Me²

Milwaukee Energy Efficiency

Smart energy pays.

Imagine a project that makes a property owner and a tenant happy

Me² Clean Energy Financing Program literally pays off for property owners and tenants

You could create a win-win situation for you and your tenants. The Milwaukee Energy Efficiency (Me²) Clean Energy Financing Program allows property owners to pass a monthly charge to tenants to offset the costs of energy-efficiency improvements while the tenant pays lower energy bills. The best part—the tenant's savings are greater than the charge and the landlord gets a better building.

Why you should participate NOW?

- Improve your bottom line.
- Minimize your property's impact on the environment.
- Market the "green" features of your property.
- Accelerate energy-efficiency projects.
- Increase reliability of your HVAC system and other energy-intensive equipment.
- Invest in an asset that may offer accelerated depreciation (consult your CPA).
- Improve property comfort and value.
- Improve cash flow.
- Work with your existing, trusted lender.
- Improve occupancy rates and net operating income.
- OFFER IS AVAILABLE FOR A LIMITED TIME!

How it works

1. **LEARN:** It is important to be an educated business. Utilize the resources available to make a decision regarding which energy-efficiency projects make the most sense for your property. Me² can put you in contact with the right people.
2. **APPLY:** Work with Me² and the financial institution of your choice to apply and secure your private financing and to gain approval from the City of Milwaukee to designate repayment on your energy-efficiency project through a municipal special charge.*
3. **UPGRADE:** Schedule and complete your property's energy-efficiency project with approved Me² contractors. Pass a special charge to your tenants to cover the costs of your energy-efficiency project. Your tenants reap the energy-saving benefits of the improvements through reduced energy bills.
4. **ENJOY:** Tenants start saving energy and money. You improve property value and tenant relationships while getting paid for the improvements.

The Me² Clean Energy Financing Program is an ideal fit for property owners with properties in the City of Milwaukee looking to implement energy-efficiency projects between $20,000 and $5 million. Funding accessibility is determined by expected energy-efficiency savings of projects. A low customer fee applies that's equivalent to 0.50% of the funds provided per application. You repay the borrowed funds through a special charge assessed to the property and payable to the financial institution of your choice. Plus, the Me² Clean Energy Financing Program can be paired with other Me² financing products and existing energy-efficiency offers through utilities, Focus on Energy, and more—Me² will help businesses receive the greatest financial benefit possible.

Energy-efficiency improvements = happy property owners and tenants

With help from Me², property owners and tenants can more easily work together to implement energy-efficiency projects that make economic sense for both parties. To learn more, contact Me² today.

Visit: www.smartenergypays.com **Call:** 877.399.1203 **Email:** Me2@milwaukee.gov

More Me² financing products

Property owners can use the following Me² financing products along with the Me² Clean Energy Financing Program to further offset energy-efficiency project costs:

- Interest Rate Buy Down
- Smart Security Financing
- Small Business Financing

* Treatment as a special charge may allow a property owner to pass through the cost of the improvements to the building's tenants under certain types of lease agreements. The City provides no advice on whether such pass-through is legally allowable and the property owner is solely dependent on seeking independent legal and/or accounting advice if such a pass-through of special charges under the City Ordinance is permissible. The City will not mediate any disputes between a property owner and tenants regarding the disposition or collection of the special charge.