

COMMERCE

Last Best PACE

BRIDGER BREWING COMPANY, LLC

CASE STUDY

Project Summary

C-PACE was used to finance a membrane bioreactor system for the Headwaters Utility Association, owned by Bridger Brewing. This innovative water treatment system allowed the development of the 200-acre property at I-90 and Highway 287. The system is expected to generate over $10 million in cost savings and revenue, as well as conserve 300 million gallons of water over its useful life.

Project Overview

- Project type: New construction
- Property type: Commercial
- Industry: Other
- Financed amount: $5,535,372
- Lifetime project benefit: $10,249,495
- Loan term: 25 years
- Improvements: Membrane bioreactor water treatment system

Project Partners

- C-PACE lender: Dividend Finance Inc.
- Energy assessment: NCAT
- Third-Party Reviewer: Bernhard TME, LLC
- Senior Lender: Citizens Alliance Bank
- Legal Counsel: Jackson, Murdo & Grant

Last Best PACE Program

Commercial property owners can apply for the Commercial Property Assessed Capital Enhancements Program, which qualifies projects to access low-cost, long-term financing for energy and water efficiency improvements, renewable energy systems and resiliency measures.

C-PACE is non-recourse, non-accelerable and may be transferred. New construction, renovations and even retroactive projects within the past three years are eligible. If there is existing debt, senior lender consent is required. C-PACE financing is repaid annually through a special payment added to the property tax bill.

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