

Authorizing More Than One C-PACE District

For Missouri municipalities that have already authorized a clean energy development district

THE SITUATION

Your community authorized C-PACE, and nothing about that program needs changing. What the ordinance did not anticipate is that a lender, a contractor, or a property owner may arrive already committed to a different district — and that when they do, the project stops. Missouri's PACE Act does not limit a municipality to one clean energy development district. Most enabling ordinances name a single district simply because that was the district in front of the governing body at the time.

AUTHORIZATION IS ADDITIVE, NOT SUBSTITUTIVE

Authorizing a second district does not repeal, amend, or narrow the program already in place. Districts formed under the Act share the same statutory basis, the same owner-consent requirement, and the same lien mechanics. They operate in parallel, and the property owner decides which one to use for a given project. The governing body is not choosing between programs. It is widening the set of transactions that can close inside its limits.

WHY THE CONSTRAINT IS EASY TO MISS

Every C-PACE closing requires a property owner, a contractor, and a capital provider to align. Each arrives with existing district relationships, approved document sets, and credit approvals already in place. When a capital provider is credentialed with one district and not another, a single-authority municipality becomes a jurisdiction that provider cannot lend into — for reasons having nothing to do with the building, the borrower, or the project. These transactions rarely surface as complaints. The financing is arranged elsewhere, or not at all, and the improvement is not made.

WHAT A SECOND AUTHORIZATION ASKS OF THE MUNICIPALITY

One ordinance. C-PACE assessments are voluntary and owner-initiated. Under the Act, PACE obligations are not debt, a general obligation, or a pledge of the credit of the municipality. The municipality does not underwrite, review, service, or guarantee any transaction, and commits no funds or staff time. MCED administers application intake, eligibility review, closing documentation, and the assessment itself.

WHAT IT MAKES AVAILABLE TO LOCAL PROPERTY OWNERS

- **Statewide infrastructure at no cost to the municipality.** MCED serves more than 300 member communities representing approximately 62% of Missouri's population, with standardized documents and district counsel authority opinions supporting each closing.
- **Long-term private capital for existing buildings.** Owners finance HVAC, roofing, envelope, lighting, and water improvements over terms matched to the useful life of the measure — without municipal funds, public subsidy, or new taxes.
- **A route to contractors and capital.** Through NPCA, a fee-free Missouri Green Banc platform, a Missouri commercial property owner registers a project and is shown best-fit contractors and capital providers, selecting each independently.

REQUESTED ACTION

Adoption of an ordinance authorizing the municipality to join the Missouri Clean Energy District, in addition to any district previously authorized. MCED supplies model ordinance language, the joinder documents, and staff support at no charge, and will present to the governing body at its convenience.