Property Assessed Clean Energy (PACE) Program

University City recently passed an ordinance enabling commercial property owners to take advantage of Property Assessed Clean Energy (PACE) funding. PACE is an innovate program that makes it possible for owners of commercial, multifamily and industrial properties to obtain low-cost, long-term financing for energy-efficiency, water conservation and renewable energy projects. The term of a PACE project may extend up to 20 years, resulting in utility and other cost savings that exceed the amount of the assessment payment.

Unique benefits of PACE include:

- 100% financing with no up-front, out-of-pocket costs for the property owner.
- Positive cash flow and increased property value, even with long simple payback projects.
- No personal guarantees.
- Alignment of landlord and tenant interests, as the real estate tax assessment, along with the cost savings generated by a sustainability project, can be shared with tenants under most lease forms.
- PACE assessments are linked to the property and automatically transfer to a new owner upon the sale of the property.

PACE funding is available for most projects that save energy, water and maintenance expenses. A partial list of PACE eligible improvements includes: Roof, Boilers/Chillers, HVAC, LED Lighting, Parking Lots, Building Controls, Windows, Insulation, Solar, Refrigeration and Kitchen Equipment. If you are interested in PACE funding, please contact one of the two eligible PACE providers:

PACE Equity
Anne Murphy Hill
314-399-9143
ahill@pace-equity.com

Missouri Clean Energy District
David Pickerill
(800) 748-9986
dpickerill@mced.mo.gov

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