

# PA C-PACE

PROPERTY ASSESSED CLEAN ENERGY

PROGRAM DEAL NOTICE:

## Chartiers Valley Shopping Center

### PROJECT OVERVIEW

**Property Type:**

Retail

**Financing Amount:**

\$4,053,674.12

**Building Measures:**

Installation of a 933-kW Rooftop Solar Array

**Savings:**

Generation of approximately 1,246 MWh and an attributed prevention of over 880 Metric Tons of Equivalent Carbon Emissions in the first year of operation

**Property Owner:**

PNC Bank, National Association, as Trustee, under the Deed of Trust of Paul Kossman, dated September 1, 1973

**Capital Provider:**

Forbright Bank



### PROJECT SUMMARY

The Chartiers Valley Shopping Center located at 1025 Washington Pike, Bridgeville, Pennsylvania 15017 has secured \$4,053,674 in C-PACE financing. The property owners are the Trust created under the Deed of Trust of Paul Kossman, dated September 1, 1973. Acting as the third-party Program Administrator for the Allegheny County C-PACE program, Sustainable Energy Fund ensured the project's compliance with Allegheny County C-PACE guidelines for a renewable energy project and the Act 30 Statute. The project capital provider is Forbright Bank.

The property sits on a single parcel situated just off interstate 79 in Bridgeville, Pennsylvania. This C-PACE transaction will fund the construction of a rooftop mounted, solar photovoltaic (PV) system. The system will be 933 kW in size and is expected to generate approximately 1,246 MWh in its first year of production. The electricity supplied is expected to reduce utility bills by \$77,594 in the first year of operation. By obtaining this portion of electricity from a solar array, the facility is to prevent the emission of over 880 metric tons of carbon dioxide equivalent greenhouse gasses in the first year of operation.

### ABOUT ALLEGHENY C-PACE

Allegheny County passed a resolution to adopt C-PACE in July 2020. Upon approving the C-PACE resolution, the commissioners authorized the County to enter into a Cooperative Agreement with the Sustainable Energy Fund to administer the Program.



4250 Independence Drive, Suite 100  
Schnecksville, PA 18078  
610-264-4440  
cpaced@thesef.org



ADMINISTERED BY:

**Sustainable  
Energy Fund**

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## Chartiers Valley Shopping Center

### **PUBLIC NOTICE**

Notice is hereby given the property owner, Trust created under the Deed of Trust of Paul Kossman, dated September 1, 1973 has completed a C-PACE transaction as per chapter 43 of Title 12 of the Pennsylvania Consolidated Statutes.

#### **Legal Description**

ALL THAT CERTAIN LOT IN COLLIER TOWNSHIP, ALLEGHENY COUNTY, PENNSYLVANIA, BEING LOT 2A-1, AS DEPICTED ON THE CHARTIERS VALLEY SHOPPING CENTER REDEVELOPMENT PLAN REVISION NO. 1, RECORDED AT PLAN BOOK VOLUME 311, PAGE 118.

TOGETHER WITH ALL THOSE EASEMENTS INCLUDING RIGHTS TO USE LOOP ROAD, EASEMENTS FOR INGRESS/EGRESS AND PARKING ESTABLISHED IN THE DECLARATION OF EASEMENTS MADE BY PAUL KOSSMAN DATED APRIL 25, 1980 AND RECORDED IN DEED BOOK VOLUME 6250, PAGE 30 AS AMENDED ON APRIL 12, 1983 AND RECORDED IN DEED BOOK VOLUME 6640, PAGE 41, AND AS AMENDED ON NOVEMBER 8, 1985 IN DEED BOOK VOLUME 7356, PAGES 111.

Tax Parcel ID: 0196-P-00001-0000-00

Address: 1025 WASHINGTON PIKE, BRIDGEVILLE, Pennsylvania 15017

#### **Property Owners**

Property owners are the Trust created under the Deed of Trust of Paul Kossman, dated September 1, 1973.

#### **Conservation Measures and Financing**

C-PACE financing for the Chartiers Valley Shopping Center is to fund a 933-kW rooftop solar array with a qualified project amount of \$3,907,985.00. The annual assessment amount is equal to \$302,336.90. The principal amount financed was \$4,053,674.00 with a fixed rate equal to 5.475%. Financing charges were equal to \$145,689.00.



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