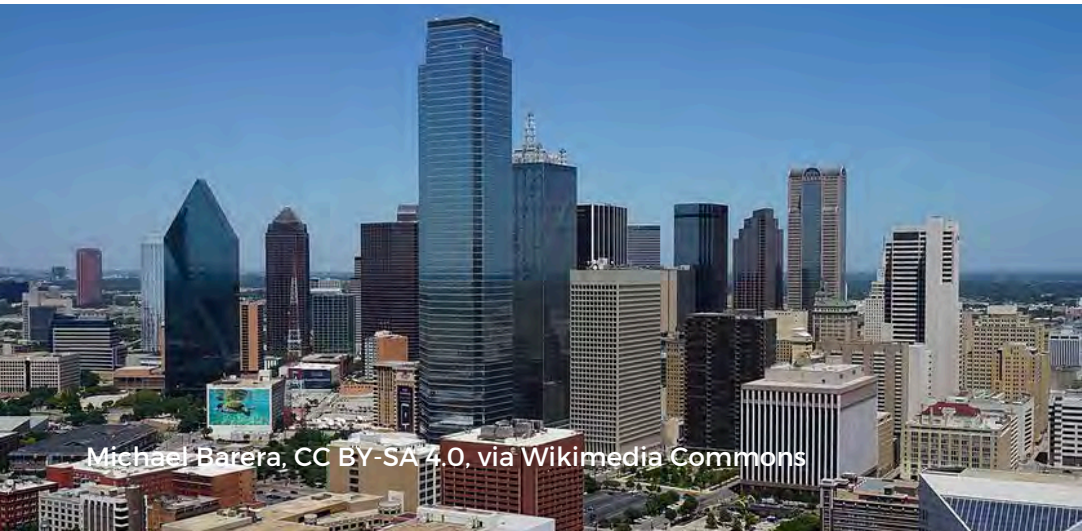


CITY OF DALLAS

PACE Program
Projects

As of December 31, 2024, 12 City of Dallas PACE projects resulted in a cumulative new, sustainable investment of over \$140.4 million. This project activity evidences the continued commitment of the City of Dallas’ support of its PACE program to improve property and reap economic, environmental, and social benefits. These benefits are highlighted in the following table.

In 2024, one project resulted in an additional \$8.5 million sustainable commercial property investment in the City. The City of Dallas 2024 project is described in more detail on page 18.



Michael Barera, CC BY-SA 4.0, via Wikimedia Commons

CUMULATIVE IMPACT

CITY OF DALLAS
2016 - 2024

12 PROJECTS
COMPLETED

\$140.49MM

PACE DOLLARS
INVESTED

1,632

JOBS
CREATED

8,557

CO² REDUCED
(tonnes/yr)

16,038,408

ENERGY SAVED
(kWh/yr)

15,319

NATURAL GAS SAVED
(mmBTU/yr)

10,591,500

WATER SAVED
(Gals/yr)

Project Impacts						City of Dallas 2016 - 2024	
Project Name	Assessment Amount	Jobs Created	CO ² Avoided	Electricity Savings	Natural Gas Savings	Water Savings	PACE Project Measures
Butler Brothers Building	\$23,912,324.88	192.82 jobs	3,506.50 tonnes/yr	6,691,648 kWh/yr	460 mmbTU/yr	692,000 gallons/yr	HVAC, Lighting, Insulation, Roofing, Glazing, Envelope, Wall Insulation, Plumbing Fixtures, Irrigation Systems
Dallas Paint & Body	\$74,139.79	0.78 jobs	21.11 tonnes/yr	40,572 kWh/yr	0 mmbTU/yr	0 gallons/yr	LED Lighting, Solar Panels (PV)
Continental Gin	\$5,250,000.00	71.95 jobs	1,317.69 tonnes/yr	1,398,812 kWh/yr	11,124 mmbTU/yr	515,000 gallons/yr	Roofing, Exterior Walls, Mechanical / HVAC, Electrical / Lighting, Solar Panels, Elevators, Utilities, Glass / Glazing
JW Marriott	\$5,059,884.00	54.63 jobs	251.75 tonnes/yr	448,135 kWh/yr	350 mmbTU/yr	577,000 gallons/yr	Envelope, HVAC, Interior / Exterior Lighting, Plumbing, Elevator
Red Bird Mall	\$3,350,000.00	39.94 jobs	350.61 tonnes/yr	673,784 kWh/yr	0 mmbTU/yr	3,420,000 gallons/yr	Lighting, HVAC, Plumbing
6510 Abrams Road	\$496,382.54	6.47 jobs	310.40 tonnes/yr	596,499 kWh/yr	0 mmbTU/yr	0 gallons/yr	HVAC
8411 Preston Road	\$2,925,880.00	41.23 jobs	943.43 tonnes/yr	1,813,002 kWh/yr	0 mmbTU/yr	0 gallons/yr	Lighting, HVAC, Building Envelope, Plumbing
Jackson Street Garage	\$5,140,163.00	66.46 jobs	266.18 tonnes/yr	511,524 kWh/yr	0 mmbTU/yr	0 gallons/yr	Electrical / Lighting, Envelope, Mechanical / Plumbing
Jackson Street Apts	\$26,859,837.00	347.30 jobs	1,253.95 tonnes/yr	2,258,432 kWh/yr	1,485 mmbTU/yr	4,967,000 gallons/yr	Envelope, Electrical / Lighting, HVAC, Plumbing, Water Conservation
Hôtel Swexan I	\$39,873,850.00	515.57 jobs	730.17 tonnes/yr	1,209,598 kWh/yr	1,900 mmbTU/yr	420,500 gallons/yr	Envelope, Glass Curtain Wall, HVAC, Elevator, Plumbing
JW Marriott II	\$13,909,789	19206 jobs	76.49 tonnes/yr	146,970 kWh/yr	0.20 mmbTU/yr	0 gallons/yr	HVAC, Electrical, Building Envelope
Hôtel Swexan II	\$8,500,000	103.02 Jobs	129.80 tonnes/yr	249,432 kWh/yr	0 mmbTU/yr	0 gallons/yr	Electrical, Lighting

CITY OF DALLAS

Program Activity in 2024

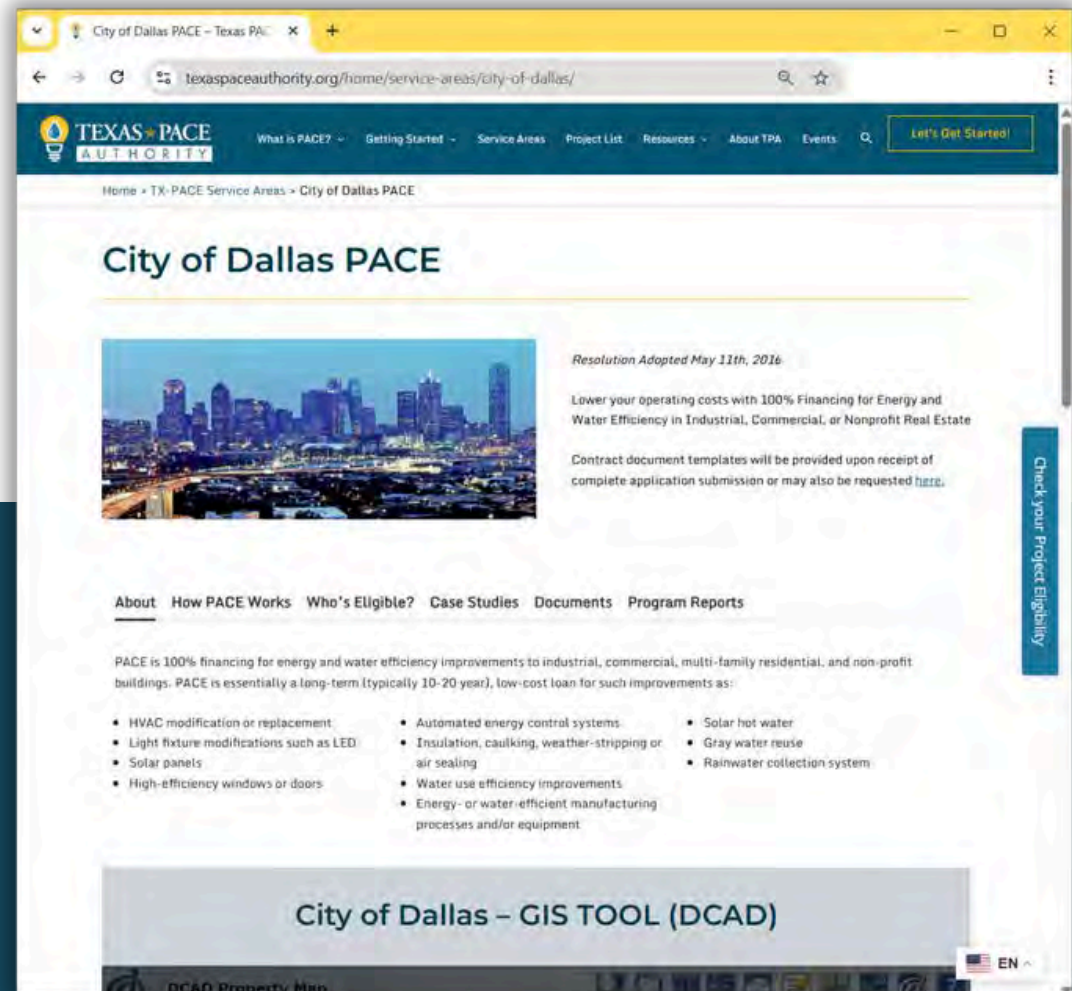
The Texas PACE Authority website (www.texaspaceauthority.org) and the City of Dallas page on the TPA website (www.dallas.texaspaceauthority.org) had a combined 26,656 hits in 2024.

The City of Dallas page had 503 unique hits in 2024.

Pictured Right

dallas.texaspaceauthority.org

Texas PACE Authority's landing page for the City of Dallas PACE Program



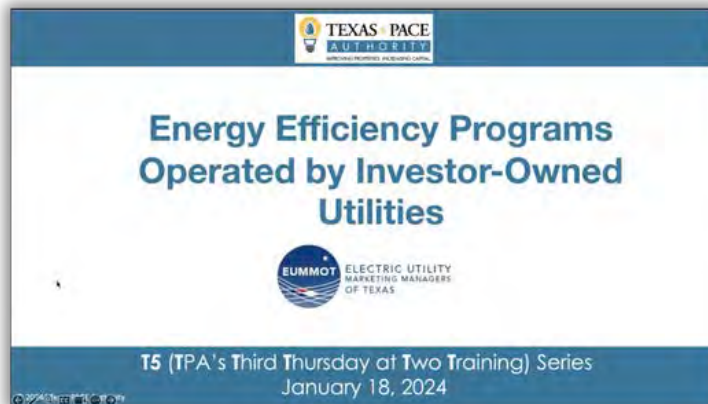
2024 PACE PRESENTATIONS & PARTICIPATION IN CITY OF DALLAS EVENTS (VIRTUAL AND IN PERSON)

- January 10: Dallas City Council Public Hearing, attended
- January 25: Dallas 2030 District Meeting, attended
- February 1: Dallas 2030 District Leadership Meeting, attended
- February 12: Dallas Fed kick off Advisory Meeting re: CDFI federal energy efficiency funding and PACE, presented
- February 14: NCTCOG DFW Air Quality Improvement Plan Meeting, attended
- February 20: NCTCOG RISE Coalition Meeting, attended
- February 28: NCTCOG PACE Information Meeting, presented
- March 14: Dallas 2030 District Leadership Meeting, presented
- March 22: Dallas 2030 Meeting: How to Make Sense out of the IRA Bill, attended
- April 4: North Texas Climate Symposium, Financing panel, presented
- April 17: Dallas CREW Monthly Industry Program Luncheon, presented
- April 18: Association of Medical Facilities Professionals, North Texas, presented
- May 1: NCTCOG RISE Coalition Quarterly Meeting, attended
- May 23: Dallas 2030 District Leadership Meeting, attended
- May 30: Texas Impact Enterprise Awards, SMU, award recipient
- July 18: North Texas Association of Energy Engineers, presented
- July 25: Dallas 2030 Leadership meeting, attended
- July 31: NCTCOG RISE Coalition meeting, attended
- August 26: Dallas REAL Professionals Mastermind Group, presented
- September 12: North Texas Commercial Association of Realtors (NTCAR) Independent Broker Alliance, presented
- October 23-25: TEDC Annual Conference, attended
- October 29-30: North Texas Facilities Expo, booth
- November 5: Dallas Happy Hour - Woman in CRE, attended
- November 19: Bisnow DFW Woman in Finance, attended
- November 21: North Texas Association of Energy Engineers (NTAEE) November meeting, attended
- December 3: Bisnow DFW Hospitality Update, attended
- December 5: Dallas 2030 District meeting, presentation
- December 5: Regional Hispanic Contractors Association (RHCA) event, attended
- December 11: TPA, Oncor, and contractors organizational call re: and City of Dallas Energy Efficiency Program for Residents/Multi-Family, attended
- December 12: Commercial Dealsource event, attended
- December 13: CREW Dallas 40th Annual Holiday Luncheon, attended
- December 17: National Association of Women in Contracting (NAWIC) Dallas event, attended

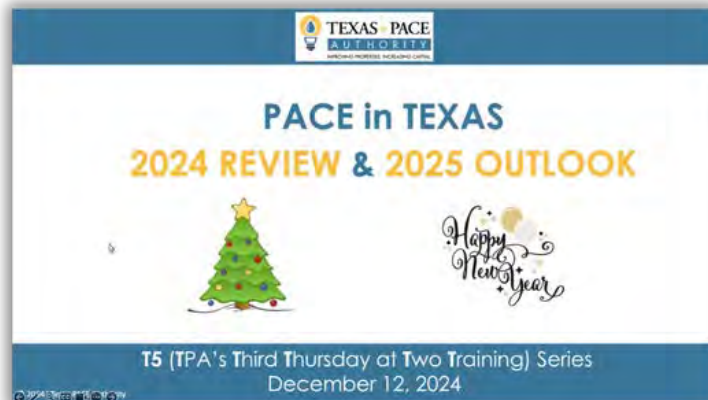
2024 NOTABLE STATEWIDE OUTREACH AND EDUCATION EVENTS

- March 27: Quarterly PACE Lender Call, hosted
- March 28: Quarterly PACE ITPR Call, hosted
- April 9: Texas Association of Community Development Corporations Conference; CDFI Access to Capital panel, presented
- June 12-13: PACENation Summit, presented
- June 26: Quarterly PACE Lender Call, hosted
- June 27: Quarterly PACE ITPR Call, hosted
- July 1: TX Solar Energy Society Business Member Monthly Policy update, attended
- August 13: CDFI TX Coalition Forum, presented
- August 13: CDFA National webinar re: PACE Administration, presented
- August 21: National Conservative Energy Summit, presented
- September 12: PACENation Quarterly Administrator Committee meeting, attended
- September 13: SW Association of Bank Council (SWABC) and Texas Banker Association (TBA) Annual CLE Conference, presented
- September 16: Texas CDFI Small Business Coalition meeting, attended
- September 18-19: C-PACE Alliance Administrator Roundtable, attended
- September 19-20: SPEER Policy and Industry Workshop, attended
- September 24: Energy Foundation Clean Energy Big Tent meeting, attended
- October 1: Energy Foundation Clean Energy Big Tent meeting, attended
- October 21: Texas CDFI Coalition - Small Business Committee, attended
- October 23: Texas Economic Development Council Conference, attended
- October 30: Downtown Texas Annual Conference, presented
- November 1: Energy Foundation Clean Energy Big Tent meeting, attended
- November 8: Keeping PACE in Texas Underwriting Working Group Feedback and Improvement process meeting, attended
- November 21: Texas Energy Summit, Texas Capitol
- Panel, How to Pay for it, facilitated
- Panel, Trifecta: Resilient, Affordable, and Clean, panelist, presented
- 2024 Lifetime Achievement Award, TPA president, awardee
- December 4: Texas PACE Authority Q4 call with PACE lenders, hosted
- December 5: South Central Partnership for Energy Efficiency as a Resource (SPEER) Board meeting, attended
- December 6: Texas Industrial Energy Efficiency Network Leadership meeting, attended
- December 6: ATI Venture Mentoring Service Awards Luncheon, TPA's team awarded best 2024 team, attended
- December 11: Keeping PACE in Texas Underwriting Working Group Feedback and Improvement Process, attended

T5- TRAINING WEBINARS

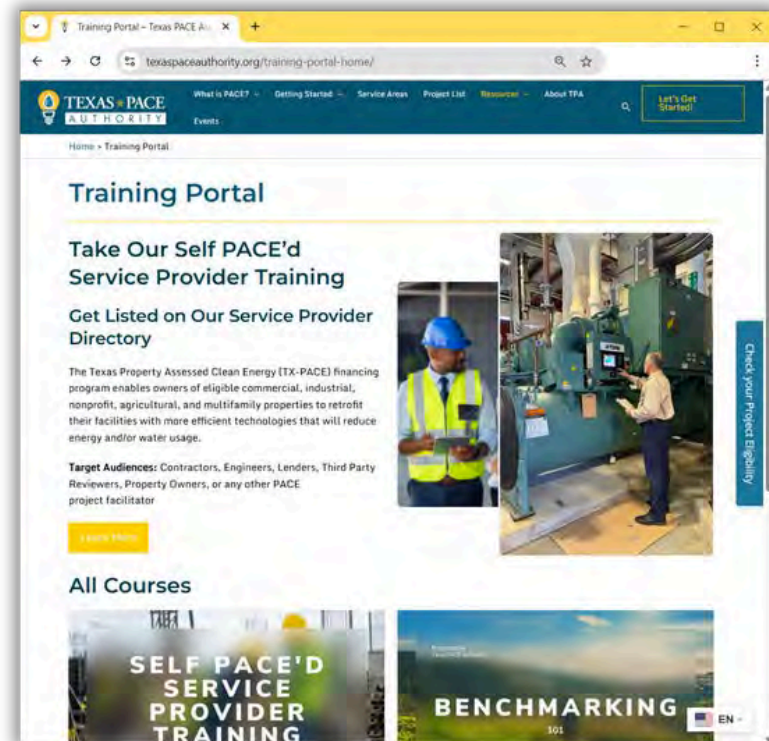


- January 18: T5 Webinar: Energy Efficiency Programs Operated by Investor-Owned Utilities



- December 12: Texas PACE Authority T5 Webinar: PACE Outlook for 2025

SERVICE PROVIDER TRAINING



- Online "Self-PACE'd" Service Provider Training launched in November 2022, offered at no charge beginning 2024.

Letter From the President

2024 marked a year of milestones, reaffirming Texas PACE Authority's decade-long commitment to delivering the highest-quality TX-PACE program statewide. Our success is built on trust, earned through an unwavering dedication to serving Texas. But we're not stopping here. As we enter our next decade, TPA is enhancing services, strengthening collaboration with stakeholders, and deepening our commitment to conserving Texas' vital natural resources—water and energy—for a more sustainable future.

As our service territory expands, TPA continues to learn and evolve, rising to meet the needs of the communities we encounter. We do not seek the spotlight, but we pride ourselves on delivering exceptional, objective, and transparent services with integrity—helping others achieve their economic and environmental goals. When there's an opportunity to refine our processes, we listen, engage with experts, and improve. I am incredibly proud of this defining characteristic of TPA, which truly shone this past year.

In 2024, TPA welcomed outstanding talent and leadership to our Board and our team of dedicated professionals who are strengthening TPA from within, ensuring that we continue to deliver excellent service as we embark on our second decade and beyond. We are also benefiting from world-class mentoring—courtesy of the award-winning volunteers at UT Austin Technology Incubator's Venture Mentoring Service (VMS).

I am both honored and humbled by the TPA team, the leaders of the local governments we serve, and the TX-PACE stakeholders who share this journey with us. We are privileged to collaborate with so many experts, working together to make a difference.

The best is yet to come. With enthusiasm and determination, we will continue to help communities foster strong businesses and nonprofits, revitalize and adapt, conserve every drop of water, and secure natural resources for a future of vibrant growth.

Charlene Heydinger

“Without the vast energy, financial, legal, and governmental expertise from the Texas PACE Authority team, the Alamo Area PACE Program wouldn't be the success it is today...The energy retrofits funded by PACE help reduce air pollution in our region and strengthen our energy resilience.”

Clifford Herberg, Executive Director,
Alamo Area Council of Governments
(AACOG)



Pictured Right: Miriam Castillo, Economic Development Director for the City of Laredo, welcomes local business and banking leaders to the Laredo PACE Workshop on October 7, 2024. Additional Speakers included Robbie Pinkas, PACE Loan Group Originator, and Jose Hanza, Co-Founder, StarAlt Solar

Table of Contents

"The Dallas 2030 District is proud to partner with Texas PACE Authority to drive sustainable progress in our city. Together, we're empowering property owners to invest in energy efficiency, water conservation, and resilience—building a greener, more prosperous future for Dallas."

Salima Moolji, Executive Director,
Dallas 2030 District

Foreword - City of Dallas PACE Program	i
Letter From The President	vi
Table of Contents	vii
Board of Directors	1
TPA Team	3
2024 Impact - TPA	5
Awards & Honors	8
A Brief History of TPA	10
2024 in Review	11
2024 Impact - Programs	12
2024 Impact - Projects	16
Statement of Principles	25
Challenges, Opportunities, and Strategic Focus.....	30
Education & Outreach	32
Statewide Presentations	33
Regional Presentations	35
National Presentations	40



Pictured Left: North Texas Climate Symposium Panel Hosted by Dallas' Office of Environmental Quality and Sustainability at the 2024 South Central Climate Resilience Forum on April 4, 2024.

Left to Right - Brandon Kenney, Facility Performance Associates; Patricia Kyle, Red Development, LLC; Susan Alvarez, Director, Environmental and Development Dept. NCTCOG; Salima Moolji, Executive Director, Dallas 2030 District; Charlene Heydinger, President, TPA; and Lauren Seydewith, Gresham Smith



Steve Block

Board Secretary

Retired; formerly Partner, real estate and banking law, Thompson & Knight, LLP



Anna Clark

Board Member

GRI Certified Sustainability Professional; President, EarthPeople Media and Founder & Co-Owner, Heirloom Digital; formerly Vice President & Sustainability Practice Leader, Cooksey Communications; Expert in Residence, Hunter & Stephanie Hunt Institute for Engineering & Humanity, SMU



Michael Gromacki

Board Member

CEO, McClarin Composites; formerly Director, Global Wind and Composite Systems, Olin and President, Dixie Chemical



Hon. John Hall

Board Member

President/CEO, Houston Advanced Research Center (HARC); formerly Associate VP, Environmental Defense Fund (EDF); Chairman, Texas Water Commission and the Texas Natural Resource Conservation Commission (predecessor agencies to the Texas Commission on Environmental Quality)



Charlene Heydinger, JD

Board President

Formerly Executive Director, Topfer Family Foundation, VP & Washington Council, Capital Cities, ABC Inc.; and General Counsel to Hon. Robert H. Michel, US House Republican Leader, counsel to several US House and Senate committees



Yarcus Lewis

Board Member

Sustainability Program Lead, Federal Reserve Bank of Dallas, with 30 years of management experience, LEED Accredited Professional, Housing Development Finance Professional, and Certified Sustainability Practitioner. Former Sustainability Projects Supervisor, City of Plano

Board of Directors



Diane Rath

Board Member

Executive Director of AACOG from December 2014 to October 2023. Former Senior Vice President at ResCare Workforce Services. Chair and Commissioner of the Texas Workforce Commission 1996-2008. Nominated for Assistant Secretary of Administration for Children and Families at U.S. Health and Human Services. Senior Director of Public Affairs at KCI in San Antonio



Hon. Penny Redington

Board Member

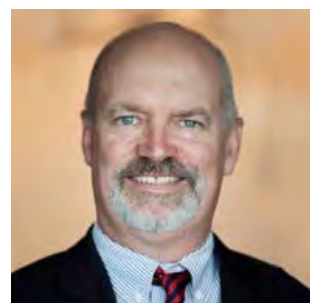
Retired; formerly Executive Director, Texas Association of Regional Councils; Legislative Liaison, Texas Association of Counties; and Ellis County Judge



Hon. Chris Schuchart

Board Member

Rancher and attorney; former Medina County Judge, businessman and attorney



Carlton Schwab

Board Member

President and CEO, Texas Economic Development Council



Patrick Worrall

Board Member

SVP, Capital Markets and M&A, New Columbia Solar; Formerly VP Asset Marketplace; LevelTen Energy; Interim Head of Debt Capital Markets Sunnova Energy; S.V.P Finance & Strategy, Extol Energy, Principal, Scanden; and Director, Constellation Energy

Board of Directors



Charlene Heydinger, JD
President



Dub Taylor
Chief Operating Officer



Amy Vanderbilt
Operations and Compliance
Manager



Stephen Minick
Program Director



Mariah Peake
North TX Development
Manager



Jack Belt
Program Liaison



Teresa Smith, PhD.
Director, PACE Transactions



Marina Badoian-Kriticos
Senior Program Advisor

Team Members



Christine Cahill

Transaction Manager



Jonathon Blackburn, PE

Technical Advisor



James Cargas, JD

Counsel



Deborah McCray

Creative and Technology
Manager



Richard Dent

Program Assistant

Team Members

2024 Impact - Texas PACE Authority

A DECADE OF DRIVING ENERGY AND WATER EFFICIENCY & ECONOMIC GROWTH

Since its inception in 2015, Texas PACE Authority (TPA) has been at the heart of sustainable progress across Texas. TPA is privileged to work alongside property owners, local governments, and financial partners to create lasting change. Together, we facilitated more than \$500 million in energy efficiency financing, helping communities modernize their buildings, conserve resources, and lower operating costs. From small towns to bustling metropolitan areas, at year end our programs serve 103 communities, each with a unique story of growth and transformation.



TRANSFORMING COMMUNITIES, ONE PROJECT AT A TIME

As we look back on 2024, a year that brought \$34.7 million in new projects in seven communities, we are reminded that our impact is measured not just by numbers, but by the lives we've touched and the communities we've empowered. Our decade-long legacy is built on the collective success of completed projects in the 35 cities, from large urban hubs to smaller towns, that often face greater barriers to accessing financing.

These projects have delivered meaningful benefits, including:

- **Water and Energy Savings:** Property owners have significantly reduced their energy and water consumption, leading to lower costs and more sustainable operations - **121,928,873 gallons of water and 82,429,787 kWh electricity saved annually.**
- **Economic Growth:** Private investment in local infrastructure has spurred job creation and economic vitality, bringing new opportunities to communities across Texas - **6,303 jobs created.**
- **Environmental Stewardship:** Our efforts have promoted crucial water conservation initiatives, helping safeguard Texas' precious natural resources for future generations.

“[TX-PACE] would not be useful without Texas PACE Authority's leadership. They have assembled a seasoned staff of professionals who are confident, smart and dependable!”

John Frew - President/CEO, Frew Development
TIDE on 35 Apartments, Rockport, TX

STRENGTHENING OUR FOUNDATION FOR THE FUTURE

2024 was also a year of internal transformation for TPA. We focused on building a stronger foundation to support the next ten years of growth. With new staff bringing fresh energy and expertise, a state-of-the-art Customer Relationship Management (CRM) system enhancing our service delivery, and a renewed commitment to putting clients first, we are better equipped than ever to serve our partners and communities.

These improvements reflect our unwavering dedication to making PACE financing not only accessible but also a seamless and rewarding experience for every participant. We believe that a client-first approach is essential to fostering trust, collaboration, and long-term success.

EXPANDING ACCESS AND BUILDING PARTNERSHIPS

Our 2024 presence in 103 communities underscores the power of partnership and shared goals. We have worked hand-in-hand with local governments, property owners, and financial institutions to craft programs that meet diverse local needs. Transparency, education, and engagement have been at the core of our approach, enabling us to expand the reach of PACE financing across Texas.

We are especially proud of our efforts to extend PACE financing to rural and mid-sized cities, ensuring that communities of all sizes can benefit. This broad accessibility is what sets Texas PACE Authority apart as a truly statewide initiative, leveling the playing field for property owners across different markets.

Pictured Right, Top: Amesha Hammond, University of Mary Hardin-Baylor; Lillian Salerno, Director, USDA Texas Rural Development Office; Charlene Heydinger, President, TPA; and Ginny Lewis Ford, Executive Director, Texas Association of Regional Councils (TARC) meet at the Texas Economic Development Council Winter Conference, February 23, 2024, San Antonio, Texas

Middle: View from Sul Ross State University - the Frontier University of Texas, Alpine, Texas

Bottom: Intercontinental Hotel PACE Forum, Dr. Teresa Smith, Director of PACE Transactions, TPA, San Antonio on November 6, 2024



LOOKING AHEAD

As we celebrate a decade of progress, our excitement for the future couldn't be stronger. We are inspired by the possibilities ahead and committed to:

- 1. Increasing Program Adoption:** By reaching out to new communities and deepening existing partnerships, we aim to bring the benefits of PACE financing to even more Texans.
- 2. Accelerating Project Volume:** With a vision of surpassing \$1 billion in total project financing, we are driven to attract larger volumes of private investment into energy efficiency and water conservation.
- 3. Enhancing Program Support:** Through continuous improvement of our processes and personalized support, we will ensure that every participant experiences exceptional service.

A SHARED COMMITMENT TO A SUSTAINABLE FUTURE

Our success over the past ten years is a testament to the incredible collaboration and trust of our partners, stakeholders, and the communities we serve. We are deeply grateful for your support and the shared vision that has guided us on this journey.

As we move into 2025 and beyond, we are filled with hope and determination. Together, we are building on this legacy, creating a Texas that is not only more water and energy efficient and economically vibrant but also sustainable for generations to come.

Thank you for being part of this incredible journey. Let's continue making a difference—together.

Pictured Right: *Hollywood* comes to Amarillo. The Barfield Hotel - a wonderful Amarillo PACE project - was featured in the TV show, *Yellowstone*, 2024 Season 5, Episode 10. What a way to celebrate this historic Marriott Autograph Hotel and its speakeasy, The Paramount Recreation Club!



Awards & Honors

In 2024, Texas PACE Authority (TPA) was honored with multiple prestigious awards that recognize its leadership, innovation, and impact. From individual lifetime achievement to groundbreaking project recognition, these awards reflect TPA's commitment to empowering property owners, mentoring future leaders, and driving sustainable economic development across Texas.

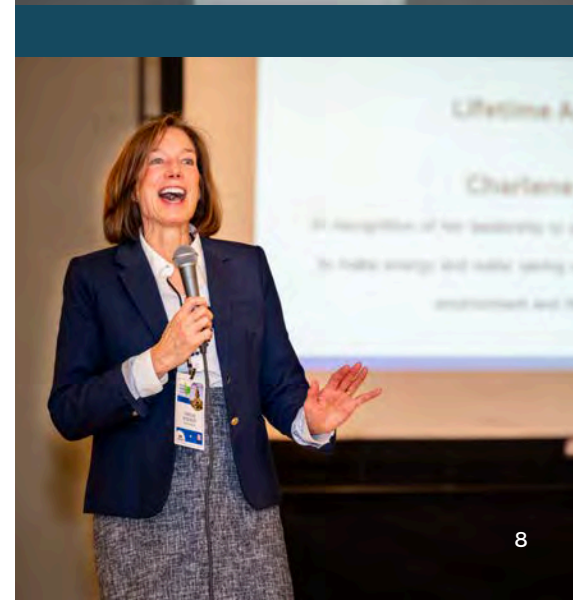
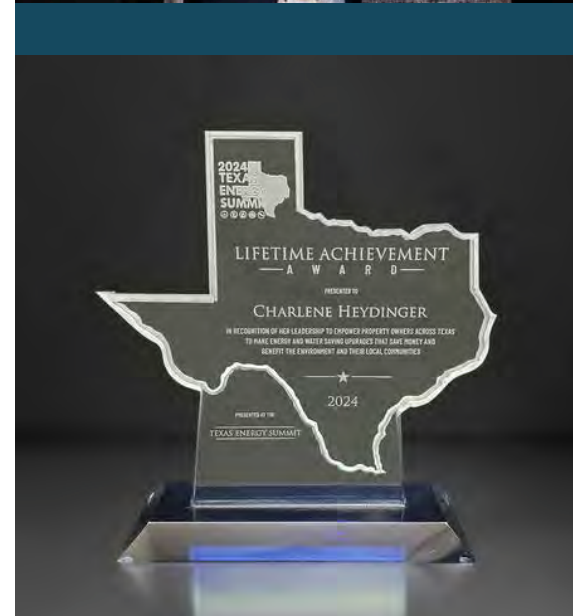
LIFETIME ACHIEVEMENT AWARD

Charlene Heydinger, TPA's President and Founder, was honored with the Lifetime Achievement Award at the 2024 Texas Energy Summit at the Texas Capitol, presented on behalf of the Texas A&M Engineering Experiment Station by Hon. Dana Harmon, and prior winner, Hon. Becky Klein (pictured top, right). This prestigious award recognizes Charlene's leadership "to empower property owners across Texas to make energy and water-saving upgrades that save money and benefit the environment and their local communities."

Her vision and dedication have been instrumental in creating TX-PACE, upholding the highest standard and expanding the reach of Texas PACE financing, making it a powerful tool for sustainable development, economic growth, and long-term resilience across the state.

Charlene's impact extends beyond policy to the thousands of stakeholders she equips with the tools to take charge of their energy and water choices. By building and nurturing a statewide network of stakeholders—including local governments, funders, business leaders, contractors, and industry advocates—she has elevated TPA into a national model for C-PACE program administration.

Her tireless efforts have made long-term resilience both accessible and financially viable, helping Texas communities grow stronger while improving resource efficiency. The Lifetime Achievement Award is a testament to her unwavering leadership and lasting legacy, shaping a more prosperous and forward-thinking Texas PACE for generations to come.





BEST OVERALL MENTOR TEAM 2024

UT AUSTIN TECHNOLOGY INCUBATORS' VENTURE MENTORING SERVICE

Best Overall Mentor Team – Texas PACE Authority, awarded to TPA's University of Texas' Austin Technology Incubator Venture Mentoring Service Team

(left to right) Dub Taylor, TPA's COO, Awardee Mentors - Sara Mitran, Richard Amato, and Steve Smaha, with TPA's Charlene Heydinger. Additional award winners (not pictured): Bob Curio, Cindy Brummer, Joel Goobich, Tom Francese, with Inez Traylor, December 6, 2024



PACENATION'S 2024 PACESETTER

INNOVATIVE DEAL UNDER \$5 MILLION

Clarksville General Hospital PACE Project, Clarksville, Texas.

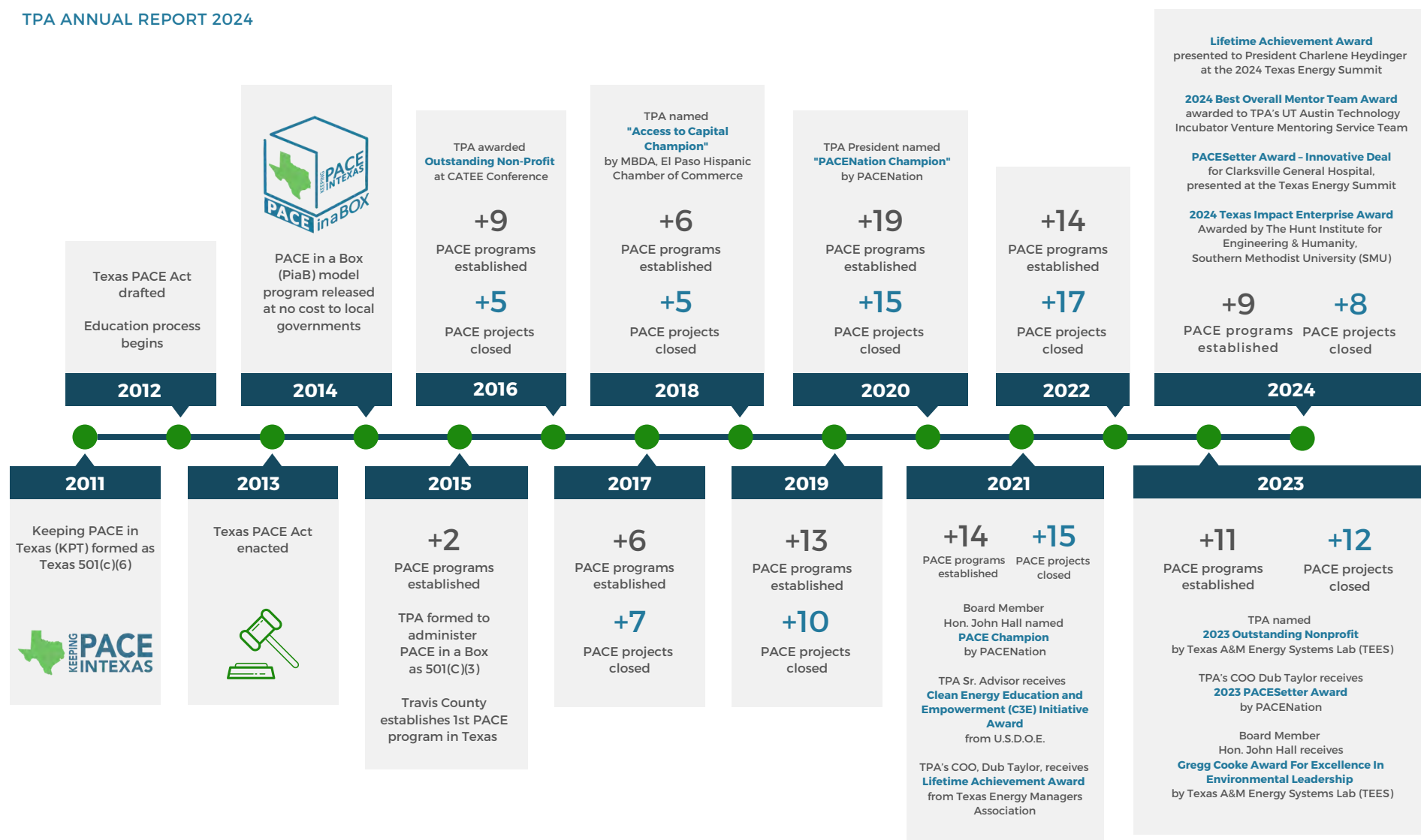
Presented by Hon. Justin Briggs, Trustee, Knox County, TN to TPA's Charlene Heydinger at the PACENation Summit, Nashville TN, June 6, 2024



2024 TEXAS IMPACT ENTERPRISE AWARD

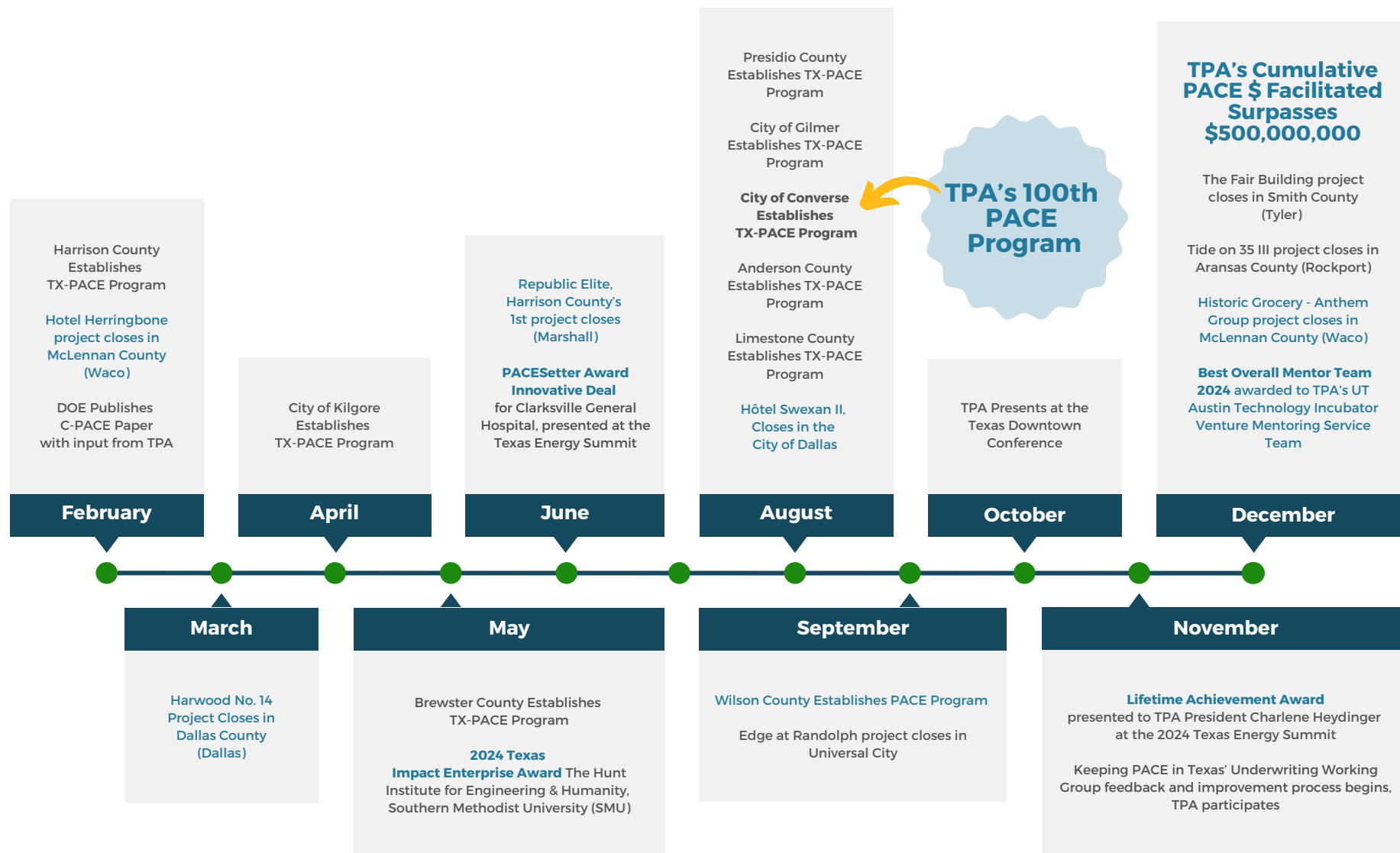
Awarded by The Hunt Institute for Engineering & Humanity, Southern Methodist University (SMU)

Dr. Valerie Shoup, President, Heritage Institute of Sustainability, PE, PhD, HUB, MMBE, SBE, with Charlene Heydinger, President TPA, May 30, 2024

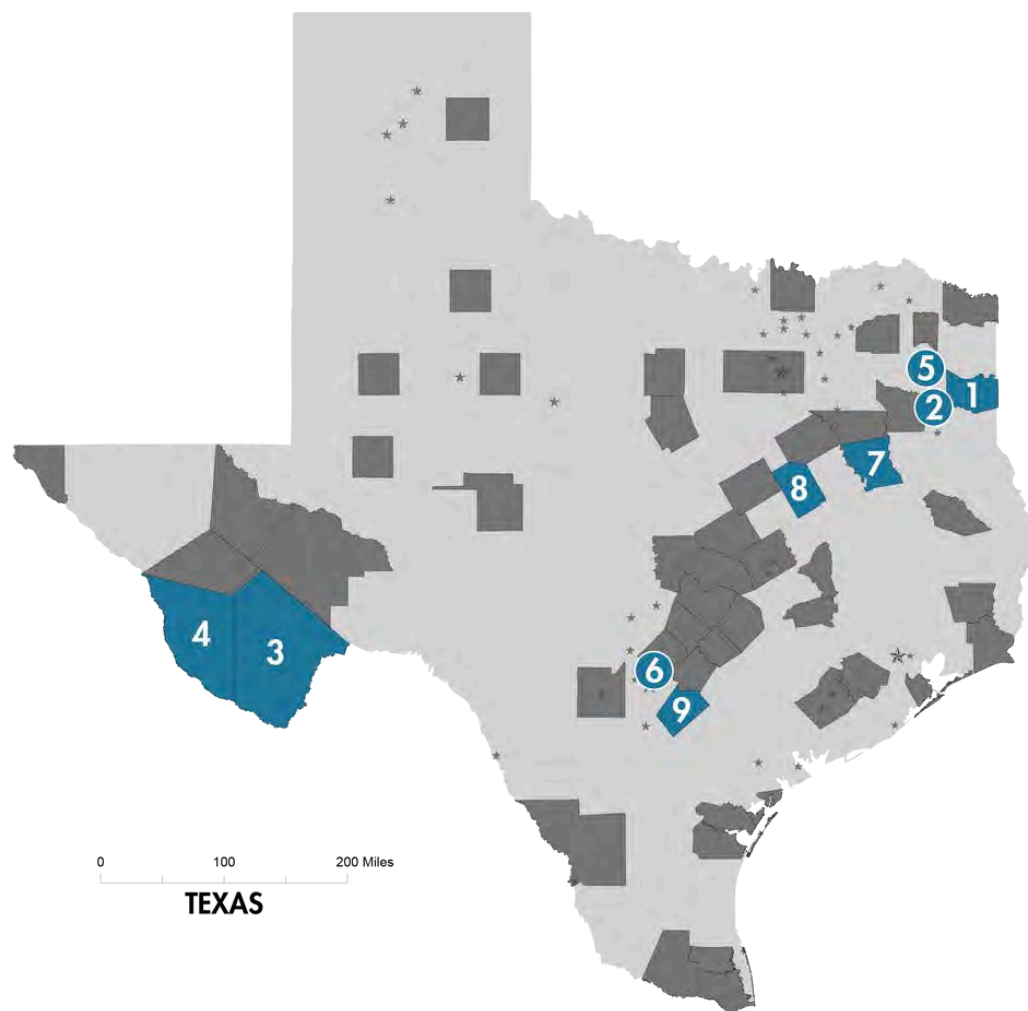


A Brief History of TPA & TX-PACE

2024 in Review



Impact: TPA's Programs



2024 PROGRAM GROWTH

Growing public awareness of TX-PACE and the success of the Texas PACE Authority is reflected in the increased number of local governments adopting the program. In 2024, nine additional local governments launched new TX-PACE programs and selected TPA as their program administrator. With this expansion, as of December 31, 2024, TPA serves 103 local governments, covering 75% of Texas' population.

Local governments are increasingly integrating TX-PACE into their economic development strategies, offering this valuable program at no cost to taxpayers. Each jurisdiction served by TPA has a dedicated, [unique web page on the TPA website](#) showcasing their local PACE project impacts and other relevant program details. In 2024, TPA proudly welcomed the following local governments to the TX-PACE network:

Pictured left in blue:

1. [Harrison County](#) (February 13)
2. [Kilgore, City of](#) (April 23)
3. [Brewster County](#) (May 14)
4. [Presidio County](#) (August 7)
5. [Gilmer, City of](#) (August 13)
6. [Converse, City of](#) (August 20)
7. [Anderson County](#) (August 26)
8. [Limestone County](#) (August 27)
9. [Wilson County](#) (September 23)

HARRISON COUNTY

On February 13, 2024, the Harrison County Commissioners Court established the Harrison County PACE Program selecting TPA as its administrator. With East Texas timberlands, Lake Caddo, and beautiful historic buildings, the County marries beauty with industry, agriculture, and a strong business community. Reach out to the [Marshall EDC](#) to learn more about opportunities in Harrison County. County seat: Marshall

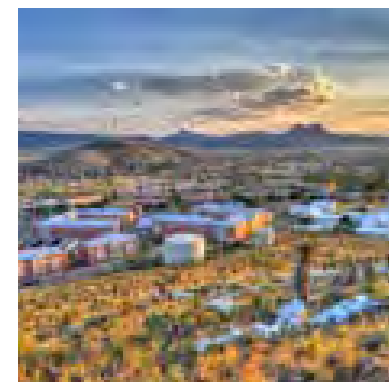


CITY OF KILGORE

On April 23, 2024, the Kilgore City Council adopted the Kilgore PACE Program and selected TPA as its administrator. Known for its rich oil heritage, iconic derricks, and deep East Texas roots, Let the [Kilgore EDC](#) show you that the City is an ideal environment for TX-PACE investment in energy and water efficiency.

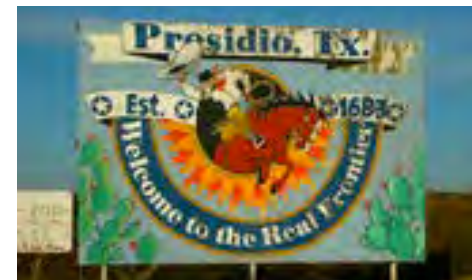
BREWSTER COUNTY

On May 14, 2024, the Brewster County Commissioners Court established the Brewster County PACE Program and selected TPA as its administrator. Bringing TX-PACE to the largest county in Texas—geographically larger than New Hampshire—demonstrates Brewster County's commitment to sustainable growth in one of Texas' most iconic landscapes. Home to Big Bend National Park and the vast Chihuahuan Desert, the County balances natural beauty with forward-thinking investment in popular tourist destination towns and businesses. County seat: Alpine



PRESIDIO COUNTY

On August 7, 2024, the Presidio County Commissioners Court established the Presidio County PACE Program administered by TPA. Anchored by the artistic hub in Marfa, the County blends cultural vibrancy with frontier spirit. The City of Presidio, a Port of Entry with growing trade potential sits on tremendous geothermal potential. TPA is proud to be part of the Presidio Geothermal Working Group and to facilitate the work of owners and lenders to bring water and saving investments to Presidio County. County seat: Marfa



CITY OF GILMER

On August 13, 2024, the Gilmer City Council adopted the Gilmer PACE Program administered by TPA. Known as the home of the East Texas Yamboree and surrounded by piney woods and productive farmland, Gilmer is a community proud of its heritage and ready to invest in its future. Contact the [Gilmer EDC](#) to learn how you can be a part of the City's economic growth through energy and water efficiency improvements for local businesses.

CITY OF CONVERSE

On August 20, 2024, the Converse City Council adopted the Converse PACE Program and joined the Regional AACOG PACE Program. Located in the dynamic San Antonio metro area, Converse is a growing city with a strong sense of community and an eye toward the future. Reach out to the [Converse EDC](#), to invest in energy and water-saving improvements for local businesses.



ANDERSON COUNTY

On August 26, 2024, the Anderson County Commissioners Court established the Anderson County PACE Program administered by TPA. With deep roots in agriculture, manufacturing, and small business, Anderson County is investing in a more efficient and prosperous future. Contact the [Palestine Economic Development Corporation](#). County Seat: Palestine



LIMESTONE COUNTY

On August 27, 2024, the Limestone County Commissioners Court established the Limestone County PACE Program and selected TPA as its administrator. Steeped in Texas history and known for its natural resources and rural charm, Limestone County is centrally located between the major highways connecting Texas' urban populations. To learn more about Limestone PACE opportunities contact the [Mexia EDC](#) and the [Kosse EDC](#). County seat: Groesbeck

WILSON COUNTY

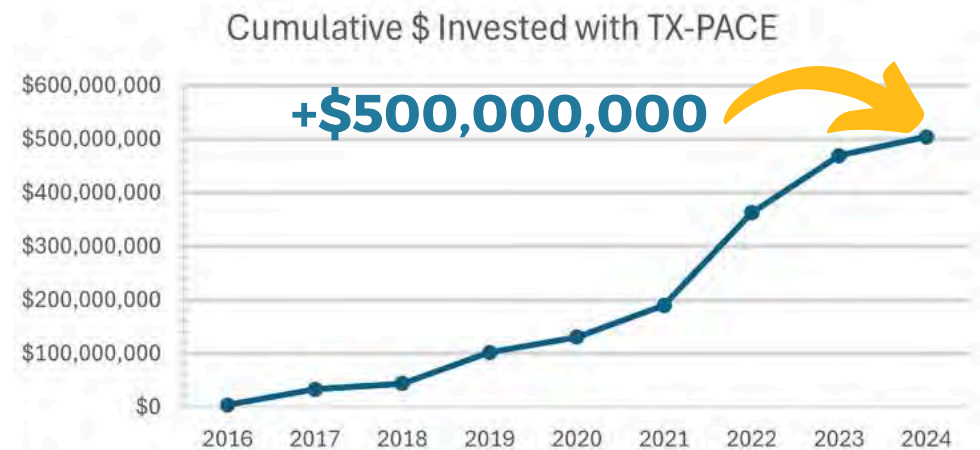
On September 23, 2024, the Wilson County Commissioners Court established the Wilson County PACE Program joined the AACOG Regional PACE Program. Situated just southeast of San Antonio, Wilson County blends rural character with rapid regional growth. Contact the [Floresville EDC](#) to access the Willson County PACE Program - a smart financing tool to improve building performance, reduce costs, and strengthen economic resilience across its communities. County Seat: Floresville



Impact: Projects



TPA'S FACILITATED INVESTMENT 2016 - 2024



“As an experienced and committed administrator in the state, [TPA] advocates for the commercial real estate teams who are building and growing locally - creating new jobs and driving economic and financial success. We look forward to building on our partnership in the new year.”

Bowin Bassindale, Director of Transaction Management,
West Region - PACE-Equity

\$34,669,060

PACE \$ INVESTED IN 2024

DALLAS COUNTY PACE Harwood No. 14 Office

Refinancing of Harwood No. 14 Office Building: A Crown Jewel in Uptown Dallas

As the latest architectural marvel in Harwood International's office portfolio, Harwood No. 14 solidifies the reputation of the 19-block Harwood District for exceptional design and world-class hospitality. Positioned in the heart of this vibrant neighborhood, the building boasts unparalleled connectivity, offering seamless access to major Dallas transportation hubs—making it an ideal location for both businesses and visitors.

The Harwood No. 14 high-rise office building is a testament to architectural excellence. It encompasses 360,000 RSF of cutting-edge office space, complemented by 16,000 SF of dining curated by the Harwood Hospitality Group. Above it all, a 17,000 SF rooftop sky garden provides stunning views and a unique outdoor space for relaxation and events. Harwood No. 14 stands as a symbol of innovation and a cornerstone of the Harwood District's thriving future.



PROJECT DETAILS

Date	March 29th, 2024
City	City of Dallas
PACE Assessment	\$15,000,000.00 (PACE Equity, LLC)
Project Type	Office Building - Refinance
Improvements	Lighting, Building Envelope, Water Efficiency
Impact	Electricity Savings 655,035 kWh/yr Water Savings 2,889,000 gals/yr CO2 Reduction 340.86 tonnes/yr
Jobs Created	194 Clean Energy Jobs



PACEEquity



↓ **14%**
Energy Cost

↓ **48%**
Water Cost

CITY OF DALLAS PACE

Hôtel Swexan II

Refinancing of Hôtel Swexan: A Luxury Destination in Uptown Dallas

The refinancing of Hôtel Swexan marks a significant step in the growth of the Harwood District and Uptown Dallas, solidifying its status as a premier luxury destination. This 134-key, 22-story urban resort, located in the vibrant Harwood District, offers a seamless blend of opulence, culture, and sophistication. Opened in summer 2023, Hôtel Swexan is a timeless addition to Dallas's rich cultural landscape.

Developed by Harwood International, the hotel is the crown jewel of the Harwood District, showcasing the company's dedication to excellence and innovation in hospitality. Operated by Harwood Hospitality Group, with over a century of collective expertise, Hôtel Swexan embodies the culmination of the group's five-decade vision for the neighborhood. Hotel Swexan is the first Texas Hotel to receive the "One Key" recognition from The MICHELIN Guide.

"The City of Dallas is committed to using the PACE financing program to drive economic growth while supporting our Comprehensive Environmental & Climate Action Plan. The total \$48,373,850 in PACE financing for the Swexan Hotel highlights the value of sustainable investments and our partnership with Texas PACE Authority."

Kevin Spath
Economic Development, Interim Director, City of Dallas



PROJECT DETAILS

Date	August 26th, 2024
City	City of Dallas
PACE Assessment	\$8,500,000.00 (PACE Equity, LLC)
Project Type	Hospitality - Refinance
Improvements	Lighting, Electrical
Impact	Electricity Savings 249,432 kWh/yr CO2 Reduction 129.80 tonnes/yr
Jobs Created	103 Clean Energy Jobs



HARWOOD
HOSPITALITY

↓ **6%**
Energy Cost

MCLENNAN COUNTY PACE

Hotel Herringbone

TX-PACE Financing for Boutique Hotel in Waco, Texas

The TX-PACE financing covered energy and water saving measures during construction of a 21-room boutique hotel in Waco, Texas. Featuring a lobby bar, ballroom, rooftop wine bar, and stage, this property redefines regional luxury.

Blending contemporary design with local charm, the hotel offers an intimate ambiance for business and leisure travelers. Guests can enjoy relaxation, indulgence, and a memorable escape reflecting Waco's growing appeal.

“TX-PACE was crucial in helping us bring Hotel Herringbone to life. The quick and efficient process allowed us to focus on incorporating sustainable features that made a real difference in the hotel's design and operation.”

David Loewenstein, AIA - Architect // Chief Operating Officer // Co-Founder - RAD LAB



Date	February 23rd, 2024
City	City of Waco
PACE Assessment	\$3,271,340.00 (PACE Equity, LLC)
Project Type	Hospitality - Redevelopment
Improvements	Lighting, HVAC, Building Envelope, Water Efficiency
Impact	Electricity Savings 82,032 kWh/yr Water Savings 282,000 gals/yr CO2 Reduction 50.44 tonnes/yr Natural Gas Savings 146 mmbTU/yr
Jobs Created	42 Clean Energy Jobs



↓ **22%**
Energy Cost

↓ **24%**
Water Cost

UNIVERSAL CITY PACE

The Edge at Randolph

Premier Multifamily Housing Solution for Pilots in Training

The Edge at Randolph is a newly constructed multi-family development designed for Pilots in Training stationed at Randolph Air Force Base, the nation's top flight training hub. Located in Universal City, Texas, The Edge offers convenience and comfort, just minutes from Randolph AFB.

This exclusive 20-unit duplex community features 60 fully furnished private rooms with modern furnishings, offering a peaceful space to unwind. The Edge at Randolph environment is designed for those training to serve at the forefront of aviation and our nation's security.

“The energy retrofits funded by PACE help reduce air pollution in our region and strengthen our energy resilience.”

Clifford Herberg, Executive Director.
Alamo Area Council of Governments (AACOG)



PROJECT DETAILS



Date	September 11th, 2024
City	Universal City
PACE Assessment	\$898,828.00 (PACE Equity, LLC)
Project Type	Multifamily - New Construction
Improvements	Lighting, Building Envelope, Electrical, HVAC, Water Efficiency
Impact	Electricity Savings 14,616 kWh/yr Water Savings 85,000 gals/yr CO2 Reduction 10.89 tonnes/yr Natural Gas 62 mmbtu/yr
Jobs Created	10 Clean Energy Jobs



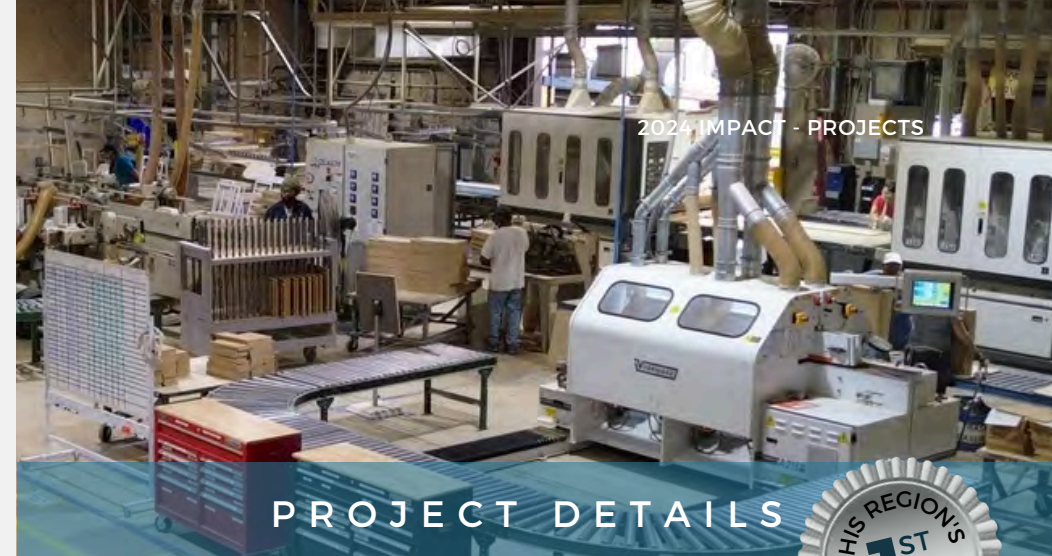
HARRISON COUNTY PACE

Republic Elite

TX-PACE Financing for Industrial Manufacturing Facility Improvements: Enhancing Energy Efficiency and Operational Excellence

The financing of improvements to Republic Elite's manufacturing facility will enhance energy efficiency and drive significant savings by optimizing processes. Republic Elite, a partnership between Republic Industries, a pioneer in cabinetry, and Elite Multifamily Interiors, a specialist in countertops, combines over 50 years of expertise to create exceptional kitchen and bathroom solutions for multifamily properties.

Focused on innovation and quality, Republic Elite excels in designing, manufacturing, and installing high-end interiors with unmatched craftsmanship and reliability. These improvements will elevate their ability to deliver superior products, reduce operational costs, and reinforce their commitment to sustainability and excellence in multifamily interior design.



Date	June 3rd, 2024
City	City of Marshall
PACE Assessment	\$1,500,000.00 (White Oak Global Advisors, LLC)
Project Type	Industrial Manufacturing Renovation
Improvements	Equipment, Lighting, HVAC
Impact	Electricity Savings 3,101,617.39 kWh/yr CO2 Reduction 1,613.98 tonnes/yr
Jobs Created	18 Clean Energy Jobs



↓ **25%**
Energy Cost

ARANSAS COUNTY PACE

Tide on 35 III

TX-PACE Financing for Multifamily Development: Enhancing Sustainability

TX-PACE funds were used to refinance energy-efficient measures in the construction of 216 market-rate apartment homes in Rockport, Texas. The development offers modern amenities, including a 5,000 SF clubhouse, fitness center, swimming pool, garages, carports, pet park, and a connection to a six-acre commercial center. Each unit includes private patios or balconies for added comfort.

John Frew, the owner and repeat TX-PACE user, has made TX-PACE a key part of the capital stack for Frew Development. This commitment highlights the company's focus on sustainability and long-term value in the multifamily sector.

“**PACE financing has become an indispensable element of our capital stack. It is flexible and solid.**”

John Frew - President/CEO - Frew Development Group, LLC



Date	December 20th, 2024
City	City of Rockport
PACE Assessment	\$1,714,708.19 (Peachtree Group, formerly Stonehill PACE)
Project Type	Multifamily - Refinance
Improvements	Lighting, Building Envelope, Water Efficiency
Impact	Electricity Savings 185,459 kWh/yr Water Savings 654,000 gals/yr CO2 Reduction 96.51 tonnes/yr
Jobs Created	22 Clean Energy Jobs



SMITH COUNTY PACE

The Fair Building

TX-PACE Completes Mixed-Use Redevelopment Project in Downtown Tyler

Built in 1949, The Fair Building has undergone a remarkable transformation, playing a key role in downtown Tyler's renewal. Through significant renovations and energy efficiency upgrades, the project has achieved substantial energy savings, improved tenant comfort, and reduced its environmental footprint—all while preserving the building's historic charm.

As the third project in Tyler to utilize the Smith County PACE program, The Fair Building demonstrates how historic structures can be revitalized to meet modern energy and sustainability goals. This milestone project showcases the growing impact of TX-PACE in Texas, blending history, innovation, and environmental responsibility to support economic and cultural growth.

[TPA's] seamless process and expertise lead to a stress-free transaction, empowering us to bring new life to this historic property in Tyler, Texas.

David Fruzynski - Director of Finance | NORF Companies



Date	December 12th, 2024
City	City of Tyler
PACE Assessment	\$1,269,259.00 (PACE Equity, LLC)
Project Type	Office Building - Redevelopment
Improvements	Lighting, HVAC, Building Envelope, Electrical, Energy Management System
Impact	Electricity Savings 196,214 kWh/yr CO2 Reduction 102.10 tonnes/yr
Jobs Created	12 Clean Energy Jobs



↓ **15%**
Energy Cost

↓ **61%**
Natural Gas Cost

MCLENNAN COUNTY PACE

Historic Waco Grocery

1726 Austin Ave: Anthem Group Breathing New Life into a Waco Landmark with Mixed-Use Retail and Multifamily Project

Downtown Waco is getting a fresh look as the two-story, 38,740-square-foot building, once a bustling H-E-B grocery store in the 1950s, is being transformed into a dynamic mixed-use space. The first floor will feature a grocery anchor in an 18,500-square-foot space, while the remaining first floor area will be redesigned for multiple retail tenants. Upstairs, the second floor will be converted into 10 stylish loft apartments.

Using McLennan County's PACE Program, this project is incorporating energy-efficient upgrades to lower costs and improve sustainability. Enhancements include advanced insulation, high-efficiency HVAC systems, LED lighting, low-flow plumbing fixtures, a solar PV roof installation, and an upgraded elevator. These improvements not only reduce the building's environmental footprint but also enhance comfort for tenants.

The project seamlessly blends historic charm with modern design. This exciting transformation is sure to bring fresh energy to the heart of the city!



PROJECT DETAILS

Date	December 23rd, 2024
City	City of Waco
PACE Assessment	\$2,514,925.00 (PACE Equity, LLC)
Project Type	Mixed-use Retail & Multifamily - Redevelopment
Improvements	Lighting, Renewables/Distributed Generation, Building Envelope, Electrical, HVAC, Water Efficiency
Impact	Electricity Savings 137,577 kWh/yr Water Savings 122,000 gals/yr CO2 Reduction 96.88 tonnes/yr Natural Gas 477 mmBTU/yr
Jobs Created	33 Clean Energy Jobs



↓ **22%**
Energy Cost

↓ **27%**
Water Cost

Statement of Principles

What is TX-PACE?

Texas Property Assessed Clean Energy (TX-PACE) is an innovative financial tool that empowers property owners to upgrade their facility infrastructure with minimal upfront costs. Established by the Texas state legislature in 2013 and at the close of 2024, adopted by 103 local governments, TX-PACE helps property owners reduce operating expenses by financing energy efficiency, water conservation, resiliency, and distributed generation projects.

Through TX-PACE, property owners can access long-term, private financing—typically 20 to 30 years—unavailable through traditional funding sources. Texas PACE Authority (TPA) administers these programs at no cost to local governments, ensuring commercial building owners and nonprofits can implement cost-saving improvements while also enhancing community sustainability and economic resilience.

Who We Are

Texas PACE Authority (TPA) is a nonprofit organization operating under Section 501(c)(3) of the Internal Revenue Code, dedicated exclusively to administering TX-PACE programs as a public service for local governments. With a strong commitment to supporting cities and counties across Texas, TPA ensures that TX-PACE programs operate at no cost to taxpayers.

As a trusted partner, TPA upholds the highest standards of service, transparency, and ethics while maintaining a revenue-neutral approach for local governments. By providing expert administration and guidance, TPA empowers communities to implement cost-saving, sustainable improvements that enhance resilience and economic growth.

Our Expertise

TPA's team of policy, legal, technical, sustainability, and operations professionals brings over 100 years of combined public service experience at the local, state, and federal levels.

We understand the challenges public officials face and have earned national and international recognition as a leader in PACE program administration. In 2024, representatives from multiple states sought TPA's expertise as they developed or refined their own Commercial PACE programs.

Our Performance

Since its inception, TPA has facilitated more than \$500 million in PACE-financed projects across Texas, **including \$34.7 million in qualified water and energy-saving improvements in 2024.**

TPA consistently adheres to best practices standards outlined in Keeping PACE in Texas' "PACE in a Box," model program, ensuring program integrity and effectiveness. Our comprehensive project review process, detailed online in the Texas PACE Authority Program Guide, is available in both English and Spanish to support stakeholders and local governments alike.

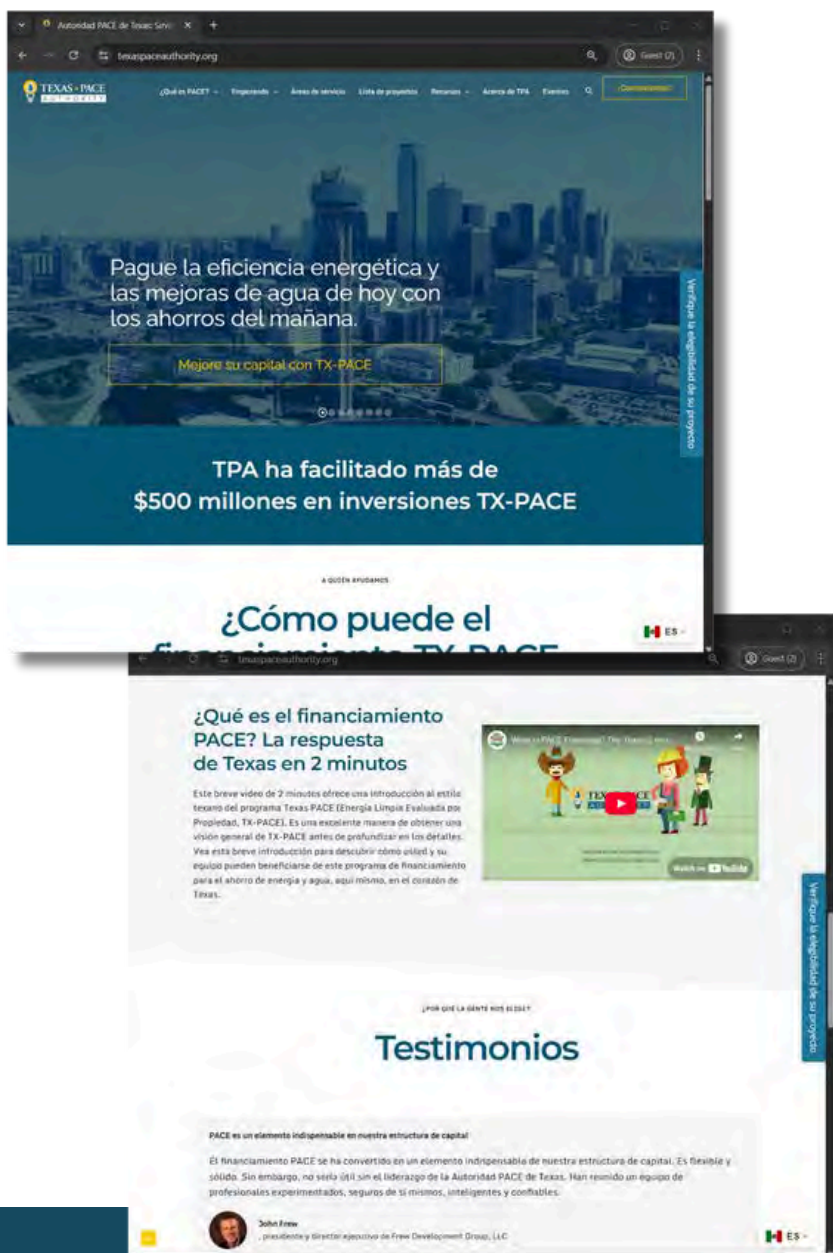
TPA is more than the number of projects we close and our commitment extends far beyond big projects. We committed to build a foundation for long-term success with projects large and small throughout Texas. Our goal is to facilitate a statewide vibrant program that creates jobs, saves water and energy, and revitalizes every community. This public service approach requires long term commitment, grit, and patience. Our recent actions speak the loudest:

In the fall TPA began sharing its expertise and experience with the Keeping PACE in Texas Underwriting Working Group resulting in updated underwriting standards that both increase the outcomes of PACE projects and improve guardrails.

TPA offers online "Self-PACE'd" Service Provider training so that contractors, engineers, architects and other service providers can take the training at no cost and on their own schedules to grow their businesses, too.



**CONTRACTORS, ENGINEERS, ARCHITECTS
AND OTHER SERVICE PROVIDERS WHO
COMPLETE TPA'S "SELF-PACE'D" ONLINE
TRAINING ARE PROVIDED THIS BADGE FOR
THEIR WEBSITE AND MARKETING TOOLS.**



TPA's website can be translated into Chinese, Spanish, Urdu, Vietnamese with a click of a button. Our written materials are provided in English and Spanish.

TPA has partnered with the Rio Grande Council of Governments (RIOCOG) to develop "Turbo PACE" - a streamlined process for smaller projects and local lenders. This investment is critical for small business involvement and for access to PACE in border, rural, and underserved communities we commit to serving.

TPA rolls up its sleeves to participate in local efforts like the Presidio Geothermal Working Group - to unleash geothermal power and participate in demonstrating the enormous potential of this sustainable resource that is readily available in west Texas.

TPA's local lender education effort ramped up in 2024 - including statewide CLE presentation to the Southwest Association of Banker Counsel and Texas Banker Association Annual Conference, individual and group presentations to local bankers across the state. TPA believes local lenders are essential to and beneficiaries of TX-PACE.

TPA increased team expertise, updated its website, streamlined our process, and is sharing its expertise online, and in person. A sampling of our outreach appears at the end of this report.

EVERY local government we serve has their own webpage on TPA's website including their individual project data.

Pictured Left: Screenshots from TPA's newly redesigned website, with examples of the website translated into Spanish.

Commitment to Transparency & Ethics

TPA provides uncompromised, independent administrative oversight, ensuring neutrality in the marketplace. TPA does not act as a lender, engineer, broker, or contractor—nor do any of its affiliates or team members. By maintaining a strict firewall between program administration and market participants, TPA guarantees fair, objective interactions with all stakeholders. Additionally, TPA serves local governments through education, outreach, and training to ensure TX-PACE remains accessible to businesses and organizations of all sizes and locations.

Ensuring Long-Term Sustainability

As a nonprofit, TPA is committed to continuous improvement, identifying efficiencies, and passing cost savings on to property owners. Over time, TPA has reduced administrative fees and will continue to explore opportunities to make PACE financing even more accessible and user-friendly.

Lower transaction costs help expand participation, particularly benefiting small and minority-owned businesses and nonprofits.

By maintaining its mission-driven focus, TPA ensures that TX-PACE remains a trusted, sustainable solution for property owners, local governments, and communities across Texas.

A Unified Approach is Scalable and Cost Effective

All TX-PACE programs administered by TPA follow an efficient standardized framework that ensures uniformity across jurisdictions without unnecessary duplication of services, keeping transaction costs low and minimizing administration fees.

As stakeholders—contractors, capital providers, architects, and property managers—become familiar with one TX-PACE program, they can seamlessly apply that knowledge across all TPA-administered jurisdictions.

This established uniformity reduces project costs, builds trust, and enhances efficiency for all participants in the TX-PACE Process.



Challenges & Opportunities

Challenges

As TPA looks ahead to 2025, we are navigating a landscape filled with both uncertainty and opportunity.

MARKET UNCERTAINTIES

Rising interest rates, tighter capital markets, and evolving policies—including tariffs affecting supply chains, immigration enforcement impacting construction labor, and shifts in clean energy funding policies—make long-term real estate investments more complex. These economic and regulatory changes demand vigilance and adaptability from all stakeholders.

Cautious property owners are increasingly delaying new developments to preserve cash reserves amid economic uncertainty. In this climate, it is crucial to position TX-PACE as a reliable and strategic long-term investment that enhances financial stability.

EXTENDED EDUCATION CYCLE

TX-PACE's innovative approach has the potential to transform energy and water efficiency projects, but it requires extensive, repetitive outreach and education. The vast size of Texas and its diverse regions add to the challenge of ensuring consistent service, especially in rural and underserved communities.

LENDER CONSENT

Securing senior lender consent remains a hurdle for TX-PACE projects. TPA's decade-long commitment to lender education and policy improvements to increase lender participation is making progress, yet many financial institutions remain unfamiliar with the program's structure and benefits. Strengthening engagement with local and state banks continues to be essential to overcoming hesitations and facilitating project approvals.

Opportunities

TX-PACE AS A STABLE SOLUTION IN UNCERTAIN TIMES

In a market characterized by rising insurance costs and increasing weather-related risks, investors are recognizing TX-PACE as an accessible, low-cost capital source that enhances operational cash flow and property value. With Texas facing ongoing challenges in water access and rising energy costs, investments in resilient and efficient building upgrades are becoming necessities rather than luxuries.

GROWTH IN ADAPTIVE REUSE

As developers shift focus from new construction to adaptive reuse, TX-PACE becomes an even more valuable financing tool. Businesses and nonprofits seeking to reduce operational costs are turning to energy efficiency and renewable upgrades as essential solutions.

LENDER EDUCATION

By creating opportunities to educate senior lenders and illustrate the benefits of TX-PACE for the lender and its best customers, TPA is increasing senior lender participation in the TX-PACE program.

STRENGTHENED UNDERWRITING STANDARDS

TPA adheres to the 'PACE in a Box' program standards established by Keeping PACE in Texas (KPT), an industry trade group representing government and private sector PACE stakeholders. In February 2025, the KPT Underwriting Working Group introduced updated standards that enhance the program's appeal while reinforcing strong financial guidelines for project success. These improvements are expected to increase TX-PACE utilization across the jurisdictions TPA currently serves and encourage the establishment of additional TX-PACE programs statewide.

REINFORCING PROGRAM STANDARDS

By consistently following the "PACE in a Box" framework, TPA upholds transparency, reliability, and trust in TX-PACE programs across Texas. While building trust takes time, our unwavering commitment to the KPT program standards reinforces our reputation as the go-to resource for energy and water efficiency solutions.



TPA's Strategic Focus

- **Refining Processes** – We are enhancing project oversight to ensure efficiency and reliability, even in today's challenging financial climate.
- **Expanding Outreach** – We are strengthening engagement with local governments, property owners, and developers to promote best practices.
- **Building Lender Partnerships** – We are deepening collaborations with local and statewide banks, credit unions, and CDFIs to unlock more funding opportunities, particularly in rural and underserved areas.
- **Supporting Small Projects** – We are advancing research and development efforts to streamline financing for smaller projects, which often struggle to secure capital.
- **Educating Senior Lenders** – We are continuing targeted initiatives to demystify TX-PACE, demonstrating its potential for energy-efficient upgrades while preserving lender security interests.

At the core of TPA's mission is a commitment to driving sustainable development in Texas with transparency and reliability. As your trusted local experts in all things PACE, we will uphold the integrity of the "PACE in a Box" model, foster trust with stakeholders, and adapt to economic and policy shifts to ensure continued success.

Pictured Right: TPA is proud to collaborate with Houston's Green Building Resource Center, an impressive and evolving resource located within the Houston Permit Center.

FUND TODAY'S IMPROVEMENTS WITH TOMORROW'S SAVINGS

Unlock Capital for Clean Energy or Water Conservation

Partner With Texas PACE Authority & The City of Houston

- Access Affordable Project Funding
- Expand Your Business
- Increase Property Values and Boost Occupancy

Training Portal for Service Providers
Train at your own PACE

- **Register Easily:** Get trained using our "Self PACE'd" online training.
- **Learn to Utilize PACE:** Understand how to leverage TX-PACE to grow your business and help clients save important capital.
- **Get Started Today!** Visit our website to learn more.

Scan Code To Get Trained Today

Houston PACE Program Delivers Results

Location	Annual Savings	Assessment Total	Measures
Houston Area Urban League	14% Water Conservation	\$831,167	Measures: Building Envelope, Lighting, & HVAC
1225 North Loop West	38% Energy Conservation	\$1.3 Million	Measures: Chiller, Building Automation, & LED's

TEXAS PACE AUTHORITY

SCAN ME!

855-738-PACE (7223) ★ TexasPACEAuthority.org

Education & Outreach

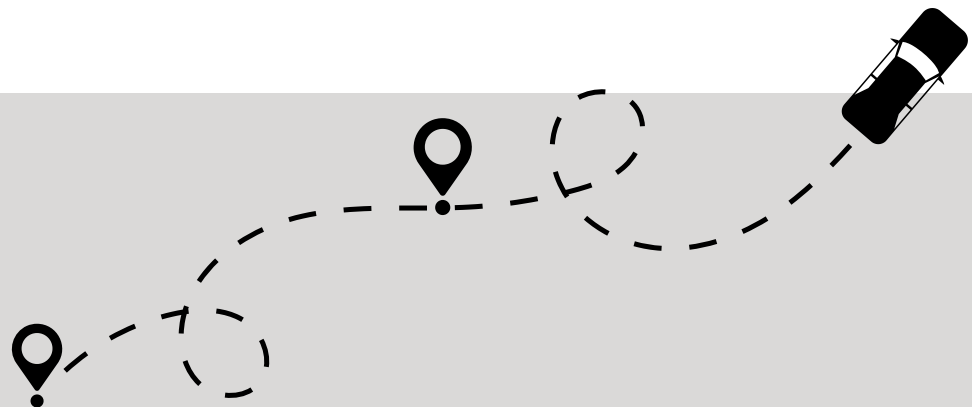
IN 2024, TPA'S TEAM
TRAVELLED

**23,559
MILES**

FOR EDUCATION AND
OUTREACH EFFORTS

At Texas PACE Authority, education is a core part of our mission. In 2024, we expanded our efforts to raise awareness about TX-PACE financing across the state and beyond—reaching communities of all sizes, from urban hubs to rural counties. Through webinars, in-person workshops, one-on-one technical assistance, and strategic partnerships, we worked to equip property owners, local governments, contractors, and lenders with the knowledge they need to bring energy and water efficiency upgrades to life. Our team participated in conferences, spoke on expert panels, and created new educational materials designed to break down barriers and make the TX-PACE process more accessible.

We believe that every Texan deserves access to the tools and information needed to build a more resilient future—and that our outreach shouldn't stop at the state line. In 2024, we collaborated with organizations and communities across the country, sharing best practices and lessons learned to strengthen PACE programs nationwide. By prioritizing education and engagement, TPA continues to lay the groundwork for impactful projects and long-term economic and environmental benefits for all.



Statewide Presentations

T5 Webinar: Energy Efficiency Programs Operated by Investor-Owned Utilities, hosted by TPA on January 18

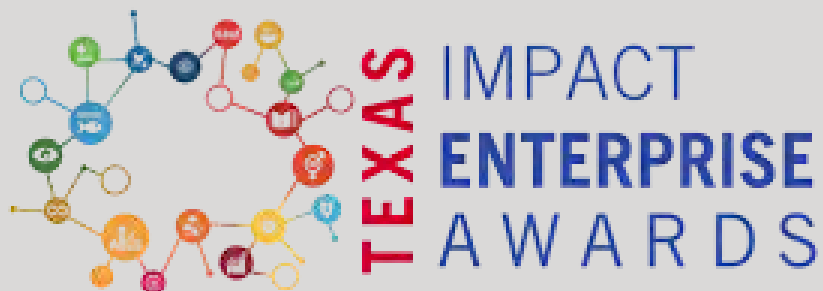
TPA hosted a call with Capital Providers on March 27

TPA hosted a call with the Texas PE Independent Third-Party Reviewers (ITPRs) on March 28

Texas Association of Community Development Community Development Corporations (TACDC) Annual Conference – TX-PACE presentation in the Financial Institution (CDFI) track in Denton on April 9

Texas Impact Enterprise Award: TPA was honored to be nominated for a Texas Impact Enterprise Award created by the SMU Hunt Institute for Engineering and Humanity to honor trailblazing organizations committed to creating meaningful change across Texas presented in Dallas on May 30

Federal General Services Administration (GSA) and Texas PACE Authority Webinar on Use of TX-PACE financing to finance GSA lease requirements on June 6



Pictured Left - Top: Contractors, Closers & Connections: Networking Event, Chase Capps with Xfinity Contractors meets with Mariah Peake, North Texas Development Director, TPA In Grapevine on November 13

Below: Dub Taylor, COO, TPA, presents at the Texas Association of Community Development Corporations (TACDC) annual conference in Denton on April 9

TPA hosted a call with PACE Capital Providers on June 26

TPA hosted a call with the Texas PE Independent Third-Party Reviewers (ITPRs) on June 28

Texas Association of Community Development Corporations (TACDC) CDFI Forum, TX-PACE Presentation, Austin on August 13

Southwest Association of Bank Counsel and Texas Banker's Association Annual Conference, CLE TX-PACE presentation, Austin on September 17

Downtown Texas Conference, TX-PACE presentation in Abilene on October 30

Texas Energy Summit:

Lifetime Achievement Award Presented to Charlene Heydinger "In recognition of her leadership to empower property owners across Texas to make energy and water saving upgrades that save money and benefit the environment and their local communities." Presented at the Texas Capitol, Austin on November 20

Texas Energy Summit, participation at the Texas Capitol, Austin on November 21:

- "How to Pay for it" panel moderator
- "The Trifecta: Resilient, Affordable, and Clean," panelist
- Texas PACE Authority booth

TPA hosted a call with Capital Providers on December 4



Pictured Right - Top & Middle: Dub Taylor, COO, TPA Moderates the panel "How to Pay for it" at the Texas Energy Summit, Texas Capitol on November 20

Bottom: Charlene Heydinger, president TPA participates in a panel at the Texas Energy Summit, Texas Capitol on November 20



TEXAS ENERGY SUMMIT

THE TRIFECTA - RESILIENT, AFFORDABLE, AND CLEAN

Come see us at the Texas Capitol on November 21st at 11:00 am

2024



MODERATOR
Micalah Spenrath
HOUSTON ADVANCED RESEARCH CENTER
Manager, Policy & Energy



SPEAKER
Joel Yu
ENCHANTED ROCK
Vice President of Policy



SPEAKER
Tori Villareal
BASE POWER
Head of Public Policy & Government Affairs



SPEAKER
Charlene Heydinger
TEXAS PACE AUTHORITY
President

REGISTER AT [TEXASENERGYSUMMIT.COM](https://www.texasenergysummit.com)



Regional Presentations

Lower Rio Grande Valley Development Council (LRGVDC) Regional Small Cities Coalition, TX-PACE presentation, Weslaco on January 18

Bexar County Commissioners and department staff, Alamo Area Council of Governments (AACOG) and TPA presentation, San Antonio on February 5

Dallas County PACE Workshop hosted by the City of Lancaster, Southeast Dallas Chamber of Commerce, Dallas County, and TPA in Lancaster, on February 9

City of Waller City Council, TX-PACE presentation, February 9

Brazos Valley EDC Bankers Luncheon, TX-PACE presentation, Bryan on February 12

Harrison County Commissioners' Court public hearing, TX-PACE presentation, Marshall on February 13

Dallas County PACE Workshop hosted by the cities of Addison, Carrollton and Farmers Branch, the MetroCrest Chamber of Commerce, and TPA at the Addison Conference Center on February 14

Bay Area Commercial Real Estate Network (BACREN), TX-PACE presentation, Seabrook on February 15

Building Owners and Managers Association (BOMA) Corpus Christi, Nueces County PACE Program presentation, Corpus Christin on March 7



Picutred Left - Top; and Middle: The City of Lancaster, the Southeast Chamber of Commerce, Dallas County, and TPA host a Workshop in Lancaster on February 9, 2024

Bottom: Charlene Heydinger presents TX-PACE to the Bay Area Real Estate Area Network (BACRAN) in Seabrook on February 15, 2024

City of Duncanville TX-PACE presentation to the City Manager and Economic Development Staff, Duncanville on March 8

Building Owners and Managers Association Houston (BOMA), PACE webinar, Houston on March 14

Capital Impact Training Course for New Developers, TX-PACE presentation, Dallas on March 21

City of Kilgore City Council, TX-PACE presentation, Kilgore on March 26

Brewster County Commissioners Court, TX-PACE presentation, Alpine on March 26

City of Alpine Community Monthly Leadership Dinner, TX-PACE presentation, Alpine on March 26

North Texas Climate Symposium & Dallas Environmental Quality & Sustainability Office panel hosted by the Dallas 2030 District, panelist, Dallas on April 4

Commercial Real Estate Women (CREW) Dallas Luncheon, TX-PACE presentation, Dallas on April 17

DeSoto Economic Development Council, TX-PACE presentation, DeSoto on April 17

North Texas American Medical Facilities Professionals (AMFP) Chapter, TX-PACE presentation, Richardson on April 18

First Unitarian Church PACE Project Press Event, project presentation, Houston on April 25

Travis County Procurement staff Travis County PACE Program Presentation, Austin on May 5

Brewster County Commissioners Court Public hearing, TX-PACE presentation, Alpine on May 14

Risk Management Association, San Antonio Chapter TX-PACE Presentation, San Antonio May 15

City of Richardson, City of Richardson Economic Development Staff, TX-PACE presentation, Richardson on June 5



Pictured Right - Top: Dexter Sykes, Small Business Development Specialist, Economic Development Department, welcomes participants and presents at the Tarrant County PACE Workshop hosted by the City of Fort Worth, Tarrant County, and Texas PACE Authority, on September 10, 2024.

Bottom: Featured speaker, Farukh Aslam, the visionary behind the Sinclair Hotel PACE project and CEO of Sinclair Digital, speaks at the Tarrant County PACE Workshop on September 10.



Getting the Most Out of TX-PACE with USDA Incentives, TX-PACE presentation, New Boston on June 6

Austin Energy Solar Contractors meeting, Travis County PACE Program presentation, Austin on June 20

City of Gilmer City Council PACE presentation, Gilmer on June 25

City of Denton Economic Development Office virtual TX-PACE presentation, June 25

Houston City Council Meeting Public Comments Segment, TX-PACE presentation, Houston on July 16

Cedar Hill Chamber of Commerce TX-PACE virtual Presentation on July 23

Presidio County Commissioners Court, TX-PACE presentation, Presidio on July 31

North Texas Association of Energy Engineers (NTAEE), TX-PACE presentation, Dallas on July 18

Limestone County Commissioners Court TX-PACE presentation, Groesbeck on July 23

Presidio County, Presidio County Commissioners Court public TX-PACE presentation, Presidio on August 7.

Limestone County Commissioners Court, TX-PACE presentation, Groesbeck on August 13

Urban Land Institute (ULI) Austin Resiliency breakfast panel with PACE lender speakers, facilitated by TPA, Austin on August 19

Anderson County Commissioners Court TX-PACE program presentation, Palestine on August 26



Pictured Left - Top: Dr. Teresa Smith, Director of PACE Transactions, TPA moderates a BisNow panel on Mixed Use Development Strategies in Houston on September 17

Center: Charlene Heydinger, president, TPA speaks at the Dallas County PACE Workshop hosted by the Cities of Addison, Carrollton, and Farmers Branch and the Metrocrest Chamber of Commerce in Addison on February 14

Bottom: A&M's prestigious Texas Real Estate Research Center published an article by Harold Hunt, PhD. about TX-PACE Featuring Texas PACE Authority in it's spring 2024 Issue of its TG Magazine

REAL Professionals Network Mastermind Group Dallas Chapter, TX-PACE presentation, Dallas on August 26

Cameron County Commissioners Court, Cameron County PACE Program document update presentation, Brownsville on August 27

Commercial Real Estate Women (CREW) Fort Worth Chapter luncheon panelist, TX-PACE Presentation, Fort Worth on September 4

City of Fort Worth Economic Development Workshop, TX-PACE presentation, Fort Worth on September 10

North Texas Commercial Association of Realtors (NTCAR) Independent Brokers Alliance Meeting, TX-PACE presentation, Dallas on September 12

Bisnow: Mixed Use Development Strategies, panel moderator, Houston on September 17

Dallas County PACE Program Workshop hosted by Balch Springs and Seagoville in Balch Springs on September 19

City of Laredo Economic Development Laredo PACE Program Workshop, PACE presentation, Laredo on October 2

Alamo Area Council of Governments (ACCOG) PACE Workshop, San Antonio on October 3

American Society of Heating, Refrigeration, and Air Conditioning Engineers (ASHRAE) Houston Chapter, TX-PACE presentation, Houston on October 10

REAL Professionals Austin Chapter, Travis County PACE Program presentation, Austin on October 15

Downtown Texas Annual Conference, TX-PACE presentation, Abilene on October 30

North Texas Facilities Expo, TPA Booth, Irving on October 29-30



Pictured Right - Top: Marina Badoian-Kriticos, Sr. Program Advisor, TPA, speaks at the First United Unitarian Church press conference re: 2022 PACE Project, Houston April 2024

Center: Rev. Dr. Collin Bossen, Sr. Minister, First United Unitarian Church, highlights solar panels installed using the City of Houston's PACE Program,

Bottom: CREW Dallas PACE presentation, Left to right: Juliana Brooks, Civitas Finance Solutions; Sandra Dee Taylor, Past Crew Dallas president, SL Taylor Investments, LLC; Dr. Valerie Shoup, PE Heritage Institute of Sustainability; Elizabeth Boyle Amegy Bank; Charlene Heydinger, president, TPA; and Danielle Johnson, Lument





PACE Forum at the Intercontinental Hotel, San Antonio on November 6

Brazos County Commissioners Court, Brazos County PACE Program presentation, Bryan on November 18

El Paso Economic Development Staff, TX-PACE presentation for local business, El Paso on November 21

Victoria County Commissioners Court TX-PACE presentation, Victoria on December 2

Houston-Galveston Area Council (H-GAC) TX- PACE presentation to Communications team, Houston on December 3

Dallas 2030 District TX-PACE presentation, Dallas on December 5

University of Texas Austin Technology Incubator's Venture Mentoring Service Awards Luncheon, TPA's Mentor Team awarded 2024 Best VMS Mentor Team, Austin on December 6

BorderPlex CDFI applicant, and El Paso Community Foundation, El Paso County PACE Program presentation, El Paso on December 20



Pictured Left - Top: Celebrating Hon. Bruce Elfant, former Tax Assessor /Collector, Travis County. Bruce testified in support of the Texas PACE Act, served on the Keeping PACE in Texas Design Working Group, and signed documents for the first PACE project in Texas. Austin on December 13

Bottom Ethan Argov, Mg. Director - Capital Markets & Investments, Trailbreak Partners Private Equity; Sean Ribble, Sr. Director - Nuveen Green Capital - Originations CO, TX, UT, OK, NM, NE; and Stefan Gruvberger, General Mgr., InterContinental Hotel San Antonio Riverwalk.

National Presentations

Freddie MAC, TX-PACE consent discussion on January 5

C-PACE Alliance semiannual administrator virtual round up TPA PACE Program presentation January 25

Net Zero Forum, TX-PACE Financing of Energy & Water Improvements, presentation, The Woodlands on February 27

Council of Development Finance Agencies (CDFA) webinar on PACE Program Management, panelist on August 13

National Conservative Energy Summit, C-PACE presentation, Houston on August 21

PACENation 2024 Annual Summit, New York City, June 12-13:

Program Administrator Models: Leveraging Public Incentives and Funds to Scale C-PACE moderated by Dub Taylor

PACENation Summit Women's breakfast, host

Break Out Session: Building Performance Standards and C-PACE, panelist

Break out Session: C-PACE and HUD Panel, panelist

TPA is honored to be awarded by PACENation: PACESetter Innovative Deals of the Year for the Clarksville Hospital in the City of Clarksville



Pictured Right - Top 2 Photos: 2024 Net Zero Forum, TX-PACE presentation, Seth Eslami, COO of Stellar International Commercial Real Estate and James Cargas, Counsel, TPA, Houston on February 27

Middle: PACENation Summit, Building Performance Standards and C-PACE, panelist, Dub Taylor, COO, TPA, Nashville on June 12

Bottom: PACENation Summit, Dub Taylor moderates Panel with Holly Hutson, St. Paul Port Authority; Melody Echols, Invest Atlanta; and Lisa Schulock, Philadelphia Energy Authority, Nashville on June 13





Contact Us

+1 855-738-PACE (7223)

admin@texaspaceauthority.org



Find Us Online

www.texaspaceauthority.org



Follow us on LinkedIn



Check our TPA's Video Library

COPYRIGHT © 2025
TEXAS PACE AUTHORITY

103

**TX-PACE REGIONS
ADOPTED**

2024:

**TPA Serves 75% of
Texas' population**