CITY COUNCIL
MEDLEY/FAIRFAX MARKET PACE PROJECT
AUGUST 13, 2025

PACE Financing Explained

PACE, which stands for Property Assessed Clean Energy, is a unique way to finance energy efficiency, renewable energy, and resiliency upgrades for properties. It's not a traditional loan but rather a special assessment added to your property tax bill. Key Features and How it Works:

- Property Tax Assessment: **Financing is repaid through** an added assessment on your **property taxes** over a long term, often 15-27 years.
- Property-Attached: The assessment is attached to the property itself, not the individual owner, and may transfer to a new owner upon sale.
- Upfront Funding: **PACE can provide 100% upfront financing for project costs,** eliminating the need for a down payment.
- Eligibility Factors: Eligibility is primarily based on factors like property equity and mortgage payment history, rather than credit score.
- Examples of Projects: PACE can fund various projects, including **solar panels, energy-efficient HVAC systems, windows and doors, roofing, insulation, water conservation measures, and disaster preparedness** upgrades.

City of CLEVELAND ECONOMIC DEVELOPMENT

MEDLEY/FAIRFAX MARKET

10408 CEDAR AVENUE

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Medley/Fairfax Market PACE Project

- Rational for Amendment: Update the semi-annual special assessment for tax year 2025 from $740,246.76 to $509,779.64 and update the aggregate amount of the special assessment from $19,987,148.52 to $19,756,663.40 in financing over 27 years, with final payment due in 2051.

- Project Overview: A mixed-use development in Fairfax, featuring 196 housing units, a 40,000 sq. ft. Meijer grocery store , 200 parking garage spaces and 125 surface-level spaces for Meijer.

- Developer: The project was led by OC 105 CC-FRDC, LLC and FMCFP, LLC, entities controlled by Fairfax Renaissance Development Corporation and Fairmount Properties.

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