MGB ACADEMY · MISSOURI MUNICIPAL LEADERS TRACK

Membership Questions: Cost, Liability, and Effort

The three questions every governing body asks, answered directly

DOCUMENT	PROGRAM SEGMENT	AUDIENCE	VERSION
MGBA-MUN-JA-08	Segment 6 — For Non-Member Communities	Elected officials and administrators in non-member communities	v1.0 · August 21, 2026

These are the right questions to ask, and they deserve direct answers rather than reassurance. Each answer below is followed by the reason it holds, so it can survive scrutiny from a finance director or attorney who was not in the room.

First: what does it cost the municipality?

> **NOTHING.**
> Joining the Missouri Clean Energy District does not put your general fund at risk and does not obligate you to finance, underwrite, or service any project. The capital is private. Administration is handled by the district. NPCA is fee-free for the owners and providers who use it.

WHY THAT HOLDS

- The municipality is not a party to any assessment contract. Those are executed between the district and the benefitted property owner.
- The district is an independent political subdivision, not a subdivision of any member. Its obligations are its own.
- Collection runs through the county collector, not through municipal billing. There is no collection cost to absorb.
- There is no membership fee, no assessment on the municipality, and no per-project cost to the municipality.

THE HONEST CAVEAT

There is staff time in the authorizing process itself — an attorney review and a governing-body action. That is the cost, and it is measured in hours rather than dollars.

Second: what is our liability?

> **NONE THAT THE STRUCTURE CREATES.**
> C-PACE assessments are voluntary and secured by the participating property. They are not a municipal debt and not a liability on your books. You are enabling a tool, not guaranteeing a loan.

WHY THAT HOLDS

- The obligation runs with the land. It is a covenant binding the property and subsequent owners for the term of the contract — not a municipal obligation at any point.
- Security is the assessed parcel. Delinquency is enforced through the county collection process with the same priority as delinquent real property taxes. The municipality is not a creditor and is not called on to cure.

- Only participating properties are assessed. No non-participating property is affected in any way, so there is no constituency being levied without consent.
- No guarantee, moral obligation, or backstop appears anywhere in the structure.

THE HONEST CAVEAT

Your attorney should independently review the district's formation documents, the cooperative agreement, and the authorizing instrument. We would rather you did. Every one of those documents is available on request, before any commitment.

Third: how much work is this?

> **A GOVERNANCE DECISION, NOT A PROGRAM BUILD.**
> Membership is typically an authorizing action by your governing body to join the district. The district provides the framework, the documents, and the operational support, and NPCA provides the capital platform. You are not building a program from scratch.

WHY THAT HOLDS

- The district already exists, with governance, counsel, program guidelines, and operations in place.
- More than three hundred Missouri communities have already completed this process. The path is well worn and the documents are settled.
- There is no ongoing administrative duty. The municipality does not review projects, hold funds, bill, collect, or report.
- The only recurring activity is optional: telling property owners the tool exists.

THE HONEST CAVEAT

Awareness effort is what determines whether membership produces projects. It is genuinely optional — but a member community that never mentions C-PACE will see little from it. Plan on a few hours of staff briefing and a paragraph on your website.

Questions that come up next

Does this affect our bond rating or debt capacity?	The structure creates no municipal debt or guarantee, so there is nothing to carry into a debt calculation. Confirm with your financial advisor as a matter of course.
Do we lose any control over development?	No. All projects remain subject to your ordinances and regulations — zoning, subdivision, building, fire safety, and historic or architectural review. §67.2800.3, RSMo.
What if we join and no one uses it?	Then nothing has happened and nothing has been spent. There is no minimum, no volume commitment, and no cost to an unused membership.
Can we leave?	Withdrawal terms are addressed in the district's governing documents. Ask for them during review — this is a fair question and it has a documented answer.
Does this compete with our own incentive programs?	No. C-PACE funds the capital stack rather than granting money, and it is routinely combined with utility rebates and local incentives.

What you gain

You make a proven financing tool — and the platform that powers it — available to every eligible commercial property owner in your community, at no cost and no risk to the municipality. You join more than three hundred Missouri communities that have already done exactly this.

And there is a competitive dimension worth naming plainly. The property owners in your jurisdiction are competing for capital and tenants with businesses in member communities down the road. Membership levels that field.

> **THE NEXT STEP IS A CONVERSATION, NOT A COMMITMENT**
> Missouri Green Banc will walk your staff and governing body through the authorizing steps, answer every legal and fiscal question, and provide the documents you need for review. There is no cost to have the conversation, and no obligation follows from it.

Markets set in motion. It all starts with collaboration.

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