

MISSOURI CLEAN ENERGY DISTRICT

Missouri's statutory C-PACE authority · § 67.2800 RSMo

C-PACE Assessment Authorization

Fee Schedule

Version 2026-07-16

Purpose. This schedule establishes the fees charged by the Missouri Clean Energy District (MCED) for review, authorization, execution, and continuing administration of special property tax assessments securing Commercial Property Assessed Clean Energy (C-PACE) financing.

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ADMINISTERED BY MISSOURI GREEN BANC · CHESTERFIELD, MISSOURI

C-PACE authority for Missouri's member communities under § 67.2800 RSMo

1 ASSESSMENT AUTHORIZATION FEE

C-PACE FINANCING AMOUNT	ASSESSMENT AUTHORIZATION FEE
Up to \$1,000,000	1.50% of the C-PACE financing amount, subject to a minimum fee of \$7,500.
\$1,000,001 to \$5,000,000	\$15,000, plus 1.00% of the amount exceeding \$1,000,000.
\$5,000,001 to \$10,000,000	\$55,000, plus 0.50% of the amount exceeding \$5,000,000.
Over \$10,000,000	\$80,000, which is the maximum authorization fee.

2 ILLUSTRATIVE AUTHORIZATION FEES

The figures below are illustrative only and are provided to show how the tiered schedule in Section 1 applies at representative financing amounts.

FINANCING AMOUNT	CALCULATED FEE	EFFECTIVE RATE
\$250,000	\$7,500	3.00%
\$500,000	\$7,500	1.50%
\$1,000,000	\$15,000	1.50%
\$2,500,000	\$30,000	1.20%
\$5,000,000	\$55,000	1.10%
\$10,000,000	\$80,000	0.80%
\$25,000,000	\$80,000	0.32%
\$50,000,000	\$80,000	0.16%
\$100,000,000	\$80,000	0.08%

At financing amounts of \$500,000 or less, the \$7,500 minimum fee applies. At financing amounts of \$10,000,000 or more, the \$80,000 maximum fee applies.

3 ADDITIONAL FEES AND COST RECOVERY

Application deposit: \$1,000, payable with the application and credited against the authorization fee at closing. The deposit is nonrefundable to the extent applied to work performed or third-party expenses incurred.

Annual assessment administration fee: Charged for the term of the assessment according to the schedule below.

FINANCING SIZE	ANNUAL ADMINISTRATION FEE
Financings up to \$5 million	\$750 annually
Above \$5 million and up to \$15 million	\$1,000 annually
Above \$15 million and up to \$50 million	\$2,500 annually
Above \$50 million	\$5,000 annually

Pass-through costs: The property owner or financing party shall reimburse MCED for actual third-party and extraordinary costs, including legal review, title work, recording charges, technical review, trustee services, amendment processing, enforcement, collection, litigation, foreclosure, and other transaction-specific expenses.

Non-closing applications: If MCED has completed substantial review and the financing does not close, MCED may retain the application deposit and recover documented extraordinary costs incurred in connection with the application.

Amendments and supplemental authorizations: MCED may charge a reasonable fee based on the scope of review, staff time, and third-party costs. Material increases in financing principal are subject to the then-current authorization fee schedule, with credit for authorization fees previously paid on the same assessment.

Payment timing: Unless otherwise approved in writing by MCED, all authorization fees and reimbursable costs are due on or before execution and recording of the assessment documents.

4 ADMINISTRATION AND INTERPRETATION

MCED may require additional deposits when anticipated legal, technical, enforcement, or transaction costs are expected to exceed the initial application deposit.

MCED may waive, reduce, defer, or restructure a fee only through written action authorized under MCED policy. Any exception should be documented and supported by a stated public-purpose or administrative rationale.

For purposes of this schedule, the C-PACE financing amount means the principal amount authorized by MCED to be secured by the special property tax assessment, excluding interest unless expressly capitalized into principal.

If a calculation falls exactly on a tier boundary, the fee shown for the lower tier applies at that boundary, and the marginal rate for the next tier applies only to the amount above the boundary.

This schedule should be reviewed periodically and may be amended by MCED. The fee schedule in effect when a complete application is accepted will govern unless MCED and the applicant agree otherwise in writing.

5 ADOPTION AND EFFECTIVE DATE

This fee schedule was adopted by the Board of Directors of the Missouri Clean Energy District and applies to complete applications accepted on or after the effective date shown above. Upon its effective date, this schedule supersedes any prior MCED C-PACE fee schedule for such applications.