

No: 26-  
Date: February 4, 2026

RESOLUTION  
OF THE CITY COUNCIL  
CITY OF SANDPOINT

**TITLE: ESTABLISHING A COMMERCIAL PROPERTY ASSESSED CAPITAL EXPENDITURE (C-PACE) PROGRAM, DESIGNATING BOUNDARIES, DELEGATING PROGRAM ADMINISTRATION, ADOPTING THE CITY OF SANDPOINT C-PACE PROGRAM GUIDEBOOK, AND AUTHORIZING IMPLEMENTATION OF A DIRECT-PAY C-PACE MODEL**

WHEREAS: Idaho Code Title 67, Chapter 38 authorizes municipalities to establish Commercial Property Assessed Capital Expenditure (“C-PACE”) programs to permit voluntary special assessments on eligible commercial properties to finance qualified energy, water, renewable energy, and resiliency improvements;

WHEREAS: The Idaho Legislature has declared that C-PACE programs serve a valid public purpose by increasing economic development, lowering disaster and emergency response costs, decreasing energy and water consumption, and encouraging sustainability;

WHEREAS: On December 17, 2025, the Sandpoint City Council authorized establishment of a local C-PACE program;

WHEREAS: The City has prepared a City of Sandpoint C-PACE Program Guidebook (“Guidebook”) establishing eligibility standards, application procedures, standardized assessment and lien documents, and administrative requirements consistent with Idaho Code Title 67, Chapter 38; and

WHEREAS: The City Council desires to implement a C-PACE program utilizing a lender direct-pay model whereby all billing, collection, and enforcement responsibilities are delegated exclusively to participating capital providers.

NOW, THEREFORE, BE IT RESOLVED THAT: Section 1. Establishment of Program: The City of Sandpoint hereby establishes a Commercial Property Assessed Capital Expenditure (“C-PACE”) Program pursuant to Idaho Code Title 67, Chapter 38.

Section 2. Program Boundaries: The boundaries of the Sandpoint C-PACE Program shall include all eligible properties located within the corporate limits of the City of Sandpoint.

Section 3. Adoption of Guidebook: The City Council hereby adopts the City of Sandpoint C-PACE Program Guidebook, attached hereto and incorporated by reference, as the governing document for administration of the Program.

Section 4. Designation of Program Administrator: The Planning & Community Development Director, or designee, is hereby designated as the Program Administrator and is authorized to administer the Program in accordance with the Guidebook and Idaho law.

Section 5. Authorization of Assessments and Liens: The City is authorized to enter into voluntary assessment agreements with eligible property owners, levy C-PACE

special assessments, and record C-PACE liens in accordance with Idaho Code Title 67, Chapter 38 and the Guidebook.

Section 6. Direct-Pay Model; Delegation of Enforcement: All billing, collection, servicing, and enforcement of C-PACE assessments and liens are hereby irrevocably delegated to participating capital providers. The City shall have no responsibility for billing, collection, servicing, or enforcement of any C-PACE financing obligation.

Section 7. No Financial Obligation of the City: The City shall not pledge its full faith and credit, shall not use public funds to finance any C-PACE project, and shall incur no financial liability for any private financing obligation arising under the Program.

Section 8. Effective Date: This Resolution shall take effect immediately upon adoption.

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Jeremy Grimm, Mayor

ATTEST:

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Melissa Ward, City Clerk