

PACE Newsletter | NOV 2025

1 message

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KEEPING UP WITH MONTHLY NEWSLETTER MO-PACE

PACE Newsletter

November 2025 Edition

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- Show Me PACE funds largest PACE project in Missouri history
- Municipal benchmarking standards tracked
- Early bird registration opens for OneSTL Climate Action Summit
- PSC approves Evergy large-load electric rate
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- Plus this month's energy trivia question



Trivia Time

Nationwide, nearly 25,000 apartments created through commercial building conversions were delivered last year, a 50% jump from 2023 and twice as many as in 2022.

How many conversion units are expected to be created this year?

1. 15,000 units
2. 29,000 units
3. 62,000 units
4. More than 180,000 units

Answer at the end of the newsletter.

FEATURE STORY

Show Me PACE Secures Historic \$65 Million Financing for Missouri's Largest PACE Project



The Show Me PACE program proudly announces the closing of **\$65 million** in financing to support energy efficiency improvements for Missouri's newest entertainment destination: **The Oasis at Lakeport**. This landmark project, located in Osage Beach on the Lake of the Ozarks, represents the largest PACE-financed development in Missouri history.

The Oasis at Lakeport will feature a 402-room Marriott hotel and conference center, an indoor waterpark, and an outdoor amusement park, creating a world-class attraction for residents and visitors alike. With a total project cost of **\$495 million**, the development promises significant economic benefits for the Osage Beach community and the entire region.

Economic and environmental impact

- **Job creation:** More than 1,500 construction jobs and 500 full-time positions upon completion.
- **Energy savings:** Projected **\$91 million** in energy cost savings over 20 years through PACE-enabled improvements.
- **Tourism boost:** Expected to attract 600,000 visitors annually, strengthening local businesses and hospitality.

Since its inception, Show Me PACE has financed over **\$228.5 million** in clean energy investments, driving more than **\$1.335 billion** in total economic activity across Missouri.

"We enthusiastically support the development of the Lake of the Ozarks region, incorporating local investment in energy efficiency to ensure long-term business success, high-paying skilled jobs, and entertainment options for Missouri families as well as visitors throughout the country," said Josh Campbell, Executive Director of the Missouri Energy Initiative, which administers the Show Me PACE program. "Show Me PACE enables Missouri-based businesses to implement the most cost-effective energy solutions in new and existing facilities."

This milestone underscores Missouri's commitment to sustainable development and economic growth, setting a new benchmark for PACE financing in the state.

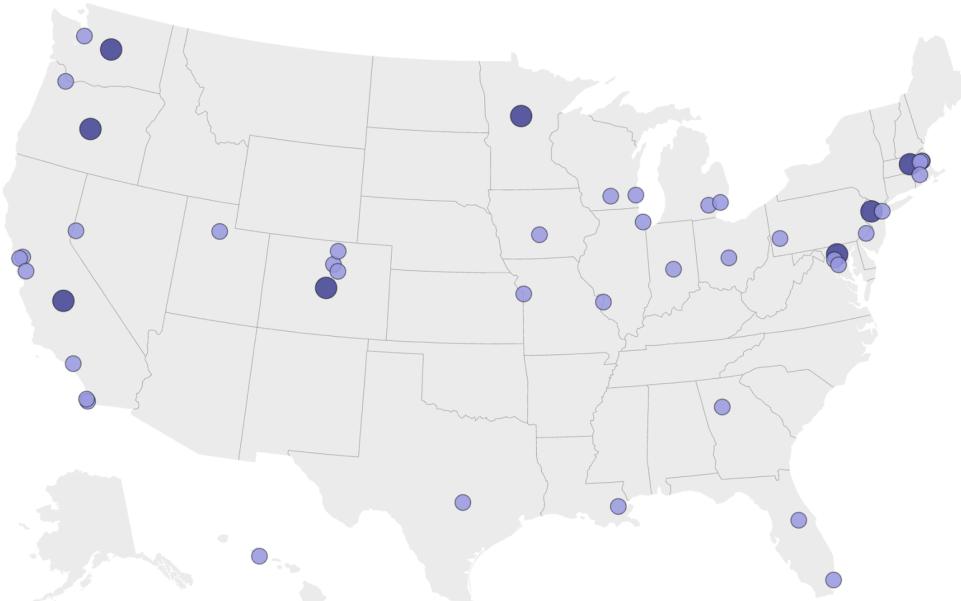
POLICY & DATA

Municipal Benchmarking Standards Tracked

These 46 jurisdictions require benchmarking; 4 states and 23 cities and counties ask for more

Hover on a dot to see each state or municipality's annual reporting deadlines and compliance mechanisms. Click on a dot and the link in blue to find more details, including specific reporting requirements and where to find information on alternative compliance methods.

■ Cities and counties ■ States



FacilitiesDive, an online news platform that covers operations, maintenance, technology, sustainability, health and safety, compliance, and workforce trends within the facilities sector, has released [a summary of local benchmarking standards](#) throughout the country, including those mandated by Kansas City and St. Louis.

These standards require owners to track and report their property's energy efficiency and greenhouse gas emissions and, in some cases, to meet performance targets. Benchmarking policies are becoming an important tool for improving building performance and supporting local climate and energy goals.

MEPS Economic Development Conference in St. Louis - Don't Miss Out!

December 9, 2025 | St. Louis



In-Person or Virtual

Midwest Energy Policy Series

ECONOMIC DEVELOPMENT

Join regional leaders in St. Louis for the **Midwest Energy Policy Series:**

Economic Development, where we'll dig into how energy policy, grid investments, data center growth, and workforce strategies are shaping Missouri's competitiveness. Panels will highlight real-world projects, funding opportunities, and lessons learned from communities across the state.

If your work touches economic development, utilities, community planning, or site selection, this conference is a chance to connect with peers, hear from state and local experts, and bring home ideas you can put to work.

[Register for MEPS Economic Development](#)

Early Bird Discounts Now Available for Regional Climate Action Conference



Early bird registration is now open for the **OneSTL Climate Action Summit 2026**, offering a **30% discount** to prospective attendees.

This regional conference will address sustainability issues and energy efficiency initiatives in Missouri and Illinois, with conference tracks dedicated to the interests of businesses, local governments, and community organizations.

For more information or to register, go to [Early Bird Registration](#).



Missouri PSC Approves Large-Load Electric Rate to Ensure Fair Cost Sharing

The [Missouri Public Service Commission](#) has approved a new electric rate structure designed to ensure that large power users pay their fair share of costs associated with maintaining and upgrading the state's electric grid. The [decision](#)

applies to customers requiring **75 megawatts or more** at peak times and follows a similar order recently adopted in Kansas.

The approved tariff, submitted by Evergy and supported by most stakeholders, aims to balance economic development with consumer protection.

Commissioners emphasized that the rate includes strong safeguards to prevent existing customers from subsidizing infrastructure costs for large new loads while still encouraging growth that benefits Missouri.

The move reflects a growing trend across states to align electric rates with usage impact, promoting fairness and sustainability as Missouri positions itself for future economic growth.

Trivia Question Answer

Answer: (D) More than 180,000 units

According to ConstructionOwners.com, developers are currently working on **180,585** additional conversion units. Most of these upcoming apartments are being transformed from former office properties. In 2024, hotels remained the top source of new converted apartments, delivering **9,100 units**. Office spaces contributed nearly a quarter of new conversion units last year. School-to-apartment conversions also experienced a fourfold increase, driven by declining student populations in some cities and the high costs of maintaining historic public buildings.



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