



Town of Carrboro

Town Hall
301 W. Main St.
Carrboro, NC 27510

Agenda Item Abstract

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TITLE:

Request to Approve a Carrboro Wise Energy Efficiency Revolving Loan for the ArtsCenter

PURPOSE: The purpose of this agenda item is for the Board to consider an application for a Carrboro WISE Energy Efficiency Revolving Loan for the ArtsCenter, located at 301 E. Main St. in Carrboro.

DEPARTMENT: Economic and Community Development

CONTACT INFORMATION: Annette D. Stone, AICP, Economic and Community Development Director (918-7319)

INFORMATION: On December 7, 2010 the Board passed a resolution adopting the program design for the WISE Energy Efficiency Loan Program for commercial property. Staff developed the program design, in cooperation with Clean Energy Solutions (CES), and has since worked with CES Chapel Hill staff, SEEA, contractors, and other interested parties to implement. The program was designed to achieve a minimum of 15% energy savings per project. Attached is an application requesting \$28,182.00 in EERLF for the ArtsCenter located at 301 E. Main Street.

The ArtsCenter is a 20,000 square foot facility used for Art education, studios, performances, shows and community gatherings. The structure was originally built in the mid-1900s as a grocery store. The proposed energy efficient improvements include envelope sealing, new lighting, new thermostats, and replacement of one HVAC unit. The improvements would result in a 21.5 % energy savings.

The applicant is requesting a loan in the amount of \$28,182.00 at 3% interest for a 10 year period. However, it is also noted in the application that the applicant may move within the next 3 to 5 year period.

FISCAL & STAFF IMPACT: Funds for this program were provided via a grant from the DOE and administered through the Southeast Energy Efficiency Alliance. These funds have been budgeted and designated for the Carrboro WISE EERLF program. Staff time has been invested to solicit and review the application and guide the applicant through the approval

process.

RECOMMENDATION: The ESC recommended the Board approve the loan under the following conditions;

- 1) \$28,182 at 3% for a ten-year term
- 2) That in the case the ArtsCenter does relocate the loan will be payable in full before the property is sold.
- 3) That since there is no real property collateral attached to this loan, it should be made a portion of the Promissory Note that default of the loan would have a negative effect on future funding of the ArtsCenter.