

Western Riverside Council of Governments

Meeting of the WRCOG Executive Committee

December 1, 2025

2:00 p.m.



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1. Call to Order



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2. Pledge of Allegiance



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3. Roll Call



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4. Special Presentation

- Presentation of the Best Sustainable and Green Development Award
- Presentation of an Environmental Champion Leadership Award
- Presentation of the Public Relations Society of America Polaris Award



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5. Public Comments

Non-agenda items only; three-minute limit per person.



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Consent Calendar (Items 6.A – 6.G)

6.A Action Minutes from the November 3, 2025, Meeting of the Executive Committee

Requested Action:

1. Approve the Action Minutes from the November 3, 2025, meeting of the Executive Committee.

6.B WRCOG Committees and Agency Activities Update

Requested Action:

1. Receive and file.

6.C Report out of WRCOG Representatives on Various Committees

Requested Action:

1. Receive and file.

6.D I-REN Monthly Activities Update

Requested Action:

1. Receive and file.



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Consent Calendar (Items 6.A – 6.G cont'd)

6.E Single Signature Authority Report

Requested Action:

1. Receive and file.

6.F TUMF Program Activities Update: Two TUMF Reimbursement Agreements and One TUMF Reimbursement Agreement Amendment

Requested Actions:

1. Authorize the Executive Director to execute a TUMF Credit Agreement between the City of Menifee, the City of Perris, Core5 Industrial Partners, LLC., and WRCOG for the construction of improvements on Ethanac Road from I-215 to Antelope Road.
2. Authorize the Executive Director to execute a TUMF Reimbursement Agreement with the City of Murrieta for the Engineering, Right-of-Way, and Construction Phases of the Jefferson Avenue Improvements Project from Nutmeg Street to Palomar Street in an amount not to exceed \$1,500,000.



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Consent Calendar (Items 6.A – 6.G cont'd)

- 6.F TUMF Program Activities Update: Two TUMF Reimbursement Agreements and One TUMF Reimbursement Agreement Amendment

Requested Actions (cont'd):

3. Authorize the Executive Director to execute a TUMF Reimbursement Agreement with the City of Murrieta for the Engineering and Construction Phases of the Whitewood Road Improvements Project from Hunter Road to Clinton Keith Road in an amount not to exceed \$2,500,000.
4. Authorize the Executive Director to execute a TUMF Reimbursement Agreement Amendment No. 1 between the City of Murrieta and WRCOG for the planning, engineering, right-of-way, and construction of Keller Road / I-215 Interchange in an amount not to exceed \$17,250,000.
5. Authorize the Executive Director to execute a TUMF Reimbursement Agreement Amendment No. 1 with the City of Murrieta for the Right-of-Way and Construction Phases of the Murrieta Hot Springs Road Improvements Project in an amount not to exceed \$3,050,000.



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Consent Calendar (Items 6.A – 6.G cont'd)

- 6.G Fiscal Activities Update

Requested Action:

1. Receive and file.



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7.A Consideration of a New Commercial PACE Program Provider: PACE Loan Group, LLC



Casey Dailey
WRCOG



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Commercial PACE Background

- In December 2011, WRCOG initiated its Property Assessed Clean Energy (PACE) Program within the WRCOG subregion, providing financing to property owners to implement renewable energy, energy efficiency and water conservation, new construction, electrical vehicle charging stations, and seismic strengthening improvements to their residence or businesses.
- In 2014, the WRCOG PACE Program was expanded to allow jurisdictions throughout the state join the Program.
- In 2018, WRCOG began receiving more interest in the Commercial PACE (C-PACE) Program.
- In December 2020, the Executive Committee directed staff to discontinue the residential portion of the PACE Program after Renovate America discontinued accepting HERO applications in October 2020.



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C-PACE Expansion to Partner Directly with Capital Providers

- In March 2024, the Executive Committee authorized the expansion of the C-PACE Program to create a pathway to partner directly with Capital Providers (banks and financial institutions) and authorized new C-PACE administrators into the WRCOG and California C-PACE Programs.



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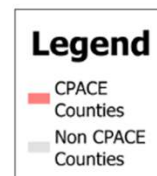
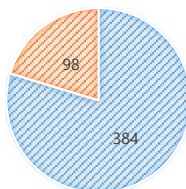
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WRCOG Statewide Footprint of C-PACE Counties Map

Jurisdictions	Counties
384	47

CA CITIES (482)

■ WRCOG C-PACE ■ Non WRCOG C-PACE



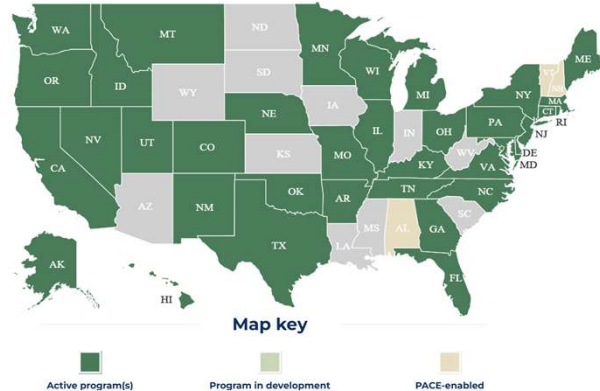
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Commercial PACE Background – cont'd

California first enabled PACE in July 2008 with the passage of AB 811, which amended the State's existing laws to allow PACE financing for renewable energy and energy efficiency improvements to homes and businesses.

- C-PACE growth across the nation
 - 40 states plus D.C. offer C-PACE



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Commercial PACE Background – cont'd

- **Commercial Property Assessed Clean Energy (C-PACE)** is a financing mechanism that allows commercial property owners to make improvements to their developments and businesses. These financed improvements are then attached to the property tax bill and paid through annual installments.



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PACE Loan Group (PLG) Interest as an Additional C-PACE Provider

- Founded in 2017, PLG is a leading national direct C-PACE lender in Minneapolis, Minnesota.
- A member of the Board of Directors for PACE Nation and C-PACE Alliance.



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WRCOG PACE Ad Hoc Committee

- On October 24, 2025, WRCOG's PACE Ad Hoc Committee met with PLG, who provided a presentation on its organization, program, capabilities and experience. PLG has expressed its desire to join WRCOG's statewide C-PACE Program.
- Current PACE Ad Hoc Committee members:
 - Council member Christian Dinco, City of Eastvale
 - Mayor Pro Tem Jessica Alexander, City of Temecula
 - Council member Joseph Morabito, City of Wildomar
- The PACE Ad Hoc Committee approved supporting this request to move forward to the Administration & Finance (A&F) Committee.
- The A&F Committee recommended consideration by the Executive Committee to adopt a resolution to formally incorporate PLG as an additional C-PACE Provider.



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WRCOG findings of PLG

- California Statewide Communities Development Authority (CSCDA) Administrative Agreement with PLG expires in December 2025.
 - CSCDA does not allow any Provider that signed up with CSCDA first to complete any projects outside of WRCOG's subregion, even if CSCDA is not in that jurisdiction.
 - However, WRCOG allows any Provider who signs with us first to complete projects with CSCDA when the project is outside of WRCOG's jurisdiction.
- Questionnaire:
 - Team of 30 dedicated staff
 - PLG backed by AB CarVal / Alliance Bernstein
 - Funding capacity at 6 months: \$75M, 1st Year: \$100M and 5th Year: \$500M



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PLG Key Principals



Bali Kumar
Chief Operating Officer



Peter Grabell
Managing Director, Head of Production



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About PACE Loan Group

- Founded in 2017, PLG is a pioneer in the C-PACE industry nationwide and one of few balance sheet lenders.
- Headquartered in Minneapolis with offices in:
 - New York
 - Chicago
 - Denver
 - Southern California
 - San Francisco / Bay Area
- PLG is a portfolio company of AB CarVal, a part of Alliance Bernstein.
- All servicing and underwriting is done completely in-house.



goPLG.com | PACE Loan Group

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PLG's Institutional Balance Sheet

- AB CarVal is a leading alternative investment fund manager with approximately \$19B in assets under management.
- AB CarVal has over \$4.5B invested in clean energy.
- AB CarVal's investment in PLG allows us to directly originate C-PACE loans on our balance sheet.

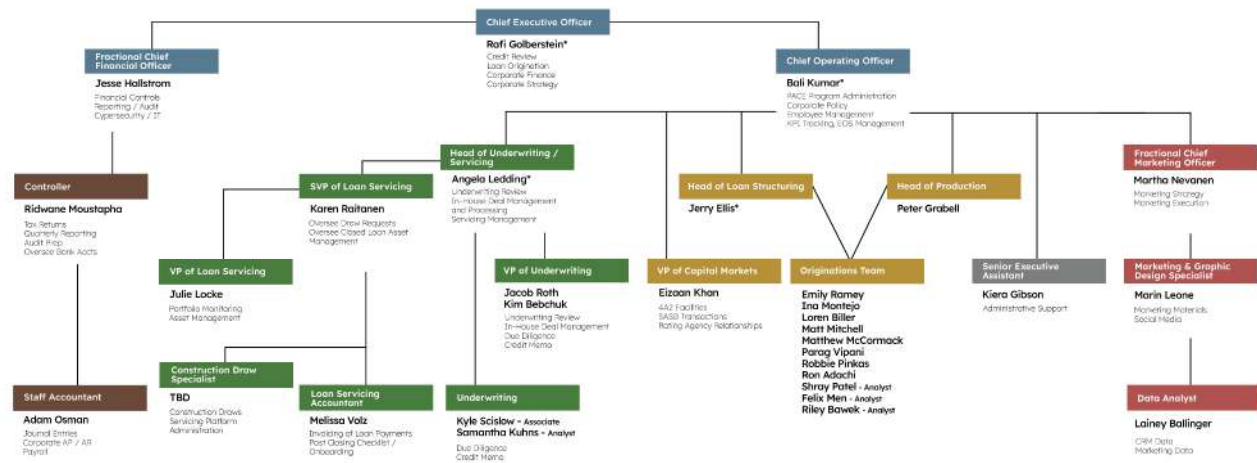


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Organization Structure



*Note: Credit Review

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Management & Staff

PLG Leadership Experience

Rafi Golberstein | *CEO:*

15+ years experience in CRE debt and capital markets

Josh Krsnak | *Board member:*

20+ years experience in CRE as owner / operator / developer

Jeff Hinck | *Board member:*

27+ years experience in Capital Markets / Start Ups / Institutional AM

Jesse Hallstrom | *CFO:*

15+ years experience in Accounting / CRE Management

Bali Kumar | *COO:*

10+ years of experience in law, consulting, and CRE

PLG Key Employee Experience

Jerry Ellis | *Head of Loan Structuring:*

25+ years experience in CRE debt and capital markets

Peter Grabell | *Head of Production:*

25+ years experience in CRE debt and capital markets

Angela Ledding | *Head of Underwriting:*

15+ years of experience in CRE lending

Ridwane Moustapha | *Controller:*

10+ years of experience in corporate and CRE accounting

Karen Raitanen | *SVP, Loan Servicing:*

20+ years of experience in banking / CRE

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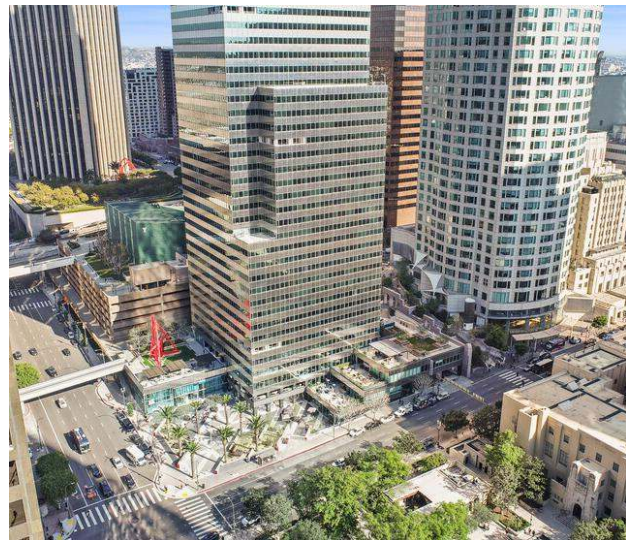
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LA Office Tower

C-PACE retroactively financed major capex projects undertaken over the last three years to free up capital for TIs / LCs and future upgrades to the property.

Key Fact: Refinance infused liquidity into the office tower.

LOCATION	Los Angeles, CA
ASSET TYPE	Office
PROJECT TYPE	Retroactive
SENIOR LENDER	Life Co.
C-PACE AMOUNT	\$24,000,000
MEASURES	Elevator Modernization Building Envelope Domestic Hot Water Plumbing Fixtures Lighting Central Plant



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Reset Hotel

Reset Hotel is an independent, luxury, 65 room hotel located near the entrance of Joshua Tree National Park. The hotel was constructed using modular construction.

Key Fact: Financed energy efficiency and seismic resiliency upgrades.

LOCATION	Twentynine Palms, CA
ASSET TYPE	Hospitality
PROJECT TYPE	New Construction
SENIOR LENDER	Debt Fund
C-PACE AMOUNT	\$11,200,000
TOTAL COST	\$26,700,000
LTC	41.9%
MEASURES	HVAC LED Lighting Electrical Building Envelope Seismic Measures



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Culver City Office

C-PACE was used to retroactively finance energy conservation improvements for Culver City Office, which is a three-story creative office building in Los Angeles.

Key Fact: Payoff maturing construction loan.

LOCATION	Los Angeles, CA
ASSET TYPE	Office
PROJECT TYPE	New Construction
LOAN TERM	30 Years
C-PACE AMOUNT	\$22,400,000
MEASURES	HVAC Plumbing Lighting Building Envelope Seismic Measures



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Home2 Suites Pittsburg

The C-PACE proceeds were used to fund seismic resiliency measures tied to the property, which is an extended-stay Home2 Suites hotel in the Northern Bay Area.

Key Fact: Blended down cost of capital.

LOCATION	Pittsburg, CA
ASSET TYPE	Hospitality
PROJECT TYPE	New Construction
SENIOR LENDER	Debt Fund
C-PACE AMOUNT	\$10,600,000
TOTAL COST	\$28,470,786
LTC	37.2%
MEASURES	HVAC Lighting Systems Building Envelope Roofing Plumbing Fixtures Seismic Retrofits



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Home2 Suites Vacaville

The C-PACE proceeds were used to fund seismic resiliency and energy conservation measures tied to the property, which is an extended-stay Home2 Suites hotel.

Key Fact: Blended down cost of capital.

LOCATION	Vacaville, CA
ASSET TYPE	Hospitality
PROJECT TYPE	New Construction
SENIOR LENDER	Debt Fund
C-PACE AMOUNT	\$8,750,000
TOTAL COST	\$29,149,297
LTC	30.0%
MEASURES	HVAC Lighting Systems Building Envelope Roofing Plumbing Fixtures Seismic Retrofits



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Lawson's Landing

Lawson's Landing is a generational family-owned campground and RV park. C-PACE financed the expansion of the project, including adding cottages, solar PV, and a wastewater treatment system.

Key Fact: Financed upgrades expected to save \$1.1M annually.

LOCATION	Dillon Beach, CA
ASSET TYPE	Special Use
PROJECT TYPE	Renovation
LOAN TERM	30 Years
C-PACE AMOUNT	\$4,200,000
MEASURES	Water Systems Electrical Insulation Solar PV Systems



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Let's Connect



Peter Grabell

Managing Director, Head of Production

(760) 212-5100

peter@paceloangroup.com



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7.A Consideration of a New Commercial PACE Program Provider: PACE Loan Group, LLC

Requested Action:

1. Adopt WRCOG Resolution Number 25-25; A Resolution of the Executive Committee of the Western Riverside Council of Governments authorizing PACE Loan Group, LLC, to administer and finance eligible improvements to be installed on commercial properties located within the boundaries of both the WRCOG Energy Efficiency and water Conservation Program for Western Riverside County and the California HERO Program, and in connection with such authorization, approving amendments to the Program Report for such Programs, an Assessment Contract, Administration Agreement, Master Indenture and Bond Purchase Agreement, and authorizing the Issuance of Bonds pursuant to such Master Indenture secured by assessments levied on commercial properties to finance the installation of eligible improvements on such commercial properties and approving other actions in connection thereto.



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7.B TUMF Construction Cost Index Adjustments for 2025



Chris Gray
WRCOG



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TUMF Administrative Plan

- Nexus Study updates (every 4 years approximately)
 - Adjust forecasts based on updated socio-economic data
 - Update eligible projects and funding levels
- Administrative Plan requires an annual analysis of costs each year
- WRCOG is required to consider a CCI Adjustment annually in those years where there is no Nexus Study
- There is no automatic adjustment, each CCI must be considered individually based on current requirements



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Why do we do This?

- Costs are continually rising
 - Project estimates in Nexus Study are already behind today's actual costs
- Bridge the gap between Nexus Studies
 - Last Nexus Study increased residential rates by 25% – 90%
 - Industrial rates increased by 25%
- Fee levels keep pace with cost increases
- Smaller incremental increases are better than one huge jump



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How is the Adjustment Calculated?

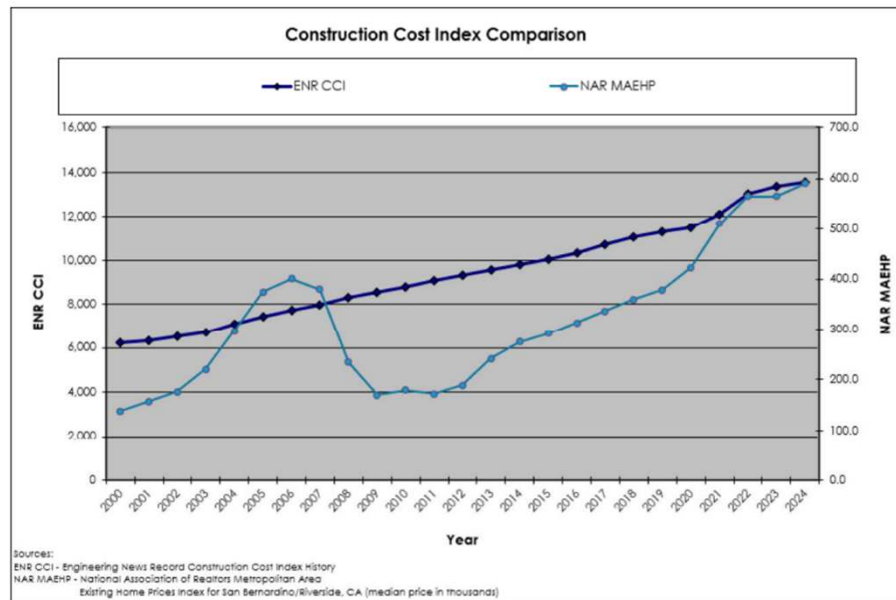
- Combines two indices
 - National Association of Realtors – Median Sales Price of Existing Single-Family Homes (NAR MAEHP)
 - Engineering News Record (ENR)
- Blended index provides balance on transportation and construction costs
- Index indicates percentage adjustment to current fee schedule



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Historical Construction Cost Index



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New Rates

- As of September 2025, the CCI is at a 2.6% increase

Land Use Type	2024 Nexus Study Fee	CCI Adjustment
Single Family <1800 sf	\$12,380	\$12,705
Single Family 1801-2300 sf	\$13,927	\$14,292
Single Family 2301-2700 sf	\$15,476	\$15,881
Single Family >2700	\$19,344	\$19,851
Multi-family	\$7,816	\$8,021
Industrial	\$2.33	\$2.39
Retail	\$7.72	\$7.92
Service	\$4.89	\$5.02
Class A/B Office	\$2.45	\$2.51



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Will This Affect Development?

- Studies show this increase is less than 0.1% of home cost
- Development has not slowed with past incremental increases
- Generates 3% - 5% more revenue for the Program



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How to Make This an Automatic Adjustment?

- Combined CCI index is updated annually in September and applied to current schedule
- Implementation to occur on July 1 of the following year
- Adjustments would be capped at a 5% increase
 - Increases greater than 5% would indicate a need to update the Nexus Study
- Average increase would be from 2% - 4%
- Can the adjustment decrease?
 - Yes



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Why Make an Automatic Adjustment?

- Lessen administrative burden
 - Eliminate multiple presentations to WRCOG committees
 - Reduce impact on staff and elected bodies
 - Without an automatic CCI, each CCI must be implemented each year
- Reliability and consistency
 - Remove unknowns for developers
- 10 WRCOG member agencies adjust their local fees using a CCI
- RCA also uses an automatic adjustment
- Developer community will have 9-month notice



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Committee Review

- Presented to Planning Directors Committee, Technical Advisory Committee, and Administration & Finance Committee in October/November
- All Committee unanimously approved the item



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7.B TUMF Construction Cost Index Adjustments for 2025

Requested Action:

1. Approve the implementation of an automatic Construction Cost Index adjustment for all TUMF land uses tied to the September indices of the National Association of Realtors and Engineering News Record (ENR) with a cap at 5% on any annual adjustments.



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7.C I-REN 2028-2035 Business Plan Application



Casey Dailey
WRCOG



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The I-REN logo is centered at the top, featuring a stylized sun rising over mountains above the letters "I-REN" in a white box, with "INLAND REGIONAL ENERGY NETWORK" written below. The background is a wide-angle photograph of a mountain range with snow-capped peaks under a clear blue sky. The bottom third of the slide is a solid green banner with white text.

I-REN 2028-2035
Business Plan Application
November 2025

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Purpose & Background

- Provide update on I-REN's upcoming Business Plan Application (BPA).
 - Due to California Public Utilities Commission (CPUC) February 2026.
- A new BPA is required every four years to authorize continued funding for I-REN.
 - Upcoming BPA covers calendar years 2028-2035.
- I-REN's first Business Plan was approved for 2022-2027.
 - Three main sectors, tailored to the Inland Empire region:
 - Public Sector
 - Codes & Standards
 - Workforce Education & Training



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2022-2027 I-REN Growth



- Development of Strategic Plan (2023-2027)
 - Shaped by committee feedback
- Program Launch and Expansion
 - 18 orientations for 33 public agency staff, 41 jurisdictions, and 16 additional agencies
- Branding and Outreach
 - Increasing awareness and participation
- Workforce Initiatives
 - From 11 Fellows in first year to 24 annually
- Continuous improvement
 - Expediting project development with staffing and consultant support



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Current Situation: 2028-2035 BPA

- Focus on Sectors authorized by I-REN Executive Committee:
 - Public
 - Workforce Education & Training
 - Codes & Standards
- Emphasis on cross-sector coordination and outreach to promote awareness of other programs and funding opportunities
 - Residential
 - Commercial
 - Industrial

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Budget and Engagement

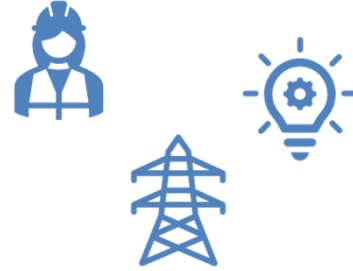
- Budget Approach
 - Zero-based, bottom up per CPUC guidance
 - Anticipating similar annual budgets with targeted adjustments
- Stakeholder Engagement
 - Sector meetings, listening sessions, surveys (local agencies, community-based organizations, schools, tribal, special districts, construction)
 - EM&V workplan launched June 2025 to inform BPA strategy

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CPUC Strategy Alignment

- Ratepayer funding priorities
 - Workforce expansion
 - Meter-based savings
 - Innovation and decarbonization
 - Environmental & Social Justice Action Plan
 - I-REN examples
 - Energy Fellows supporting Cash for Kilowatts
 - Codes and Workforce sectors advancing training and high-road jobs
- Residential coordination via CEC Equitable Building Decarbonization partnership



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Budget Past & Future

- Current I-REN portfolio budget: \$65.5 M for 2022-2027
 - Average annual budget: \$10.5M
 - Six-year budget prior to adoption of four-year / eight-year framework
 - Recent Mid-Cycle Advice Letter filing submitted November 4th to adjust budget forecast for remaining years

2022 Reported Actuals	2023 Reported Actuals	2024 Reported Actuals	2025 TUAL* Forecast	2026 MCAL Forecast	2027 MCAL Forecast	Total Portfolio Budget
\$1,113,975	\$5,096,860	\$6,723,434	\$14,085,844	\$19,126,667	\$19,431,151	\$65,577,930

*Note: per CPUC, 2025 forecast is fixed at TUAL amount; unspent TBD following 2025 Annual Report, Q2 2026.



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Budget Past & Future, continued

- Draft BPA budget for 2028-2035
- Increase annual average budget to \$17.3M across eight-year horizon

Category	2028	2029	2030	2031	2032	2033	2034	2035	Proposed 8-yr Total
Public Sector	7,645,486	8,262,479	8,929,264	9,649,858	10,428,605	11,270,196	12,179,705	13,162,611	81,528,202
WE&T	2,890,495	3,123,759	3,375,847	3,648,279	3,942,697	4,260,873	4,604,727	4,976,330	30,823,008
C&S	1,709,147	1,795,801	1,886,849	2,039,118	2,203,676	2,381,513	2,573,702	2,781,400	17,371,206
IDSM*	327,060	352,084	379,059	409,649	442,708	478,434	517,044	558,770	3,464,808
EM&V	510,214	549,252	591,332	639,052	690,624	746,358	806,589	871,681	5,405,101
Total	13,082,401	14,083,375	15,162,350	16,385,957	17,708,309	19,137,375	20,681,767	22,350,792	138,592,326

Acronyms: WE&T: Workforce Education and Training; C&S: Codes and Standards; IDSM: Integrated Demand Side Management; EM&V: Evaluation, Measurement and Verification

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Budget Past & Future, continued

- Factors driving budget increase:

Public Sector	Codes & Standards	Workforce Education & Training
<ul style="list-style-type: none"> • Support steady increase in projects • Outreach to respond to local needs • Innovation to address barriers • New comprehensive audit services 	<ul style="list-style-type: none"> • Local leadership building on successful training program foundation • Cross-portfolio collaboration: AB 39, Fellows training, HVAC trades 	<ul style="list-style-type: none"> • Expand from 27 to 54 Fellows placed annually • Expand County partnerships to support career pipelines



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Next Steps

Continue BPA
stakeholder
engagement and
EM&V analysis

Integrate
feedback into
final BPA strategy
and forecasts

Submit BPA
February 16, 2026



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Questions



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7.C I-REN 2028-2035 Business Plan Application

Requested Action:

1. Receive and file.



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7.D WRCOG Website Redesign and Launch



Bonnie Woodrome
WRCOG



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WRCOG Website Redesign and Launch

- Previous website was outdated in design and functionality.
- Limits accessibility for the public and ease of updates for staff.
- Modern site needed for better navigation, mobile responsiveness, accessibility, and content management.



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WRCOG Website Redesign and Launch

- Planeteria Media selected through a competitive process.
- Phased approach: discovery, design, migration, beta testing, launch.



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Transparency Portal

- WRCOG JPA & Bylaws
- WRCOG Strategic Plan
- Fiscal Information (Budget, Monthly Financials, etc.)
- Executive Committee Members
- Executive Director Employment Agreement & Amendments
- Staff Salary Schedule
- Employee Benefits

www.wrcog.us

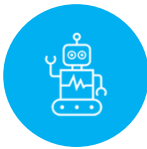


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WRCOG Website Redesign and Launch

New Features



AI-powered
chatbot



Improved
document
library



Member
Portal



User-friendly
backend



Modern,
welcoming
design

www.wrcog.us



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7.D WRCOG Website Redesign and Launch

Requested Action:

1. Receive and file.



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8. Report from the Technical Advisory Committee Chair



Craig Miller
Western Water



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9. Report from Committee Representatives



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10. Report from the Executive Committee Chair



Brenda Dennstedt
Western Water



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11. Report from the Deputy Executive Director



Chris Gray
WRCOG



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2026 Strategic Planning Session

Date: Friday, January 9, 2026

Time: 9 AM to 1 PM

Location: Western Municipal Water District Office
14025 Meridian Parkway
Riverside, CA 92518

Meeting will review 2025 Strategic Plan accomplishments and may address other topics as determined by staff and Executive Committee leadership.



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12. Items for Future Agendas

13. General Announcement

14. Next Meeting

The next Executive Committee meeting is scheduled for:

Monday, February 2, 2026

2:00 p.m.

County of Riverside Administrative Center

4080 Lemon Street, 1st Floor, Board Chambers, Riverside

15. Adjournment