

Pennsylvania Sustainable Energy Board
Annual Meeting – February 7, 2019

The Sustainable Development Fund in 2018

Roger E. Clark
Reinvestment Fund



1. SDF Board
2. 2018 Lending
3. 2018 Grantmaking
4. SDF Cumulative Outlays through 12/31/18
5. 2018 Financial Summary as of 12/31/18
6. 2018 Energy Policy Activities
7. 2019 pipeline

SDF's board consists of the following members approved by the Commission in 2017.

- Alex Dews (Green Building United)
- Michael Freeman (Emerald Energy Consulting)
- Matthew Madia (Bridgeway Capital)
- Sonny Popowsky (retired PA Consumer Advocate)
- Richard Schlesinger (PECO)
- Christine Simeone (Kleinman Center for Energy Policy)
- Sidharth Singh (Strategic Finance Group)
- Lori Van der Voort (PWI Engineering)
- Sherif Youssef (Philadelphia Gas Works)

SDF board met on 03/20/18. The next meeting is now being scheduled.

SDF Energy Loans Closed in 2018

- **Green Line Workspace LLC - \$150,000 loan**

As part of a Reinvestment Fund loan for the gut rehab of a 6,000 s.f. former light industrial building into 12 artist workspaces, SDF provided \$150,000 for a 38.4 kW_{DC} rooftop solar PV system. The loan closed on 08/16/18 and the PV system began commercial operation on 01/15/19.



In 2018, Reinvestment Fund closed 9 other energy loans totaling \$17,740,962 using other sources of capital.

SDF Energy Grants Closed in 2018

- **Green Building United - \$200,000 grant**

SDF executed a \$200,000 grant on April 18, 2018 with Green Building United to

- educate stakeholders on content changes between the 2009 IECC and the now-mandated 2015 and 2018 IECC
- improve enforcement of energy code for new construction and for renovations that trigger code compliance
- support energy modeling at point of design to ensure peak efficiency in built projects and encourage use of performance-based energy code compliance path

Energy Policy Work in 2018

SDF was actively involved in several policy initiatives in 2018:

- PA DEP's *Finding Pennsylvania's Solar Future* project
- PA C-PACE Implementation initiative
- PA PUC's Combined-Heat-and-Power Working Group
- Community Solar Stakeholder Group

SDF's Cumulative Financial Activity

Type of Support	# of Closed Transactions	Total \$
Debt Financing	41	\$24,267,683
Equity Investments	6	\$3,788,770
Grants	<u>376</u>	<u>\$21,045,078</u>
TOTALS:	423	\$49,101,531

Total funding SDF received from PECO was \$31,815,216.

Total financial support Reinvestment Fund has made to clean energy has been \$131,416,736.

SDF's 12/31/18 Unaudited Financials

Income

- Loans and leases \$ 373,762
- Marketable securities \$ 7,250

Expenses

- Provision for loan and lease losses (\$ 19,320)
- Program Expenses (\$ 151,115)

Change in Net Assets \$ 226,571

Loans and Leases Receivable \$ 7,917,817

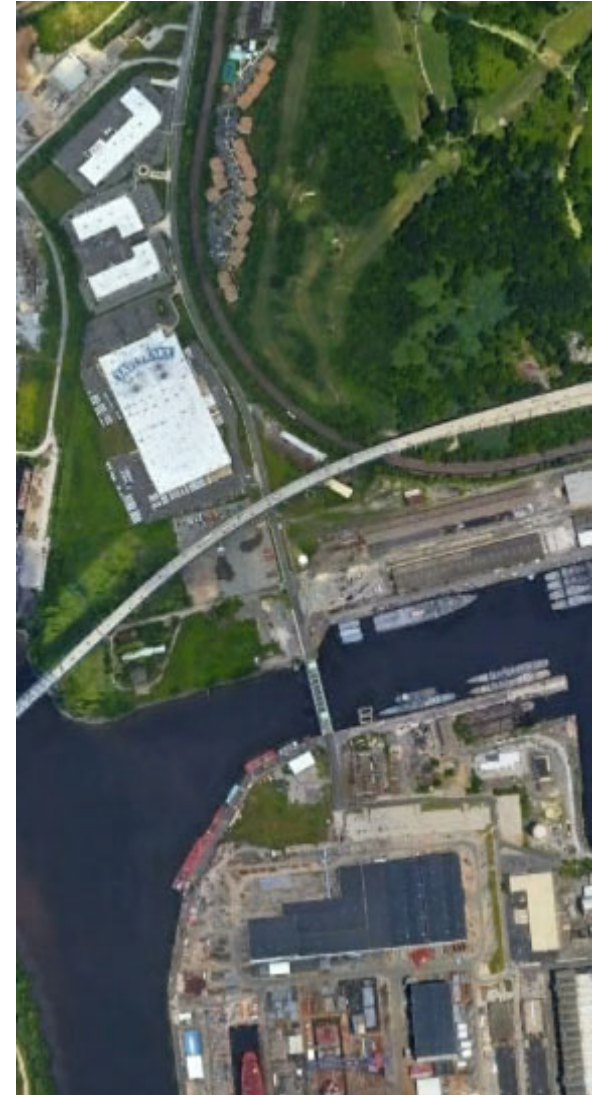
Total Assets \$ 10,018,224

Total Liabilities \$ (157,969)

Energy Loan Pipeline in early 2019

- **Alternative Energy Development Group**

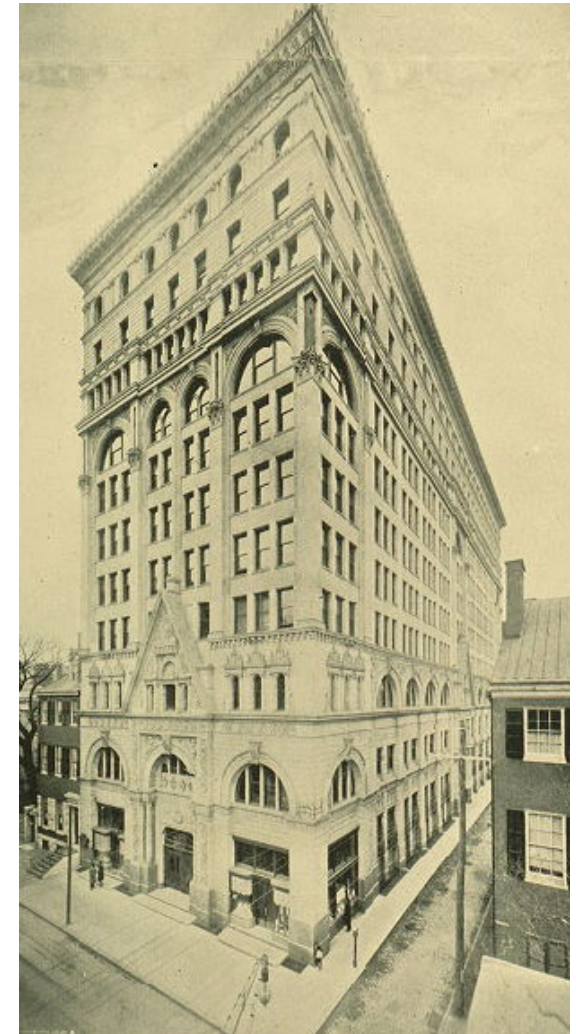
SDF is underwriting the second phase of Navy Yard Community Solar Project, which will add 750 kW_{DC} on two additional rooftops in the Navy Yard. Loan amount is expected to be approximately \$800,000. Output will be added to the existing Power Purchase Agreement between PIDC and AEDG.



Energy Loan Pipeline in early 2019

- **Graboyes Efficiency Tenant, LLC – Witherspoon Building**

Graboyes, the large commercial window firm, has created a subsidiary (the Graboyes Efficiency Tenant LLC) to develop energy efficiency projects using the Metered Energy Efficiency Transaction Structure (“MEETS”). Graboyes is seeking to install \$800k-\$1.2MM in energy retrofits in the gut rehab of the Witherspoon Building, a historic building in center city Philadelphia that is converting from office to multifamily residential.



SDF Contact Information



Sustainable Development Fund
1700 Market Street - 19th Floor
Philadelphia, PA 19103

Roger E. Clark, Manager
215.574.5814

roger.clark@reinvestment.com