

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

February 12, 2018

Green Corridor

Property Assessment Clean Energy District

5385 N. Nob Hill Road, Sunrise, Florida 33351
Phone: 954-721-8681 - Fax: 954-721-9202

February 5, 2018

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 **February 12, 2018 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) Approval of the Minutes of the November 17, 2017 Meeting
- 3) Public Comments
- 4) Discussion and Action Items
 - a) Consideration of **Resolution #2018-07** Electing a Board Member and Confirming the Board
 - b) Consideration of **Resolution #2018-08** Approving Municipal and County Membership Agreements
- 5) Staff Reports
 - a) Attorney Report
 - b) Third-Party Administrator Report
 - c) Manager Report
- 6) Financial Reports
 - a) Summary of Invoices
- 7) Board Members Requests
- 8) Adjournment

This meeting is open to the public. In accordance with the Americans with Disabilities Act of 1990, persons needing special accommodation or a sign language interpreter to participate in this proceeding should contact the District manager at 954-721-8681 for assistance no later than four days prior to the meeting. Pursuant to Florida Statutes Section 286.0105, the District hereby advises the public that if a person decides to appeal any decision made by this board with respect to any matter considered at its meeting or hearing, he or she will need a record of the proceedings, and that for such purpose, the affected person may need to ensure that verbatim record of the proceeding is made, which record includes the testimony and evidence upon which the appeal is to be based this notice does not constitute consent by the District for the introduction or admission of otherwise inadmissible or irrelevant evidence, nor does it authorize challenges or appeals not otherwise allowed by law. For more information please visit the website: <http://greencordist.com>

MINUTES OF MEETING GREEN CORRIDOR PACE DISTRICT

A meeting of the Board of Directors of the Green Corridor PACE District was held on Friday, November 17, 2017 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 - Vice Chairman
Mayor Philip Stoddard	South Miami - Assistant Secretary
Commissioner Vince Lago	Coral Gables - Assistant Secretary
Vice Mayor Sean Brady	Miami Shores

Also present were:

Chad Friedman, Esq.	District Counsel
Crystal Crawford	Ygrene Energy Fund Florida, LLC
Supriya Sachar	Ygrene Energy Fund Florida, LLC
Kate West	Ygrene Energy Fund Florida, LLC
Paul Winkeljohn	Executive Director/District Manager
Jody Finver	Miami-Dade Solar Co-op Coordinator
Derek Duzoglou	D-Squared Engineering
Travis Renville	Rebuilding Together Miami

FIRST ORDER OF BUSINESS

Roll Call

Mayor Lerner called the meeting to order and Mr. Winkeljohn called the roll, stating that there was a quorum.

Mayor Lerner announced that Mayor Francis Suarez would attend the next meeting.

SECOND ORDER OF BUSINESS

Approval of the Minutes of the October 20, 2017 Meeting

Mayor Lerner asked for any additions, corrections or deletions to the October 20, 2017 minutes. There were no corrections.

On MOTION by Mayor Stoddard, seconded by Vice Mayor Brady, with all in favor, the Minutes of the October 20, 2017 Meeting, as presented, were approved.

THIRD ORDER OF BUSINESS Public Comments

There being none, the next item followed.

FOURTH ORDER OF BUSINESS Public Hearing Expressing the District's Intent to Utilize the Uniform Method of Levying, Collecting and Enforcing Non-Ad Valorem Assessments

Mr. Winklejohn noted that 67 Counties were invited to join the meeting.

a) Motion to Open the Public Hearing

On MOTION by Mayor Stoddard, seconded by Commissioner Lago, with all in favor, the Public Hearing Expressing the District's Intent to Utilize the Uniform Method of Levying, Collecting and Enforcing Non-Ad Valorem Assessments, was opened.

b) Public Comment and Discussion

There were no public comments.

c) Consideration of Resolution #2018-05 Expressing the District's Intent to Utilize the Uniform Method of Levying, Collecting and Enforcing Non-Ad Valorem Assessments

Mr. Friedman presented and reviewed Resolution #2018-05. He explained that the District was required to hold the Public Hearing before January, but could request an extension; however, since some governments did not want to extend the deadline, the District was being proactive by advertising the entire State. Franklin County objected.

Vice Mayor Brady MOVED to adopt Resolution #2018-05, Expressing the District's Intent to Utilize the Uniform Method of Levying, Collecting and Enforcing Non-Ad Valorem Assessments, excluding Franklin County, and Mayor Stoddard seconded the motion.

Mayor Stoddard questioned the definition of "uniform". Mr. Friedman explained that the word "uniform" pertained to the way that the District was levying, collecting and enforcing assessments.

On VOICE VOTE, with all in favor, the adoption of Resolution #2018-05, Expressing the District's Intent to Utilize the Uniform Method of Levying, Collecting and Enforcing Non-Ad Valorem Assessments, excluding Franklin County, was approved.

d) Motion to Close the Public Hearing

Mr. Winklejohn requested a motion to close the Public Hearing.

On MOTION by Commissioner Lago seconded by Mayor Bell, with all in favor, the Public Hearing Expressing the District's Intent to Utilize the Uniform Method of Levying, Collecting and Enforcing Non-Ad Valorem Assessments, was closed.

FIFTH ORDER OF BUSINESS Discussion and Action Items

a) Update on Rebuilding Together Project

Mr. Travis Renville, Executive Director of Rebuilding Together, reported that 67 homes were renovated for elderly disabled and veteran homeowners throughout Miami-Dade. Their goal was to provide every homeowner and every business a safe and healthy environment. They received \$25,000 for energy assessments on 100 homes, within Coconut Grove, South Miami, Pinecrest and Cutler Bay. The majority of homeowners were in Coconut Grove, City of Miami and South Miami. The energy

assessments show what repairs were needed to improve the homes.

Mayor Stoddard asked if there was a projected timeline. Mr. Renville anticipated a two to three-month process; however, there was a large project in the Grove slated for next year. Mayor Lerner requested an update at the next meeting.

Mayor Stoddard reported attending a solar conference in Orlando and heard an analysis from the State of Florida Institute, indicating that having solar on a house saved homeowners \$810 a year. Mayor Lerner recommended that homeowners invest in solar to be energy efficient and questioned the cost. Mr. Renville noted that they were in the process of identifying homes in The Grove and that information would be used to determine the repairs and renovations that occurred.

b) FL Sun Solar United Neighbors Update

Ms. Jody Finver, the Miami-Dade Coordinator of Solar United Neighbors of Florida provided an update. They launched at the end of May in front of the City Hall in South Miami. There were new materials and information sessions explaining the co-op process, which was a four to eight-month process. There was no cost to join or any obligation for the participant to go solar. Interested participants would sign-up online. Word-of-mouth was encouraged. When 30 homes signed up, RFPs were sent to installers across the State of Florida. Any installer could participate and had two weeks to submit their proposal.

Mayor Bell questioned the selection process. Ms. Finver explained that the Selection Committee were volunteer members of the co-op. They would review the proposals and choose the installer. Each committee member signed a Non-Disclosure Agreement to protect the installer who offered reduced prices. Once the installer submits their paperwork, they would be trained on FL Solar's software and set up visits with the homeowners. The program was open to participants from Palmetto Bay to Homestead until December 15th. Mayor Bell appreciated all of FL Sun Solar's work.

Discussion ensued regarding the option of battery backup systems after storms. Ms. Finver recommended an inverter that could power a refrigerator and air conditioner.

Ms. Finver noted challenges to the program, such as meeting County permitting and code requirements. Miami-Dade County considers permits on a case-by-case basis, depending on where the house and roof were located. Mayor Lerner suggested sending a letter to the Mayor and Commissioners of Homestead or meeting with the Vice Mayor at the Permitting Department to address the permitting process.

Discussion ensued regarding roof exposure installations. Southern exposures were the best cost-wise and a western exposure was better than an eastern one because of energy produced later in the day, but it was based on the roof size and pitch. Mayor Stoddard stated that with west facing installation, more power was being generated at peak demand time.

Ms. Finver asked the District to communicate with their municipalities. Mayor Bell requested that flyers be distributed to homeowners. In response to a question, Ms. Finver directed any inquiries to their website, *Solarunitedneighbors/Miami*. There will be an individual membership program in January, which would have a dedicated solar help desk, to review estimates and comparisons.

c) Discussion on Program Enhancements

Ms. Supriya Sachar, Vice President of Operations for Ygrene in California, presented the following program enhancements:

- Having all 292 contractors that are certified with Ygrene, sign a Participation Agreement, agreeing to follow certain rules and guidelines, not overcharging property owners and using licensed subcontractors. By the end of January, all contractors should have signed the agreement; if not, they would be removed from service.
- Establishing a Flex Rate Program, so property owners would know upfront, what they would be paying for and the annual percentage rate,

based on the interest rate.

- Compliance oversight by contractors.
- Disclosing origination fees, financing costs and terms to property owners. As of this date, the percentage of cancellations decreased to 45%.
- All calls are recorded and available for seven years.
- There would be a three day right of cancellation starting in January before the Notice of Proceed was provided to the contractor.
- A Director of Contractor Compliance has been in place since March, to focus on contractor registration, verifying licenses, insurance and bonds and providing contractor training. The contractor would be included on a Watch List for monitoring their projects.
- There would be a team to handle consumer complaints.
- There would be follow up with contractors after funding.

Mayor Stoddard stated that Ygrene could not keep anything confidential because Florida was a Sunshine State and everything was public. He suggested a self-explanatory guide for new property owners, explaining the calculations. Commissioner Lago noted that there was a calculator to compare financing costs over 5, 10 and 25 year terms at different percentage rates. Ms. Sachar stated that after the property owner makes their selection, the contractor would show the property owner the terms and financing options.

Mr. Friedman pointed out that the Participation Agreement ensures that contractors follow the highest standard as a private operator and protects the reputation of consumers. There were conversations about whether the State or Federal Government could regulate the program. The standards could be included in the PACE program.

Mayor Lerner suggested that Ms. Sachar meet with the two new Board Members. Ms. Sachar would be in town the week of December 11.

d) Discussion on Proposed Changes to Program Guidelines (Redlined Copy)

This item was discussed under Item 5C.

e) Consideration of Resolution #2018-06 Amending the District Program Guidelines (Clean Copy)

Mr. Winklejohn presented and reviewed Resolution #2018-06, amending the District program guidelines.

Commissioner Lago MOVED to adopt Resolution #2018-06, Amending the District Program Guidelines, and Vice Mayor Brady seconded the motion.

Mr. Winklejohn indicated that Resolution #2018-06 was circulated. The new Financial Advisor evaluated the guidelines and concluded that it was a benefit to everyone.

Mayor Stoddard noted that the guidelines were updated, during the summer, to include interest rates that the District charged as an appendix. Mayor Lerner appreciated the review and updates to the guidelines, so everyone was aware of the expectations and standards.

On VOICE VOTE, with all in favor, the adoption of Resolution #2018-06, Amending the District Program Guidelines, was approved.

f) Legislative Update

Mayor Stoddard reported that Chairman Crapa of Ohio, introduced a Financial Reform Bill, which was the Senate version of the choice act that the house introduced earlier this year. One section eliminated PACE and treated it as a residential market. Ygrene and other stakeholders contacted staff to discuss. If it was enacted into law, it would only affect private firms, not local governments; however, it was far from becoming a law.

Ms. Kate West of Ygrene, who handles government relations for local governments, stated that they have a team to consider expanding improvements, such as flood mitigation and disaster resiliency, mainly seawalls and built-in generators, consumer protections and standardizing consumer disclosure requirements.

Mayor Stoddard stated that several providers including Ygrene, were interested in expanding PACE in Florida, and PACE had similar disclosures and consumer protection elements. Ms. West indicated that she was working with lobbyists to educate the House, Senate and Florida Legislatures on PACE and what Ygrene was doing in communities. There was no progress, as of today, but she would update the Board at the next meeting.

In response to Mayor Lerner's question, Ms. West indicated that community meetings were held from late September to December 3rd. Mayor Stoddard recalled that there was interest in the expansion of facilities for disaster recovery. The intent was to have a passable bill early in the session. Ms. West stated that the session started on January 9th and ended on March 9th.

Ms. West noted that the District was expanding over the next 60 to 90 days, to Manatee, Sarasota and Pinellas Counties, in the unincorporated areas, Hernando, Levy, Volusia, and Brevard Counties, Pensacola and Jacksonville. They were meeting with the Jacksonville City Council next month. Clay, St. John and St. Augustine would be online in the next quarter. The northern counties of South Florida was anticipated before the end of the year or the beginning of next year. Martin County was slated for early 2018.

g) Eligible Improvements List

This item was discussed.

h) Audit Update

Mr. Winklejohn reported that Staff increased open channels from the District's auditor, directly to the financing team in California. They were communicating daily and information was flowing directly into a draft audit. The first two years of the

missing audit would be completed first, followed by the 2016 and 2017 audits. The level of confidence increased significantly. One or all of those audits would be completed by the February meeting.

SIXTH ORDER OF BUSINESS Staff Reports

a) Attorney Report

Mr. Friedman stated that DeSoto, Escambia, Hernando and Volusia counties expressed interested in joining the program, and requested consensus from the Board on having them sign Ygrene's standard agreement. Mr. Winklejohn stated that as long as there were no substantive changes, the Board could proceed. Mayor Stoddard voiced concern about the longer-term agreements. Mr. Friedman would provide a resolution at the next meeting clarifying these actions.

There was Board consensus for Mr. Friedman to obtain signatures from the Counties expressing interest.

b) Third-Party Administrator Report

Ms. Crawford indicated that Ygrene's Report was circulated to the Board and asked for any questions.

Mayor Stoddard preferred to receive an electronic copy of the agenda package.

c) Manager Report

There being none, the next item followed.

SEVENTH ORDER OF BUSINESS Financial Report

a) Summary of Invoices

b) Balance Sheets

Mr. Winkeljohn presented the Summary of Invoices and Balance Sheets. There were no anomalies, other than a sizeable advertisement, which the Board previously approved.

EIGHTH ORDER OF BUSINESS Board Member Requests

Mayor Lerner hoped that there would be an opportunity to continue funding

additional co-ops. Mr. Winklejohn stated that the District was programmed for it and the co-ops contracts overlapped the District's budget. They were funded for another year. The contractors come up for renewal in the spring, but they were budgeted. The Board could either pull back the funding or the contracts.

Mayor Stoddard suggested discussing, on a future agenda, expanding the non-profits outside of Miami-Dade, since it was a statewide program.

Mayor Lerner felt it was important to utilize their relationships and influence with the Mayor of Miami-Dade County and Commissioners on what's wrong with their permitting and to push solar. Mayor Stoddard suggested speaking to Jim Morera to coerce their vendors to expedite funding for solar.

Mayor Stoddard noted that the anti-solar body hired a political lobbyist.

NINTH ORDER OF BUSINESS

Adjournment

Mayor Lerner adjourned the meeting.

Secretary / Assistant Secretary

Chairperson / Vice Chairman

RESOLUTION NO. 2018-07

A RESOLUTION OF THE BOARD OF THE GREEN CORRIDOR PROPERTY ASSESSMENT CLEAN ENERGY (PACE) DISTRICT ELECTING A BOARD MEMBER; CONFIRMING THE DISTRICT'S BOARD MEMBERS; AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, pursuant to the Amended and Restated Interlocal Agreement between the Town of Cutler Bay, Village of Palmetto Bay, Village of Pinecrest, City of South Miami, Miami Shores Village, City of Coral Gables and City of Miami (the "Interlocal Agreement"), the Green Corridor Property Assessment Clean Energy (PACE) District (the "District") shall be governed by a governing board (the "Board") which shall be comprised of government officials or property owners within the jurisdictional boundaries of the parties to the Interlocal Agreement and one at large property owner from within the District; and

WHEREAS, pursuant to the Interlocal Agreement, the parties to the Interlocal Agreement shall nominate appointees to be elected to the District Board by current sitting Board members; and

WHEREAS, pursuant to the Interlocal Agreement, in the event a Board member is no longer eligible to serve on the Board, that party to the Interlocal Agreement shall appoint a replacement to fulfill the remaining term of that member; and

WHEREAS, Board member Mayor Tomas Regalado's term as the City of Miami's Mayor has expired; and

WHEREAS, on November 7, 2017, the City of Miami held a general election and Mayor Francis Suarez was elected; and

WHEREAS, the City of Miami has nominated recently elected Mayor Francis Suarez to serve as the City of Miami's appointee on the District Board; and

WHEREAS, the District Board finds it is in its best interest and welfare to elect City of Miami Mayor Francis Suarez as a District Board member and confirm the current Board members.

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 recitals are hereby adopted.

Section 2. **Election.** The District Board hereby elects City of Miami Mayor Francis Suarez as a District Board Member.

Section 3. Confirmation. The District Board hereby confirms the following persons as District Board members for a term expiring on November 4, 2020:

#	Seat	Board Member	Position
1	Town of Cutler Bay	Mayor Peggy Bell	Vice-Chair
2	Village of Palmetto Bay	Mayor Eugene Flinn	Assistant Secretary
3	Village of Pinecrest	Councilmember Anna Hochkammer	Assistant Secretary
4	City of South Miami	Mayor Philip Stoddard	Assistant Secretary
5	Miami Shores Village	Vice Mayor Sean Brady	Assistant Secretary
6	City of Coral Gables	Commissioner Vince Lago	Assistant Secretary
7	City of Miami	Mayor Francis Suarez	Assistant Secretary
8	At-Large	Mayor Cindy Lerner	Chair

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

PASSED and ADOPTED this 12th day of February, 2018.

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. 2018-08

A RESOLUTION OF THE BOARD OF THE GREEN CORRIDOR PROPERTY ASSESSMENT CLEAN ENERGY (PACE) DISTRICT APPROVING THE DISTRICT'S FORM MEMBERSHIP AGREEMENTS; AUTHORIZING THE DISTRICT MANAGER TO EXECUTE AGREEMENTS WITH LOCAL GOVERNMENTS TO JOIN THE DISTRICT AS NONVOTING MEMBERS WITHOUT FURTHER DISTRICT BOARD APPROVAL; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, on May 13, 2016, the Green Corridor Property Assessment Clean Energy (PACE) District (the "District") Board adopted Resolution No. 2016-08 authorizing the District Manager to execute a District-approved form Membership Agreement with local governments within the tri-county area (i.e., Miami-Dade County, Palm Beach County, and Broward County) who request to join the District as nonvoting members without further District Board approval; and

WHEREAS, the District Board desires to revise its Membership Agreement for municipalities and counties in the form attached hereto as Exhibits "A" (the "Municipal Membership Agreement") and "B" (the "County Membership Agreement"), respectively; and

WHEREAS, the District Board desires to allow local governments throughout the state to join the District as nonvoting members without further District Board approval by executing an agreement in substantially the form of the Municipal and County Membership Agreements; and

WHEREAS, on August 11, 2017, the District Board authorized the District Manager to negotiate and execute Membership Agreements with municipal and county governments statewide so long as the agreements were in substantially the same form as the Membership Agreements entered into with Broward, Collier, Miami-Dade, and Palm Beach Counties, and

WHEREAS, the District Board finds that the 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 and confirmed.

Section 2. Approving Form Agreements. The District Board hereby approves the form Municipal and County Membership Agreements attached hereto as Exhibits "A" and "B," respectively.

Section 3. Authorization. The District Manager is authorized to execute agreements in substantially the form of the Municipal and County Membership Agreements with local governments statewide who request to join the District as nonvoting members without further District Board approval. The District Manager is further authorized to negotiate and execute, without further District Board approval, Membership Agreements with municipal and county governments statewide so long as the agreements are in substantially the same form as the Membership Agreements entered into with Broward, Collier, Miami-Dade, and Palm Beach Counties.

Section 4. Conflict. All Sections or parts of Sections of all Resolutions, or parts of Resolutions, in conflict with this Resolution are repealed to the extent of such conflict.

Section 5. Effective Date. This Resolution shall become effective immediately upon its passage and adoption.

PASSED and ADOPTED this 12th day of February, 2018.

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.

**MEMBERSHIP AGREEMENT
BETWEEN THE
GREEN CORRIDOR PROPERTY ASSESSMENT CLEAN ENERGY (PACE) DISTRICT
AND _____**

This Membership Agreement (the "Membership Agreement") is entered into this ___ day of _____, 20__ by and between the Green Corridor Property Assessment Clean Energy (PACE) District, a public body corporate and politic (the "Green Corridor"), and _____, Florida, a municipal corporation of the State of Florida (the "City") (collectively, the "Parties") for the purpose of providing a PACE program within the City.

RECITALS

WHEREAS, on August 6, 2012, the Green Corridor was created as a separate legal entity pursuant to Section 163.01(7), Florida Statutes, to finance qualifying improvements in accordance with Section 163.08, Florida Statutes; and

WHEREAS, on _____, the City adopted Resolution No. _____ agreeing to join the Green Corridor as a non-voting member in order to finance qualifying improvements in the City in accordance with Section 163.08, Florida Statutes; and

WHEREAS, the Parties have determined that entering into this Membership Agreement is in the best interest and welfare of the property owners within the Green Corridor and City.

NOW, THEREFORE, in consideration of the terms and conditions, promises and covenants hereinafter set forth, the Parties agree as follows:

Section 1. Recitals Incorporated. The above recitals are true and correct and incorporated herein.

Section 2. Purpose. The purpose of this Membership Agreement is to facilitate the financing of qualifying improvements for property owners within the City in accordance with Section 163.08, Florida Statutes, by virtue of the City's joining the Green Corridor as a non-voting member and utilizing the Green Corridor's existing program (the "Program").

Section 3. Qualifying Improvements. The City shall allow the Green Corridor to provide financing of qualifying improvements, as defined in Section 163.08, Florida Statutes, on properties within the City.

Section 4. Non-Exclusive. The Green Corridor Program is non-exclusive, meaning the City specifically reserves the right to join any other entity providing a similar program under Section 163.08, Florida Statutes, or create its own program under Section 163.08, Florida Statutes.

Section 5. Program Guidelines. The Parties agree that, unless the City desires to implement its own local program guidelines as described below, the Program to be offered in the City will be wholly governed by the Green Corridor's Program Guidelines. If the City desires to implement its own local program guidelines, it may do so upon sixty (60) day's written notice to the Green Corridor. Any such local program guidelines can be amended and changed only by the authorized designee of the City. These local program guidelines shall be consistent with the

Green Corridor's guidelines. The City may adopt more restrictive guidelines than that of the Green Corridor. However, if there is a conflict between the Green Corridor's guidelines and the City's guidelines, the Green Corridor's guidelines shall control.

Section 6. Boundaries. Pursuant to this Membership Agreement, the boundaries of the Green Corridor shall include the legal boundaries of the City, which boundaries may be limited, expanded, or more specifically designated from time to time by the City by providing written notice to the Green Corridor. As contemplated in the Interlocal Agreement (as defined in Section 8) and as supplemented by this Membership Agreement, the Green Corridor will, on a non-exclusive basis, levy voluntary non ad valorem special assessments on the benefitted properties within the boundaries of the City to help finance the costs of qualifying improvements for those individual properties. Those properties receiving financing for qualifying improvements shall be assessed from time to time, in accordance with Section 163.08, Florida Statutes and other applicable law. Notwithstanding termination of this Membership Agreement or notice of a change in boundaries by the City as provided for above, those properties that have received financing for qualifying improvements shall continue to be a part of the Green Corridor, until such time that all outstanding debt has been satisfied.

Section 7. Financing Agreement. The Parties agree that the Green Corridor may enter into a financing agreement, pursuant to Section 163.08, Florida Statutes, with property owner(s) within the City who obtain financing through the Green Corridor.

Section 8. Amended and Restated Interlocal Agreement. The Parties agree that the City shall be subject to all terms, covenants, and conditions of the Amended and Restated Interlocal Agreement recorded in the Official Records of Miami-Dade County at Official Records Book 28217, Page 0312, which created the Green Corridor (the "Interlocal Agreement"). In the event of any conflict between the Interlocal Agreement and this Membership Agreement, this Membership Agreement shall control the rights and obligations of the City.

Section 9. Responsibilities of the Green Corridor; Indemnification. The Green Corridor shall be solely responsible for all matters associated with origination, funding, financing and administration of each of the Green Corridor's authorized non-ad valorem assessments, including responding to any complaints or inquiries by participants, tax certificate holders, lenders or others relating to the Program's special assessments, the Program's financing agreements, the Program's qualifying improvements, or any other aspect of the Program. The Parties understand that indemnification of the Green Corridor members is provided for in Section 16 of the Interlocal Agreement, and that such provisions shall apply to the City. In addition to the indemnification provided pursuant to the Interlocal Agreement, the Green Corridor will directly indemnify and hold harmless the City, its respective officers, agents and employees, from and against any and all demands, claims, losses, suits, liabilities, causes of action, judgment or damages, arising out of, related to, or in any way connected with performance or nonperformance by the Green Corridor, its officers, contractors and agents for all matters associated with origination, funding, financing and administration of each of the Green Corridor's authorized non-ad valorem assessments, including responding to any complaints or inquiries by participants, tax certificate holders, lenders or others relating to the Program's special assessments, the Program's financing agreements, the Program's qualifying improvements, or any other aspect of the Program. This grant of indemnification shall not be deemed or treated as a waiver by the Green Corridor of any immunity to which it is entitled by

law, including but not limited to the District's sovereign immunity as set forth in Section 768.28, Florida Statutes. This Section shall survive termination of this Agreement.

Section 10. Agreements with Tax Collector, Property Appraiser and Municipalities. The Green Corridor acknowledges that the City has no authority to bind the County Tax Collector and the County Property Appraiser, and the Green Corridor will be required to enter into separate agreement(s) with the County Tax Collector and/or the County Property Appraiser, which shall establish the fees (if any) to be charged by the Tax Collector and Property Appraiser for the collection or handling of the Program's special assessments.

Section 11. Resale or Refinancing of a Property. The Green Corridor recognizes that some lenders may require full repayment of the Program's special assessments upon resale or refinancing of a property subject to the Program's special assessments. The Green Corridor agrees to provide written disclosure of this matter to all City property owners that may utilize the Program.

Section 12. Term. This Membership Agreement shall remain in full force and effect from the date of its execution by both Parties. Any Party may terminate this Membership Agreement upon ninety (90) days prior written notice.

Section 13. Consent. This Membership Agreement and any required resolution or ordinance of an individual Party shall be considered the City's consent to joining the Green Corridor and participation therein, as required by Section 163.08, Florida Statutes.

Section 14. Voting Rights. The Parties agree that the City shall be a non-voting member of the Green Corridor for the term of this Membership Agreement.

Section 15. Notices. Any notices to be given hereunder shall be in writing and shall be deemed to have been given if sent by hand delivery, recognized overnight courier (such as Federal Express), or by written certified U.S. mail, with return receipt requested, addressed to the Party for whom it is intended, at the place specified. For the present, the Parties designate the following as the respective places for notice purposes:

If to Green Corridor:
Paul Winkeljohn, Executive Director
Green Corridor
5385 Nob Hill Rd.
Sunrise, FL 33351

If to City:

With a Copy to:

Section 16. Amendments. It is further agreed that no modification, amendment or alteration in the terms or conditions herein shall be effective unless contained in a written document executed by the Parties hereto.

Section 17. Joint Effort. The preparation of this Membership Agreement has been a joint effort of the Parties hereto and the resulting document shall not, solely as a matter of judicial construction, be construed more severely against one of the Parties than the other.

Section 18. Merger. This Membership Agreement incorporates and includes all prior negotiations, correspondence, agreements, or understandings applicable to the matters contained herein; and the Parties agree that there are no commitments, agreements, or understandings concerning the subject matter of this Membership Agreement that are not contained in this document. Accordingly, the Parties agree that no deviation from the terms hereof shall be predicated upon any prior representations or agreements, whether oral or written. It is further agreed that no change, amendment, alteration, or modification in the terms and conditions contained herein shall be effective unless contained in a written document, executed with the same formality, and of equal dignity herewith by all Parties to this Membership Agreement.

Section 19. Assignment. The respective obligations of the Parties set forth in this Membership Agreement shall not be assigned, in whole or in part, without the written consent of the other Party hereto.

Section 20. Records. The Parties shall each maintain their own respective records and documents associated with this Membership Agreement in accordance with the requirements for records retention set forth in Chapter 119, Florida Statutes.

Section 21. No Third Party Beneficiaries. It is the intent and agreement of the Parties that this Agreement is solely for the benefit of the Parties and no person not a party hereto shall have any rights or privileges hereunder.

Section 22. Severability. In the event a portion of this Membership Agreement is found by a court of competent jurisdiction to be invalid, the remaining provisions shall continue to be effective.

Section 23. Venue. The exclusive venue of any legal or equitable action against the City that arises out of or relates to this Membership Agreement shall be the appropriate state court in Miami-Dade County.

Section 24. Effective Date. This Membership Agreement shall become effective upon the execution by the Parties hereto.

[This space intentionally left blank. Signature page follows.]

IN WITNESS WHEREOF, the Parties hereto have made and executed this Agreement on the day first written above.

ATTEST:

GREEN CORRIDOR PROPERTY
ASSESSMENT CLEAN ENERGY (PACE)
DISTRICT

By: _____
District Secretary

By: _____
Executive Director

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:

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

ATTEST:

THE CITY OF _____, FLORIDA

By: _____
Name, Title

By: _____
Name, Title

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:

By: _____
Name, City Attorney

[SIGNATURE PAGE TO MEMBERSHIP AGREEMENT]

**MEMBERSHIP AGREEMENT
BETWEEN THE
GREEN CORRIDOR PROPERTY ASSESSMENT CLEAN ENERGY (PACE) DISTRICT
AND _____ COUNTY**

This Membership Agreement (the "Membership Agreement") is entered into this ___ day of ____, 20__ by and between the Green Corridor Property Assessment Clean Energy (PACE) District, a public body corporate and politic (the "Green Corridor"), and _____, Florida, a political subdivision of the State of Florida (the "County") (collectively, the "Parties") for the purpose of providing a PACE program within the County.

RECITALS

WHEREAS, on August 6, 2012, the Green Corridor was created as a separate legal entity pursuant to Section 163.01(7), Florida Statutes, to finance qualifying improvements in accordance with Section 163.08, Florida Statutes; and

WHEREAS, on _____, the County adopted Resolution No. _____ agreeing to join the Green Corridor as a non-voting member in order to finance qualifying improvements in the County in accordance with Section 163.08, Florida Statutes; and

WHEREAS, the Parties have determined that entering into this Membership Agreement is in the best interest and welfare of the property owners within the Green Corridor and County.

NOW, THEREFORE, in consideration of the terms and conditions, promises and covenants hereinafter set forth, the Parties agree as follows:

Section 1. Recitals Incorporated. The above recitals are true and correct and incorporated herein.

Section 2. Purpose. The purpose of this Membership Agreement is to facilitate the financing of qualifying improvements for property owners within the County in accordance with Section 163.08, Florida Statutes, by virtue of the County's joining the Green Corridor as a non-voting member and utilizing the Green Corridor's existing program (the "Program").

Section 3. Qualifying Improvements. The County shall allow the Green Corridor to provide financing of qualifying improvements, as defined in Section 163.08, Florida Statutes, on properties within the County.

Section 4. Non-Exclusive. The Green Corridor Program is non-exclusive, meaning the County specifically reserves the right to join any other entity providing a similar program under Section 163.08, Florida Statutes, or create its own program under Section 163.08, Florida Statutes.

Section 5. Program Guidelines. The Parties agree that, unless the County desires to implement its own local program guidelines as described below, the Program to be offered in the County will be wholly governed by the Green Corridor's Program Guidelines. If the County desires to implement its own local program guidelines, it may do so upon sixty (60) day's written notice to the Green Corridor. Any such local program guidelines can be amended and changed only by the authorized designee of the County. These local program guidelines shall be

consistent with the Green Corridor's guidelines. The County may adopt more restrictive guidelines than that of the Green Corridor. However, if there is a conflict between the Green Corridor's guidelines and the County's guidelines, the Green Corridor's guidelines shall control.

Section 6. Boundaries. Pursuant to this Membership Agreement, the boundaries of the Green Corridor shall include the legal boundaries of the County, which boundaries may be limited, expanded, or more specifically designated from time to time by the County by providing written notice to the Green Corridor. As contemplated in the Interlocal Agreement (as defined in Section 8) and as supplemented by this Membership Agreement, the Green Corridor will, on a non-exclusive basis, levy voluntary non ad valorem special assessments on the benefitted properties within the boundaries of the County to help finance the costs of qualifying improvements for those individual properties. Those properties receiving financing for qualifying improvements shall be assessed from time to time, in accordance with Section 163.08, Florida Statutes and other applicable law. Notwithstanding termination of this Membership Agreement or notice of a change in boundaries by the County as provided for above, those properties that have received financing for qualifying improvements shall continue to be a part of the Green Corridor, until such time that all outstanding debt has been satisfied.

Section 7. Financing Agreement. The Parties agree that the Green Corridor may enter into a financing agreement, pursuant to Section 163.08, Florida Statutes, with property owner(s) within the County who obtain financing through the Green Corridor.

Section 8. Amended and Restated Interlocal Agreement. The Parties agree that the County shall be subject to all terms, covenants, and conditions of the Amended and Restated Interlocal Agreement recorded in the Official Records of Miami-Dade County at Official Records Book 28217, Page 0312, which created the Green Corridor (the "Interlocal Agreement"). In the event of any conflict between the Interlocal Agreement and this Membership Agreement, this Membership Agreement shall control the rights and obligations of the County.

Section 9. Responsibilities of the Green Corridor; Indemnification. The Green Corridor shall be solely responsible for all matters associated with origination, funding, financing and administration of each of the Green Corridor's authorized non-ad valorem assessments, including responding to any complaints or inquiries by participants, tax certificate holders, lenders or others relating to the Program's special assessments, the Program's financing agreements, the Program's qualifying improvements, or any other aspect of the Program. The Parties understand that indemnification of the Green Corridor members is provided for in Section 16 of the Interlocal Agreement, and that such provisions shall apply to the County. In addition to the indemnification provided pursuant to the Interlocal Agreement, the Green Corridor will directly indemnify and hold harmless the County, its respective officers, agents and employees, from and against any and all demands, claims, losses, suits, liabilities, causes of action, judgment or damages, arising out of, related to, or in any way connected with performance or nonperformance by the Green Corridor, its officers, contractors and agents for all matters associated with origination, funding, financing and administration of each of the Green Corridor's authorized non-ad valorem assessments, including responding to any complaints or inquiries by participants, tax certificate holders, lenders or others relating to the Program's special assessments, the Program's financing agreements, the Program's qualifying improvements, or any other aspect of the Program. This grant of indemnification shall not be deemed or treated as a waiver by the Green Corridor of any immunity to which it is entitled by

law, including but not limited to the District's sovereign immunity as set forth in Section 768.28, Florida Statutes. This Section shall survive termination of this Agreement.

Section 10. Agreements with Tax Collector, Property Appraiser and Municipalities. [TO BE USED FOR COUNTY MEMBERS WITH AN ELECTED TAX COLLECTOR AND PROPERTY APPRAISER. NOT NEEDED FOR COUNTY MEMBERS WITH AN APPOINTED TAX COLLECTOR AND PROPERTY APPRAISER: The Green Corridor acknowledges that the County has no authority to bind the County Tax Collector and the County Property Appraiser, and the Green Corridor will be required to enter into separate agreement(s) with the County Tax Collector and/or the County Property Appraiser, which shall establish the fees (if any) to be charged by the Tax Collector and Property Appraiser for the collection or handling of the Program's special assessments.] [TO BE USED FOR ALL COUNTY MEMBERS WITH AN OPT-IN PROVISION FOR MUNICIPALITIES IN THE COUNTY: The Green Corridor also acknowledges that the County has no authority to bind the incorporated municipalities in the County, and the Green Corridor will be required to enter into separate agreements with the incorporated municipalities in the County to the extent the Green Corridor wishes to extend the Program into such municipalities.] [TO BE USED FOR ALL COUNTY MEMBERS WITH AN OPT-OUT PROVISION FOR MUNICIPALITIES IN THE COUNTY: The Green Corridor also acknowledges that all incorporated municipalities in the County will be included in the Program, unless a County notifies the County that it elects not to participate in the Program. In such case, the County will promptly notify the Green Corridor that the County will not be included in the Program, and that the Green Corridor will have no authority to operate the Program within such County.]

Section 11. Resale or Refinancing of a Property. The Green Corridor recognizes that some lenders may require full repayment of the Program's special assessments upon resale or refinancing of a property subject to the Program's special assessments. The Green Corridor agrees to provide written disclosure of this matter to all County property owners that may utilize the Program.

Section 12. Term. This Membership Agreement shall remain in full force and effect from the date of its execution by both Parties. Any Party may terminate this Membership Agreement upon ninety (90) days prior written notice.

Section 13. Consent. This Membership Agreement and any required resolution or ordinance of an individual Party shall be considered the County's consent to joining the Green Corridor and participation therein, as required by Section 163.08, Florida Statutes.

Section 14. Voting Rights. The Parties agree that the County shall be a non-voting member of the Green Corridor for the term of this Membership Agreement.

Section 15. Notices. Any notices to be given hereunder shall be in writing and shall be deemed to have been given if sent by hand delivery, recognized overnight courier (such as Federal Express), or by written certified U.S. mail, with return receipt requested, addressed to the Party for whom it is intended, at the place specified. For the present, the Parties designate the following as the respective places for notice purposes:

If to Green Corridor:
Paul Winkeljohn, Executive Director

Green Corridor
5385 Nob Hill Rd.
Sunrise, FL 33351

If to County:

With a Copy to:

Section 16. Amendments. It is further agreed that no modification, amendment or alteration in the terms or conditions herein shall be effective unless contained in a written document executed by the Parties hereto.

Section 17. Joint Effort. The preparation of this Membership Agreement has been a joint effort of the Parties hereto and the resulting document shall not, solely as a matter of judicial construction, be construed more severely against one of the Parties than the other.

Section 18. Merger. This Membership Agreement incorporates and includes all prior negotiations, correspondence, agreements, or understandings applicable to the matters contained herein; and the Parties agree that there are no commitments, agreements, or understandings concerning the subject matter of this Membership Agreement that are not contained in this document. Accordingly, the Parties agree that no deviation from the terms hereof shall be predicated upon any prior representations or agreements, whether oral or written. It is further agreed that no change, amendment, alteration, or modification in the terms and conditions contained herein shall be effective unless contained in a written document, executed with the same formality, and of equal dignity herewith by all Parties to this Membership Agreement.

Section 19. Assignment. The respective obligations of the Parties set forth in this Membership Agreement shall not be assigned, in whole or in part, without the written consent of the other Party hereto.

Section 20. Records. The Parties shall each maintain their own respective records and documents associated with this Membership Agreement in accordance with the requirements for records retention set forth in Chapter 119, Florida Statutes.

Section 21. No Third Party Beneficiaries. It is the intent and agreement of the Parties that this Agreement is solely for the benefit of the Parties and no person not a party hereto shall have any rights or privileges hereunder.

Section 22. Severability. In the event a portion of this Membership Agreement is found by a court of competent jurisdiction to be invalid, the remaining provisions shall continue to be effective.

Section 23. Venue. The exclusive venue of any legal or equitable action against the County that arises out of or relates to this Membership Agreement shall be the appropriate state court in Miami-Dade County.

Section 24. Effective Date. This Membership Agreement shall become effective upon the execution by the Parties hereto.

[This space intentionally left blank. Signature page follows.]

IN WITNESS WHEREOF, the Parties hereto have made and executed this Agreement on the day first written above.

ATTEST:

GREEN CORRIDOR PROPERTY
ASSESSMENT CLEAN ENERGY (PACE)
DISTRICT

By: _____
District Secretary

By: _____
Executive Director

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:

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

ATTEST:

THE COUNTY OF _____, FLORIDA

By: _____
Name, Title

By: _____
Name, Title

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:

By: _____
Name, County Attorney

[SIGNATURE PAGE TO MEMBERSHIP AGREEMENT]



January 2017

GREEN CORRIDOR DISTRICT UPDATE

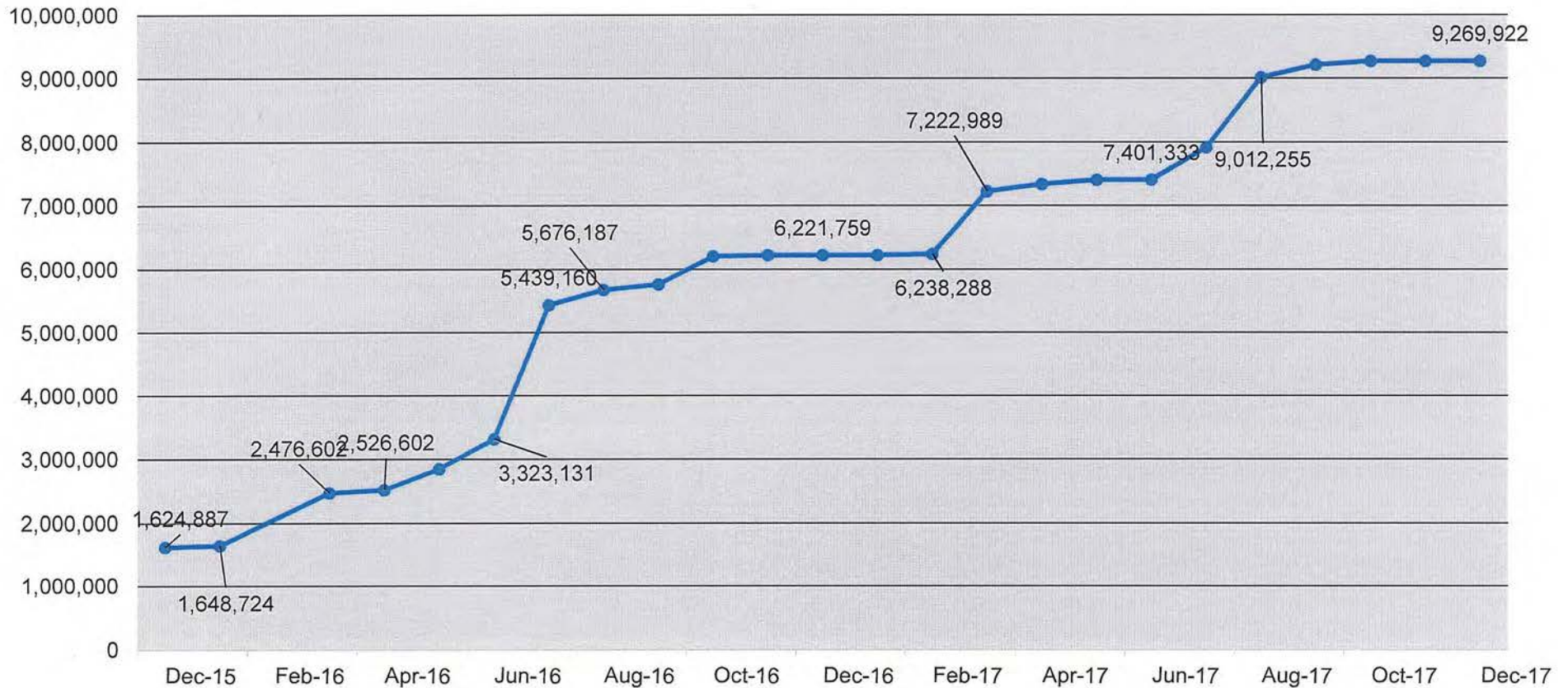
For Inception to December



DISTRICT POPULATION SIZE GROWTH



Cumulative District Size

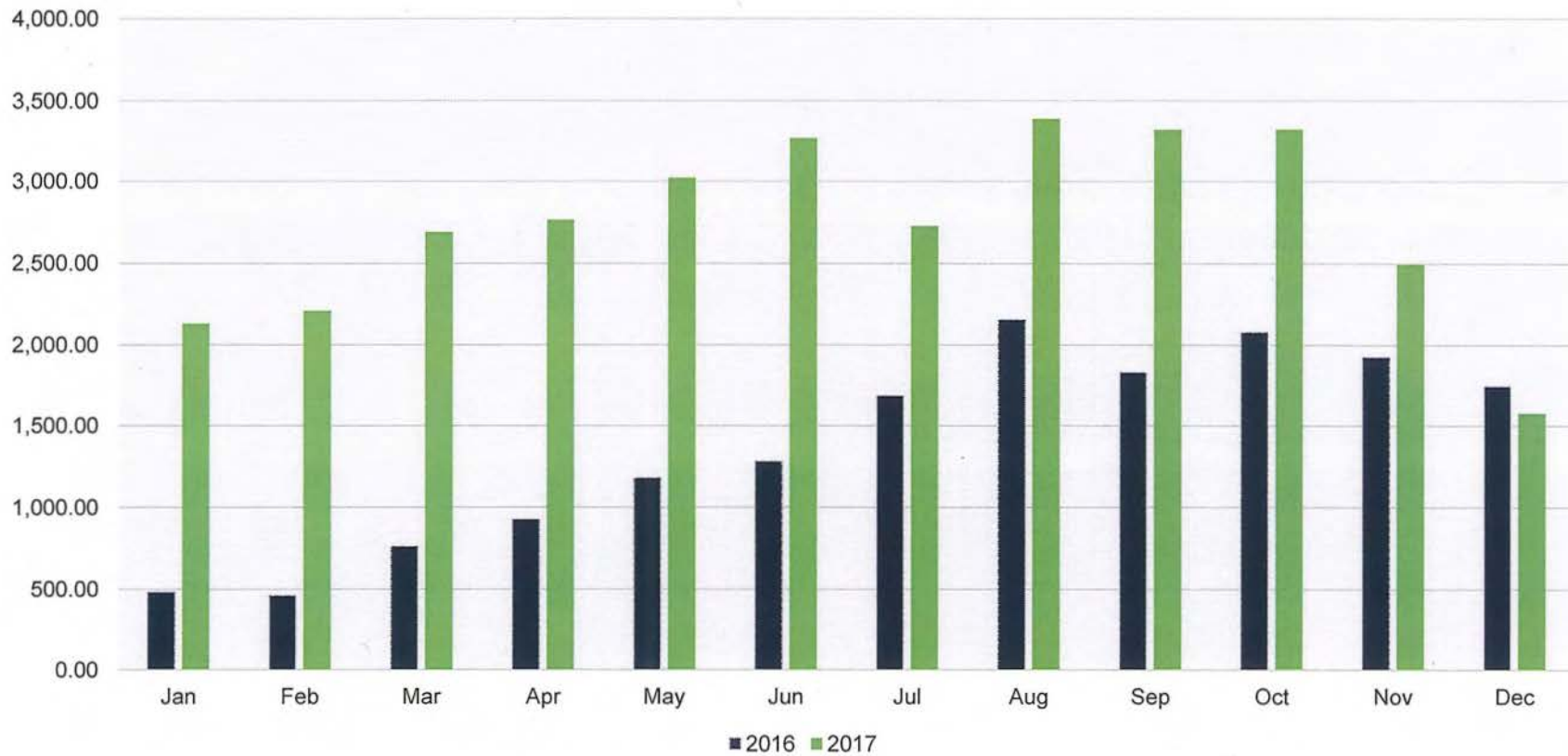


Population based on 2016 US Census

APPLICATIONS BY MONTH



Applications per Month



Applications to date: 54,124

APPLICATIONS BY COUNTY 2017



County	Average 2016	Jan	Feb	Mar	April	May	June	July	Aug	Sept	Oct	Nov	Dec
Alachua	14	11	9	18	9	11	11	20	21	9	12	8	3
Brevard	0	0	0	0	0	0	0	0	0	2	0	1	1
Broward	590	906	932	1116	1111	1163	1320	1023	1074	1160	1074	875	599
Charlotte	2	10	18	37	28	26	25	18	34	45	33	20	20
Clay	0	0	0	0	1	0	0	4	2	0	0	0	0
Collier	0	0	0	0	0	0	0	0	17	75	98	80	40
Escambia	0	0	0	0	0	3	0	0	0	0	0	0	0
Hillsborough	0	0	0	41	216	212	201	172	252	134	124	115	76
Holmes	0	0	0	0	0	0	0	0	0	0	1	0	0
Marion	3	31	36	34	27	33	29	33	24	13	3	0	4
Miami-Dade	738	1029	1018	1282	1197	1355	1470	1255	1583	1446	1570	1101	752
Orange	8	26	8	4	11	10	7	18	13	8	4	1	0
Palm Beach	5	20	15	17	35	53	65	49	225	345	346	235	173
Pasco	18	97	173	138	129	153	138	133	144	83	67	58	37
Pinellas	0	0	0	0	0	0	0	0	0	1	0	0	0
Seminole	0	0	0	1	0	2	2	2	0	0	0	0	0
Total	1379	2130	2209	2688	2764	3021	3268	2727	3389	3321	3332	2494	1705

City	Average 2016	Jan	Feb	Mar	April	May	June	July	Aug	Sept	Oct	Nov	Dec
Coral Gables	19	24	11	24	18	24	20	21	23	24	42	17	9
Cutler Bay	44	45	46	60	51	52	52	63	71	51	53	48	33
Miami	79	71	83	100	110	114	119	109	143	129	144	83	51
Miami Shores	11	12	14	11	9	8	18	8	16	10	17	4	5
Palmetto Bay	24	17	18	44	28	18	36	25	31	33	27	19	18
Pinecrest	9	6	6	10	9	9	10	5	18	8	22	10	7
South Miami	6	5	7	13	9	12	11	4	11	7	7	3	2

FUNDED PROJECTS BY MONTH



Funded projects by month



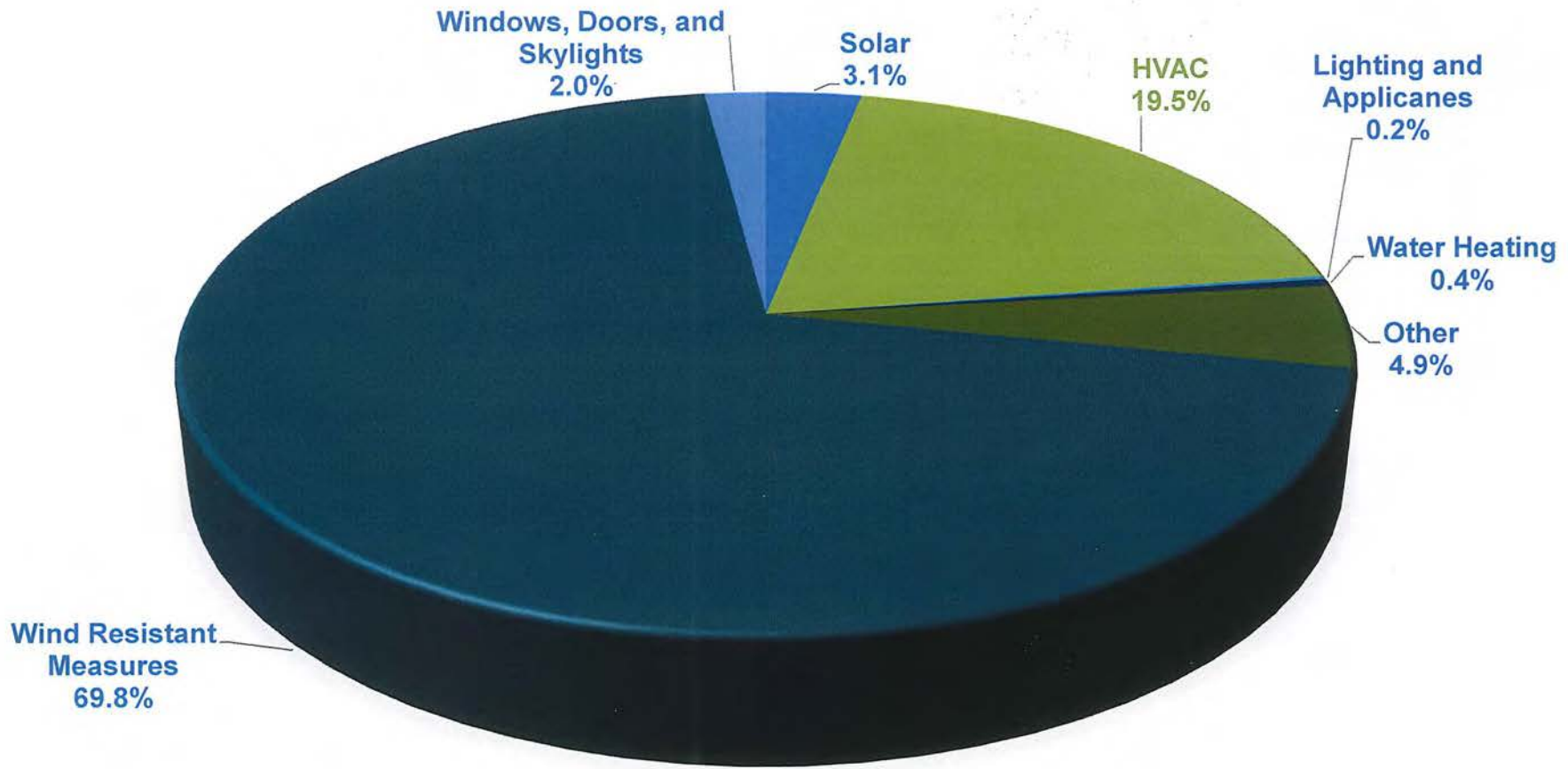
PROJECTS FUNDED AND IN PROGRESS BY COUNTY INCEPTION to DEC 31, 2017



County	Funded			In Progress		Pipeline Total	
	Quantity	Value	Average Project Value	Quantity	Value	Quantity	Value
Alachua	74	\$1,141,257.88	\$15,422.40	39	\$150,262.15	113	\$1,291,520.03
Broward	6,336	\$125,481,870.46	\$19,804.59	4,938	\$29,039,180.48	11,274	\$154,521,050.94
Charlotte	92	\$1,427,105.77	\$15,512.02	104	\$533,602.92	196	\$1,960,708.69
Clay	1	\$9,102.25	\$9,102.25	0	\$0.00	1	\$9,102.25
Collier	60	\$1,369,008.27	\$22,816.80	138	\$906,750.60	198	\$2,275,758.87
Hillsborough	495	\$7,741,314.58	\$15,639.02	386	\$1,905,139.73	881	\$9,646,454.31
Marion	89	\$1,158,828.47	\$13,020.54	56	\$175,158.09	145	\$1,333,986.56
Miami-Dade	8,076	\$187,441,803.21	\$23,209.73	6,308	\$37,315,628.39	14,384	\$224,757,431.60
Orange	46	\$787,409.26	\$17,117.59	38	\$32,500.00	84	\$819,909.26
Palm Beach	212	\$4,466,020.23	\$21,066.13	883	\$5,990,566.17	1,095	\$10,456,586.40
Pasco	519	\$7,430,963.53	\$14,317.85	258	\$982,152.13	777	\$8,413,115.66
Total	16,000	\$338,454,683.91	\$21,153.42	13,148	\$77,030,940.66	29148	\$415,485,624.57

City	Funded			In Progress		Pipeline Total	
	Quantity	Value	Average Project Value	Quantity	Value	Quantity	Value
Coral Gables	229	\$8,950,194.84	\$39,083.82	128	\$824,227.48	357	\$9,774,422.32
Cutler Bay	714	\$14,589,522.40	\$20,433.50	272	\$1,456,402.96	986	\$16,045,925.36
Miami	757	\$18,089,887.63	\$23,896.81	568	\$4,595,289.21	1,325	\$22,685,176.84
Miami Shores	177	\$4,997,384.67	\$28,233.81	60	\$338,493.38	237	\$5,335,878.05
Palmetto Bay	443	\$16,439,774.62	\$37,110.10	153	\$1,225,514.20	596	\$17,665,288.82
Pinecrest	141	\$6,600,340.62	\$46,810.93	62	\$534,699.74	203	\$7,135,040.36
South Miami	87	\$2,842,659.10	\$32,674.24	55	\$309,647.23	142	\$3,152,306.33

BREAKDOWN BY TYPE OF IMPROVEMENT



STATISTICS



- 99.6% of volume and 97% of value is residential
- Average residential project size is \$ 20,618
- Average residential property value of participants is \$369,581
- Average LTV Ratio of participants is 52.90%
- Estimated \$846 million in local economic stimulus (multiplier effect)¹
- Estimated 5,079 jobs created¹
- Estimated \$5,602,800 revenue generated for local building departments²
- Estimated \$3,385,869 revenue generated by tax collector over next 20 years³
- Estimated savings of \$57.5M in insurance claims by providing hurricane protection retrofits⁴
- Estimated average yearly savings of \$1,514 in insurance premiums for the property owners who have made hurricane protection improvements⁵

1 Based on independent study done by ECONorthwest for PACENow using funded project amounts

2 Based on an average permit fee of \$350 per project

3 Based on estimated 1% fees for all projects

4 Insurance claims saving estimate is based on a Ygrene proprietary model sourced with data from FLOIR's 2014 Hurricane Summary Report and FLOIR's 2008 Florida Residential Wind Loss Mitigation Study Report

5 Annual insurance premium savings per property is calculated by comparing current FL insurance costs for a property located in Miami-Dade county with and without protection upgrades and a replacement cost of \$190,000. Actual savings may vary



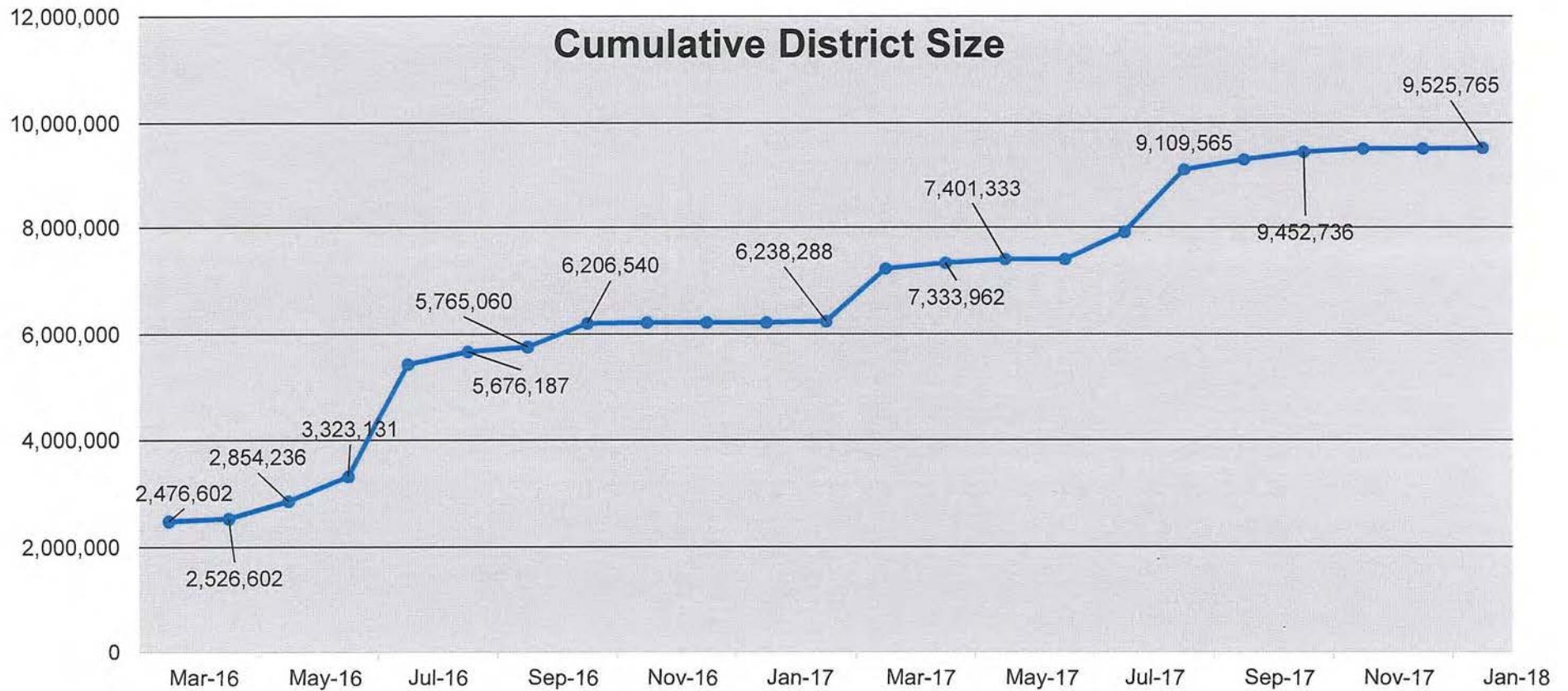
February 2018

GREEN CORRIDOR DISTRICT UPDATE

For Inception to January 2018



DISTRICT POPULATION SIZE GROWTH

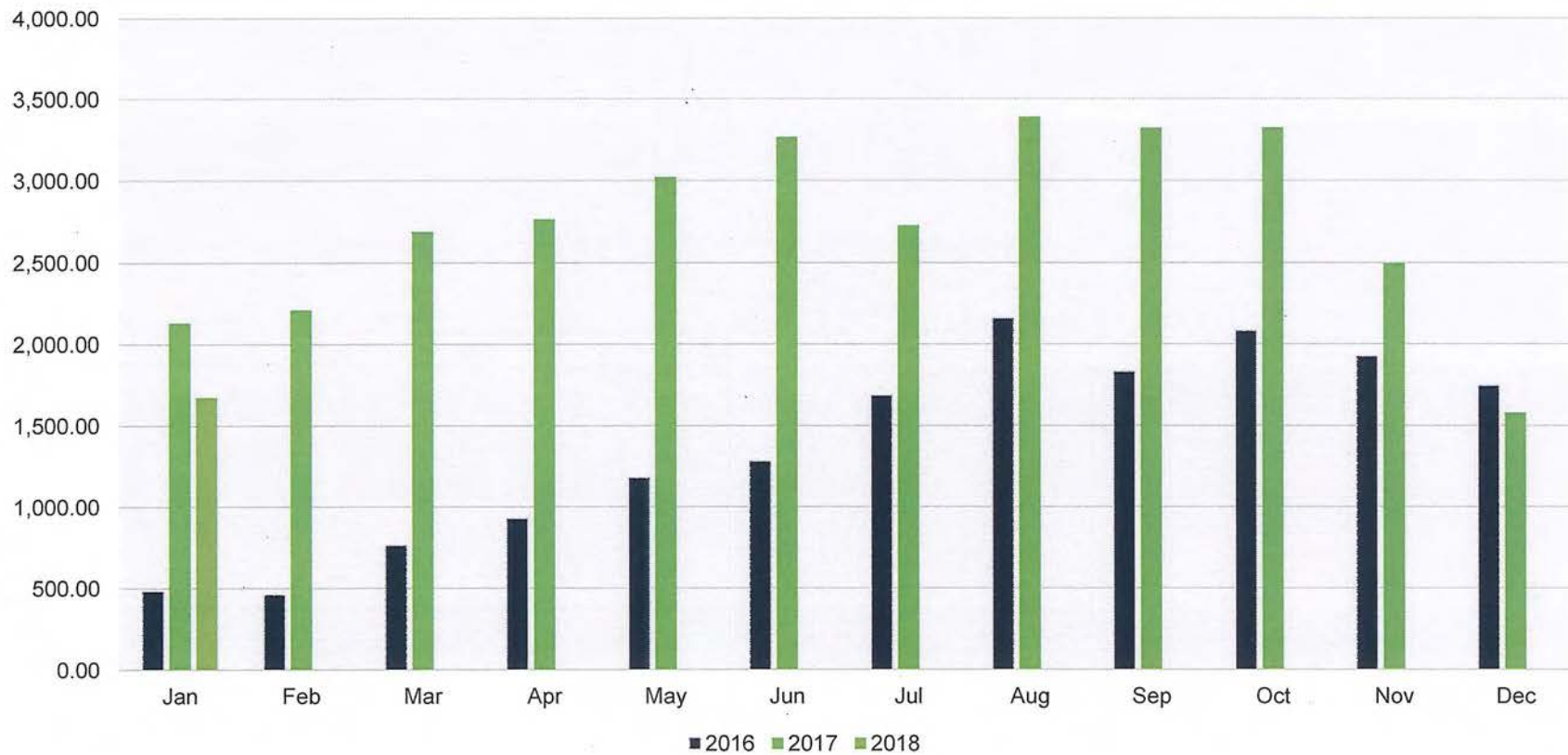


Population based on 2016 US Census

APPLICATIONS BY MONTH



Applications per Month



Applications to date: 55,800

APPLICATIONS BY COUNTY 2017/2018



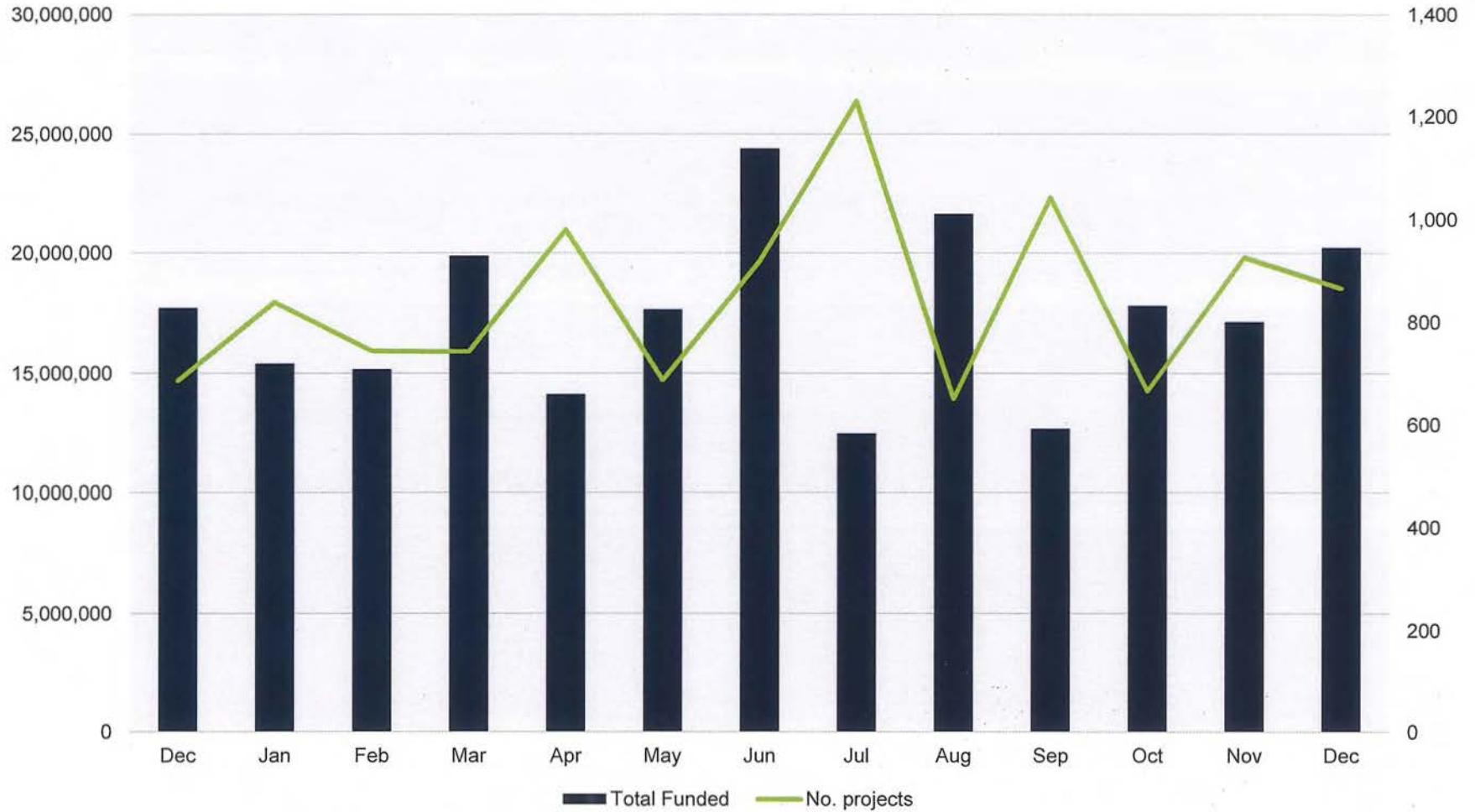
County	Average 2016	Jan-17	Feb-17	Mar-17	Apr-17	May-17	Jun-17	Jul-17	Aug-17	Sep-17	Oct-17	Nov-17	Dec-17	Jan-18
Alachua	14	11	9	18	9	11	11	20	21	9	12	8	3	4
Brevard	0	0	0	0	0	0	0	0	0	2	0	1	1	0
Broward	590	906	932	1116	1111	1163	1320	1023	1074	1160	1074	875	599	571
Charlotte	2	10	18	37	28	26	25	18	34	45	33	20	20	15
Clay	0	0	0	0	1	0	0	4	2	0	0	0	0	0
Collier	0	0	0	0	0	0	0	0	17	75	98	80	40	30
Escambia	0	0	0	0	0	3	0	0	0	0	0	0	0	0
Hillsborough	0	0	0	41	216	212	201	172	252	134	124	115	76	100
Holmes	0	0	0	0	0	0	0	0	0	0	1	0	0	0
Marion	3	31	36	34	27	33	29	33	24	13	3	0	4	9
Miami-Dade	738	1029	1018	1282	1197	1355	1470	1255	1583	1446	1570	1101	752	758
Orange	8	26	8	4	11	10	7	18	13	8	4	1	0	6
Palm Beach	5	20	15	17	35	53	65	49	225	345	346	235	173	154
Pasco	18	97	173	138	129	153	138	133	144	83	67	58	37	29
Pinellas	0	0	0	0	0	0	0	0	0	1	0	0	0	0
Seminole	0	0	0	1	0	2	2	2	0	0	0	0	0	0
Total	1379	2130	2209	2688	2764	3021	3268	2727	3389	3321	3332	2494	1705	1676

City	Average 2016	Jan-17	Feb-17	Mar-17	Apr-17	May-17	Jun-17	Jul-17	Aug-17	Sep-17	Oct-17	Nov-17	Dec-17	Jan-18
Coral Gables	19	24	11	24	18	24	20	21	23	24	42	17	9	11
Cutler Bay	44	45	46	60	51	52	52	63	71	51	53	48	33	25
Miami	79	71	83	100	110	114	119	109	143	129	144	83	51	62
Miami Shores	11	12	14	11	9	8	18	8	16	10	17	4	5	6
Palmetto Bay	24	17	18	44	28	18	36	25	31	33	27	19	18	18
Pinecrest	9	6	6	10	9	9	10	5	18	8	22	10	7	10
South Miami	6	5	7	13	9	12	11	4	11	7	7	3	2	4

FUNDED PROJECTS BY MONTH



Funded projects by month



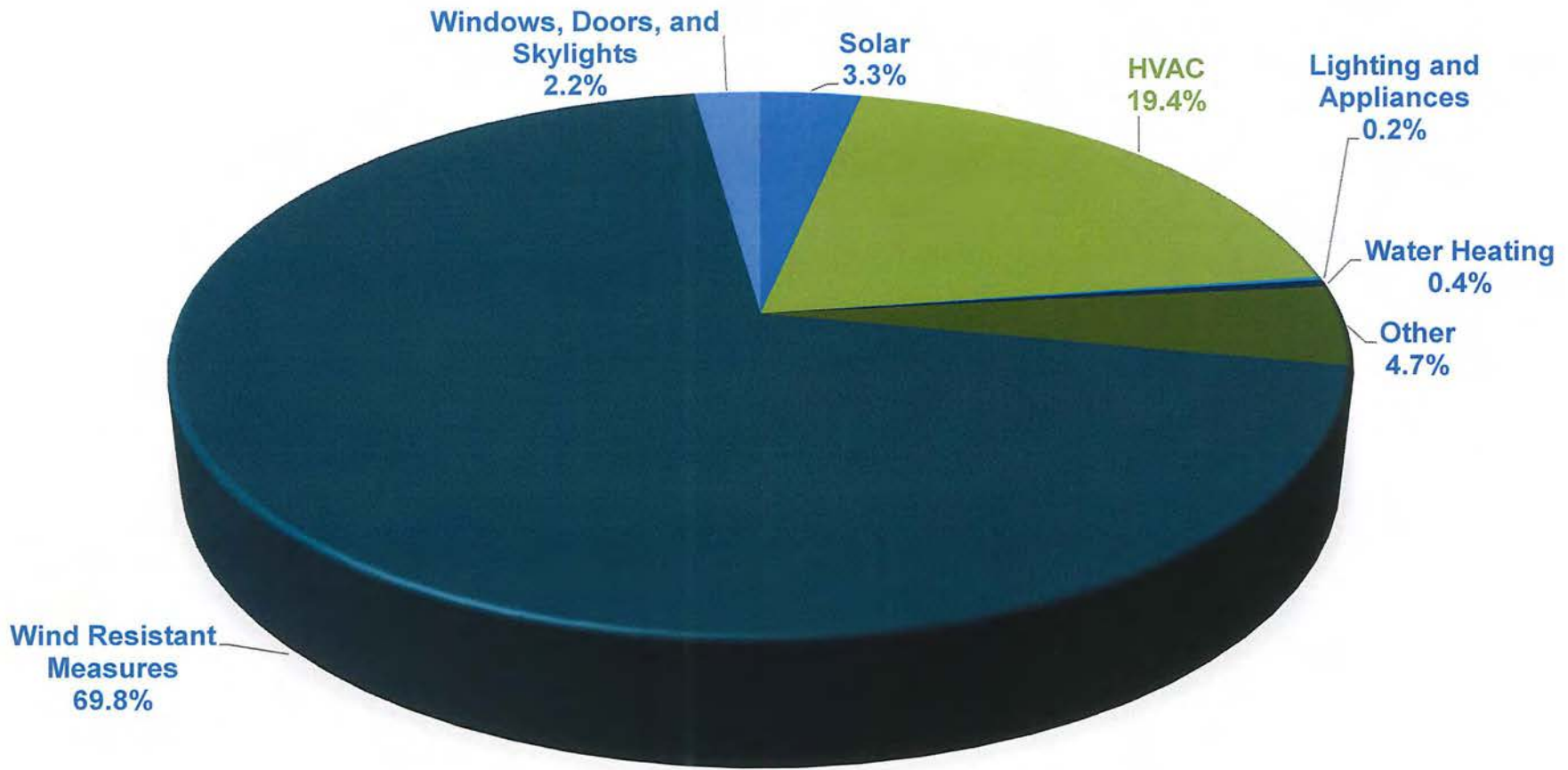
PROJECTS FUNDED AND IN PROGRESS BY COUNTY INCEPTION to Jan 31, 2018



County	Funded			In Progress		Pipeline Total	
	Quantity	Value	Average Project Value	Quantity	Value	Quantity	Value
Alachua	77	\$1,223,133.45	\$15,884.85	39	\$130,082.00	116	\$1,353,215.45
Broward	6674	\$132,162,469.23	\$19,802.59	5,059	\$28,045,892.93	11,733	\$160,208,362.16
Charlotte	107	\$1,660,521.67	\$15,518.89	101	\$459,488.64	208	\$2,120,010.31
Clay	1	\$9,102.25	\$9,102.25	0	\$0.00	1	\$9,102.25
Collier	86	\$1,791,966.14	\$20,836.82	138	\$870,489.00	224	\$2,662,455.14
Hillsborough	547	\$8,685,954.64	\$15,879.26	420	\$1,788,384.47	967	\$10,474,339.11
Marion	90	\$1,179,191.47	\$13,102.13	63	\$212,239.09	153	\$1,391,430.56
Miami-Dade	8473	\$195,911,754.20	\$23,121.89	6,521	\$36,564,086.36	14,994	\$232,475,840.56
Orange	46	\$787,409.00	\$17,117.59	43	\$32,500.00	89	\$819,909.00
Palm Beach	266	\$5,731,251.19	\$21,546.06	952	\$6,073,782.63	1,218	\$11,805,033.82
Pasco	554	\$7,900,143.80	\$14,260.19	244	\$720,712.88	798	\$8,620,856.68
Total	16,921	\$357,042,897	\$21,100.58	13,580	\$74,897,658.00	30,501	\$431,940,555.04

City	Funded			In Progress		Pipeline Total	
	Quantity	Value	Average Project Value	Quantity	Value	Quantity	Value
Coral Gables	235	\$9,149,383.00	\$38,933.54	132	\$819,352.98	367	\$9,968,735.98
Cutler Bay	734	\$14,978,863.00	\$20,407.17	266	\$1,271,136.39	1,000	\$16,249,999.39
Miami	786	\$18,792,484.00	\$23,909.01	592	\$4,453,414.80	1,378	\$23,245,898.80
Miami Shores	179	\$5,052,548.00	\$28,226.53	60	\$360,859.00	239	\$5,413,407.00
Palmetto Bay	454	\$16,717,199.00	\$36,822.02	151	\$1,224,593.38	605	\$17,941,792.38
Pinecrest	144	\$6,701,472.00	\$46,538.00	66	\$593,645.00	210	\$7,295,117.00
South Miami	89	\$2,963,445.00	\$33,297.13	53	\$276,722.91	142	\$3,240,167.91

BREAKDOWN BY TYPE OF IMPROVEMENT



STATISTICS



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- Average residential project size is \$ 20,593
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- Average LTV Ratio of participants is 52.91%
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- Estimated 5,359 jobs created¹
- Estimated \$5,922,000 revenue generated for local building departments²
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5 Annual insurance premium savings per property is calculated by comparing current FL insurance costs for a property located in Miami-Dade county with and without protection upgrades and a replacement cost of \$190,000. Actual savings may vary



Green Corridor/Miami-Dade Report



New Partners and Outreach



Citizens' Climate Lobby



Key stats for Southern Miami-Dade

- **4 information sessions**
 - Palmetto Bay
 - Cutler Bay
 - Palmer Trinity
 - Temple Beth Am – private event
 - Homestead MDC
- **412 info session RSVPs**
- **109 participants**
- **11 contracts (ongoing)**
- **1 completed install**



**Southern Miami Dade
Selection Committee**

Key stats for Northern Miami-Dade

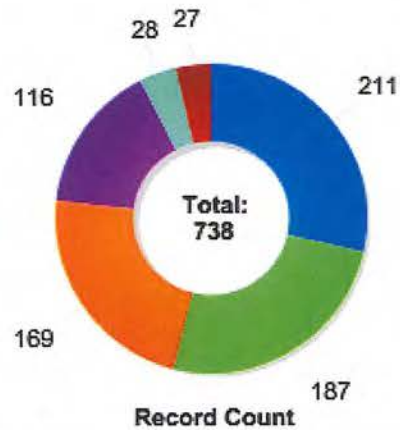
- **4 information sessions**
 - Miami Shores
 - MDC North Campus
 - Chabad Chayil
 - Miami Lakes
- **270 info session RSVPs**
- **63 participants**
- **3 contracts (ongoing)**



**Northern Miami Dade
Selection Committee**

738 co-op participants to-date

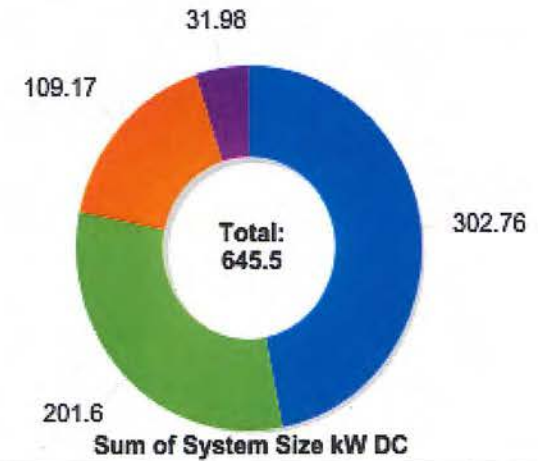
Total Leads



Bulk Purchase Campaign: Bulk Purchase Campaigns Name

- Central Miami - North Solar Co-op
- Central Miami - South Solar Co-op
- Southern Miami-Dade Solar Co-op
- Northern Miami-Dade Solar Co-op
- Western Miami-Dade Solar Co-op
- The Beaches Solar Co-op

kW Installed

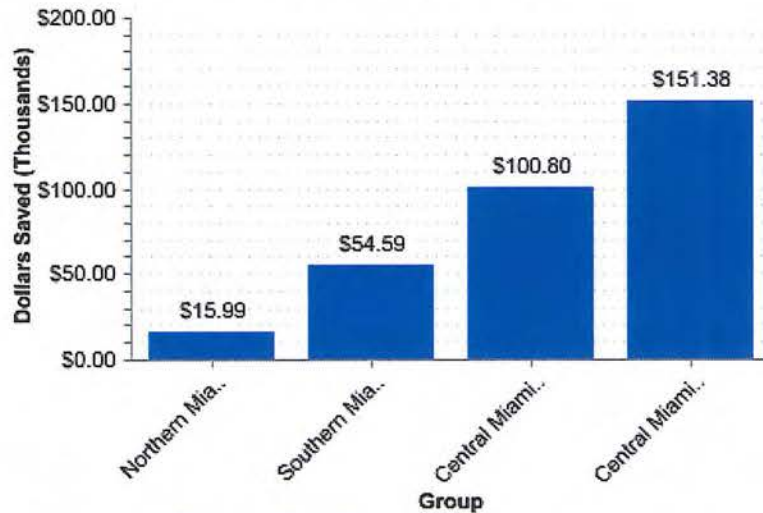


Group

- Central Miami - North Solar Co-op
- Central Miami - South Solar Co-op
- Southern Miami-Dade Solar Co-op
- Northern Miami-Dade Solar Co-op

Dollars spent and saved

Dollars Saved from Solar

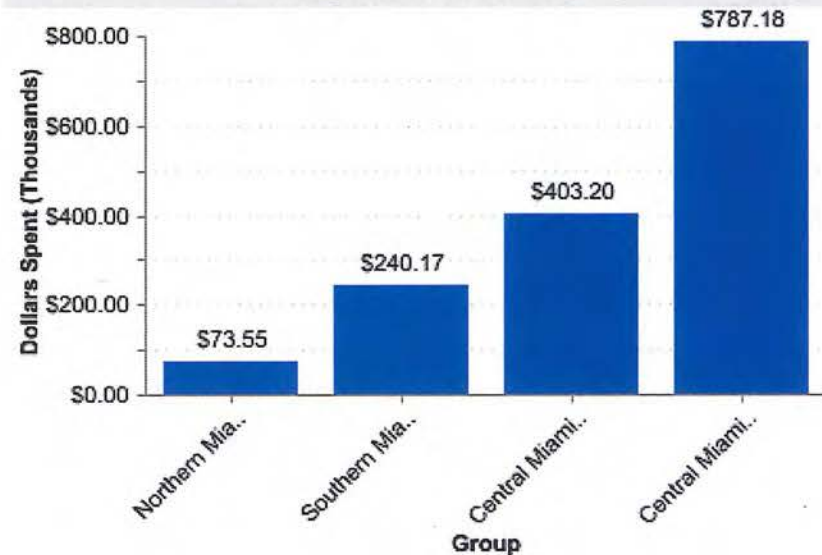


Assumption: MW installed x \$0.50/Watt

Total Dollars Saved: **\$322,755**

Assumption: MW installed x \$0.50/Watt

Dollars Spent on Installs



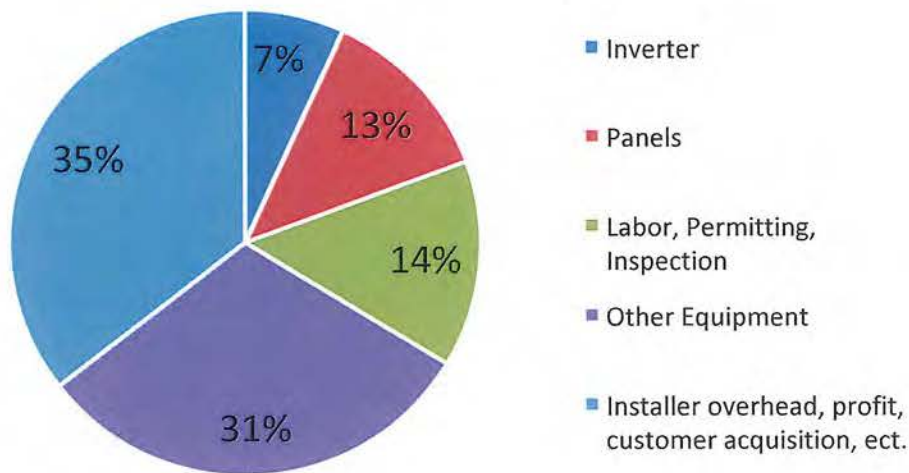
Total Dollars Spent:

\$1,468,535

Explaining the tariff

The Sky is not falling. The sun is still out.

Residential Solar Pricing Breakdown



Source: NREL

- 30% tariff on imported solar panels
- Only about 10-15 cents/watt (estimated)
- Average 7kW system = \$1,050 or \$735 after tax credit. GO SOLAR!

Tariff drops down over next four years

- 2018 - 30%
- 2019 - 25%
- 2020 - 20%
- 2021 - 15%

Solar Education and Outreach




Climate Solutions MDC Honors College Forum, partner tabling, current co-op information sessions and special request presentations


Promoting Current Info Sessions

Want to stick that electric bill right where the sun shines?


Save Money. Save Energy. Save the Date & Learn How.




SAVE MONEY ON COST OF GOING SOLAR



GET UNBIASED, EXPERT HELP THROUGHOUT THE PROCESS



WE'RE A NON-PROFIT THAT HELPS THOUSANDS OF PEOPLE GO SOLAR EACH YEAR







JOIN THE SOLAR UNITED NEIGHBORS WESTERN MIAMI-DADE SOLAR CO-OP

JOIN OUR INFORMATION SESSION

WEDNESDAY
JANUARY 17th
7:00PM

REBECCA SOSA THEATRE
1401 Westward Drive
Miami Springs, FL 33166

SolarUnitedNeighbors.org/WesternMiamiDade | @solarunitedneighbors | FloridaSolarUnitedNeighbors.org

INSIGHTS SINCE 01/02/2018

1.2K Reached



179 Viewed



LET US HELP YOU HARNESS THE POWER OF THE SUN

HOMEOWNERS ACROSS MIAMI-DADE CAN POOL THEIR PURCHASING POWER AND SAVE ON SOLAR INSTALLATION.

LEARN ABOUT SOLAR CO-OPS TODAY



JAN 23 The Beaches Solar Co-op Information Session
Public · Hosted by FL SUN and 7 others · 4 co-hosts

Where we are in the process

What's Next

Join us for an information session:

Thursday, February 20, 7 p.m.
The HUB at the LGBT Visitor Center
1130 Washington Avenue
Miami Beach, FL 33139

[Click here to RSVP](#)

Thursday, March 15, 7 p.m.
McDonald Center, Rooms 1 and 2
17051 NE 19th Ave
North Miami Beach, FL 33162

[Click here to RSVP](#)

What's Next

Join us for an info session:

Thursday, February 8
7 p.m.
Miami Dade College West Campus
3800 NW 115th Avenue – Room 1102
Doral, FL 33178

[Click here to RSVP](#)

Wednesday, March 14
7 p.m.
Miami Dade College Hialeah Campus
1780 West 49th Street – Room 5101-A
Hialeah, FL 33102

[Click here to RSVP](#)

Events actively promoted via Facebook, partner newsletters, commissioner e-blasts, newspaper placement through municipalities, NextDoor and tabling events.

378 VOLUNTEERS RECRUITED TO SPREAD THE SUNSHINE!

Community-wide support for effort

- Palmetto Bay Waives permitting fees through duration of co-op
- Cutler Bay reduces fees by 65%
- Miami Springs waives permitting fees
- Doral waives permitting fees
- Surfside waives permitting fees
- Miami Beach waives permitting fees.
- Miami-Dade County revisiting SolSmart and establishing workshops for installers and reviewers



Memorandum

Date: January 2, 2018
To: Honorable Mayor Juan Carlos Bermúdez
Vice Mayor Ana María Rodríguez
Councilwoman Claudia Mariaca
Councilman Pete Cabrera
From: Councilwoman Christi Fraga
Subject: Waive City of Doral Permit Fees for Solar Panels

In an attempt to encourage the use of renewable solar energy in the City of Doral so that additional residents may consider moving to more self-sustaining, pollution free forms of energy, while also looking to move energy consumption to a more environmentally friendly source, I am requesting that the City Council support the attached Resolution waiving City of Doral permitting fees for the installation of solar panels.

Background

In 2008, the City of Doral adopted a Green Master Plan. The intent of the plan was to "conserve natural resources, enhance quality of life, bolster economic vitality, and leave a sustainable legacy for future generations of Doral residents." In 2011, the Green element of the City of Doral was amended into the City's Comprehensive Plan. In this Element, the words "green" and "sustainable" are synonymous and when used denote "development that meets the needs of the present without compromising the ability of future generations to meet their own needs." This definition meets and exceeds the requirements of State House Bill 697, which requires cities and counties to include consideration of greenhouse gas emissions and energy efficiency in their local comprehensive plans (Section 163.3177, F.S.). The plan also includes the use of solar or other energy efficient streetlights and/or crosswalk lights as one of its standards.

During the last several years, in an attempt to encourage the use of renewable Solar Energy, the cities of Miami, South Miami, Miami Shores, Miami Springs, Cutler Bay, and Coral Gables, as well as others throughout the state, either enacted or are in the process of enacting resolutions waiving permitting fees for solar panel installations. In addition to these measures, one of our residents, Morgan Levy, contacted my office asking for Doral to enact policies that support solar power and other environmentally friendly and alternative forms of energy initiatives within our City. Solar United Neighbors, a community of solar supporters working to help more people go solar also contacted Council offices via email requesting that we considered sponsoring an information session and/or a permitting fee waiver. The organization emailed information accordingly.

New Co-Ops

Western Miami-Dade

Miami Springs, Doral, Westchester, City of Hialeah and unincorporated Miami-Dade to western county line from SW 42nd Street to northern tip of Hialeah.

- 3 scheduled info sessions
- 13 qualified homes

The Beaches

Aventura, Bal Harbor, Eastern Shores, Golden Beach, Miami Beach, North Bay Village, North Miami Beach, Sunny Isles Beach and Surfside.

- 4 scheduled info sessions.
- 15 qualified homes

Go Big or Go Home

Looking at RSVPs, homeowners still working with insurance companies to resolve Hurricane Irma damage, volunteer fatigue, as well as numerous emails, calls and requests from homeowners outside the current co-op territory, we are going to consolidate the two existing co-ops and open the co-op up to all residents in the county.

We planned and developed six co-ops, but are not satisfied with the current numbers. We will be able to engage more residents, volunteers and outreach by not just merging the territories of co-ops five and six, but making this one a county-wide all inclusive effort.

Similar to all our other county programs, this will be open to all homeowners including those that were not able to obtain estimates or go solar in our four previous co-ops.

EVERYONE IS WELCOME!

Moving forward: new co-ops

County co-ops are meant to be limited-time offerings. There are often year gaps between them. Strategizing future co-ops, to keep them special in the eyes of homeowners, I would like to launch co-ops within existing organizations rather than repeat previous co-op groupings. This would simplify locating info session venues and attract new partners.

Some ideas (just ideas) I have had are:

Miami-Dade Public School Employees – info sessions to take place in schools

Miami-Dade County Workers – all workers, or firefighters, police, etc

Miami-Dade College Employees – info sessions to take place on campus

Boys Scouts of South Florida – Troops to promote co-ops and work toward solar Patch Program

1199SEIU – Healthcare workers - information sessions to take place in hospitals

Green Corridor municipal employees – well, hello there. Got a city hall?

County-Wide Co-Op and Level 2 charging

These would attract all demographics and incomes. If police, firefighters, schools or scouts were to have co-ops, it could also allow for competition ie: the school with the most sign ups gets a free solar canopy array which would be donated by the co-op installer.





Thanks a
million
kilowatt
hours!

Jody Finver
Miami-Dade Coordinator
jody@solarunitedneighbors.org

Green Corridor

P.A.C.E. District

Summary of Invoices

February 12, 2018

Fund	Date	Check No.s	Amount
<i>General</i>	12/7/17	52-62	\$ 31,624.73
	12/19/17	63	\$ 20,971.42
	1/24/18	64-67	\$ 20,898.26
	2/1/18	68	\$ 17,400.00
Total Invoices for Approval			\$ 90,894.41

*** CHECK DATES 11/14/2017 - 02/05/2018 ***

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
12/07/17	00005	11/09/17	60745	201711	310	51300	48000		NOTICES-ASSESSMNT COLLECT	*	442.40		
ALACHUA COUNTY TODAY											442.40	000052	
12/07/17	00002	11/09/17	I262383-	201711	310	51300	48000		NOTICES-ASSESSMNTS COLLEC	*	709.64		
		11/09/17	266361-1	201710	310	51300	48000		NOTICES-ASSESSMNT COLLECT	*	445.52		
ALM MEDIA, LLC											1,155.16	000053	
12/07/17	00026	11/07/17	39701	201710	310	51300	48000		NOTICES-ASSESSMNT COLLECT	*	306.36		
BAKER COUNTY PRESS, INC.											306.36	000054	
12/07/17	00024	10/27/17	10272017	201710	310	51300	48000		COLLECTNG NON-AD VALOREM	*	512.90		
		10/27/17	10272017	201710	310	51300	48000		COLLECTNG NON-AD VALOREM	*	512.90		
		10/27/17	10272017	201710	310	51300	48000		COLLECTNG NON-AD VALOREM	V	512.90-		
		10/27/17	10272017	201710	310	51300	48000		COLLECTNG NON-AD VALOREM	V	512.90-		
BRADFORD CO TELEGRAPH INC											.00	000055	
12/07/17	00018	10/09/17	13017421	201710	310	51300	48000		NOTICES-ASSESSMENT COLLEC	*	310.14		
		10/09/17	13017425	201711	310	51300	48000		NOTICES-ASSESSMENT COLLEC	*	310.14		
		10/09/17	13017427	201710	310	51300	48000		NOTICES-ASSESSMNT COLLECT	*	310.14		
		10/09/17	13017429	201710	310	51300	48000		NOTICES-ASSESSMNT COLLECT	*	310.14		
		10/10/17	13017488	201711	310	51300	48000		NOTICES-ASSESSMNT COLLECT	*	310.14		
CITRUS PUBLISHING											1,550.70	000056	
12/07/17	00027	10/09/17	54009	201710	310	51300	48000		NOTICES-ASSESSMNT COLLECT	*	323.52		
GILCHRIST COUNTY JOURNAL											323.52	000057	
12/07/17	00001	12/01/17	28	201712	310	51300	34000		DEC 17-MGMT FEES	*	1,000.00		
		12/01/17	28	201712	310	51300	49500		DEC 17-WEBSITE ADMIN	*	41.67		
		12/01/17	28	201712	310	51300	51000		DEC 17-OFFICE SUPPLIES	*	30.98		

GRNC GREEN CORRIDOR PPOWERS

*** CHECK DATES 11/14/2017 - 02/05/2018 ***

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 #
12/01/17		28	201712	310-51300		42000				*	2.76		
			DEC 17-POSTAGE										
12/01/17		28	201712	310-51300		42500				*	159.20		
			DEC 17-COPIES										
-----												1,234.61	000058
12/07/17	00020	11/01/17	16080	201710	310-51300	32200			AUDIT FEES FYE 09/30/2016	*	1,800.00		
		12/01/17	16123	201711	310-51300	32200			AUDIT FEES FYE 09/30/2016	*	1,000.00		
-----												2,800.00	000059

12/07/17	00028	10/04/17	398643	201711	310-51300	48000			NOTICES-ASSESSMNT COLLECT	*	680.76		

-----												680.76	000060
12/07/17	00029	11/30/17	19795	201710	310-51300	48000			NOTICES-ASSESSMNT COLLECT	*	398.50		

-----												398.50	000061
12/07/17	00009	11/16/17	197489	201710	310-51300	31500			OCT 17-GENERAL COUNSEL	*	21,720.22		
		11/16/17	197490	201710	310-51300	31500			OCT 17-GENERAL COUNSEL	*	656.25		
		11/16/17	197492	201710	310-51300	31500			OCT 17-GENERAL COUNSEL	*	157.50		
		11/16/17	197493	201710	310-51300	31500			OCT 17-GENERAL COUNSEL	*	146.25		
		11/16/17	197494	201710	310-51300	31500			OCT 17-GENERAL COUNSEL	*	52.50		
-----												22,732.72	000062
12/19/17	00009	4/18/17	190835	201703	310-51300	31500			MAR 17 - BOND DOC DRAFT'G	*	1,808.92		
		12/11/17	198588	201711	310-51300	31500			NOV 17 - GENERAL COUNSEL	*	16,773.75		
		12/11/17	198589	201711	310-51300	31500			NOV 17 - BOND DOC DRAFT'G	*	1,732.50		
		12/11/17	198590	201711	310-51300	31500			NOV 17 - TAX COLL & PA	*	656.25		
-----												20,971.42	000063
1/24/18	00030	1/15/18	179	201801	310-51300	54000			NON-AD VALOREM ASSESSMENT	*	321.05		
-----												321.05	000064

GRNC GREEN CORRIDOR PPWERS

*** CHECK DATES 11/14/2017 - 02/05/2018 ***

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 #
1/24/18	00001	1/02/18	29	201801	310	51300	34000			*	1,000.00		
				MGMT FEES-JAN 18									
1/02/18		29		201801	310	51300	49500			*	41.67		
				WEBSITE ADMIN-JAN 18									
1/02/18		29		201801	310	51300	51000			*	5.06		
				SUPPLIES-JAN 18									
1/02/18		29		201801	310	51300	42000			*	2.70		
				POSTAGE-JAN 18									
1/02/18		29		201801	310	51300	42500			*	26.99		
				COPIES-JAN 18									
1/02/18		29		201801	310	51300	48000			*	3,154.18		
				ADS-JAN 18									
GOVERNMENTAL MANAGEMENT SERVICES -											4,230.60	000065	
1/24/18	00020	12/08/17	16149	201712	310	51300	31500			*	6,500.00		
				PRIOR INVOICE BALANCE									
GRAU AND ASSOCIATES											6,500.00	000066	
1/24/18	00009	12/11/17	198591	201712	310	51300	31500			*	201.20		
				NOV 17 - GENERAL COUNSEL									
1/18/18		199717		201801	310	51300	31500			*	8,935.50		
				DEC 17 - GENERAL COUNSEL									
1/18/18		199718		201801	310	51300	31500			*	25.97		
				WESTLAW RESEARCH									
1/18/18		199720		201801	310	51300	31500			*	131.25		
				DEC 17 - TAX COLLECTOR									
1/18/18		199721		201801	310	51300	31500			*	68.19		
				DEC 17 - GENERAL COUNSEL									
1/18/18		199722		201801	310	51300	31500			*	484.50		
				DEC 17 - GENERAL COUNSEL									
WEISS SEROTA HELFMAN COLE & BIERMAN											9,846.61	000067	
2/01/18	00020	1/26/18	16239	201801	310	51300	32200			*	9,000.00		
				AUDIT FYE 9/30/14									
1/30/18		16240		201801	310	51300	32200			*	8,400.00		
				AUDIT FYE 9/30/14									
GRAU AND ASSOCIATES											17,400.00	000068	
TOTAL FOR BANK A											90,894.41		
TOTAL FOR REGISTER											90,894.41		