

BY THE CITY COUNCIL:

CAVENER, LITTLE ROBERTS,
OVERTON, STRADER, TAYLOR, WHITLOCK

A RESOLUTION ESTABLISHING A COMMERCIAL PROPERTY ASSESSED CAPITAL EXPENDITURE PROGRAM (C-PACE PROGRAM”); AUTHORIZING CERTAIN ADMINISTRATIVE ACTIONS CONCERNING THE C-PACE PROGRAM; ADOPTING NEW C-PACE PROGRAM FEES; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Commercial Property Assessed Capital Expenditure Act, Chapter 38, Title 67, Idaho Code (“Act”) authorizes municipalities, counties and other political subdivisions of the State of Idaho to establish a commercial property assessed capital expenditure program (“C-PACE Program”) to assist in financing certain renewable energy, energy and water efficiency, and resiliency improvements (“Qualified Improvements”) by certain property owners through the imposition of special assessments; and

WHEREAS, the City Council has determined that the financing of Qualified Improvements through the imposition of special assessments is a valid public purpose; and

WHEREAS, the City Council held a public hearing on May 12, 2026 to receive input from the public with respect to the proposed C-PACE Program and related fees; and

WHEREAS, the City has complied with the procedures set forth in the Act and Idaho Code section 63-1311A to establish the C-PACE Program and adopt related fees; and

WHEREAS, the City desires to establish a C-PACE Program and adopt related fees;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MERIDIAN, IDAHO:

Section 1. The terms defined or described in the recitals hereto shall have the same meanings when used in the body of this Resolution. All other capitalized terms used herein and not otherwise defined shall have the meaning given such terms in the Act.

Section 2. Pursuant to the Act, the City hereby establishes the C-PACE Program as set forth in the Program Guidebook, which is attached hereto as Exhibit A and incorporated herein.

Section 3. Pursuant to the Program Guidebook, the City’s Economic Development Administrator shall be the Program Administrator of the C-PACE Program and shall be authorized to perform the duties set forth in the Program Guidebook.

Section 4. The Mayor shall be authorized to execute C-PACE documents on behalf of the City in accordance with the Program Guidebook.

Section 5. The City hereby adopts the following C-PACE fees: a “C-PACE Application Fee,” which shall be \$500.00 per C-PACE application; a “C-PACE Servicing Fee,” which shall be one percent (1%) of the total amount financed under the C-PACE Program, not to exceed \$50,000.00.

Section 6. The sections, paragraphs, sentences, clauses and phrases of this Resolution shall be severable. In the event that any such section, paragraph, sentence, clause or phrase of this Resolution is found by a court of competent jurisdiction to be invalid, the remaining portions of this Resolution are valid, unless the court finds the valid portions of the Resolution are so essential to and inseparably connected with and dependent upon the void portion that it cannot be presumed that the City has enacted the valid portions without the void ones, or unless the court finds that the valid portions, standing alone, are incomplete and are incapable of being executed in accordance with the City Council’s intent.

Section 7. This Resolution shall take effect immediately upon its approval and adoption.

ADOPTED by the City Council of the City of Meridian, Idaho, this ____ day of _____, 2026.

APPROVED by the Mayor of the City of Meridian, Idaho, this ____ day of _____, 2026.

APPROVED:

Robert E. Simison, Mayor

ATTEST:

By: _____
Chris Johnson, City Clerk

Attachment: Exhibit A - Program Guidebook

EXHIBIT A
PROGRAM GUIDEBOOK