



March 26, 2013

Alderman Michael Murphy  
City of Milwaukee  
202 East Wells St.  
Milwaukee, WI 53202

Re: Letter of Interest for PACE in Milwaukee

As President of the local chapter of Building Owners & Managers Association (BOMA), I urge you to pass the ordinance for Property Assessed Clean Energy (PACE) in Milwaukee.

The existing commercial building stock is the tax base of the City of Milwaukee and represents those who have chosen to invest and plant roots in the City. New developments have the advantage of modern design, updated code requirements, and ultimately the allure of new construction which often times attracts public assistance where demand should drive the price and the product. Faced with new construction as competition, building owners often struggle to make improvements to their aging building equipment because it is unseen by prospective tenants and lenders do not consider replacement equipment to necessarily be an increase to building value. As such without help, most replacements never get made until the equipment fails, and then last minute decisions and financial challenges often preclude upgrades from ever being a part of the consideration. The PACE program can change that and would facilitate the upgrade to existing buildings, allowing them to compete better, and spending less on energy will ensure that other building improvements can be made.

The PACE program will benefit many downtown commercial buildings and their owners and provide a basis of energy driven infrastructure improvements. The commercial building sector is the focus of BOMA organization and the opportunities to improve the energy profile in the City of Milwaukee with the help of this program are many. We look forward to continuing our work supporting the buildings and building owners within the City of Milwaukee and elsewhere around Wisconsin.

I would be happy to provide further detailed comment if there are any questions. 414-765-0305.

Sincerely yours,

A handwritten signature in blue ink, appearing to read "Sheldon Oppermann", written over a horizontal line.

Sheldon Oppermann  
President – BOMA WI