

MISSOURI PACE

FIELD OF DREAMS
MEETS

*The Little Engine that
Could*

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M I S S O U R I

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PACE IN MISSOURI

HB 1692 (2010) – one-hundred four new sections relating to real estate

Sections 67.2800 – 67.2835, RSMo

- ❑ Authorizes the formation of clean energy development boards by **one or more municipalities** for the purpose of establishing PACE programs
- ❑ Assessments apply to a **single parcel** of property or a unified development consisting of **multiple adjoining parcels** of property
- ❑ Projects may not exceed **20 years** and include:
 - **EE improvements** designed to reduce the energy consumption including insulation in walls, roofs, attics, floors, foundations, and heating and cooling distribution systems, windows and doors, automated controls, weatherization, lighting, energy recovery systems and daylighting systems.
 - **RE improvements** includes fixtures, products, systems, devices, or combination thereof which produces energy from renewable resources, including, but not limited to photovoltaic systems, solar thermal systems, wind systems, biomass systems, or geothermal systems.

“STATEWIDE” AUTHORITIES

MISSOURI CLEAN ENERGY DISTRICT

Founding: January 2011 – City of Jefferson

Administrator: Missouri Clean Energy Fund LLC

Membership: 33 cities and 10 counties

Of note: Worked for passage of the legislation and was the first entity to establish a Board. MO DED allocated \$10 million of the state’s QECCBs to MCED. The District also secured Kansas City’s QECCB allocations. MCED partners will begin offering residential PACE this summer.

Projects: Wornall Plaza (\$571,000), City of Otterville Waste Water Treatment System (\$1.03m), Plaza Corporate (\$1,604,622), and 10-12 more projects in the pipeline.

SHOW ME PACE

Founding: July 2015 – City of Bel Nor

Administrator: Missouri Energy Initiative

Membership: 14 cities and counties

Of note: Board members include representatives from an IOU, MO Chamber, and MO Growth Association and are a nonprofit driven structure with very low administrative costs (~1% to 1.5%) and application and processing fees. They are currently seeking state QECCBs for a project.

Projects: Cambridge Engineering (\$600,000) , Old Dorsett Offices (\$132,964), Moreland Holdings Warehouse & Office (\$149,020), and have several projects in the pipeline including a rural solar project.

“SINGLE” AUTHORITIES

SET THE PACE ST LOUIS

Authority: St. Louis Clean Energy Development Board

Founding: July 2013 – City of St Louis only

Administrator: Equity Funding LLC

Of note: Mayor Slay championed the creation of the Board as part of the City’s Sustainability Plan. RFP was issued this spring and a contract is underway. It will also use City’s QECBs for the Green HELP program.

Projects: \$111,110 in 2013, \$444,600 in 2014, \$3,645,272 in 2015 and \$34 million in the pipeline. Cumulative savings of \$718,428/yr and 3,260,090 kWh/yr. Estimated 182 jobs saved or created.

ST LOUIS COUNTY

Authority: St Louis County Clean Energy Development Board

Founding: August 2015 – St Louis County only

Administrator: Equity Funding LLC

Of note: Ordinance 26,164 requires an RFP to select an Administrator. One was issued this Spring and contract underway.

Projects: None yet.

CITY OF WASHINGTON

Of note: City adopted an ordinance but it is unclear if it intends to create an authority or join an existing one.

LESSONS LEARNED/BARRIERS/TIPS

KISS (*Keep It Simple Silly*) – don't overly complicate the authorization language and be protective of it

Perseverance – identify champions and support them

Patience – allowing time for the market to take off

Communication & Protection – be transparent, honest and helpful with local jurisdictions, potential authorities, funders, vendors, and consumers

Cooperation & Creativity - know your role and find a way to “yes”



Property Assessed Clean Energy (PACE)

Home > Communities > Assistance Programs > Property Assessed Clean Energy (PACE)

Property Assessed Clean Energy or PACE programs, allow local government entities to raise money through the issuance of bonds or other sources of capital to fund energy efficiency and renewable energy projects to eligible property owners. Through the creation of financing districts, property owners can finance renewable onsite generation installations and energy efficiency improvements through a voluntary assessment on their property tax bills that is repaid over a period up to 20 years.

This voluntary assessment is secured by a senior lien on the property and does not require upfront payment. The lien provides debt collateral in the event a property owner defaults on the assessment. In most cases, the assessment and the lien are transferred upon sale.

Missouri Property Assessed Clean Energy

Missouri enacted PACE legislation in 2010 (HB 1692) that authorizes the formation of clean energy development boards by one or more municipalities for the purpose of establishing PACE programs (Sections 67.2800 – 67.2835, RSMo). Municipalities are defined as counties, cities or incorporated

Related Links

[Energy Loan Program](#)

[Missouri CAIR Energy Efficiency and Renewable Energy Set-Aside Program](#)

[Low-Income Weatherization Assistance Program \(LIWAP\)](#)

[Weatherization Assistance Program and Home Energy Assistance Program Service Areas](#)

[Missouri Energy Efficiency and](#)

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