

City of Beachwood Commercial Office Building Technical Assistance Program

The City of Beachwood has established an assistance program to help multi-tenant building owners in navigating resources that may support the longevity of their investment within the city. The **City of Beachwood Commercial Building Technical Assistance Program** is designed to connect building owners with regional resources that can support their interest in increasing building efficiency, this may include potential funding for energy efficiency assessments, sample proforma's, potential tax benefits, 3rd party independent reviews of public and private financing options, and other strategic considerations. Our goal is to work closer with property owners, regional partnerships and key industry experts who can help examine new and unique ways to lower operating costs, strengthen market competitiveness, support long-term investment in commercial office properties and support business tenants within.

1) ROI - Demonstration for Energy Efficiency Investments

- Support for energy assessments, cost-benefit analysis and payback projections
- Connections to modeling tools to showcase lifecycle savings and ASHRAE standard compliance
- Case studies demonstrating successful implementation and cost reductions

2) PACE Financing & Other Funding Options

- Access to **Property Assessed Clean Energy (PACE) financing** and **Savings Through Efficiency Program (STEP)** financing for energy upgrades
- Connections to utility-backed energy efficiency loan programs
- Guidance on tax incentives and low-interest funding opportunities for large-scale projects

3) Assistance with Qualified Retrofit Plans

- Connections to resource partners assisting to optimizing HVAC, lighting, and building enveloping retrofits
- Assistance identifying best practices for achieving optimum efficiency standards and lifecycle efficiency
- Connections to regional partners who can provide recommendations for high-efficiency installations

4) IRS Tax Advantages & Tax Incentives

- Information on the **IRS 179D deductions** and other federal tax incentives
- Identification of state and local tax credits for energy-efficient investments

5) Green Leasing Considerations

- Supportive resources for green lease frameworks that provide guidance on tenant-landlord cost-sharing
- Connections that may be able to offer general guidance on incorporating energy efficiency provisions into lease agreements

6) Renewable Energy Credits (RECs)

- Identifying regional connections with resources that are available in obtaining **Renewable Energy Credits (RECs)** for on-site renewables
- Research that may offer guidance on requirements for energy certification programs
- Research, support and key connections to help investigate **Renewable Tax Credits**

The City of Beachwood has established this technical assistance program to help support investment in the City of Beachwood's commercial office buildings. To request assistance from the City of Beachwood Commercial Building Technical Assistance Program, call Catherine Bieterman, Economic Development Director at 216-292-1915. The office will set up an initial virtual meeting with a key technical assistance team who will evaluate your goals, the current building considerations, make suggestions and provide a summary report of the potential assistance for which may be offered to support those objectives.

The City of Beachwood also offers numerous resources and guides which can be found virtually on the city's Economic Development webpage under the Commercial Building Revitalization tab or by the following link. <https://www.beachwoodohio.com/672/Commercial-Building-Revitalization>