

# **REQUEST FOR BOARD ACTION**

## **HENDERSON COUNTY BOARD OF COMMISSIONERS**

**MEETING DATE:** October 6, 2025

**SUBJECT:** North Carolina Commercial Property Assessed Capital Expenditure (C-PACE) Program

**PRESENTER:** Abigail Buxton, LFNC Fellow

**ATTACHMENTS:** 1. Presentation

### **SUMMARY OF REQUEST:**

The North Carolina Commercial Property Assessed Capital Expenditure (C-PACE) Program was established by the General Assembly in 2024. The program is administered by the Economic Development Partnership of North Carolina and is intended to provide a long-term private financing option for renewable energy, energy efficiency, water conservation, and resiliency improvements to commercial property. Private financing is spread over the useful life of the improvement and can be up to 35% of the value of the property. The financing is secured by a voluntary senior lien on the property.

There is no financial or legal responsibility to Henderson County.

Staff will provide an overview of the program as there has been interest indicated by municipalities.

### **BOARD ACTION REQUESTED:**

No specific Board Action is requested, this item is for informational purposes only.

### **Suggested Motion:**

*No motion suggested.*



ECONOMIC DEVELOPMENT PARTNERSHIP of  
**NORTH CAROLINA**

# C-PACE

North Carolina Commercial Property  
Assessed Capital Expenditure







# What is C-PACE?

The North Carolina Commercial Property Assessed Capital Expenditure (C-PACE) Program is a statewide program through EDPNC providing long-term private financing for certain improvements to commercial property.

- Energy Efficiency
- Renewable Energy
- Resiliency
- Water Conservation
- Safe Drinking Water Access

# Unique Aspects of the Program



Over the useful life of the improvement (20 -30 years)



Attached to the property so transferable when sold



Can be up to 35% of the value of the property



# What is the County's Role?

- Adopts a Resolution to join the program
- Records C-PACE lien with the office of the register of deeds once the statewide program approves a project

\*The County would not have any financial or legal liability



# What are the benefits?

Higher property values generating higher property tax revenues

Creating more resilient infrastructure and conserving resources

Lower utility costs attracting and retaining businesses

# Next Steps

1

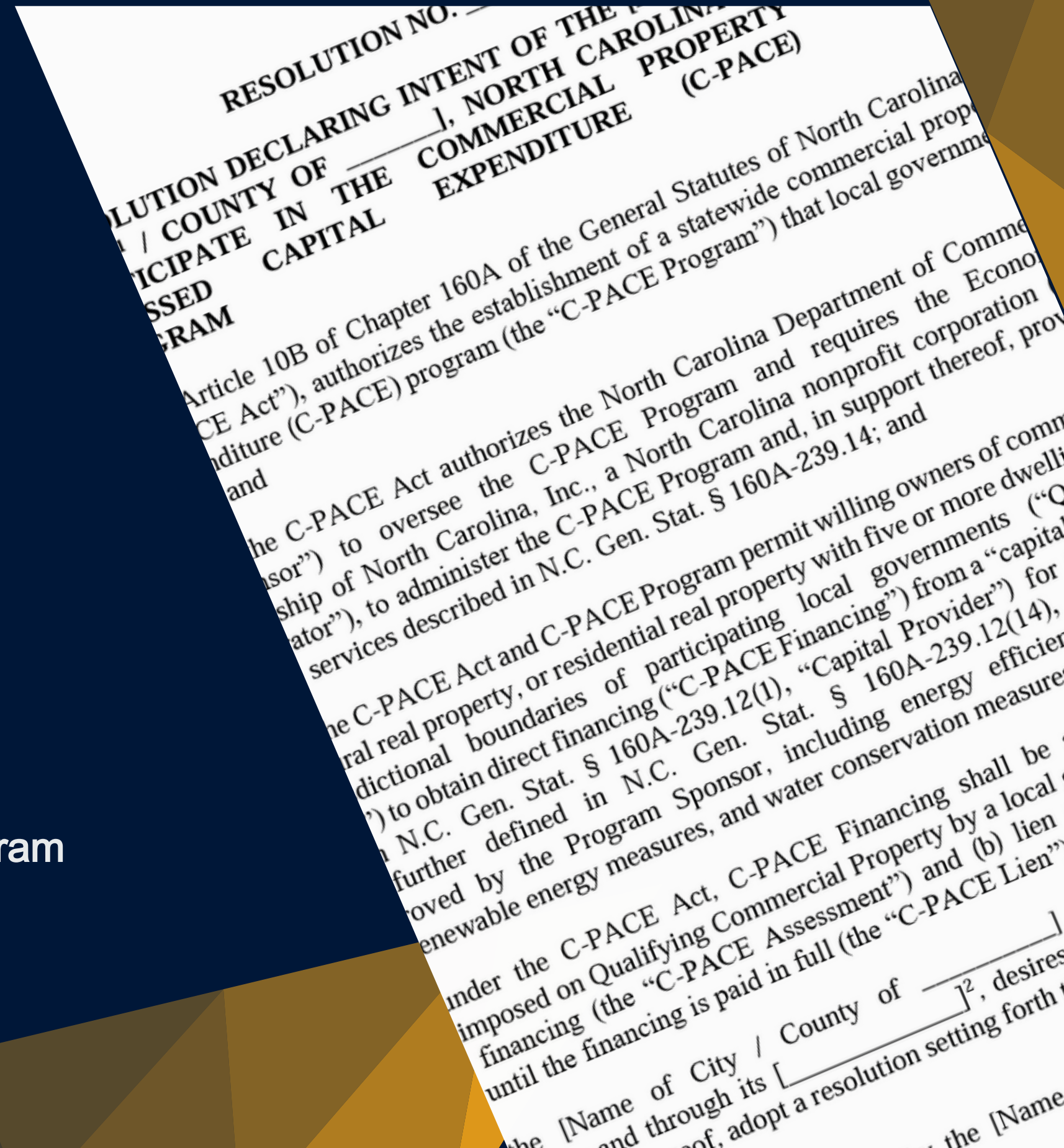
Adopt a Resolution of Intent and Call for Public Hearing

2

Hold a public hearing

3

Adopt a final Resolution to join the C-Pace Program





# Thank You

Any Questions?