

***Green Corridor Property
Assessment Clean Energy District***

January 23, 2017

Green Corridor

Property Assessment Clean Energy District

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Phone: 954-721-8681 - Fax: 954-721-9202

January 17, 2017

Green Corridor Property Assessment Clean Energy District

Dear Board Members:

A meeting of the Board of **Green Corridor Property Assessment Clean Energy District** is scheduled for **January 23, 2017 at 10:00 a.m. at the offices of Ygrene Energy Fund Florida, 3390 Mary Street, Suite 124, Coconut Grove, FL 33133.** Following is the advance agenda for this meeting:

1. Roll Call
2. Audience Comments
3. Approval of the Minutes of the December 12, 2016 Meeting
4. Consideration of Nomination of Mayor Lerner to fill the "At Large" Position
5. Consideration of **Resolution #2017-02** Amending Check Signing Authority
6. Discussion of Solar Project and Consideration of **Resolution #2017-03** Authorizing Expanding Use and Affordability of Solar Power within the State of Florida
7. Designation of Date of Public Hearing Expressing the District's Intent to Utilize the Uniform Method of Levying, Collecting and Enforcing Non-Ad Valorem Assessments
8. Consideration of **Resolution #2017-04** Amending the District Program Guidelines
9. Staff Reports
 - A. Third Party Administrator
 - B. Attorney
 - C. Manager
10. Board Members Requests
11. Financial Reports
 - A. Summary of Invoices
 - B. Balance Sheet
12. Adjournment

Enclosed for your review is a copy of the minutes of the December 12, 2016 meeting.

The fifth order of business is consideration of **Resolution #2017-02** Amending Check Signing Authority. A copy of the resolution is enclosed for your review.

The sixth order of business is discussion of solar project and consideration of **Resolution #2017-03** Authorizing Expanding Use and Affordability of Solar Power within the State of Florida. A copy of the resolution is enclosed for your review.

The eighth order of business is consideration of **Resolution #2017-04** Amending the District Program Guidelines. A copy of the resolution is enclosed for your review.

The financials are also enclosed for your review. The balance of the agenda is routine in nature and staff will present their reports at the meeting. Any additional documentation will be provided under separate cover or presented at the meeting. If you have any questions, please contact me.

Sincerely,

A handwritten signature in blue ink that reads "Paul Winkeljohn". The signature is fluid and cursive, with a long horizontal flourish extending to the right.

Paul Winkeljohn
Manager

CC: Chad Friedman Joe Spector

MINUTES OF MEETING GREEN CORRIDOR PACE DISTRICT

A meeting of the Board of Directors of the Green Corridor PACE District was held on Monday, December 12, 2016 at 10:00 a.m., at the offices of Ygrene Energy Fund Florida, 3390 Mary Street, Suite 124, Coconut Grove, Florida.

Present and constituting a quorum were:

Mayor Cindy Lerner	Pinecrest – Chairperson
Mayor Peggy Bell	Cutler Bay
Mayor Philip Stoddard	South Miami
Commissioner Vince Lago	Coral Gables
Commissioner Herta Holly	Miami Shores

Also present were:

Chad Friedman, Esq.	District Counsel
Joe Spector	Ygrene Energy Fund Florida, LLC
Rafael Perez	Ygrene Energy Fund Florida, LLC
Paul Winkeljohn	Executive Director/District Manager

FIRST ORDER OF BUSINESS

Roll Call

Mayor Lerner called the meeting to order and Mr. Winkeljohn called the roll and stated we have a quorum.

SECOND ORDER OF BUSINESS

Audience Comments

Mayor Lerner introduced the first item on the agenda which was audience comments, and stated there was no audience members present at the meeting.

THIRD ORDER OF BUSINESS

Approval of the Minutes of the November 4, 2016 Meeting

Mayor Lerner moved to the next item which was the approval of the minutes of the November 4, 2016 meeting and asked for any edits or corrections to the minutes. There not being any changes Mayor Lerner asked for a motion to approve the minutes.

On MOTION by Mayor Stoddard seconded by Commissioner Holly with all in favor, the Minutes of the November 4, 2016 Meeting were approved.

FOURTH ORDER OF BUSINESS

Consideration of Engagement Letter with Grau & Associates to perform the Audit for Fiscal Year Ending September 30, 2016

Mayor Lerner moved to the next item which was consideration of engagement letter with Grau & Associates.

Mr. Winkeljohn stated that at the last meeting the auditor was selected, and it's standard practice to bring back the engagement letter for approval by the board. He also stated that the engagement letter was reviewed by counsel.

On MOTION by Mayor Stoddard seconded by Commissioner Lago with all in favor, accepting the engagement letter with Grau & Associates to perform the audit for Fiscal Year ending September 30, 2016 was approved.

Commissioner Lago asked what the revision to the agenda was for Mayor Stoddard's item.

Mr. Winkeljohn stated it was emailed to the board, it just wasn't printed out in hard copy, and will be presented under item 4B.

Item 4B - Mayor Stoddard's Solar Item

Mayor Lerner stated there was an additional item that was added to the agenda at the suggestion of Mayor Stoddard.

(At this point Mayor Stoddard gave a brief presentation relating to the failed Amendment 1 and how to get more people to adopt solar – There was a short question and answer session that followed the presentation resulting in a consensus by the Board to bring back a plan and move forward for approval at the next meeting)

FIFTH ORDER OF BUSINESS

**Legislative Strategy Presentation
from Rafael Perez**

Mayor Lerner introduced the next item, legislative strategy presentation from Rafael Perez.

(At this point Rafael Perez gave a brief presentation relating to the legislative update and strategy - Joe Spector also made some additional comments) - A question and answer session followed the presentation.

SIXTH ORDER OF BUSINESS

Staff Reports

A. Third Party Administrator - Authorization for Tax Roll Certification

Mayor Lerner introduced the next item of staff reports and deferred to Mr. Spector for his monthly report.

Mr. Winkeljohn interjected that under Mr. Spector's report there was an item that District Counsel and he were working on which was the authorization for tax roll certification. Mr. Winkeljohn stated that clarification was needed for this item, and a motion from the board would be appropriate.

Mr. Friedman stated to be clear under the law the assessments needed to be certified to go on the tax rolls and that the law states that the chairman of the board, or a designee has that authority. Mr. Friedman also stated that the contract provides that Ygrene handle all the assessment procedures or their subcontractor and just to make it clear requested it be affirmed and stated that the third party administrator is the one who actually certifies the roll. He went on to say, if the board wants to handle that role that would be fine, but the board would have to meet before September 15th of every year to fulfill the procedure.

Mr. Winkeljohn stated the District Administrator is typically the one who certifies the roll but since this item was actually delegated to Ygrene he was unable to certify the roll. Mr. Winkeljohn went on to say that it would be appropriate to confirm that Ygrene is authorized just for clarification purposes.

Mr. Friedman stated that by contract Ygrene has been delegated that authority and a motion would be a good idea just to make it clear under the PACE program.

On MOTION by Mayor Bell seconded by Commissioner Lago with all in favor, clarifying that the Third Party Administrator, Ygrene Energy Fund Florida, LLC has been given the authority to certify the tax roll pursuant to the law was approved.

Mr. Spector then gave an update on his monthly report to the board.

(At this point there was some discussion with comments and questions related to the monthly report and items relating to media coverage on the program between the Board and Mr. Spector)

B. Attorney

Mayor Lerner deferred to Mr. Friedman for his attorney report.

Mr. Friedman introduced Hayde Sara to the board. Ms. Sara is located in Mr. Friedman's office and will be working with him and assisting him with the enormous amount of agreements that are coming in from all the different counties and cities around the state.

C. Manager

Mayor Lerner deferred to Mr. Winkeljohn for his report.

Mr. Winkeljohn stated under the manager's report the only thing he wanted to mention was that the next meeting would be in February, however some of the things discussed at today's meeting might affect that schedule and there may be a need to have a meeting in January.

SEVENTH ORDER OF BUSINESS

Board Members Requests

Mayor Lerner asked the board members for any requests.

Commissioner Lago requested from Ygrene to get 4 or 5 slides of the program and the stats of the monthly progression to be able to show at his next commission meeting in January.

Mayor Bell also requested the program slides for January for an issue she has coming up in Cutler Bay that a lot of people will show up for.

Mr. Spector stated he would be happy to provide those slides.

EIGHTH ORDER OF BUSINESS

Financial Reports

A. Summary of Invoices

B. Balance Sheet

Mayor Lerner requested a motion to accept the financial reports as a matter of record, if there were no questions from the board. There were no questions.

On MOTION by Commissioner Lago seconded by Commissioner Holly with all in favor, the summary of Invoices and the Balance Sheet were approved.

NINTH ORDER OF BUSINESS

Adjournment

Mayor Lerner asked for motion to adjourn the meeting.

On MOTION by Commissioner Lago seconded by Mayor Bell with all in favor, the Meeting was adjourned.

Secretary / Assistant Secretary

Chairman / Vice Chairman

RESOLUTION NO. 2017-02

A RESOLUTION OF THE BOARD OF THE GREEN CORRIDOR PROPERTY ASSESSMENT CLEAN ENERGY (PACE) DISTRICT AUTHORIZING SIGNATORIES AND SETTING THRESHOLD AMOUNTS FOR CHECKS; PROVIDING FOR AUTHORIZATION; PROVIDING FOR REPORTING; PROVIDING FOR TRANSMITTAL; PROVIDING FOR CONFLICT; AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the Green Corridor Property Assessment Clean Energy (PACE) District (the “District”) desires to provide more control, security, and expedience in the execution of checks drawn upon the District’s bank accounts; and

WHEREAS, pursuant to District Resolution No. 2012-XX, a minimum of two signatures are required on any District-issued checks; and

WHEREAS, the District desires to amend its check signing procedures to authorize certain District officials such as the District Manager and District Secretary (individually, a “District Officer”) and the District Board Members as authorized signatories on certain checks, subject to certain threshold amounts.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF THE GREEN CORRIDOR PROPERTY ASSESSMENT CLEAN ENERGY (PACE) DISTRICT, AS FOLLOWS:

Section 1. **Recitals.** The above-stated recitals are hereby adopted, confirmed and incorporated herein.

Section 2. **Designating Authorized Check Signatories and Threshold Amounts.** The District Board hereby authorizes the following thresholds and signature requirements on District-issued checks. Subject to the following thresholds and signature requirements, no check shall be valid and honored for payment by the District unless two signatures appear on the check:

- a) For checks up to \$500.00, two District Officers must sign.

- b) For checks between \$500.01 and \$1,000.00, a District Officer and a District Board Member must sign.
- c) For checks above \$1,000.01, two District Board Members must sign.
- d) In any case, in lieu of a District Officer, a District Board Member may sign checks irrespective of the amount of the check.
- e) Where the District Board has pre-authorized a payment, such as the payment of the District Attorney or District Manager, at a District Board meeting, the signatures of two District Officers shall be sufficient to honor the payment, irrespective of the amount of the check.
- f) In the event of an emergency, where the signature of a District Board Member cannot reasonably be obtained and a delay in execution of a check would result in substantial detriment to the District, then written approval (including, but not limited to, approval in the form of an email) by a District Board Member shall be sufficient to authorize signatures by any two District Officers.

Section 3. **Authorization.** The District Board hereby authorizes the District Manager to arrange for the preparation and filing of authorized signatory cards required by the District's Depository in order to implement this Resolution. The District Board hereby authorizes the District Manager to take any and all reasonable action that may be needed to implement this Resolution. Upon request of the District's Depository, the District Board hereby authorizes the District Secretary to certify the signatures of the authorized signatories.

Section 4. **Reporting.** The District Board hereby directs the District Manager to report to the District Board the issuance of any checks at the next District Board meeting following issuance of same.

Section 5. **Transmittal.** The District Board hereby directs the District Secretary to provide the District's depositories with a copy of this Resolution and a sample copy of the signatures of the authorized signatories.

Section 6. **Conflict.** All sections or parts of sections of any prior resolutions, or parts of resolutions, in conflict with this resolution are repealed to the extent of such conflict.

Section 7. **Effective Date.** This Resolution shall become effective immediately upon adoption.

PASSED and ADOPTED this 23rd day of January, 2017.

ATTEST:

GREEN CORRIDOR PROPERTY ASSESSMENT
CLEAN ENERGY (PACE) DISTRICT:

By: _____
District Secretary
Governmental Management
Services – South Florida, LLC

By: _____
District Chair

APPROVED AS TO FORM AND LEGALITY
FOR THE USE OF AND RELIANCE BY THE
GREEN CORRIDOR PROPERTY ASSESSMENT
CLEAN ENERGY (PACE) DISTRICT:

By: _____
District Attorney
Weiss Serota Helfman
Cole & Bierman, P.L.

RESOLUTION NO. 2017-03

A RESOLUTION OF THE BOARD OF THE GREEN CORRIDOR PROPERTY ASSESSMENT CLEAN ENERGY (PACE) DISTRICT AUTHORIZING A GRANT TO COMMUNITY POWER NETWORK CORPORATION A/K/A FLORIDA SOLAR UNITED NEIGHBORHOODS (FL SUN) FOR THE CREATION OF A SOLAR COOPERATIVE WITHIN MIAMI-DADE COUNTY; PROVIDING FOR AUTHORIZATION; AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, one of the goals of the Green Corridor Property Assessment Clean Energy (PACE) District (the "District") is to expand the use and affordability of solar power within the State of Florida; and

WHEREAS, Florida Solar United Neighborhoods ("FL SUN") is a non-profit program launched by Community Power Network Corporation ("CPN") and the Florida League of Women Voters ("League") that expands access to solar by educating Floridians about the benefits of distributed solar energy, helps communities organize group solar installations and purchase solar improvements at more affordable prices by using the principle of volume purchasing to achieve discounts that are generally unavailable to individual consumers purchasing independently, and strengthens Florida's solar policies and its community of solar supporters; and

WHEREAS, CPN is a national 501(c)(3) non-profit organization headquartered in Washington, D.C. and registered in the State of Florida that supports communities across the country that desire to use more solar power and become more energy independent; and

WHEREAS, the League is a nonpartisan volunteer political organization that encourages informed and active participation in government, works to increase understanding of major public policy issues, and influences public policy through education and advocacy; and

WHEREAS, in furtherance of its efforts, FL SUN uses a purchasing co-operative model where consumers can become part of a community group, receive access to solar improvements at significant discounts, and learn about solar technology, policy, and markets; and

WHEREAS, in an effort to provide more access to solar power improvements, the District desires to implement solar cooperatives within Miami-Dade County, Florida, and partner with and grant CPN a/k/a FL SUN \$75,000 to be used over a one-year period to hire a dedicated Miami-Dade County Solar Cooperative Coordinator consistent with the proposal attached hereto as Exhibit "A;" and

WHEREAS, the District Board finds that adoption of this Resolution is in the best interest and welfare of the District.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF THE GREEN CORRIDOR PROPERTY ASSESSMENT CLEAN ENERGY (PACE) DISTRICT, AS FOLLOWS:

Section 1. Recitals. The above-stated recitals are hereby adopted, confirmed and incorporated herein.

Section 2. Grant Approved. The District Board hereby authorizes a \$75,000 grant to CPN a/k/a FL SUN to establish a solar cooperative and hire a dedicated Miami-Dade County Solar Cooperative Coordinator, consistent with the proposal attached as Exhibit "A."

Section 3. Authorization. The District Manager is authorized to negotiate and execute an agreement with CPN a/k/a FL SUN consistent with the proposal attached as Exhibit "A," subject to the District Attorney's approval as to content, form and legal sufficiency.

Section 4. Effective Date. This Resolution shall become effective immediately upon adoption.

PASSED and ADOPTED this 23rd day of January, 2017.

ATTEST:

GREEN CORRIDOR PROPERTY ASSESSMENT
CLEAN ENERGY (PACE) DISTRICT:

By: _____
District Secretary
Governmental Management
Services – South Florida, LLC

By: _____
District Chair

APPROVED AS TO FORM AND LEGALITY
FOR THE USE OF AND RELIANCE BY THE
GREEN CORRIDOR PROPERTY ASSESSMENT
CLEAN ENERGY (PACE) DISTRICT:

By: _____
District Attorney
Weiss Serota Helfman
Cole & Bierman, P.L.



LEAGUE OF WOMEN VOTERS®
OF FLORIDA



Community Power Network

FL SUN: Taking Miami-Dade Communities Solar with Neighborhood Solar Co-ops

Executive Summary

With the goal of making Florida the national leader in solar installations, Community Power Network (CPN) and the Florida League of Women Voters (The League) have teamed up to launch **Florida Solar United Neighborhoods (FL SUN)**. This nonprofit program helps communities learn about solar and purchase solar affordably by using the principle of volume purchasing to achieve substantial discounts not available when individuals purchase solar independently.



FLSUN

Florida Solar United Neighborhoods

By using a purchasing co-op model, homeowners become part of a community group, get access to solar at a significant discount, and learn about solar technology, policy, and markets. This gives them the tools and confidence to harness the power of Florida's most abundant resource (the sun) and to advocate for stronger solar policies. **FL SUN's ultimate goal is to spread solar throughout Florida, providing Florida families with the ability to reduce their monthly utility costs and achieve measurable energy independence.**

A key added benefit of this program is its role in strengthening Florida's solar industry, which is currently less robust than in many other states. In helping families across Florida go solar, FL SUN's solar co-ops increase demand for local solar jobs. By helping to create a sustainable pipeline of new solar jobs in our state, FL SUN encourages industry growth and local economic development.

CPN is a national 501(c)(3) nonprofit organization that supports communities across the country who want to go solar and become more energy-independent. We are building a vibrant clean energy movement by empowering people to join together, go solar, and fight for their energy rights. CPN has successful programs in six states, including Florida. Each of CPN's state programs is led by a State Director, who implements solar co-ops and leads solar advocacy initiatives state-wide. CPN's headquarters are in Washington DC, where the organization maintains staff that provide technical expertise to each state program in support of the State Directors.

The Florida League, an historic grassroots volunteer organization with thousands of members in Florida, is one of the largest and most active Leagues in the country. The League is well known and well respected among civic advocacy groups in the state. It has 30 active chapters across

Florida with a vast array of coalition partners and strong media relationships cultivated over 70 years of advocacy and civic leadership.

In 2015, CPN piloted two extremely successful solar co-ops in the Orlando area. Since formally launching FL SUN in June 2016, in partnership with the League, we have seen great success. Since June, FL SUN has launched three solar co-ops (in St. Petersburg, Orlando, and along Space Coast), educated nearly 1,600 homeowners about solar at in-person information sessions or online education campaigns, built an email list of over 2,000 solar supporters, and was covered over 50 times in local media. We have groups across the state now clamoring to start their own solar co-ops, and a full project pipeline for the next year. **And, we're excited by the possibility to expand to Miami-Dade County!**

Mission

FL SUN's mission is to spread solar throughout Florida, providing Florida families with the ability to reduce their monthly utility costs and achieve measurable energy independence.

Working closely with homeowners, community groups, faith groups, municipalities, and non-profits, we will accelerate solar adoption rates across the state. Our co-ops make solar affordable and accessible. We provide technical expertise and one-on-one assistance to enable residents to navigate the decision-making process more quickly, and our co-ops reduce prices significantly, which allows more people to benefit from solar power. Through this process, we are helping to transform Florida's energy economy into one with a much higher proportion of renewable and independent energy sources.

Proposal

With the launch of FL SUN, the hiring of a state director, and the organizing power of the League, citizens across Florida now have affordable solar power, reduced energy bills, and measurable energy independence within their reach.

FL SUN is seeking **\$75,000** over the next year to hire a **dedicated Miami-Dade Solar Co-op Coordinator to implement solar co-ops in Miami-Dade communities.**

Background and Structure

FL SUN is supported by its parent organizations: Community Power Network, a national nonprofit dedicated to helping communities implement renewable energy projects, and the Florida League of Women Voters, the state program partner.

About Community Power Network (CPN)

CPN has its roots in Washington, DC, where the organization started as a neighborhood solar co-op in 2007. CPN is now a national 501(c)(3) nonprofit organization that supports communities across the country who want to go solar and become more energy-independent. We are building a vibrant clean energy movement by empowering people to join together, go solar, and fight for their energy rights. CPN operates six state Solar United Neighborhood (SUN)

programs: DC SUN, MD SUN, VA SUN, WV SUN, OH SUN & FL SUN. Each facilitates co-ops and promotes solar throughout its state.

Since scaling up co-op implementation in 2013, CPN has launched 80 co-ops across six states. This has led to:

- Over 10,500 homeowners educated on solar
- 1,500 homeowners going solar
- 10.45 MW of installed solar capacity
- \$27M in solar investments
- \$5.2M in savings for co-op members
- 332,000,000 lbs. of CO2 emissions avoided

With deep technical expertise in solar and experience implementing solar co-ops across many diverse communities, CPN helps communities gain the tools and expertise necessary to start their own renewable energy projects. CPN serves as the umbrella organization for FL SUN and provides significant support to the FL SUN Program Director as they launch solar co-ops throughout the state.

About the Florida League of Women Voters (The League)

The Florida League of Women Voters was started in 1937, and is now a grassroots, non-partisan volunteer organization with 30 chapters across the state. While best known for its success in election protection and fair districting, the League has worked on sustainability and energy issues for decades. Because of the interest of its membership in environmental issues, the League was the number one organization for citizen petitions gathered to put Amendment One; The Water, Land and Legacy initiative on the ballot. The League's Speaker Corps spoke to over 21,000 citizens and helped generate a 76% percent passage rate for the amendment. Almost every League has a Natural Resources Committee, and already several Leagues have asked to participate in this initiative.

How FL SUN Operates

FL SUN is wholly owned by CPN and the FL SUN State Program Director is responsible for implementing the FL SUN program in the state. The Director role is a senior position, staffed by Angela DeMonbruen, an experienced Director with extensive community organizing experience. Angela implements solar co-ops throughout the state, as well as conducts extensive communications, outreach, press, and trainings around the solar co-op model, with the goal of scaling up their impact and reach. She also builds out the online web infrastructure for the FL SUN website, to provide in-depth information on solar basics, as well as serve as an invaluable resource and forum for policy discussions and citizen engagement.

Angela also receives extensive support from CPN headquarters from the CPN Communications Manager, Development Director, two Solar Co-op staffers, and CPN's Chief of Staff and Executive Director. FL SUN also uses CPN's CRM customer database, advocacy tools, website infrastructure, and back-end technical use.

As it does in other states, FL SUN has formed an advisory board to help with planning and prioritizing implementation of the program. To-date CPN has implemented state SUN programs in six states using this organizational structure, and has facilitated over 1,500 solar installations and 10.45 MW of solar capacity.

FL SUN's biggest role is to help communities organize neighborhood solar co-ops. Similar to buying in bulk, neighborhood solar cooperatives (co-ops) are groups of neighbors that go solar together and get a discount— making solar more affordable and accessible.

The Florida League is the statewide program partner for the program, providing support in organizing community and public forums to help introduce the co-op program and help explain the solar industry. The FL SUN Program Director works with local League of Women Voter chapters, as well as other organizations, such as HOAs, congregations, municipalities, and more to:

1. Help communities form solar co-ops.
2. Provide technical assistance to co-op members as they go solar
3. Provide support and troubleshooting should co-op members encounter problems with their installer, or local or state regulations.
4. Build a broad base of solar supporters who are ready to engage on solar policy advocacy.

By going solar as part of a group, participants save on the cost of their system and get support from their peers as they go through the process. The result is that significantly more homeowners go solar than would otherwise. And, the process creates an organized group of educated, informed solar consumers who are ready to engage on solar issues. Often co-ops will tackle local barriers to going solar, such as obtuse permitting requirements or unfair interconnection rules that hinder solar access.

About Solar Co-ops

Service Description

Solar co-ops generally require 5-7 months to complete and are divided into four phases. During each phase, FL SUN shares roles and responsibilities with the community partner. The partner's activities are generally focused on spreading the word to prospective participants and the media, while FL SUN manages the co-op process and interfaces with the chosen installer.

Phase 1: Outreach and Sign Ups (1-2 months)

FL SUN and our community partner perform outreach to get the word out, with the goal of creating excitement about solar and getting people to attend an info meeting. At the meetings, the FL SUN Director explains the co-op process and answers many detailed questions people ask about solar. Interested homeowners then sign up via an online form. As participants sign up, FL SUN does a preliminary screening of their roofs via satellite imagery to ensure participants' roofs are a good fit for solar.

Phase 2: Request for Proposals and Bid Selection (1 month)

Once a minimum of 20 people have signed up and passed the roof screening, FL SUN issues a Request for Proposals (RFP) from area solar installers. The RFP asks solar installers to provide a single price that they will offer to the entire group of bulk purchase participants. Each community has the opportunity to customize the RFP to reflect local values and preferences.

Once FL SUN has received bids from installers, we develop a detailed analysis of the bids. We then convene a selection committee made up of members of the co-op. The committee select an installer to complete all of the solar projects for the group. FL SUN provides technical assistance to the selection committee and facilitates the process, but the decision of who to select is made by the actual co-op members.

Phase 3: Individualized Proposals, Signing Contracts, & Additional Outreach (2-3 months)

The selected installer then visits each participant's home and provides them with an individualized proposal for a solar system. This quote reflects the group discount that was offered in the winning bid. Participants then sign a contract directly with the installer to purchase or lease their solar system.

At the same time, FL SUN and the community partner continue to advertise the co-op and encourage additional members to sign up. This typically allows us to recruit a total of 60-100 co-op members and generate additional press for the group once the installer has been selected.

Phase 4: Assessment, Celebration, and Ongoing Support and Engagement (1 month)

Once homeowners have installed systems, FL SUN connects them with the FL SUN state listserv, a state-wide group of solar power producers and supporters who can answer questions and help participants should they ever encounter issues with their solar system. This connects participants to the growing network of solar supporters in the state and allows them to stay engaged.

Impact of Solar Co-ops in Miami-Dade

The result of our co-ops is that significantly more homeowners go solar than would otherwise. And, the process creates an organized group of educated, informed solar consumers who will be ready to engage on solar issues relating to renewable energy and energy independence.

With a dedicated, full-time staff person on the ground we anticipate achieving the following metrics in Miami-Dade in year one of the program.

Impacts: Solar installs

In its first year the FL SUN program will implement the following in Miami-Dade:

- Organize 4-6 solar co-ops
- Educate 2,000 individuals directly about the benefits of solar via information sessions
- Reach thousand of citizens about the benefits of solar via letters to the editor, editorials, and public radio spots
- Recruit 1,000-2,000 individuals as co-op members
- Facilitate the installation of 300-400 residential solar systems, for an estimated 2.4 to 3.2 MW of installed solar capacity
- Facilitate \$8M in local investments in solar
- Save co-op members \$1.6M off the cost of going solar
- Facilitate the creation of at least two full-time solar jobs
- Engage and activate 3,000 people as vocal renewable energy supporters

We measure our success by number of projects completed, the number of partners assisted, the generation of good press and positive perception about renewable energy, as well as the scale of our climate and environmental impact. Ultimately we will know we are being successful if there is a growing solar market in Florida, and solar receives increasing public support that translates into increased legislative support over the long term.

Using 8,000 homes currently with installed solar as the baseline, it is our objective to see this number grow exponentially over the next three years, using the co-op approach to reach citizens directly and scale up solar deployment. We'll use earned media and other outreach

efforts to draw attention to the results of the co-op approach and demonstrate that solar is possible in Florida.

These metrics, including data on kW of solar installed, are tracked through our Salesforce software, which allows us to continually track our engagement efforts and whether we're being successful with our outreach efforts.

Impacts: Educating the public

In conjunction with developing and implementing these solar co-ops, we will also engage in significant online communications, public education and outreach effort. We will develop an online newsletter and continue to build out our content on www.flsun.org as well as the corresponding FL SUN listserv. The website will provide in-depth information on solar basics and serve as an invaluable resource and forum for policy discussions and citizen engagement. No other resource like this exists in Florida, and it's critical that citizens have access to Florida-specific solar information if they are to move forward with developing projects.

Impacts: Building a base of strong solar advocates

In addition to using solar co-ops to scale up solar deployment, FL SUN also uses co-ops to build a strong base of committed citizens who are ready and willing to advocate for better renewable energy policies. Once citizens participate in a co-op, we fold them into our ongoing education and advocacy efforts. CPN, FL SUN's umbrella organization, has a communications network of over 20,000 committed solar and renewable energy advocates and has run numerous successful advocacy campaigns in DC, Maryland, Virginia, and West Virginia. We have the political savvy and base of supporters necessary to win campaigns.

Market Analysis

Summary of Current Market

America is the midst of an historic transition—a transition to renewable energy. In 2015 alone, renewables accounted for 69% of all new energy capacity added in the country.¹ Transitioning to renewables is possible: the cost of solar has been cut in half in the last five years and is quickly approaching grid parity, even in places like Florida. Grid parity occurs when solar energy is the same cost as traditional energy sources. Renewables, and particularly solar, provide significantly more jobs than traditional forms of fossil-fuel energy and are a means to create local jobs.²

Florida, the Sunshine State, currently only receives one tenth of one percent from solar energy even though Florida is ranked 3rd in the nation for rooftop solar potential. Currently with only 8,000 rooftop solar installations it is ranked 14th in the nation for actual installed solar capacity. Even with that limited installed capacity, in 2014 the solar industry employed 4,800 people and generated \$63 M in economic investment. Solar can provide Florida a huge boost of economic investment, clean energy, and a more resilient energy grid. The price of solar has dropped dramatically and is now much more accessible for a wide range of homeowners.

There are two key challenges to scaling up solar in Florida: Anti-competitive policies at the local and state level that limit and complicate solar deployment, and lack of education and familiarity

¹ <http://cleantechnica.com/2016/02/15/renewables-69-of-new-us-electricity-capacity-in-2015/>

² <http://www.forbes.com/sites/toddwoody/2012/11/05/solar-americas-fastest-growing-job-creation-engine/#2906e0b32cce>

by potential solar homes and businesses. Co-ops allow us to overcome those barriers by providing education and a means for homeowners to more easily go solar.

Target Market and Customers

Our goal is to work across the state, helping all Floridians go solar. Based on our extensive experience in other states we find co-ops work equally well in rural, urban, or suburban communities.

Customers are motivated to go solar for a variety of reasons, whether they be environmental, a desire to reduce energy bills or improve reliability, a need to go off-grid, or because they find solar an interesting and exciting technology. Rather than try and convince people of a particular reason to go solar, we focus on helping those who already want to go solar to make it happen. There is significant unmet demand for solar in Florida, as the market is currently small and has not been saturated with advertising. Given the level of interest in our co-ops we do not anticipate having any difficulties finding and recruiting co-op members.

Timeline

Solar co-ops generally require 5-7 months to complete and are divided into four phases (see Appendix 1 for details of each phase). During each phase, FL SUN shares responsibilities with the community partner. Partner activities are generally focused on spreading the word to prospective participants and the media, to recruit co-op participants. FL SUN's responsibilities include tracking the progress of each co-op closely, answering technical questions, guiding co-op members through the solarization process, and interfacing with the co-op's chosen solar installer.

Budget

FL SUN is seeking annual funding of \$75,000 to deploy a dedicated Miami-Dade Solar Co-op Coordinator in Miami-Dade County. The cost of implementing a full FL SUN program with two staffers is roughly \$270,000/year.

What is unique about our co-op work, however, is that we are able to generate a small fee-for-service income stream from the solar installers for each homeowner that goes solar. This fee-for-service is collected after the homeowner has installed their system, so FL SUN must do a significant amount of upfront work before receiving the fees-for-service. However, the fee does help offset FL SUN's needs for grants.

Miami-Dade Program Budget – Year 1	
Expenses	
Staff Expense	
<ul style="list-style-type: none"> • Miami-Dade Co-op Program Coordinator • CPN cross-cutting team: Co-op Program Manager, Communications Director, Development Director, Chief of Staff, & Executive Director 	\$60,000
Direct Costs	
<ul style="list-style-type: none"> • Program materials, travel, advertising, etc. 	\$10,000
Overhead Expenses	\$5,000
TOTAL	\$75,000

RESOLUTION NO. 2017-04

**A RESOLUTION OF THE BOARD OF THE GREEN
CORRIDOR PROPERTY ASSESSMENT CLEAN ENERGY
(PACE) DISTRICT AMENDING THE DISTRICT
PROGRAM GUIDELINES; PROVIDING FOR CONFLICTS;
AND PROVIDING FOR AN EFFECTIVE DATE**

WHEREAS, the Green Corridor Property Assessment Clean Energy (PACE) District (the “District”) desires to amend the District’s Program Guidelines;

WHEREAS, the District seeks to clarify that the Jurisdiction Cost Recovery Fee, which will now be known as the District Recovery Fee, is intended to cover the costs incurred by the District in marketing the District and the Program, receiving and approving grants for the District, offsetting costs incurred by the District, and establishing a reserve for the District; and

WHEREAS, the District Board finds that adoption of this Resolution is in the best interest and welfare of the District.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF THE GREEN
CORRIDOR PROPERTY ASSESSMENT CLEAN ENERGY (PACE) DISTRICT, AS
FOLLOWS:**

Section 1. **Recitals.** The above-stated recitals are hereby adopted, confirmed and incorporated herein.

Section 2. **District Guidelines Amended.** The District Board hereby approves the amended¹ District Program Guidelines, attached hereto as Exhibit “A.”

Section 3. **Conflict.** All sections or parts of sections of any prior Resolutions, or parts of Resolutions, in conflict with this Resolution are repealed to the extent of such conflict.

Section 4. **Effective Date.** This Resolution shall become effective immediately upon adoption.

[THIS SPACE INTENTIONALLY LEFT BLANK.]

¹ CODING: Words in ~~struck through type~~ are deletions. Words in underscored type are additions.

PASSED and ADOPTED this 23rd day of January, 2017.

ATTEST:

GREEN CORRIDOR PROPERTY ASSESSMENT
CLEAN ENERGY (PACE) DISTRICT:

By: _____

District Secretary
Governmental Management
Services – South Florida, LLC

By: _____

District Chair

APPROVED AS TO FORM AND LEGALITY
FOR THE USE OF AND RELIANCE BY THE
GREEN CORRIDOR PROPERTY ASSESSMENT
CLEAN ENERGY (PACE) DISTRICT:

By: _____

District Attorney
Weiss Serota Helfman
Cole & Bierman, P.L.



CLEAN ENERGY GREEN CORRIDOR
PROGRAM GUIDELINES

In order to apply for financing under the Clean Energy Green Corridor (the "District") Program (the "Program") the property owner must read, accept, and comply with the terms provided herein (the "Program Terms").

These Program Terms, along with the documents property owners execute in connection with the Program (the "Program Documents"), establish the terms of the District Program. Property owners should become familiar with and understand the provisions of the Program Terms. By executing the Program Documents, the property owner agrees to all of the Program Terms. The District reserves the right to amend these Program Terms from time to time as described below. The District has contracted with Ygrene Energy Fund Florida, LLC (the "Administrator") to administer the program. The District will share information with the Administrator and other third parties as necessary to administer the Program.

1. Purpose of the Program

The Program is intended to assist property owners in the District in financing the installation of energy efficiency, wind resistance and renewable energy improvements as defined in Section 163.08, Florida Statutes (the "Qualifying Improvements"). The financing and the costs of administering the Program will be repaid through non-ad valorem special assessments added to the property tax bills paid by only those property owners who voluntarily choose to participate in the Program. There may be other types of financing available to property owners and the District does not guarantee that the Program is the best financing option. Property owners should obtain help in selecting the option that is most appropriate for their particular situation.

2. Summary of the Program Process

As discussed in more detail below, in order to receive funding from the Program, property owners must complete the following steps for all property types:

- a. Determine that they meet the eligibility requirements. (see "Eligibility" below).
- b. Apply online or submit a paper application for the Program. (see "Application" below).
- c. Agree to these Program Terms and pay an application fee as part of the application process.
- d. At least 30 days before executing a financing agreement (the "Financing Agreement"), the property owner shall provide to the holders or loan servicers of any existing mortgages encumbering or otherwise secured by the property a notice of the owner's intent to enter into a Financing Agreement together with the maximum principal amount to be financed and the maximum annual assessment necessary to repay that amount. Unless otherwise instructed, the program administrator will automatically do this upon application approval.
- e. The Administrator must approve the completed application.
- f. A contractor certified (the "Certified Contractor") through the Program must be selected by the property owner to install the Qualifying Improvements. The Certified Contractor must submit a bid for the installation of Qualifying Improvements on the property
- g. The District will record the signed Finance Agreement or a summary memorandum of such agreement within 5 days of signing. Upon disbursement of funds, the District will record an addendum to the Financing Agreement indicating the final amount financed which will be annually assessed (the "Settlement Statement").
- h. The District will authorize the release of funds to the property owner after project completion. Property owners may choose to assign payment directly to their Certified Contractor.
- i. Pay the special assessments in the amounts and at the times specified in the Settlement Statement.

3. Eligibility

The Program is available to all privately owned property within the District. The financing terms and conditions set forth in these Program Terms are applicable to financings for the installation of Qualifying Improvements in residential and non-residential properties (as determined by guidelines established by each member municipality of the District). In order to participate in the Program, a property owner must meet and complete the following requirements and steps:

- a. The property to be improved with the Qualifying Improvements must be located within the District.
- b. All holders of fee simple title to the subject property or, for corporate owners their designee(s), must sign the Program Documents. Therefore, before submitting an application, property owners must ensure that all property owners will agree to participate in the Program on the terms set forth in these Program Terms.
- c. All property taxes and any other assessments levied on the same bill as property taxes must be paid and have not been delinquent for the preceding 3 years or the property owner's period of ownership, whichever is less. There shall be no involuntary liens, including, but not limited to, construction liens on the property. There shall be no notices of default or other evidence of property-based debt delinquency recorded during the preceding 3 years or the property owner's period of ownership, whichever is less. The property owner must be current on all mortgage debt on the property. Property owner may not currently be in bankruptcy.
- d. The total debt of the property, including mortgages and equity lines of credit, secured by the property, must not exceed 90% of the fair market value of the property. The administrator will provide you with the current fair market value of the property.
- e. The District reserves the right, in its sole discretion, to request supplemental information from owners and to deny applications based on any negative reports.

4. Application

All property owners interested in applying to the Program must submit the initial application documents listed below along with the required application fee. At the time of application, property owners must agree to the Program Terms. Project applications will receive an administrative point of contact from the Administrator, who will assist in the process.

- a. Application Form and application fee.
- b. Upon review of the application by the Administrator, applicants will receive either a Notice of Approval or a Notice of Denial.
- c. Upon receipt of a Notice of Approval, unless otherwise instructed, the program administrator will send a notice to any mortgage holder of the property owners intent to use the Program informing them of the maximum potential assessment. This is not required if the property is owned free and clear.
- d. Upon receipt of a Notice of Approval, applicants can proceed to submit their proposed project for approval (See "Project Approval" below).
- e. Should an application be denied, the notice will include recommend remedial action that may be available to the applicant.

5. Qualifying Improvements; Certified Contractors; Maximum Funding

The following general provisions apply to all projects submitted for funding under the Program:

- a. Program financing may only be used to finance those improvements that are described in the list of Qualifying Improvements (see appendix I). Property owners are responsible to ensure that improvements installed on their property qualify under the program.
- b. The Program is a financing program only. Neither the District nor the Administrator is responsible for installation of the Qualifying Improvements or their performance.**
- c. The Qualifying Improvements must be affixed to the building or facility that is part of the property and shall constitute an improvement to the building or facility or a fixture attached to the building or facility. Appliances built-in to cabinetry qualify, but freestanding units do not. Built-in lighting fixtures qualify, but replacement of light bulbs alone cannot be financed. Questions regarding Qualified Improvements should be directed to the Administrator.
- d. Qualifying Improvements must be installed by Certified Contractors who meet the eligibility criteria set forth for the specific category of work being financed, and who are listed on the Certified Contractors list that may be obtained on-line or from the Administrator.
- e. The Program requires a minimum funding request of \$2,500.
- f. The Program will approve maximum funding requests in an amount such that the aggregate amount of any fixed assessment liens on the property and the amount of the proposed project to be completed do not exceed 100% of the fair market value of the property. Maximum financing is initially set at the lesser of 20% of the just value of the property as determined by the property appraiser or 15% of the fair market value.
- g. The Program will not provide financing for any costs in excess of the maximum amounts allowed under FL law.

6. Project Approval

Upon receipt of a Notice of Approval of a Program application and following verification of lender notification being sent, the property owner may proceed towards project funding. Following are the steps required to obtain authorization for funding under the Program:

- a. Select a Certified Contractor from the Certified Contractor List. This list is available on-line and/or from the Administrator. Applicants may wish to obtain bids and advice from more than one Certified Contractor.
- b. Work with Certified Contractor(s) to determine the scope and cost of your project, and verify that the proposed work qualifies for funding under the Program. Once Qualifying Improvements are selected, obtain a formal bid from one or more Certified Contractors.
- c. Following review of the project bid(s) select a Certified Contractor to coordinate the project with the Program Administrator.
- d. Once the project is approved, applicants will be required to execute the Financing Agreement. This is the contract that authorizes the Administrator and the District to record on the property tax record the assessment that will secure the project financing. The Financing Agreement must be signed prior to commencement of construction.
- e. Once the Financing Agreement is signed, applicants will receive a Notice to Proceed. Upon receipt of this notice, applicants can authorize commencement of the project. If construction begins prior to receipt of a Notice to Proceed, applicants run the risk of not qualifying for Program funding.

7. Funding

- a. Once the Certified Contractor has completed installation of the Qualifying Improvements, contractor must submit a payment request and the project verification documents. Contact the Administrator for a complete list of required forms and agreements. Property owner may request that the Certified Contractor receive payment directly from the Administrator.
- b. If the funding request is not submitted to the Administrator within 90 calendar days after the date that appears on the Finance Agreement, the interest rate may be reset (See "Financing Costs; Interest Rate below).
- c. Upon review of the project record the Administrator will confirm its eligibility for funding and calculate the final assessment details. Prior to the issuance of wire transfer, the property owner must approve and sign the Estimated Settlement Statement.
- d. In the event a property owner cancels financing after submitting a request for funding, all expenses incurred by the Program for recording documents, preparing bond documents and releasing any liens will be the responsibility of the property owner. Property owners may be responsible for expenses incurred by Certified Contractors according to their contracts. The District has no responsibility to release funds to property owners or Certified Contractors for work that has not been completed for any reason.

8. Financing Costs; Interest Rate

- a. In order to receive funding, property owners agree to pay special assessments in an amount equal to (i) the principal amount received from the Program, (ii) interest on the principal amount received from the Program and (iii) initial and on-going administrative expenses (see Appendix II).
- b. Principal. This is the total of all financed project costs. These may include costs associated with implementing the project such as closing fees, permits, audit expenses, application fees and capitalized interest (see "Capitalized Interest" below).
- c. Interest Rate. The rate of interest charged on the amount funded will be fixed for the full term of the assessment. The rate will be set for 90 days on the date that the Finance Agreement is prepared by the Administrator.
- d. Capitalized Interest. Because of administrative delays involved in placing assessments on County tax rolls, capitalized interest will be added to the assessment for the time period between funding of the project and the first day of the year in which the bond for each project is issued.

9. Repayment Terms; Special Assessments

- a. Repayment Terms. Following placement of the assessment on the tax roll, the property owner will be obligated to pay the special assessments specified in the Project Approval.
- b. Prepayment Terms: The Special Assessment can be paid off at any time. There is a 5% prepayment penalty which will be owed on any outstanding principal balance at the moment the prepayment is made. This penalty can be waived by adding on a voluntary charge to the closing costs and the assessment can be pre-paid in full at any time.
- c. Special Assessments. A property owner must pay the agreed-upon special assessment regardless of personal financial circumstances, the condition of the property, or the performance of the Qualifying Improvements. Property owners should not apply for financing if they are not certain they can meet the assessment obligations. **The failure to pay property taxes in full or in part will result in financial repercussions including penalties, interest, the sale of a tax certificate on the property, and possible loss of the property.** If property owners use an escrow account to pay their property taxes, they must notify the escrow company of the special assessment. In such cases, property owners will need to increase monthly payments to the escrow account by an amount equivalent to the annual assessment payments, divided by 12 months.

10. Compliance with Existing Mortgages

Recordation of the assessment on the tax roll will establish a continuing lien as security for the obligation to pay the special assessments. In accordance with Florida law, the lien securing the obligation to pay the special assessments will be senior to all private liens, including existing mortgage(s). Many mortgage and loan documents limit the ability of a property owner to place senior liens on property without the consent of the lender, or authorize the lender to obligate borrowers to prepay the senior obligation. Recently, the Federal Housing Finance Agency has issued policy guidelines that question the validity and assessment status of PACE assessments. Program participants should confirm with their lender(s) that participation in the Program does not adversely impact their rights with respect to any existing loan documents. Property owners are required to notify their lenders prior to a funding request and to provide the Administrator with a copy of the letter and proof of mailing. **The Administrator will provide required forms for lender notification, but ultimate responsibility for addressing issues with existing lenders remains with property owners.**

11. Transfer or Resale of the Subject Property

Special Assessments run with the property. In the event of a sale, unless other arrangements are made prior to closing, the annual payments will appear on the new owner's tax bill. The property owner must be aware of the fact that the Federal Housing Finance Agency has made a statement indicating that they will not give a mortgage to a potential buyer of a residential property if the property has a PACE special assessment recorded against it. If this is the case, the assessment can be prepaid at the time of sale (see "Repayment Terms; Special Assessments" above).

Ownership of any funded Qualifying Improvements (including light bulbs) transfer to the new owner, and may not be removed from the property. Program participants agree to make all legally required disclosures regarding the existence of the assessment lien on the property in connection with any sale.

At or before the time a purchaser executes a contract for the sale and purchase of any property for which a non-ad valorem assessment has been levied and has an unpaid balance due, the seller shall give the prospective purchaser a written disclosure statement in the following form, which shall be set forth in the contract or in a separate writing:

QUALIFYING IMPROVEMENTS FOR ENERGY EFFICIENCY, RENEWABLE ENERGY, OR WIND RESISTANCE.—The property being purchased is located within the jurisdiction of a local government that has placed an assessment on the property pursuant to s. 163.08, Florida Statutes. The assessment is for a qualifying improvement to the property relating to energy efficiency, renewable energy, or wind resistance, and is not based on the value of property. You are encouraged to contact the county property appraiser's office to learn more about this and other assessments that may be provided by law.

12. Rebates and Taxes

Participation in this Program does not reduce rebates available through federal, state, utility sponsored and District rebate programs. More information on available programs can be found online or through Certified Contractors and other vendors. Participants should consult with their tax advisors with respect to the state and federal tax benefits and consequences of participating in the Program. Neither the District nor the Administrator is responsible for the tax considerations of participating in the Program.

13. Changes in State and Federal Law

The District's ability to continue to finance the Program is subject to a variety of state and federal laws. If those laws or the judicial interpretation thereof changes after a property owner applies for the Program, but before the District fulfills the funding request, the District may be unable to fulfill the request. In such event, the District shall have no liability as a result of any such change in law or judicial interpretation.

14. Changes in Program Terms

The District reserves the right to change the Program Terms at any time without notice. However, no such change will affect a participant's obligation to pay special assessments as set forth in the Settlement Statement. Participation in the Program will be subject to the Program Terms in effect from time to time.

APPENDIX I QUALIFYING IMPROVEMENTS

The following list represents improvements that will be Qualifying Improvements under the District PACE Program. Additional and/or alternative measures may be approved on a case-by-case basis and/or as the list is modified from time to time in compliance with State Law or instructions from the District.

1. Energy Efficiency

- a. Air Sealing and Ventilation
 - Air Filtration
 - Building Envelope
 - Duct Leakage and Sealing
 - Bathroom, ceiling, attic, and whole house fans
- b. Insulation
 - Defect Correction
 - Attic, floor, walls, roof, ducts
- c. Weather-Stripping
- d. Home Sealing
- e. Geothermal Exchange Heat Pumps
- f. HVAC Systems
- g. Evaporative Coolers
 - Cooler must have a separate ducting system from air conditioning and heating ducting system
- h. Natural gas storage water heater
 - Energy Star listed
- i. Tankless water heater
- j. Solar water heater system
- k. Reflective insulation or radiant barriers
- l. Cool roof
- m. Windows and glass doors
 - U value of 0.40 or less and solar heat gain coefficient of 0.40 or less
- n. Window filming
- o. Skylights
- p. Solar tubes
- q. Additional building openings to provide addition natural light
- r. Lighting
 - Energy Star listed (only retrofits)
- s. Pool equipment
 - Pool circulating pumps

2. Other Non-Residential Building Measures

The following measures are allowed for commercial and non-residential buildings, in addition to all applicable energy efficiency measures listed above:

- a. Occupancy-Sensor Lighting Fixtures
 - SMART Parking Lot Bi-Level Fixture
 - SMART Parking Garage Bi-Level Fixtures
 - SMART Pathway Lighting
 - SMART Wall Pack Fixtures
- b. Task Ambient Office Lighting
- c. Classroom Lighting
- d. Refrigerator Case LED Lighting with Occupancy Sensors
- e. Wireless, daylight lighting controls
- f. Kitchen Exhaust Variable Air Volume Controls
- g. Wireless HVAC Controls & Fault Detection

3. Solar Equipment

- a. Solar thermal hot water systems
- b. Solar thermal systems for pool heating
- c. Photovoltaic systems (electricity)
- d. Emerging technologies – following the Custom Measures Track

4. Wind Resistance Measures

- a. Wind hardening measures can be deployed through this Program. The measures described qualify.
- b. Improving the strength of the roof deck and foundation attachment.
- c. Creating a secondary water barrier to prevent water intrusion.
- d. Installing wind-resistant shingles or other roofing.
- e. Installing gable-end bracing.
- f. Reinforcing roof-to-wall connections.
- g. Installing storm shutters.
- h. Installing perimeter-opening protections.
- i. Raising building elevations.

5. Custom Measures

The Custom Measures Track is a process by which the Energy Center Manager and/or staff can evaluate and approve funding for projects that are not “off the shelf” improvements listed in the Qualifying measures. These custom projects may involve large scale industrial or commercial energy efficiency improvements; processing or industrial mechanical systems; and renewable energy generation from sources such as geothermal and fuel cells. The following are examples of custom measures that will be considered for Clean Energy Green Corridor funding:

- a. Custom Energy Efficiency Measures
 - Building energy management controls
 - HVAC duct zoning control systems
 - Irrigation pumps and controls
 - Lighting controls
 - Industrial and process equipment motors and controls
 - Electric Vehicle Charging Equipment
- b. Custom Energy Generation Measures
 - Fuel Cells
 - Wind turbine power system
 - Natural gas
 - Hydrogen fuel
 - Other fuel sources (emerging technologies)
 - Co-generation (heat and energy)

APPENDIX II

ADMINISTRATIVE FEES AND CLOSING COSTS*

	RESIDENTIAL
Application Fee	\$50.00
Processing & Underwriting Fee	\$125.00
Jurisdiction-Cost District Recovery Fee**	See Table 1
Recording & Disbursement Fee	\$100.00
Bond Trustee Fee	\$90.00
Title & Escrow	\$65.00

	COMMERCIAL
Application Fee	\$250.00
Processing & Underwriting Fee	\$250.00
Jurisdiction-Cost District Recovery Fee**	See Table 1
Recording & Disbursement Fee	\$250.00
Bond Trustee Fee	\$90.00
Energy Analysis Fee	See Table 2

Table 1

JURISDICTION-COST-DISTRICT RECOVERY FEE**		
	Project Size	Fee
RESIDENTIAL	< \$62,500	\$125.00
	≥ \$62,500	\$75 + (.0008 x Project Size)
COMMERCIAL	< \$250,000	\$225.00
	≥ \$250,000	\$75 + (.0008 x Project Size)

Table 2

ENERGY PRO - COMMERCIAL PROJECTS	
Project Size	Fee
≤ \$100,000	\$450.00
\$100,001 - \$200,000	\$600.00
\$200,001 - \$300,000	\$750.00
≥ \$300,001 +	\$900.00

* A \$37 administrative fee will be added to the assessment in relation to tax collection, and in Miami-Dade County, the tax collector may add a 1% collection fee along with the special assessment.

* Fees may vary based on current market conditions

**The District Recovery Fee is intended to cover the costs incurred by the District in marketing the District and the Program, receiving and approving grants for the District, offsetting costs incurred by the District, and establishing a reserve for the District.

Green Corridor

P.A.C.E. District

Summary of Invoices

January 23, 2017

Fund	Date	Check No.s	Amount
<i>General</i>	12/5/16	5	\$ 175.00
	12/16/16	6	\$ 15,055.04
	1/12/17	7	\$ 2,245.92
Total Invoices for Approval			\$ 17,475.96

*** CHECK DATES 12/03/2016 - 01/12/2017 ***

GREEN CORRIDOR - GENERAL FUND
BANK A GENERAL FUND

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
12/05/16	00006	10/03/16	39617	201610	310	51300	54000		SPECIAL DISTRICT FEE FY17	*	175.00		
DEPARTMENT OF ECONOMIC OPPORTUNITY												175.00	000005
12/16/16	00009	9/20/16	183204	201608	310	51300	31500		AUG 16 - GENERAL COUNSEL	*	3,379.35		
		11/17/16	185307	201610	310	51300	31500		OCT 16 - GENERAL COUNSEL	*	3,373.50		
		12/15/16	186737	201611	310	51300	31500		NOV 16 - GENERAL COUNSEL	*	8,302.19		
WEISS SEROTA HELFMAN COLE & BIERMAN												15,055.04	000006
1/12/17	00001	12/01/16	12	201612	310	51300	34000		DEC 16 - MGMT FEES	*	1,000.00		
		12/01/16	12	201612	310	51300	49500		DEC 16 - WEBSITE ADMIN	*	41.67		
		12/01/16	12	201612	310	51300	42000		DEC 16 - POSTAGE	*	2.33		
		12/01/16	12	201612	310	51300	42500		DEC 16 - COPIES	*	66.40		
		1/02/17	14	201701	310	51300	34000		JAN 17 - MGMT FEES	*	1,000.00		
		1/02/17	14	201701	310	51300	49500		JAN 17 - WEBSITE ADMIN	*	41.67		
		1/02/17	14	201701	310	51300	51000		JAN 17 - SUPPLIES	*	30.98		
		1/02/17	14	201701	310	51300	42000		JAN 17 - POSTAGE	*	.47		
		1/02/17	14	201701	310	51300	42500		JAN 17 - COPIES	*	62.40		
GOVERNMENTAL MANAGEMENT SERVICES -												2,245.92	000007
TOTAL FOR BANK A											17,475.96		
TOTAL FOR REGISTER											17,475.96		

GREEN CORRIDOR

P.A.C.E DISTRICT

BALANCE SHEET

December 31, 2016

	<u>General Fund</u>
<u>ASSETS:</u>	
CASH - SunState Bank	\$3,699
CASH - Wells Fargo	\$32,827
Due from Other	\$139,575
	<hr/>
TOTAL ASSETS	\$176,101
	<hr/> <hr/>
 <u>LIABILITIES:</u>	
ACCOUNTS PAYABLE	\$1,110
 <u>FUND EQUITY AND OTHER CREDITS:</u>	
RETAINED EARNINGS UNRESERVED	\$174,990
	<hr/>
TOTAL LIABILITIES & FUND EQUITY & OTHER CREDITS	\$176,101
	<hr/> <hr/>

GREEN CORRIDOR

P.A.C.E DISTRICT

General Fund

Statement of Revenues & Expenditures

For The Period Ending December 31, 2016

<u>Description</u>	<u>ADOPTED BUDGET</u>	<u>PRORATED BUDGET THRU 12/31/16</u>	<u>ACTUAL THRU 12/31/16</u>	<u>VARIANCE</u>
<u>Income</u>				
District Recovery Fees	\$75,000	\$18,750	\$0	(\$18,750)
Interest Income	\$0	\$0	\$1	\$1
Total Income	\$75,000	\$18,750	\$1	(\$18,749)
<u>Expenditures</u>				
<i>Administrative</i>				
Attorney	\$5,000	\$1,250	\$11,676	(\$10,426)
Annual Audit	\$4,000	\$0	\$0	\$0
Management Fees	\$12,000	\$3,000	\$3,000	\$0
Telephone	\$50	\$13	\$0	\$13
Postage	\$125	\$31	\$3	\$28
Insurance	\$5,500	\$5,500	\$5,100	\$400
Printing & Binding	\$750	\$188	\$149	\$39
Legal Advertising	\$3,500	\$875	\$0	\$875
Other Current Charges	\$500	\$500	\$73	\$427
Website Compliance	\$500	\$125	\$125	(\$0)
Office Supplies	\$100	\$25	\$25	\$0
Dues, Licenses & Subscriptions	\$175	\$175	\$175	\$0
Total Expenses	\$32,200	\$10,431	\$20,326	(\$8,644)
Excess Revenues/Expenses	\$42,800		(\$20,325)	
Retain Earnings - Beginning			\$195,316	
Retain Earnings - Ending			\$174,990	