

C-PACE Status in Mecklenburg County and Next Steps

October 14, 2025



MECKLENBURG COUNTY
North Carolina

C-PACE Basics

What is C-PACE?



Commercial Property
Assessed Capital
Expenditure (C-PACE)



Fully **voluntary** program



Provides eligible property
owners with access to
**long-term financing from
private capital providers
for up to 100% of qualified
improvements**

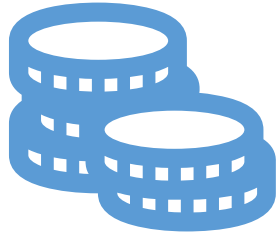


Financed amounts are
secured as a lien on the
property



C-PACE Basics

What is C-PACE?



Alternative financing mechanism

For commercial properties

Long-term, low-cost private capital

For energy efficiency, renewable energy, water conservation, and/or resilience projects



Recently authorized in North Carolina ([SB 802](#))



C-PACE Basics

Benefits of C-PACE



ENERGY/UTILITY
BILL SAVINGS



INCREASED
CASH FLOWS



ENHANCED
BUILDING
RESILIENCE



INCREASED
PROPERTY
VALUES



REDUCED
CARBON
EMISSIONS



ASSESSMENTS
RUN WITH THE
PROPERTY



Program Administration

Economic Development Partnership of North Carolina (EDPNC) is statewide administrator

- Accepts, reviews, and approves project applications
- Submits documents to local government
- Records assessment
- Collects fees

Local government

- Accept approved project applications and execute related documents
- **Cost-neutral** (reimbursed for actual & reasonable costs)
- **No liability or financial responsibility**



Mecklenburg County Context

- Prior to presenting C-PACE to the EDC, this topic was presented and was received favorably to all Town Managers as well as the City of Charlotte's Economic Development Committee.
- Throughout the State, at least 2 counties have endorsed C-PACE. Those counties include New Hanover and Gaston, with a recent redevelopment project financed partly by C-PACE.
- There are 23 other states that have current, active C-PACE programs.



Mecklenburg County Policy Context

- The C-PACE initiative aligns to the BOCC's Environmental Leadership Policy as updated in March 2021. Relevant and supportive excerpts are as follows:
 - Protecting the environment for the benefit of future generations is in the public's interest and key to Mecklenburg County's Community Vision;
 - Mecklenburg County strives to provide all residents an equitable opportunity to thrive and has committed to addressing inequities through systems, policies and practices; and
 - Partner with municipalities, businesses, nonprofits and other organizations that have common goals and interests to efficiently implement this policy



Next Steps

Steps to Authorize Locally

1

C-PACE toolkit developed & approved by
Economic Development Partnership of NC.

2

Endorsement from Economic Development
Committee.

3

Presentation to & endorsement from
Mecklenburg Board of County Commissioners.



Next Steps



Steps to Join

1. Pass a resolution of intent to join, setting public hearing date
2. Hold a public hearing
3. Pass a resolution to join

Context

- If the County follows these steps to join, the program is effective for all eligible properties in the County
- If the City or Towns follows the steps to join, they must also obtain a resolution of concurrence from the Mecklenburg Board of County Commissioners.





Questions?