

MGB and MCED: Structure and Statutory Basis

Who the two organizations are, how they relate, and what that means for your municipality

DOCUMENT	PROGRAM SEGMENT	AUDIENCE	VERSION
MGBA-MUN-JA-01	Segment 2 — What MGB and MCED Actually Are	Municipal officials, staff, and counsel	v1.0 · August 21, 2026

Officials are asked to make a governance decision about an entity they have often not encountered before. This sheet states plainly what each organization is, what authority it holds, and — the question that usually matters most — what relationship it has to your municipality.

Two organizations, in one line each

Missouri Green Banc (MGB)	A nonprofit green bank organized as a 501(c)(3). Its purpose is public-interest: to move private capital into clean-energy and efficiency projects the market is not financing on its own. MGB brings capital strategy and program operations.
Missouri Clean Energy District (MCED)	The statutory C-PACE authority for Missouri, operating under the Property Assessment Clean Energy Act, Sections 67.2800 to 67.2840, RSMo. MCED provides the legal authority that makes property-assessed clean energy financing possible in a member community.

How they relate

THE PEER RELATIONSHIP — STATE IT THIS WAY

Missouri Green Banc administers the Missouri Clean Energy District. MGB brings the capital strategy and the program operations; MCED provides the statutory authority. Neither is a division of the other.

This distinction is not cosmetic. MCED holds authority that MGB does not and could not hold — the power to levy and collect a special assessment under an assessment contract, and to record that assessment as a lien. MGB holds capabilities MCED does not exercise directly — capital markets work, contractor and owner education, and the NPCA platform. Describing either as a division of the other misstates where authority sits.

And neither is a division of your municipality

A clean energy development board is formed by one or more municipalities under Section 67.2810, RSMo. Once formed, the district is an independent political subdivision of the state. It is not a department, agency, or subdivision of any member municipality — current or future.

Practically, this is what allows membership to be a low-burden decision. The district carries its own governance, its own operations, and its own obligations. Your municipality enables the tool; it does not absorb the entity.

Scale of adoption

MCED already serves more than three hundred member communities across Missouri, together representing roughly 62 percent of the state's population on an unduplicated basis. This is not a pilot program, and membership is not an experiment your community would be running alone.

What the statute gives the district

Section 67.2810 sets out the powers of a clean energy development board. The ones that matter for understanding what MCED does on your behalf:

- To levy and collect special assessments under an assessment contract with a property owner, and to record those assessments as a lien on the property.
- To finance a project under an assessment contract.
- To borrow money from public or private sources, issue bonds, and provide security for repayment.
- To collect reasonable fees and charges in connection with making and servicing assessment contracts.
- To employ or contract for managerial, legal, technical, and accounting assistance.

What your municipality keeps

Section 67.2800 is explicit that C-PACE projects remain subject to local control. All projects undertaken under the Act are subject to the applicable municipality's ordinances and regulations — including, but not limited to, those concerning zoning, subdivision, building, fire safety, and historic or architectural review.

THE SHORT VERSION FOR A GOVERNING BODY

A C-PACE project in your community is still your community's project to permit and inspect. Membership adds a financing mechanism. It does not displace a single one of your codes.

Terms you will hear

Term	What it means
Clean energy development board	The statutory entity type. MCED is one. Formed by one or more municipalities under §67.2810, RSMo.
Assessment contract	The contract between the district and the property owner. Runs up to twenty years and no longer than the weighted average useful life of the improvements.
Special assessment	The annual charge the owner agreed to pay. Collected by the county collector in the same manner and with the same priority as ad valorem real property taxes.
Member community	A municipality that has taken the authorizing action to join the district, making C-PACE available to eligible commercial property owners within its jurisdiction.
C-PACE	Commercial Property Assessed Clean Energy — the commercial application of the Act. Commercial programs are expressly carved out of the residential consumer-protection provisions at §67.2815.7.

Citations in this sheet are to the Property Assessment Clean Energy Act, Sections 67.2800 to 67.2840, RSMo, as effective August 28, 2021. This document is a plain-language summary for orientation. It is not legal advice, and your municipality should review the Act and the district's governing documents with its own counsel.

Markets set in motion. It all starts with collaboration.

Missouri Green Banc · 16305 Swingley Ridge Rd, Suite 220, Chesterfield, MO 63017
(866) 554-4083 · communications@missourigreenbanc.org · missourigreenbanc.org