

# Pennsylvania's Municipal Opportunities for Retrofits and Energy Efficiency (MORE) Grant Program

## I. MORE Program Overview

The MORE Program is a financing program that will support local governments who did not receive an Energy Efficiency and Conservation Block Grant (EECBG) from the Department of Energy<sup>1</sup> to cost-effectively deploy energy efficiency and renewable energy projects. The program consists of two financial incentive instruments working together, a MORE Grant and a MORE Loan. The MORE Program will be open for initial application for Grants and Loans on June 3, 2024. A total of approximately \$1.8 million is available statewide to support MORE Grants until October 25, 2024. Approximately \$9 million will be available for MORE Loans, which will be open for application beginning June 3, 2024 and remain open to eligible recipients as a revolving loan fund.

Currently, local governments have few options available to finance projects with impactful energy-saving potential. The MORE Program's primary goal is to improve energy efficiency for local government buildings and facilities by reducing the barriers to obtaining a low or even zero-interest loan to accomplish larger, more effective energy efficiency projects. While MORE Grant recipients are not required to apply for a MORE Loan, the MORE Grant specifically provides zero-cost funding to accomplish the necessary due diligence in preparation for applying for a MORE Loan including the opportunity to significantly reduce the interest rate of a MORE Loan. The guidelines to follow describe the MORE Grant Program and how use of the program enables low-cost MORE Loans.

### Key Considerations

- An applicant may submit only one application.
- \$1 million of the \$1.8 million in MORE Grant funds will be reserved for priority applicants<sup>2</sup> until August 30, 2024.
- MORE Grant funds are finite and awarded on a first-come, first-served basis for a limited amount of time. Eligible local governments should apply early, especially if they are considering applying for a MORE Loan.
- Activities funded must be conducted on publicly owned buildings or facilities in Pennsylvania within the jurisdiction of the applicant.
- The MORE Grant Program is an advance payment grant program. Payment requests may begin only after both the grantee and PEDDA have fully executed a grant agreement.
- Projects will not receive payment for work performed prior to the award letter date; however, payment cannot be processed until after the grant agreement is executed.
- MORE Loan applicants must have a Level 2 Commercial Energy Audit to be eligible for financing energy efficiency upgrades. PEDDA recognizes Level 2 Commercial Energy Audits as valid for five years.
- Option 2 (ECM project design and MORE application development) and Option 3 (interest rate buydown) may be dependent on the Level 2 Commercial Energy Audit results. As such, applicants can apply for Option 2 without a consultant quote if seeking funding for a Level 2 Commercial Energy Audit.
- PEDDA may modify or update the program guidelines at its discretion. Any future guideline modifications or updates will be posted on the [MORE Program website](#) along with Frequently Asked Questions. Please check the website before applying.

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<sup>1</sup> See Appendix B for list of direct EECBG recipients who are ineligible to apply for the MORE Grant

<sup>2</sup> See Appendix A for list of priority applicants.

All MORE Program updates and application information can be found on the MORE Program website: <https://www.dep.pa.gov/Business/Energy/OfficeofPollutionPrevention/FinancialOptions/Energy-Accelerator-Program/Pages/Municipal-Opportunities-for-Retrofits-and-Energy-Efficiency.aspx>

## II. Grant Funding Opportunity Description

PEDA is offering a new first-come, first-served MORE Grant to local governments who did not receive EECBG funds to support the identification, planning, and financing of energy efficiency and renewable energy projects. This grant is designed to help local governments perform any or all of the following:

1. Conduct Level 2 Commercial Energy Audits of buildings and/or facilities
2. Energy Conservation Measure (ECM) Project design and MORE Loan application development
3. Interest rate buydown. Grantees can buy down the interest rate of project financing under the MORE Loan Program

PEDA will open the application submission period for the MORE Grant Program from June 3, 2024 – October 25, 2024. PEDA is offering approximately \$1.8 million in grant funding received from DOE’s Energy Efficiency and Conservation Block Grant (EECBG) Program. Once all of the Grant funding has been awarded, eligible applications will be placed on a waitlist in the event additional funding becomes available. Applications remaining on the waitlist at the end of the application window will not be funded. Each grantee will sign a grant agreement with PEDA that sets forth the terms and conditions of the award.

The maximum total grant award under this program is \$50,000. The MORE Grant is a first-come, first-served grant program which will provide awards until all funds are exhausted or November 27, 2024, the last day a grant agreement can be executed.

\$1 million of the \$1.8 million in MORE Grant funds will be reserved for priority applicants.<sup>3</sup> While the program will open for all applicants on June 3, 2024, the \$1 million priority applicant reserve will be in effect for the first three (3) months program applications are open (June 3, 2024 – August 30, 2024). After August 30, 2024, any remaining funds not applied for or awarded which were set aside for priority applicants will be open to all eligible applicants.

### Grant Timeline

The MORE Grant application will only be open from June 3, 2024 to October 25, 2024.

**June 3, 2024:** MORE Grant and MORE Loan open for application

**August 30, 2024:** Priority Applicant window closes

**October 25, 2024:** MORE Grant application closes

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<sup>3</sup>. See Appendix A for list of priority applicants.

### III. Program Eligibility

#### A. Eligible Applicants

All units of local government in Pennsylvania are eligible to apply for up to \$50,000 under the MORE Grant Program, except those that were eligible for an EECBG award directly from DOE<sup>4</sup>. Eligible units of local government include:

- Counties
- Towns
- Cities
- Townships
- Boroughs
- Municipal Authorities

#### B. Eligible Uses of Grant Funds

Funding provided under the MORE Grant Program may be used for any or all of the following options to best suit the applicant's needs:

Option 1: Level 2 Commercial Energy Audits in local government buildings and/or facilities. Note: These energy audits are required to obtain a loan under the MORE Loan program. All Level 2 Commercial Energy Audits must include the following:

- Determine the overall consumption of energy of the building or facility of the eligible recipient.
- Identify and recommend lifecycle cost-effective opportunities to reduce the energy consumption of the building or facility.
- Identify the period and level of peak energy demand for each building or facility and the sources of energy consumption that are contributing the most to that period of peak energy demand.
- Recommend controls and management systems to reduce or redistribute peak energy consumption.
- Estimate the total energy and cost savings potential for the building or facility if all recommended upgrades and retrofits are implemented, using software approved by DOE.<sup>5</sup>
- Recommend strategies to increase energy efficiency of the building or facility.
- Auditors can use the [Audit Template Guide](#)<sup>6</sup> for details on using the EE-RLF Template to ensure specifications are met.

Option 2: Energy Conservation Measure (ECM) Project design and MORE Loan application development

- Local governments can seek the services of a consultant to provide assistance with identifying energy projects based on Level 2 Commercial Energy Audit results and developing a quality loan application for a MORE Loan.

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<sup>4</sup> See Appendix B for list of direct EECBG recipients who are ineligible to apply for the MORE Grant

<sup>5</sup> Commercial energy audits financed through Pennsylvania's MORE Program must estimate the total energy and cost savings potential for the facility of the eligible recipient if all recommended upgrades and retrofits are implemented, using software approved by DOE. DOE recommends using the Audit Template software for audits of commercial and multifamily buildings to accomplish ASHRAE Level II Audits. DOE requires the use of software that uses [BuildingSync](#) (e.g., a standard format for conveying data), which is used by multiple energy audit software tools. For information on industry collaborators and current adopters of BuildingSync, please refer to <https://buildingdata.energy.gov/#/building-sync/collaborators>.

<sup>6</sup> [https://www.energy.gov/sites/default/files/2024-01/audit-template-quick-start-guide\\_012224.pdf](https://www.energy.gov/sites/default/files/2024-01/audit-template-quick-start-guide_012224.pdf)

Option 3: Interest rate buydown only if the applicant applies and is approved for a MORE Loan.

- Interest rate buydown may not exceed an amount that would surpass a 0% interest fee for their approved loan amount and selected repayment period.
- Interest rate buydown from a MORE Grant will be paid one time only. Grantees cannot split their interest rate buydown on multiple MORE Loans.
- For reference, the table below provides estimated interest rate buydown amounts needed for a 0% interest rate on a MORE Loan for various loan amounts and repayment terms.

<b>Estimated Interest Rate Buydown for 0% Interest by Term</b>			
<b>Loan Amount</b>	<b>84 Months</b>	<b>120 Months</b>	<b>180 Months</b>
\$25,000	\$3,242	\$4,443	\$6,249
\$50,000	\$6,483	\$8,885	\$12,498
\$75,000	\$9,724	\$13,327	\$18,747
\$100,000	\$12,965	\$17,769	\$24,995
\$125,000	\$16,206	\$22,211	\$31,244
\$150,000	\$19,447	\$26,654	\$37,493

\*Please note that amounts provided in this table are estimates at the time this guidance was written; buydown amounts could vary as market interest rates change. The specific amount needed to buy down your MORE Loan to 0% will be known when your loan is approved.

### **C. Ineligible Uses of Grant Funds**

- Audits not meeting all the specifications of Level 2 Commercial Audits outlined in Section III. B.
- Level 2 Commercial Energy Audit or project design and application development costs incurred prior to the MORE Grant period of performance.
- ECM Project design development or MORE Loan application development without a valid Level 2 Commercial Energy Audit
- Interest rate buydown on a MORE Loan without a valid Level 2 Commercial Energy Audit
- Interest rate buydown for any loan that is not a MORE Loan
- Direct or indirect equipment and installation costs for energy efficiency projects

### **D. Period of Performance**

- Eligible expenses must be incurred on or after the grantee's award letter date to be eligible for payment.
- No projects costs may be incurred prior to the start of the period of performance, which is the grant award date.
- The scope of work proposed in the application to be supported with grant funds must be completed within 24 months of the start of the period of performance.
- Applicants with a period of performance which expires prior to project completion and submission of final documentation may reapply for a new grant through their PEDAs project advisor. PEDAs does not guarantee that a new grant will be approved.

## IV. MORE Grant Process

### A. Application

PEDA will only accept grant applications submitted through the Commonwealth's Electronic Single Application (ESA) website: [www.esa.dced.state.pa.us/Login.aspx](http://www.esa.dced.state.pa.us/Login.aspx). Paper applications will not be accepted. Only eligible costs incurred during the grant period of performance beginning on the grant award letter date are eligible.

Please see the MORE Grant Program Application Instructions Guide found on the [MORE Program's website](#) for detailed, step-by-step instructions for registering on the ESA website. Applications will be accepted until funding is exhausted, or no later than **October 25, 2024**.

Grant applications must meet the following requirements:

- The application must include a project overview, addresses, and details for buildings or facilities applicants intend to consider for energy efficiency. upgrades, and all applicable items as outlined in the application instructions.
- Applicants must provide a budget with anticipated costs for each grant option for which they are applying.
- Applicants must upload a contractor-provided quote for a Level 2 Commercial Energy Audit if applying for Option 1 (audits).
- Applicants applying for Option 2 (ECM project design and MORE Loan application development) and not Option 1 (audits) must include a quote for their selected consultant's services for ECM project design and MORE Loan application development.
- Applicants who are applying for Option 3 (interest rate buydown) and not Option 1 (audits) who have had a Level 2 Commercial Energy Audit performed on any of the buildings or facilities for which they are seeking a MORE Loan for energy upgrades must upload the audit results under Option 3 (interest rate buydown). Note: Level 2 commercial energy audits must be no more than five (5) years old.

Applications are public documents and subject to disclosure to the public to the extent required by law. Any information included in the grant application that the applicant wishes the Commonwealth to consider as confidential must be uploaded to the ESA website as a separate file and must be clearly marked as confidential.

Questions regarding registration for, access to, and use of the ESA website should be directed to the Enterprise eGrants Customer Service Center. Representatives are available Monday through Friday, from 8:30 AM until 6:00 PM, at 833-448-0647. Email inquiries can also be sent to [egrantshelp@pa.gov](mailto:egrantshelp@pa.gov).

### B. Application Review

PEDA will conduct a comprehensive review of all complete and eligible grant applications. Applications will be awarded on a first-come, first-served basis with \$1 million of the approximate \$1.8 million in grant funds being reserved for priority applicants<sup>7</sup> for the first three months (June 3, 2024 – August 30, 2024). After three months, all remaining funds will be open to all eligible applicants.

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<sup>7</sup> See Appendix A for a full list of priority applicants.

### C. Award and Grant Agreement

Successful applicants selected for funding will receive an award letter. This is sent as an email addressed to the contact person specified in the application. Grantees will be assigned a PEDAs project advisor who will be their PEDAs point of contact and receive instructions to execute a grant agreement to accept the funds. **Applicants must electronically sign the grant agreement within 20 days from the receipt of the award email.** Individuals vested with the authority to do the legal business for the organization will be required to execute (sign) the grant agreement electronically. The grant agreement guarantees access to the funds for **two (2) years from the date of issuance of the award letter.** No funds will be released to the grantee unless the grant agreement has been fully executed.

Grantees who have not had previous contracts or grant agreements with the Commonwealth will be required to obtain a vendor identification number through the Vendor Data Management Unit.

### D. Award Redemption

The MORE Grant Program is an advance payment grant program. Payment requests may begin only after both the grantee and PEDAs have fully executed a grant agreement.

Detailed submission instructions for redeeming the grant award will be included in the notification email provided to successful applicants. A list of required documents for each grant option is provided below. Grantees must submit all documentation related to each grant use option for which they were approved that demonstrates the eligible use of the funds on or before the end of the period of performance.

#### 1. Option 1 required documents:

- Invoice(s) that clearly shows the costs related to a Level 2 Commercial Energy Audit. Invoices should include the services provided, purchase date, and cost of services.
- Final audit report and recommendations provided by the auditor for the Level 2 Commercial Audit.
- Both the invoice(s) and audit results are required for the release of grant funds.
- Following the grant payment, grantees must pay their invoice within 30 days. PEDAs requires proof of payment within 30 days of the grant payment for audits. Proof of payment could include a copy of the canceled check, wire transfer confirmation, credit card statement, or any other documentation showing that project costs for the invoices submitted have been paid by the grantee. **Grantees must submit their proof of payment within 30 days of the grant payment to be eligible for additional grant payments.**

#### 2. Option 2 required documents:

- Invoice(s) that clearly show the cost inventory for ECM project design and MORE Loan application development are required for the release of grant funds. Invoices should include the services provided, purchase date, and cost of services.
- Following the grant payment, grantees must pay their invoice within 30 days. PEDAs requires proof of payment within 30 days of the grant payment for option 2. Proof of payment could include a copy of the canceled check, wire transfer confirmation, credit card statement, or any other documentation showing that project costs for the invoices submitted have been paid by the grantee. **Grantees must submit their proof of payment within 30 days of the grant payment to be eligible for additional grant payments.**

3. Option 3 required documents:

- Proof of MORE Loan Approval providing the loan amount, agreed upon loan repayment term, and interest rate buydown amount are required for the release of grant payment. Interest rates can change, so please submit your request promptly.
- Following the grant payment, grantees must close on their loan and pay their interest rate buydown within 30 days. PEDA requires proof of payment within 30 days of the grant payment for interest rate buydown. Proof of payment could include a copy of the canceled check, wire transfer confirmation, credit card statement, or any other documentation showing that project costs for the invoices submitted have been paid by the grantee. **Grantees must submit their proof of payment within 30 days of the date they receive grant funds.**

The remaining funds from the overall grant award after payments for Options 1 and 2 can be used toward a loan interest rate buydown request for the MORE Loan Program for qualifying projects, but grant payments may not exceed an amount that would surpass a 0% interest fee for their approved loan amount and selected repayment period. We highly recommend grantees contact their PEDA project advisor to confirm the amount they have to use for their interest rate buydown prior to applying for their MORE Loan. If grantees do not have enough MORE Grant funds to buy down their interest rate to 0% for their desired energy efficiency project, additional funds may be available.

MORE Grant funds for interest rate buydown will be provided to the grantee upon receipt of the proof of MORE Loan approval, repayment term, and interest rate buydown amount. This process is intended to provide grantees the opportunity to buy down the interest rate at the time of loan closing. As such, immediately submitting proof of MORE Loan approval, repayment term, and interest rate buydown to your PEDA project advisor is imperative for timing of the grant payment.

**Payment may take at least six to eight weeks after the request is submitted.** All payment request documentation must be submitted to PEDA by the grant agreement period of performance. Grantees will only be paid for funds expended during the period of performance. Applicants with a period of performance which expires prior to project completion and submission of final documentation may request an extension through their PEDA project advisor. PEDA does not guarantee that an extension will be approved.

## **E. Reports**

### Quarterly Reports

Quarterly reports must be submitted via email to your PEDA project advisor no later than the 5<sup>th</sup> of the month immediately following the reporting period of the calendar year. Grantees will be provided a template to complete on a quarterly basis regarding the status of the project including accomplishments made over the previous quarter or problems encountered. Questions about the quarterly reports can be directed toward your PEDA project advisor.

### Final Report

All grantees must complete a final report within 30 days of project completion. The final report template will be provided by your PEDA project advisor. The report should include what was accomplished with the grant funds and the subsequent efficiency upgrades initiated following the grant activities. Grantees should be specific and detailed about the upgrades being installed. The report must also provide the energy savings projections resulting from the energy efficiency upgrades, including reductions of electricity, water, fuel oil, and natural gas consumption as well as the dollars saved. Furthermore, the report should address whether the grantee chose to apply for

a MORE Loan and whether they were successful in obtaining a MORE Loan. If not, then explain why. If you have any questions on the final report, please reach out to your PEDA project advisor.

## **V. Conclusion**

The MORE Program is designed to assist grantees in the creation of project scopes that are fully inclusive of deep retrofits consistent with level 2 commercial energy audits. If you do not have enough MORE Grant funds available to buy down the interest rate for the size of the project you envision, additional funds to support interest rate buydown may be available. Contact Alayna Schmeider ([aschmeider@pa.gov](mailto:aschmeider@pa.gov)) to set up a meeting to talk about options.

## **VI. PEDA MORE Program Staff**

### **Primary Pennsylvania MORE Program Manager:**

**Alayna Schmeider** | Energy Program Specialist

Department of Environmental Protection | Energy Programs Office

Email: [aschmeider@pa.gov](mailto:aschmeider@pa.gov) | Phone: 717.783.0908, 8:00 a.m.-4:30 p.m., Monday-Friday

## **VII. Legal Authority**

The MORE Program is part of the Energy Accelerator Program operated by the Pennsylvania Energy Development Authority (PEDA). PEDA is a public corporation and governmental instrumentality exercising public powers of the Commonwealth of Pennsylvania to finance energy and energy-related projects, created by the Act of December 14, 1982 (P.L. 1213, No. 280), as amended, 71 P.S. § 720.1 *et seq.* The MORE Program is funded by federal dollars that the Energy Programs Office (EPO) of the Pennsylvania Department of Environmental Protection (DEP) has been awarded from the U.S. Department of Energy (DOE) through the Infrastructure Investment and Jobs Act, also known as the Bipartisan Infrastructure Law (Pub. L. No. 117-58, 135 Stat. 429 (Nov. 15, 2021)). Pursuant to a memorandum of understanding dated April 11, 2024, DEP agreed to fund the MORE Program and PEDA agreed to administer it.



## Appendix A: List of Priority Applicant Municipalities

<u>Municipality</u>	<u>County</u>
Avalon Borough	Allegheny County, PA
Bellevue Borough	Allegheny County, PA
Blawnox Borough	Allegheny County, PA
Brackenridge Borough	Allegheny County, PA
Braddock Borough	Allegheny County, PA
Clairton	Allegheny County, PA
Coraopolis Borough	Allegheny County, PA
Dravosburg Borough	Allegheny County, PA
Duquesne	Allegheny County, PA
East Pittsburgh Borough	Allegheny County, PA
Elizabeth Borough	Allegheny County, PA
Glassport Borough	Allegheny County, PA
Homestead Borough	Allegheny County, PA
McKees Rocks Borough	Allegheny County, PA
McKeesport	Allegheny County, PA
Millvale Borough	Allegheny County, PA
Mount Oliver Borough	Allegheny County, PA
Munhall Borough	Allegheny County, PA
North Braddock Borough	Allegheny County, PA
Pitcairn Borough	Allegheny County, PA
Rankin Borough	Allegheny County, PA
Sharpsburg Borough	Allegheny County, PA
Springdale Borough	Allegheny County, PA
Swissvale Borough	Allegheny County, PA
Tarentum Borough	Allegheny County, PA
Turtle Creek Borough	Allegheny County, PA
Verona Borough	Allegheny County, PA
Versailles Borough	Allegheny County, PA
West Mifflin Borough	Allegheny County, PA
Wilkinsburg Borough	Allegheny County, PA
Wilmerding Borough	Allegheny County, PA
Aliquippa	Beaver County, PA
Ambridge Borough	Beaver County, PA
Beaver Falls	Beaver County, PA
Freedom Borough	Beaver County, PA
Midland Borough	Beaver County, PA
Monaca Borough	Beaver County, PA
New Brighton Borough	Beaver County, PA
Rochester Borough	Beaver County, PA
Boyertown Borough	Berks County, PA
Hyde Park	Berks County, PA
West Reading Borough	Berks County, PA

<u>Municipality</u>	<u>County</u>
Croydon	Bucks County, PA
Fairless Hills	Bucks County, PA
Quakertown Borough	Bucks County, PA
Warminster Heights	Bucks County, PA
Johnstown	Cambria County, PA
Coatesville	Chester County, PA
Oxford Borough	Chester County, PA
Phoenixville Borough	Chester County, PA
South Coatesville Borough	Chester County, PA
Meadville	Crawford County, PA
Highspire Borough	Dauphin County, PA
Steelton Borough	Dauphin County, PA
Chester	Delaware County, PA
Clifton Heights Borough	Delaware County, PA
Collingdale Borough	Delaware County, PA
Colwyn Borough	Delaware County, PA
Darby Borough	Delaware County, PA
East Lansdowne Borough	Delaware County, PA
Eddystone Borough	Delaware County, PA
Linwood	Delaware County, PA
Marcus Hook Borough	Delaware County, PA
Millbourne Borough	Delaware County, PA
Sharon Hill Borough	Delaware County, PA
Trainer Borough	Delaware County, PA
Upland Borough	Delaware County, PA
Yeadon Borough	Delaware County, PA
Columbia Borough	Lancaster County, PA
New Castle	Lawrence County, PA
Oakwood	Lawrence County, PA
Lebanon	Lebanon County, PA
Emmaus Borough	Lehigh County, PA
Fountain Hill Borough	Lehigh County, PA
Fullerton	Lehigh County, PA
Hazleton	Luzerne County, PA
West Hazleton Borough	Luzerne County, PA
Williamsport	Lycoming County, PA
Greenville	Mercer County, PA
Farrell	Mercer County, PA
Sharon	Mercer County, PA
Ambler Borough	Montgomery County, PA
Bridgeport Borough	Montgomery County, PA
Pottstown Borough	Montgomery County, PA
Royersford Borough	Montgomery County, PA
Stowe	Montgomery County, PA

<u>Municipality</u>	<u>County</u>
Bath Borough	Northampton County, PA
Easton	Northampton County, PA
Shamokin	Northumberland County, PA
McAdoo Borough	Schuylkill County, PA
Pottsville	Schuylkill County, PA
Schuylkill Haven Borough	Schuylkill County, PA
Shenandoah Borough	Schuylkill County, PA
Tamaqua Borough	Schuylkill County, PA
New Eagle Borough	Washington County, PA
Roscoe Borough	Washington County, PA
Arnold	Westmoreland County, PA
Jeannette	Westmoreland County, PA
Monessen	Westmoreland County, PA
New Kensington	Westmoreland County, PA
Vandergrift Borough	Westmoreland County, PA
Hanover Borough	York County, PA
West York Borough	York County, PA
Yorklyn	York County, PA

## Appendix B: List of Pennsylvania Local Government EECBG Direct Recipients

Entity Name	Level of Government
Allegheny	County
Berks	County
Bucks	County
Chester	County
Cumberland	County
Delaware	County
Lancaster	County
Lehigh	County
Luzerne	County
Montgomery	County
Northampton	County
Washington	County
Westmoreland	County
York	County
Abington, Township of (Montgomery County)	City
Allentown	City
Altoona	City
Bensalem, Township of	City
Bethlehem	City
Bristol, Township of	City
Cheltenham, Township of	City
Erie	City
Harrisburg	City
Haverford, Township of	City
Hempfield, Township of (Westmoreland County)	City
Lancaster	City
Lower Merion, Township of	City
Lower Paxton, Township of	City
Manheim, Township of (Lancaster County)	City
Middletown, Township of (Bucks County)	City
Millcreek, Township of (Erie County)	City
Norris, Town of	City
Northampton, Township of	City
Penn Hills, Township of	City
Philadelphia	City
Pittsburgh	City
Reading	City
Scranton	City
State College, Borough of	City
Upper Darby, Township of	City
Wilkes-Barre	City
York	City