

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

May 14, 2018

Green Corridor

Property Assessment Clean Energy District

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

May 7, 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 **May 14, 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 February 12, 2018 Meeting
- 3) Public Comments
- 4) Discussion and Action Items
 - a) Consideration of **Resolution #2018-09** Approving the Proposed Fiscal Year 2019 Budget and Setting the Public Hearing
 - b) Consideration of **Resolution #2018-10** Authorizing Amendments to the First Supplemental Trust Indenture
 - c) Ratification of Engagement Letter with Grau & Associates to perform the Audit for Fiscal Year Ending September 30, 2015
- 5) Staff Reports
 - a) Attorney Report
 - b) Third-Party Administrator Report
 - c) Manager Report
 - d) Solar Report
 - e) Rebuilding Together Miami Report
 - f) Select Rate Proposed Program Enhancement Report
 - g) Summary of Consumer Escalations
- 6) Financial Reports
 - a) Summary of Invoices
 - b) Balance Sheet
- 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 Monday, February 12, 2018 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 Phillip Stoddard	South Miami - Assistant Secretary
Commissioner Vince Lago	Coral Gables - Assistant Secretary
Commissioner Hochkammer	Pinecrest - Assistant Secretary
Mayor Eugene Flinn	Palmetto Bay - Assistant Secretary
Vice Mayor Sean Brady	Miami Shores

Also present were:

Chad Friedman, Esq.	District Counsel
Crystal Crawford	Ygrene Energy Fund Florida, LLC
Supria Sachar	Ygrene Energy Fund Florida, LLC
Paul Winkeljohn	Executive Director/District Manager
Jody Finver	Solar United Neighbors

FIRST ORDER OF BUSINESS

Roll Call

Mayor Lerner called the meeting to order and Mr. Winkeljohn called the roll, stating that all Supervisors were present with the exception of Mayor Suarez. Mayor Lerner welcomed new Board Member, Commissioner Hochkammer.

Mayor Lerner reported that Jody Finver, Solar United Neighbors (SUN) Miami-Dade Co-op Coordinator, attended a workshop on Saturday regarding solar. Ms. Finver will prepare a list of all elected officials who have solar. Commissioner Brady wanted to reduce permit costs. Mr. Friedman stated that Ms. Finver was monitoring the communities that reduced their permit costs. Vice Mayor Brady pushed Miami Shores to pass on first reading, no permit fees for solar panels for 365 days.

SECOND ORDER OF BUSINESS

**Approval of the Minutes of the
November 17, 2017 Meeting**

Mayor Lerner asked for any additions, corrections or deletions to the November 17, 2017 minutes. There were no corrections.

On MOTION by Mayor Flynn, seconded by Commissioner Lago, with all in favor, the Minutes of the November 17, 2017 Meeting, as presented, were approved.

THIRD ORDER OF BUSINESS

Public Comments

There being none, the next item followed.

FOURTH ORDER OF BUSINESS

Discussion and Action Items

- a) **Consideration of Resolution #2018-07 Electing a Board Member and Confirming the Board**

Mr. Winkeljohn presented Resolution #2018-07.

On MOTION by Commissioner Lago, seconded by Vice Mayor Brady, with all in favor, Resolution #2018-07 Electing a Board Member and Confirming the Board, was adopted.

- b) **Consideration of Resolution #2018-08 Approving Municipal and County Membership Agreements**

Mr. Friedman presented and read Resolution #2018-08 into the record. The purpose of the Resolution was to allow the District Manager to execute Municipal and County Membership Agreements and include an indemnification provision. In response to a question posed by Mayor Lerner, Mr. Friedman noted that if the City wanted something that was not in the agreement, the District Manager would not approve it and bring it back to the Board.

On MOTION by Vice Mayor Brady, seconded by Mayor Flynn, with all in favor, Resolution #2018-08 Electing a Board Member and Confirming the Board, was adopted.

FIFTH ORDER OF BUSINESS

Staff Reports

a) Attorney Report

Mr. Friedman recalled that, several months ago, the Board requested an opinion from the State relating to seawalls being a permitted improvement. Proposed legislation, which would include seawalls in the PACE legislation, was not incorporated in the bill filed this session. He was waiting for the session to end and would then submit it to the state.

b) Third-Party Administrator Report

Ms. Crawford, Vice President in Program Development and Oversight for Ygrene, presented the Ygrene monthly reports.

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

- Red Portal was launched in June 2017. Contractors use an App to download documents when consulting with customers. There was an App for Apple and the App for androids was expected shortly. A portal for the consumer would be launched later this year.
- An update on the Flex Rate Program would be provided at the next meeting.
- All certified Ygrene contractors must sign a Participation Agreement. If a contractor did not sign the agreement, they would be removed from service. At this point in time, participation was 80%.
- *Ygrene Next*, a direct to consumer program was underway.

Ms. Crawford noted that the growth of the program was significant, highlighting the following:

- As of January 1, 2017, 77 jurisdictions participated, generating \$6.2 million.
- In 2017, 50 new jurisdictions were added and there were 3.1 million in

populations.

- The program was available in Florida to 49% of the population.
- Improvements were made to make the program clearer and accessible, such as automation.
- Many jurisdictions had reporting requirements. Customer Service Representatives could collect data and create reports automatically, reducing the chances for error.
- Ygrene was operating in over 500 jurisdictions in Florida, California and Missouri. PACE was available in 50% of the population.
- A wind resistant measure category was added to the report.

At this point in time, a question and answer session ensued.

- Since there was no industry standard for PACE reporting, Ygrene was creating a uniform reporting.
 - There would be 20 property related data points, from the year the property was built, kilowatt hours sales, gallons of water saved megawatt of energy being produced and jobs created as a result of the investment.
 - Vocabulary, terminology and common methodology of calculating would be standardized.

Mayor Lerner questioned how complaints received would be reported or addressed or resolved. Ms. Sachar was working with Mr. Winkeljohn on a dispute resolution process. Ms. Crawford stated that Ygrene aimed to reply to calls or emails within 24 hours.

- Six bills were introduced to committees; three House and three Senate bills. In the Senate Judiciary Committee Bill 1858 was introduced, but not scheduled for a hearing. Ygrene was watching the bills closely.

Mayor Lerner heard that the Coral Gables Chamber of Commerce lobbied opposition to the PACE program by banks. Commissioner Lago suggested that Ygrene make a presentation about the benefits of solar.

- Staff was establishing new programs in Brevard County, Sarasota County, Pinellas County, and Jacksonville city and smaller cities throughout the State.

Commissioner Lago asked if local elected officials were informed about the additional jurisdictions. Ms. Crawford stated that e-blasts were sent regarding program development and new tools, but would verify. Mayor Lerner suggested that Ygrene present solar at City Council meetings.

Discussion ensued regarding communication methods for generating interest in Ygrene.

c) Manager Report

Mr. Winkeljohn presented a renewal for Jody Finver's contract, which expires in March. He recommended approval based on the first year's success. The renewal was for a \$75,000 contract and \$80,000 was budgeted. Ms. Fiver is requesting an increase to \$100,000 and she would research multiple marketing outlets.

Mr. Winkeljohn requested that the Board increase the contract amount to \$80,000, re-evaluating the scope and increasing to \$100,000 effective October 1. Board Members agreed that Ms. Finver exceeded the Board's expectations by serving as an advocate for solar. Mayor Lerner suggested extending the contract to the next meeting, so the Board could consider an amended contract with a scope.

After further discussion, Mr. Winkeljohn proposed an extension through October 1, at the current rate, with an additional \$5,000 for marketing upgrades and the increase to \$100,000 would be made at a later time. Mr. Friedman advised that the contract was based on an annual grant and the Board must make a policy decision to award the grant to Solar United Neighbors for the Miami-Dade Solar Co-op, in the amount of the grant. There were no bidding requirements.

Mayor Bell MOVED to extend the Miami-Dade Solar United Neighbors Co-op Agreement to October 1, 2018, with an additional \$5,000 for marketing upgrades, and Mayor Flinn seconded the motion.

Ms. Finver would provide a proposal for the next fiscal year.

Discussion ensued. Vice Mayor Brady stated that Ms. Finver exceeded their expectations and should be awarded accordingly by Solar United Neighbors. Mayor Stoddard proposed bringing the agreement to the next meeting with more than a one-year period, running with the grant period.

Mayor Bell MOVED to amend the prior motion to extend the Miami-Dade Solar United Neighbors Co-op Agreement to October 1, 2018, with an additional \$5,000 for marketing upgrades, and bringing an amended agreement for a multi-year period and scope to the next meeting, and Mayor Flinn seconded the motion.

There being no further discussion,

On VOICE VOTE, with all in favor, extending the Miami-Dade Solar United Neighbors Co-op Agreement to October 1, 2018, with an additional \$5,000 for marketing upgrades, and bringing an amended agreement for a multi-year period and scope to the next meeting, was approved.

Mr. Winkeljohn stated that, as part of the audit process, the Board selected an Auditor, who spent the last four to five months, developing a Methodology on how to audit this entity. Mr. Winkeljohn received the draft, but further detail was needed by the District Manager and Ygrene. The financial information in the draft was outdated. The 2014 and 2015 audits would be completed simultaneously, using the Methodology, followed by the 2016 and 2017 audits. Once Mr. Winkeljohn received the draft audit, he would circulate it to the Board. He hoped to have all audits completed by June 1, 2018.

SIXTH ORDER OF BUSINESS

Financial Reports

a) Summary of Invoices

Mr. Winkeljohn stated that without the audit, Financial Statements could not be generated, and presented the Summary of Invoices.

Mr. Winkeljohn amended the Third-Party Agreement that was renewed last fall, with the increased internal controls, restraints and customer protections. He will provide it to the Board at the next meeting, for review and consideration.

On MOTION by Mayor Flynn, seconded by Vice Mayor Brady, with all in favor, the February 12, 2018 Summary of Invoices, were approved.

SEVENTH ORDER OF BUSINESS

Board Members Requests

Mr. Winkeljohn offered to assist the community with the solar panel process by providing exposure. Mayor Lerner suggested utilizing YouTube or social media for the solar panel installation. Discussion ensued.

Ms. Jody Finver of SUN, updated the Board on the following:

- PACE and HELOCs (Home Equity Line of Credits) can no longer be deducted from taxes.
- Two installers were asked about installations in 2016 and 2017 after Co-ops started educating homeowners. Installer A had 48 signed contracts in 2016 and 279 in 2017. Installer B had 32 installations in 2016 and 91 in 2017.
- Residents were making the choice to switch to solar, but Hurricane Irma, slowed the momentum, as many homeowners were struggling to fix their roofs.
- Doral waived permitting fees, but would not promote Co-ops to their constituents. SUN planned to re-present o the County Commission.
- Flyers would be distributed to the Board to provide to their constituents.
- Low rise condominiums were interested in participating in the Co-op.
- Builders should be enticed to build resilience into their homes to save

homeowners money. Lennar Homes planned to integrate solar in new construction in several Central Florida communities.

- She was challenging leaders to “Show Us Your Panels”. Municipalities were receiving emails and requests from installers trying to replicate SUN.
- SUN was trying to get homeowners to attend information sessions.
- Florida, Power and Light (FPL) was misleading homeowners by their advertising supporting solar.

Ms. Finver asked for an email from the District regarding the next steps. Mr. Winkeljohn would provide.

Ms. Lerner asked if there were difficulties with Miami-Dade Permitting (MDP). Ms. Finver heard that the Solar Foundation was going to do a workshop on March 28 and was working with Commissioners Cava, Heyman and Debbie Wasserman Schultz to send out information on the SUN information sessions.

Ms. Finver recommended that municipalities reach out to *The Solar Foundation* and *SolSmart* to streamline the permitting process. The Board requested a Q&A on solar dispelling myths. Discussion ensued regarding using inverter generators with solar.

EIGHTH ORDER OF BUSINESS

Adjournment

Mayor Lerner adjourned the meeting.

Secretary / Assistant Secretary

Chairperson / Vice Chairman

RESOLUTION NO. 2018-09

A RESOLUTION OF THE BOARD OF THE GREEN CORRIDOR PROPERTY ASSESSMENT CLEAN ENERGY (PACE) DISTRICT APPROVING A TENTATIVE FISCAL YEAR 2018-2019 BUDGET; SCHEDULING A PUBLIC HEARING TO ADOPT THE FISCAL YEAR 2018-2019 BUDGET; AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the Green Corridor Property Assessment Clean Energy (PACE) District (the “District”) Manager has prepared a tentative budget for fiscal year 2018 to 2019, which is attached hereto as Exhibit “A” (“Tentative Budget”); and

WHEREAS, the District Board desires to set a public hearing to adopt its 2018-2019 Budget; and

WHEREAS, the District Board finds it is in the best interest and welfare of the District to approve the Tentative Budget and schedule a public hearing on the 2018-2019 Budget.

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

Section 1. **Recitals Adopted.** That the above-stated recitals are hereby adopted and confirmed.

Section 2. **Approving Tentative Budget.** The District Board hereby approves the Tentative Budget.

Section 3. **Scheduling Budget Hearing.** The District Board hereby schedules a public hearing to consider the 2018-2019 Budget on August 10, 2018 at 10:00 a.m. to be held at 3390 Mary Street, Suite 124, Coconut Grove, FL 33133.

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

[THIS SPACE INTENTIONALLY LEFT BLANK]

PASSED and ADOPTED this ____ day of ____, 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.

Exhibit A

Tentative 2018-2019 Budget

***Proposed Budget
Fiscal Year 2019***

***Green Corridor
P.A.C.E. District***

May 14, 2018



Green Corridor

General Fund

P.A.C.E District

Description	Adopted Budget FY2018	Actual Thru 4/30/2018	Projected Next 5 months	Projected thru 9/30/2018	Proposed Budget FY2019
Revenues					
Closing Fee Revenue Share	\$750,000	\$209,100	\$627,300	\$836,400	\$750,000
Carry Forward Surplus	\$440,275	\$600,000	\$0	\$600,000	\$861,074
Total Revenues	\$1,190,275	\$809,100	\$627,300	\$1,436,400	\$1,611,074
Expenditures					
Administrative					
Attorney	\$75,000	\$276,496	\$125,000	\$401,496	\$150,000
Annual Audit	\$12,000	\$24,050	\$15,000	\$39,050	\$12,000
Management Fees	\$12,000	\$7,000	\$5,000	\$12,000	\$12,000
Financial Advisor	\$0	\$6,500	\$0	\$6,500	\$0
Contract Processing	\$48,000	\$13,810	\$41,430	\$55,240	\$48,000
Telephone	\$50	\$11	\$33	\$44	\$50
Postage	\$125	\$215	\$645	\$860	\$125
Insurance	\$5,610	\$5,610	\$0	\$5,610	\$5,610
Printing & Binding	\$750	\$384	\$1,152	\$1,536	\$750
Legal Advertising	\$10,000	\$48,899	\$2,500	\$51,399	\$10,000
Website Compliance	\$500	\$292	\$876	\$1,168	\$500
Other Current Charges	\$500	\$0	\$0	\$0	\$500
Office Supplies	\$100	\$62	\$186	\$248	\$100
Dues, Licenses & Subscriptions	\$175	\$175	\$0	\$175	\$175
TOTAL ADMINISTRATIVE	\$164,810	\$383,504	\$191,822	\$575,326	\$239,810
Special Projects					
Florida Sun	\$80,000	\$0	\$80,000	\$80,000	\$100,000
Rebuilding Miami	\$0	\$0	\$25,000	\$25,000	\$0
Projects - Type 1	\$250,000	\$12,500	\$225,000	\$237,500	\$250,000
Projects - Type 2	\$250,000	\$0	\$250,000	\$250,000	\$250,000
TOTAL SPECIAL	\$580,000	\$12,500	\$580,000	\$592,500	\$600,000
TOTAL EXPENDITURES	\$744,810	\$396,004	\$771,822	\$1,167,826	\$839,810
Net Income	\$445,465	\$425,596	\$435,478	\$861,074	\$771,264

Green Corridor
P.A.C.E. District
GENERAL FUND BUDGET

REVENUES:

Closing Fee Revenue Share

Represents a fee for the processing of each application to the Districts. Fees are collected by Ygrene Energy Fund Florida, LLC and remitted to the District on a quarterly basis.

EXPENDITURES:

Administrative:

Attorney

The District's legal counsel will be providing general legal services to the District, i.e. attendance and preparation for monthly meetings, review operating & maintenance contracts, etc.

Annual Audit

The District is required annually to conduct an audit of its financial records by an Independent Certified Public Accounting Firm.

Management Fees

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Governmental Management Services – South Florida, LLC.

Contract Processing

The District pays a fee for every contract that is processed by Governmental Management Services – South Florida, LLC.

Telephone

This category includes all charges relating to telephone calls, conference calls, and faxes made to and on behalf of the District.

Postage

Mailing of agenda packages, overnight deliveries, correspondence, etc.

Insurance

The District's General Liability & Public Officials Liability Insurance policy is with a qualified entity that specializes in providing insurance coverage to governmental agencies. The amount is based upon similar Community Development Districts.

Green Corridor
P.A.C.E. District
GENERAL FUND BUDGET

Printing & Binding

Printing and Binding agenda packages for board meetings, printing of computerized checks, stationary, envelopes etc.

Legal Advertising

The District is required to advertise various notices for monthly Board meetings, public hearings etc in a newspaper of general circulation.

Other Current Charges

Bank charges and any other miscellaneous expenses that incurred during the year.

Website Compliance

Per Chapter 2014-22, Laws of Florida, all Districts must have a website to provide detailed information on the CDD as well as links to useful websites regarding Compliance issues. This website will be maintained by GMS-SF, LLC and updated monthly.

Office Supplies

Miscellaneous office supplies.

Dues, Licenses & Subscriptions

The District is required to pay an annual fee to the Department of Economic Opportunity for \$175. This is the only expense under this category for the District.

Special Projects

Represents future anticipated projects to allocated funds, to be determined by the Board.

RESOLUTION NO. 2018-10

A RESOLUTION OF THE GREEN CORRIDOR PROPERTY ASSESSMENT CLEAN ENERGY (PACE) DISTRICT SUPPLEMENTING RESOLUTION NOS. 13-002 13-004, 15-04, 2016-09 AND 2017-11 THAT PROVIDED FOR THE ISSUANCE OF GREEN CORRIDOR PROPERTY ASSESSMENT CLEAN ENERGY (PACE) DISTRICT TAXABLE REVENUE BONDS; APPROVING AND AUTHORIZING THE EXECUTION OF A FIRST SUPPLEMENTAL TRUST INDENTURE (SERIES 2017) BY AND BETWEEN THE DISTRICT AND THE TRUSTEE; AMENDING THE PROGRAM GUIDELINES WITH CONFORMING CHANGES; AUTHORIZING AND DIRECTING THE OFFICERS OF THE DISTRICT TO TAKE ALL NECESSARY ACTION IN CONNECTION THEREWITH; AMENDING THE PROGRAM GUIDELINES; PROVIDING FOR A SEVERABILITY CLAUSE AND AN EFFECTIVE DATE.

BE IT RESOLVED BY THE GREEN CORRIDOR PROPERTY ASSESSMENT CLEAN ENERGY (PACE) DISTRICT AS FOLLOWS:

SECTION 1. AUTHORITY. This Resolution (the “Sixth Supplemental Bond Resolution” or “Resolution”) of the Green Corridor Property Assessment Clean Energy (PACE) District (the “District”) is adopted pursuant to that certain Amended and Restated Interlocal Agreement (the “Interlocal Agreement”) made and entered into initially among the Town of Cutler Bay, Florida (“Cutler Bay”), the Village of Palmetto Bay, Florida, the Village of Pinecrest, Florida, the City of South Miami, Florida, the City of Coral Gables, Florida, Miami Shores Village, Florida and the City of Miami, Florida (the “Initial Members”) and subsequently between any additional counties or municipalities joining the District as a member (collectively with the Initial Members, the “Members”), the provisions of Section 163.01, Florida Statutes (the “Interlocal Act”), Section 163.08, Florida Statutes, as amended (the “Supplemental Act”), Chapter 166, Part II, Florida Statutes, Chapter 159, Part I, Florida Statutes, Chapter 125, Part I, Florida Statutes (collectively, the “Act”), and other applicable provisions of law.

SECTION 2. FINDINGS. The District hereby finds, determines and declares as follows:

(A) The District was created by the Initial Members pursuant to the provisions of the Interlocal Act, including without limitation Sections 163.01(7)(d) and 163.01(7)(g) thereof, and the Interlocal Agreement.

(B) The District is a governmental entity, separate and distinct from its Members, is a separate legal entity and public body corporate and politic, and is organized for the purpose, among other things, of issuing revenue bonds and other debt obligations to provide funds for financing the cost of “qualifying improvements” as defined in the Supplemental Act to generally include

renewable energy, energy efficiency and conservation and wind resistance improvements to real property (“Qualifying Improvements”).

(C) Pursuant to the authority granted under the Act, the District is authorized to issue revenue bonds and other debt obligations in its name, the proceeds from the sale of which shall be made available to property owners within the jurisdictions of the Members (“Property Owners”).

(D) On August 10, 2012, the District adopted Resolution No. 2012-003 (the “Master Bond Resolution”) (i) establishing an energy and wind resistance improvement finance program administered by the District (the “Program”), and (ii) authorizing the issuance of its Green Corridor Property Assessment Clean Energy (PACE) District Revenue Bonds in various series in an aggregate principal amount not to exceed \$500,000,000 outstanding from time to time (the “Original Bonds”).

(E) In accordance with the terms and provisions of the Master Bond Resolution, on July 18, 2013 the District adopted Resolution No. 13-002 (the “First Supplemental Bond Resolution”) on November 4, 2013 the District adopted Resolution No. 13-004 (the “Second Supplemental Bond Resolution”), on July 6, 2015 the District adopted Resolution No. 15-04 (the “Third Supplemental Bond Resolution”), and on June 13, 2016, the District adopted Resolution No. 2016-09 (the “Fourth Supplemental Bond Resolution”), authorizing various series of the Original Bonds.

(F) In accordance with the terms and provisions of the Master Bond Resolution, on on July 18, 2017, the District adopted Resolution No. 2017-11 (the “Fifth Supplemental Bond Resolution” and, collectively with the Master Bond Resolution, the First Supplemental Bond Resolution, the Second Supplemental Bond Resolution, the Third Supplemental Bond Resolution, the Fourth Supplemental Bond Resolution and this Sixth Supplemental Bond Resolution, the “Bond Resolution”), authorizing the issuance of additional series of bonds in in initial amount not to exceed \$2,000,000,000 (the “2017 Bonds”).

(G) The 2017 Bonds were issued pursuant to a Trust Indenture between the District and ZB, National Association d/b/a Zions Bank, a national bank (the “Trustee”), dated as of January 1, 2018 (the “2017 Indenture”).

(H) Ygrene Energy Fund Florida LLC, as program administrator for the Program (the “Program Administrator”) has requested that the District amend the 2017 Indenture to provide for (i) a Property Owner an option to buy down the interest rate applicable to the special assessment (the “SelectRate Option”), which will result in lowering each yearly assessment payment and saving on the overall payments over the term of the assessment, and (ii) the elimination of the requirement to obtain consent of any one person or entity who is the Owner of at least fifty-one percent (51%) in aggregate principal amount of the Outstanding 2017 Bonds in order to make certain amendments to the Original Indenture

(I) The District hereby determines that it in the best interest of the District to amend the 2017 Indenture to provide for such changes.

(J) The District desires to grant to its appropriate officers the authority to do and perform and execute all other documents and instruments necessary with respect to the matters set forth herein.

(K) In addition to the words and terms defined or described herein, and unless the context otherwise requires, the terms defined in the documents identified and described in the foregoing findings and in this Resolution shall have the meanings that are ascribed to them in the Bond Resolution and the Indenture.

SECTION 3. APPROVAL OF FIRST SUPPLEMENTAL TRUST INDENTURE (SERIES 2017). The District hereby approves the form and content of the First Supplemental Indenture (Series 2017) presented at this meeting and attached hereto as Exhibit "A". The Chairman, Vice-Chairman, or any other member of the Board of the District, are each hereby authorized and directed to execute and deliver the First Supplemental Indenture (Series 2017), and the Secretary or Executive Director are each authorized and directed to attest such signature and place the District's seal, if any, thereon, in substantially the form presented at this meeting and attached hereto as Exhibit "A", with such changes, modifications, deletions and insertions as the officer executing the First Supplemental Indenture (Series 2017), with the advice of Bond Counsel and the District Attorney, may deem necessary and appropriate, the execution and delivery thereof being conclusive evidence of the approval thereof by the District.

SECTION 4. AMENDMENT OF PROGRAM GUIDELINES. The District's Program Guidelines are hereby amended to include the Buy Down Option. The District Attorney and the Executive Director are hereby authorized and directed to make the appropriate conforming changes to the Program Guidelines.

SECTION 5. GENERAL AUTHORITY. The District and its Chairman, Vice-Chairman, any other member of the Board of the District, Secretary or Executive Director are hereby authorized to do all acts and things required of them to be consistent with the requirements of the this Resolution.

SECTION 6. RESOLUTION CONSTITUTES A CONTRACT. This Resolution constitutes a contract between the District and the owners from time to time of any of the Series 2015 Bonds then outstanding, and all covenants and agreements set forth herein and in the Program Documents to be performed by the District shall be for the benefit and security of the owners of outstanding Series 2015 Bonds to the extent set forth in the Program Documents.

SECTION 7. SEVERABILITY OF INVALID PROVISIONS. If any one or more of the covenants, agreements or provisions contained herein shall be held contrary to any express provisions of law or contrary to the policy of express law, though not expressly prohibited, or against public policy, or shall for any reason whatsoever be held invalid, then such covenants, agreements or provisions shall be null and void and shall be deemed severable from the remaining covenants, agreements or provisions hereof and shall in no way affect the validity of any of the other provisions of this Resolution. In the event it shall ever be determined by a court of competent jurisdiction that the involvement of any Member in the Program is not permitted by the Interlocal Act, the Program shall proceed with only those Members so permitted as participants therein.

SECTION 8. EFFECTIVE DATE. This Resolution shall become effective immediately upon its passage and adoption.

PASSED AND ADOPTED this 14th day of May, 2018.

**GREEN CORRIDOR PROPERTY
ASSESSMENT CLEAN ENERGY (PACE)
DISTRICT**

By: _____
District Chair

ATTEST:

District Secretary

Approved as to form and legality
for the use of and reliance by the
Green Corridor Property Assessment
Clean Energy (PACE) District only:

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

EXHIBIT A

FORM OF FIRST SUPPLEMENTAL INDENTURE (SERIES 2017)

GREEN CORRIDOR PROPERTY ASSESSMENT CLEAN ENERGY (PACE) DISTRICT

and

ZB, NATIONAL ASSOCIATION D/B/A ZIONS BANK, A NATIONAL BANK,
as Trustee

FIRST SUPPLEMENTAL TRUST INDENTURE (SERIES 2017)
(To Trust Indenture Dated as of January 1, 2018)

Dated as of May __, 2018

Relating to

\$2,000,000,000
Green Corridor Property Assessment Clean Energy (PACE) District
Taxable Revenue Bonds, Series 2017A-U

THIS FIRST SUPPLEMENTAL TRUST INDENTURE (SERIES 2017) (this "First Supplemental Indenture") is dated as of May __, 2018 between the GREEN CORRIDOR PROPERTY ASSESSMENT CLEAN ENERGY (PACE) DISTRICT, a public body corporate and politic pursuant to the laws of the State of Florida (the "District"), and ZB, NATIONAL ASSOCIATION D/B/A ZIONS BANK, A NATIONAL BANK,, a national banking association (the "Trustee"), and supplements the Original Indenture (hereinafter defined). As provided in Section 1 hereof, all capitalized terms used in this First Supplemental Indenture and not otherwise defined herein shall have the respective meanings ascribed to such terms in the Original Indenture.

RECITALS:

A. The District is authorized under the constitution of the State of Florida and other applicable laws, including the Interlocal Act, Section 163.08, Florida Statutes, as amended (the "Supplemental Act"), Chapter 166, Part II, Florida Statutes, Chapter 159, Part I, Florida Statutes, and Chapter 125, Part I, Florida Statutes (collectively, the "Act") , to issue revenue bonds and other debt obligations to provide funds for financing the cost of "qualifying improvements" as defined in the Supplemental Act to generally include renewable energy, energy efficiency and conservation and wind resistance improvements to real property ("Qualifying Improvements").

B. The District and the Trustee are parties to a Trust Indenture dated as of January 1, 2018 (the "Original Indenture," as supplemented and amended from time to time, including by this First Supplemental Indenture, the "Series 2017 Indenture") pursuant to which the District authorized the issuance of not to exceed \$2,000,000,000 in principal amount of its Taxable Revenue Bonds, Series 2017A-U (the "Series 2017 Bonds").

C. Section 8.01(e) of the Original Indenture provides that the District and the Trustee may, without the consent of, or notice to, the Owners of any Series 2017 Bonds (but only with the consent of any one person or entity who is the Owner of at least fifty-one percent (51%) in aggregate principal amount of the Outstanding Series 2017 Bonds), enter into one or more Supplemental Indentures to modify, amend or supplement the Original Indenture in any respect which is not materially adverse to the Owners of the Series 2017 Bonds to be Outstanding after the effective date of the change and which does not involve a change described in Section 8.02 of the Original Indenture. The Trustee, by its execution hereof, has determined that because each Sub-Series Bond issued under the Original Indenture is secured solely by its Matching Collateral and has no lien on, and no right to payment from, any other Matching Collateral, all as set forth in Section 3.08 of the Original Indenture, the amendments made by this First Supplemental Indenture will not be materially adverse to the Owners of the Series 2017 Bonds to be Outstanding after the effective date of this First Supplemental Indenture. In addition, the entity that owns at least fifty-one percent (51%) in aggregate principal amount of the Outstanding Series 2017 Bonds, by signing the consent attached to this First Supplemental Indenture, has consented to the amendments made hereby.

D. The District and the Trustee wish to amend and supplement the Original Indenture in order to provide for (i) a Property Owner option to buy down the interest rate applicable to the special assessment, and (ii) the elimination of the requirement to obtain consent of any one person or entity who is the Owner of at least fifty-one percent (51%) in aggregate principal amount of the Outstanding Series 2017 Bonds in order to make certain amendments to the Original Indenture.

E. The execution and delivery of this First Supplemental Indenture has been in all respects duly and validly authorized by resolution duly passed and approved by the District.

NOW, THEREFORE, the parties hereto, intending to be legally bound, hereby amend and supplement the Original Indenture as follows:

Section 1. Defined Terms. All capitalized terms used in this First Supplemental Indenture and not otherwise defined herein shall have the respective meanings set forth in the Original Indenture.

Section 2. Amendment to Section 1.01 of Original Indenture. Section 1.01 of the Original Indenture is hereby amended as follows:

The definition of “**Interest Rate Index**” is hereby amended to read as follows:

“**Interest Rate Index**” means:

With respect to each Series 2017 Sub-Series Bond, the LIBOR Swap Rate plus the additional amount (the “Sub-Series Spread”) applicable to the Bond Series that will be used to fund such Series 2017 Sub-Series Bond as set forth in Exhibit F hereto, determined as of the date of the Financing Agreement associated with such Series 2017 Sub-Series Bond; provided that such rate shall be adjusted as follows:

(a) If the Qualifying Improvement is not completed within the period of time for holding the interest rate as provided in the applicable Financing Agreement, the Interest Rate Index for such Series 2017 Sub-Series Bond shall be the applicable LIBOR Swap Rate plus the Sub-Series Spread, determined as of the date the Addendum associated with such Series 2017 Sub-Series Bond is executed; and

(b) If the Property Owner elects to buy down the applicable interest rate (the “SelectRate Option”) and agrees to the SelectRate Option in the Financing Agreement, the Interest Rate Index for such Series 2017 Sub-Series Bond shall be the applicable LIBOR Swap Rate plus the Sub-Series Spread, determined as of the date of the Financing Agreement associated with such Series 2017 Sub-Series Bond, minus a rate reduction determined as follows:

- (i) A 1% rate reduction, if the term of the assessment is 5 years and the Property Owner elects to buy down 3% of the cost of the Qualifying

Improvement. The dollar amount of the buy down shall be added to the principal amount to be financed.

- (ii) A 1% rate reduction, if the term of the assessment is 10, 15, 20 or 25 years and the Property Owner elects to buy down 5% of the cost of the Qualifying Improvement. The dollar amount of the buy down shall be added to the principal amount to be financed.
- (iii) A 2% rate reduction, if the term of the assessment is 5 years and the Property Owner elects to buy down 6% of the cost of the Qualifying Improvement. The dollar amount of the buy down shall be added to the principal amount to be financed.
- (iv) A 2% rate reduction, if the term of the assessment is 10, 15, 20 or 25 years and the Property Owner elects to buy down 10% of the cost of the Qualifying Improvement. The dollar amount of the buy down shall be added to the principal amount to be financed.

Section 3. Amendment to Section 8.01 of Original Indenture.

The introductory paragraph of Section 8.01 of the Original Indenture is hereby amended to read as follows:

“Section 8.01 Supplemental Indentures Not Requiring Consent of Owners of Series 2017 Bonds. The District and the Trustee may, without the consent of, or notice to, the Owners of any Series 2017 Bonds, enter into one or more Supplemental Indentures for any one or more of the following purposes:”

Section 4. Waiver of Notices. All signatories to this First Supplemental Indenture hereby waive any notice provisions that may otherwise be required under the Indenture in connection with the amendments made by this First Supplemental Indenture.

Section 5. Counterparts. This First Supplemental Indenture may be simultaneously executed in several counterparts, each of which shall be an original and all of which shall constitute but one and the same instrument.

Section 6. Confirmation of Original Indenture. Except as expressly modified hereby, all other terms and provisions of the Original Indenture shall remain in full force and effect.

[SIGNATURE PAGES FOLLOWS]

IN WITNESS WHEREOF, the District has caused this First Supplemental Indenture to be executed by its Chair and attested by its Secretary, and the Trustee has caused this First Supplemental Indenture to be executed by one of its duly authorized officers, all as of the day and year first above written.

GREEN CORRIDOR PROPERTY
ASSESSMENT CLEAN ENERGY (PACE)
DISTRICT

By: _____
Chair

Attest:

By: _____
Secretary

ZB, NATIONAL ASSOCIATION D/B/A
ZIONS BANK, A NATIONAL BANK, as
Trustee

By: _____
Name:
Title:

(Signature page to the First Supplemental Indenture)

Consented to and acknowledged:

TRILLION CAPITAL III LLC, as owner of
at least 51% in aggregate principal amount
of the outstanding Series 2017 Bonds

By: _____
Name:
Title:

(Signature page to the First Supplemental Indenture)



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

2700 North Military Trail • Suite 350
Boca Raton, Florida 33431
(561) 994-9299 • (800) 299-4728
Fax (561) 994-5823
www.graucpa.com

April 10, 2018

Board of Supervisors
Attn: Patti Powers
Green Corridor P.A.C.E District
5385 N. Nob Hill Road
Sunrise, FL 33351

We are pleased to confirm our understanding of the services we are to provide Green Corridor P.A.C.E District, Miami-Dade County, Florida (the "District") for the fiscal year ended September 30, 2015. We will audit the financial statements of the governmental activities and each major fund, including the related notes to the financial statements, which collectively comprise the basic financial statements of Green Corridor P.A.C.E District as of and for the fiscal year ended September 30, 2015. In addition, we will examine the District's compliance with the requirements of Section 218.415 Florida Statutes.

Accounting standards generally accepted in the United States of America provide for certain required supplementary information (RSI), such as management's discussion and analysis (MD&A), to supplement the District's basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. As part of our engagement, we will apply certain limited procedures to the District's RSI in accordance with auditing standards generally accepted in the United States of America. These limited procedures will consist of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We will not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

The following RSI is required by generally accepted accounting principles and will be subjected to certain limited procedures, but will not be audited:

1. Management's discussion and analysis
2. Budgetary comparison schedule

Audit Objectives

The objective of our audit is the expression of opinions as to whether your financial statements are fairly presented, in all material respects, in conformity with U.S. generally accepted accounting principles and to report on the fairness of the supplementary information referred to in the second paragraph when considered in relation to the financial statements as a whole. Our audit will be conducted in accordance with auditing standards generally accepted in the United States of America and the standards for financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States, and will include tests of the accounting records of the District and other procedures we consider necessary to enable us to express such opinions. We will issue a written report upon completion of our audit of the District's financial statements. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the financial statements is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the audit or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report, or may withdraw from this engagement.

We will also provide a report (that does not include an opinion) on internal control related to the financial statements and compliance with the provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a material effect on the financial statements as required by *Government Auditing Standards*. The report on internal control and on compliance and other matters will include a paragraph that states (1) that the purpose of the report is solely to describe the scope of testing of internal control and compliance, and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control on compliance, and (2) that the report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control and compliance. The paragraph will also state that the report is not suitable for any other purpose. If during our audit we become aware that the District is subject to an audit requirement that is not encompassed in the terms of this engagement, we will communicate to management and those charged with governance that an audit in accordance with U.S. generally accepted auditing standards and the standards for financial audits contained in *Government Auditing Standards* may not satisfy the relevant legal, regulatory, or

Examination Objective

The objective of our examination is the expression of an opinion as to whether the District is in compliance with Florida Statute 218.415 in accordance with Rule 10.556(10) of the Auditor General of the State of Florida. Our examination will be conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and will include tests of your records and other procedures we consider necessary to enable us to express such an opinion. We will issue a written report upon completion of our examination of the District's compliance. The report will include a statement that the report is intended solely for the information and use of management, those charged with governance, and the Florida Auditor General, and is not intended to be and should not be used by anyone other than these specified parties. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the District's compliance is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the examination or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report, or may withdraw from this engagement.

Management Responsibilities

Management is responsible for the financial statements and all accompanying information as well as all representations contained therein. Further, management is responsible for compliance with Florida Statute 218.415 and will provide us with the information required for the examination. The accuracy and completeness of such information is also management's responsibility. As part of the audit, we will assist with preparation of your financial statements and related notes in conformity with U.S. generally accepted accounting principles based on information provided by you. These nonaudit services do not constitute an audit under *Government Auditing Standards* and such services will not be conducted in accordance with *Government Auditing Standards*. You agree to assume all management responsibilities relating to the financial statements and related notes and any other nonaudit services we provide. You will be required to acknowledge in the management representation letter our assistance with preparation of the financial statements and related notes and that you have reviewed and approved the financial statements and related notes prior to their issuance and have accepted responsibility for them. In addition, you will be required to make certain representations regarding compliance with Florida Statute 218.415 in the management representation letter. Further, you agree to oversee the nonaudit services by designating an individual, preferably from senior management, who possesses suitable skill, knowledge, or experience; evaluate the adequacy and results of those services; and accept responsibility for them.

Management is responsible for establishing and maintaining effective internal controls, including evaluating and monitoring ongoing activities, to help ensure that appropriate goals and objectives are met; following laws and regulations; and ensuring that management is reliable and financial information is reliable and properly reported. Management is also responsible for implementing systems designed to achieve compliance with applicable laws, regulations, contracts, and grant agreements. You are also responsible for the selection and application of accounting principles, for the preparation and fair presentation of the financial statements and all accompanying information in conformity with U.S. generally accepted accounting principles, and for compliance with applicable laws and regulations and the provisions of contracts and grant agreements.

Management is also responsible for making all financial records and related information available to us and for the accuracy and completeness of that information. You are also responsible for providing us with (1) access to all information of which you are aware that is relevant to the preparation and fair presentation of the financial statements, (2) additional information that we may request for the purpose of the audit, and (3) unrestricted access to persons within the government from whom we determine it necessary to obtain audit evidence.

Your responsibilities include adjusting the financial statements to correct material misstatements and for confirming to us in the written representation letter that the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements taken as a whole. As part of our engagement, we may propose standard adjusting, or correcting journal entries to your financial statements. You are responsible for reviewing the entries and understanding the nature of the proposed entries and the impact they have on the financial statements.

You are responsible for the design and implementation of programs and controls to prevent and detect fraud, and for informing us about all known or suspected fraud affecting the government involving (1) management, (2) employees who have significant roles in internal control, and (3) others where the fraud could have a material effect on the financial statements. Your responsibilities include informing us of your knowledge of any allegations of fraud or suspected fraud affecting the government received in communications from employees, former employees, grantors, regulators, or others. In addition, you are responsible for identifying and ensuring that the government complies with applicable laws, regulations, contracts, agreements, and grants and for taking timely and appropriate steps to remedy fraud and noncompliance with provisions of laws, regulations, contracts or grant agreements, or abuse that we report.

Management is responsible for establishing and maintaining a process for tracking the status of audit findings and recommendations. Management is also responsible for identifying for us previous financial audits, attestation engagements, performance audits or other studies related to the objectives discussed in the Audit Objectives section of this letter. This responsibility includes relaying to us corrective actions taken to address significant findings and recommendations resulting from those audits, attestation engagements, performance audits, or other studies. You are also responsible for providing management's views on our current findings, conclusions, and recommendations, as well as your planned corrective actions, for the report, and for the timing and format for providing that information.

With regard to using the audit's report, you understand that you must obtain our prior written consent to reproduce or use our report in bond offering official statements or other documents.

With regard to the electronic dissemination of audited financial statements, including financial statements published electronically on your website, you understand that electronic sites are a means to distribute information and, therefore, we are not required to read the information contained in these sites or to consider the consistency of other information in the electronic site with the original document.

Audit Procedures—General

An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements; therefore, our audit will involve judgment about the number of transactions to be examined and the areas to be tested. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements. We will plan and perform the audit to obtain reasonable rather than absolute assurance about whether the financial statements are free of material misstatement, whether from (1) errors, (2) fraudulent financial reporting, (3) misappropriation of assets, or (4) violations of laws or governmental regulations that are attributable to the government or to acts by management or employees acting on behalf of the government. Because the determination of abuse is subjective, *Government Auditing Standards* do not expect auditors to provide reasonable assurance of detecting abuse.

Because of the inherent limitations of an audit, combined with the inherent limitations of internal control, and because we will not perform a detailed examination of all transactions, there is a risk that material misstatements may exist and not be detected by us, even though the audit is properly planned and performed in accordance with U.S. generally accepted auditing standards and *Government Auditing Standards*. In addition, an audit is not designed to detect immaterial misstatements or violations of laws or governmental regulations that do not have a direct and material effect on the financial statements. Our responsibility as auditors is limited to the period covered by our audit and does not extend to later periods for which we are not engaged as auditors.

Our procedures will include tests of documentary evidence supporting the transactions recorded in the accounts, and may include tests of the physical existence of inventories, and direct confirmation of receivables and certain other assets and liabilities by correspondence with selected individuals, funding sources, creditors, and financial institutions. We will request written representations from your attorneys as part of the engagement, and they may bill you for responding to this inquiry. At the conclusion of our audit, we will require certain written representations from you about your responsibilities for the financial statements; compliance with laws, regulations, contracts, and grant agreements; and other responsibilities required by generally accepted auditing standards.

Audit Procedures—Internal Controls

Our audit will include obtaining an understanding of the District and its environment, including internal control, sufficient to assess the risks of material misstatement of the financial statements and to design the nature, timing, and extent of further audit procedures. Tests of controls may be performed to test the effectiveness of certain controls that we consider relevant to preventing and detecting errors and fraud that are material to the financial statements and to preventing and detecting misstatements resulting from illegal acts and other noncompliance matters that have a direct and material effect on the financial statements. Our tests, if performed, will be less in scope than would be necessary to render an opinion on internal control and, accordingly, no opinion will be expressed in our report on internal control issued pursuant to *Government Auditing Standards*.

An audit is not designed to provide assurance on internal control or to identify significant deficiencies or material weaknesses. However, during the audit, we will communicate to management and those charged with governance internal control related matters that are required to be communicated under AICPA professional standards and *Government Auditing Standards*.

Audit Procedures—Compliance

As part of obtaining reasonable assurance about whether the financial statements are free of material misstatement, we will perform tests of the District's compliance with the provisions of applicable laws, regulations, contracts, agreements, and grants, if applicable. However, the objective of our audit will not be to provide an opinion on overall compliance and we will not express such an opinion in our report on compliance issued pursuant to *Government Auditing Standards*.

Audit Administration, Fees, and Other

We understand that your employees will prepare all confirmations we request and will locate any documents selected by us for testing.

The audit documentation for this engagement is the property of Grau & Associates and constitutes confidential information. However, subject to applicable laws and regulations, audit documentation and appropriate individuals will be made available upon request and in a timely manner to a cognizant or oversight agency or its designee, a federal agency providing direct or indirect funding, or the U.S. Government Accountability Office for purposes of a quality review of the audit, to resolve audit findings, or to carry out oversight responsibilities. We will notify you of any such request.

If requested, access to such audit documentation will be provided under the supervision of Grau & Associates personnel. Furthermore, upon request, we may provide copies of selected audit documentation to the aforementioned parties. These parties may intend, or decide, to distribute the copies or information contained therein to others, including other governmental agencies. Notwithstanding the foregoing, the parties acknowledge that various documents reviewed or produced during the conduct of the audit may be public records under Florida law. The District agrees to notify Grau & Associates of any public record request it receives that involves audit documentation.

Our fees for the audit will be based on our standard hourly rates.

The audit documentation for this engagement will be retained for a minimum of five years after the report release date. If we are aware that a federal awarding agency or auditee is contesting an audit finding, we will contact the party(ies) contesting the audit finding for guidance prior to destroying the audit documentation.

Our invoices for these fees will be rendered each month as work progresses and are payable on presentation. Invoices will be submitted in sufficient detail to demonstrate compliance with the terms of this agreement. In accordance with our firm policies, work may be suspended if your account becomes 60 days or more overdue and may not be resumed until your account is paid in full. If we elect to terminate our services for nonpayment, our engagement will be deemed to have been completed upon written notification of termination, even if we have not completed our report. You will be obligated to compensate us for all time expended and to reimburse us for all out-of-pocket costs through the date of termination. The above fee is based on anticipated cooperation from your personnel and the assumption that unexpected circumstances will not be encountered during the audit. If significant additional time is necessary, we will discuss it with you and arrive at a new fee estimate.

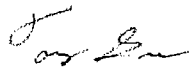
This agreement may be renewed each year thereafter subject to the mutual agreement by both parties to all terms and fees. The fee for each annual renewal will be agreed upon separately.

We will provide you with a copy of our most recent external peer review report and any letter of comment, and any subsequent peer review reports and letters of comment received during the period of the contract. Our 2013 peer review report accompanies this letter.

We appreciate the opportunity to be of service to Green Corridor P.A.C.E District and believe this letter accurately summarizes the significant terms of our engagement. If you have any questions, please let us know. If you agree with the terms of our engagement as described in this letter, please sign the enclosed copy and return it to us.

Very truly yours,

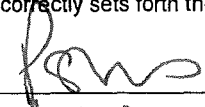
Grau & Associates



Antonio J. Grau

RESPONSE:

This letter correctly sets forth the understanding of Green Corridor P.A.C.E District.

By: 

Title: Treasurer

Date: 4/12/18



PEER REVIEW PROGRAM

is proud to present this

Certificate of Recognition

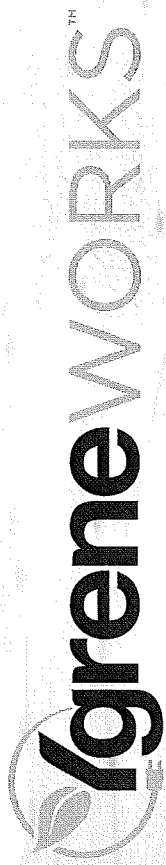
to

GRAU & ASSOCIATES

For having a system of quality control for its accounting and auditing practice in effect for the year ended June 30, 2013 which has been designed to meet the requirements of the quality control standards for an accounting and auditing practice established by the AICPA, and which was complied with during the year then ended to provide the firm with reasonable assurance of conforming with professional standards.

A handwritten signature in cursive script, reading "Rick Reeder", written over a horizontal line.

**Rick Reeder, Chair
AICPA Peer Review Board
2013**



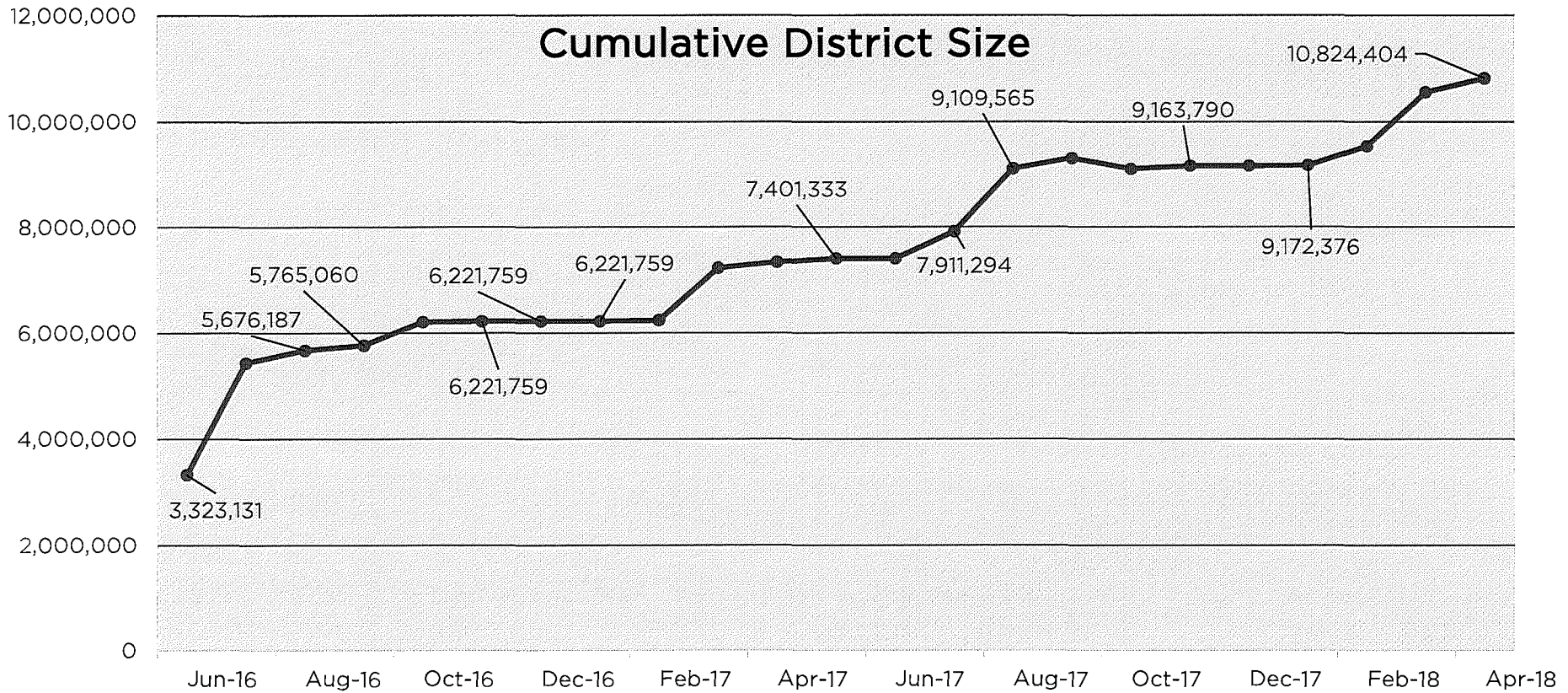
May 2018

GREEN CORRIDOR DISTRICT UPDATE

For Inception to April 2



DISTRICT POPULATION SIZE GROWTH

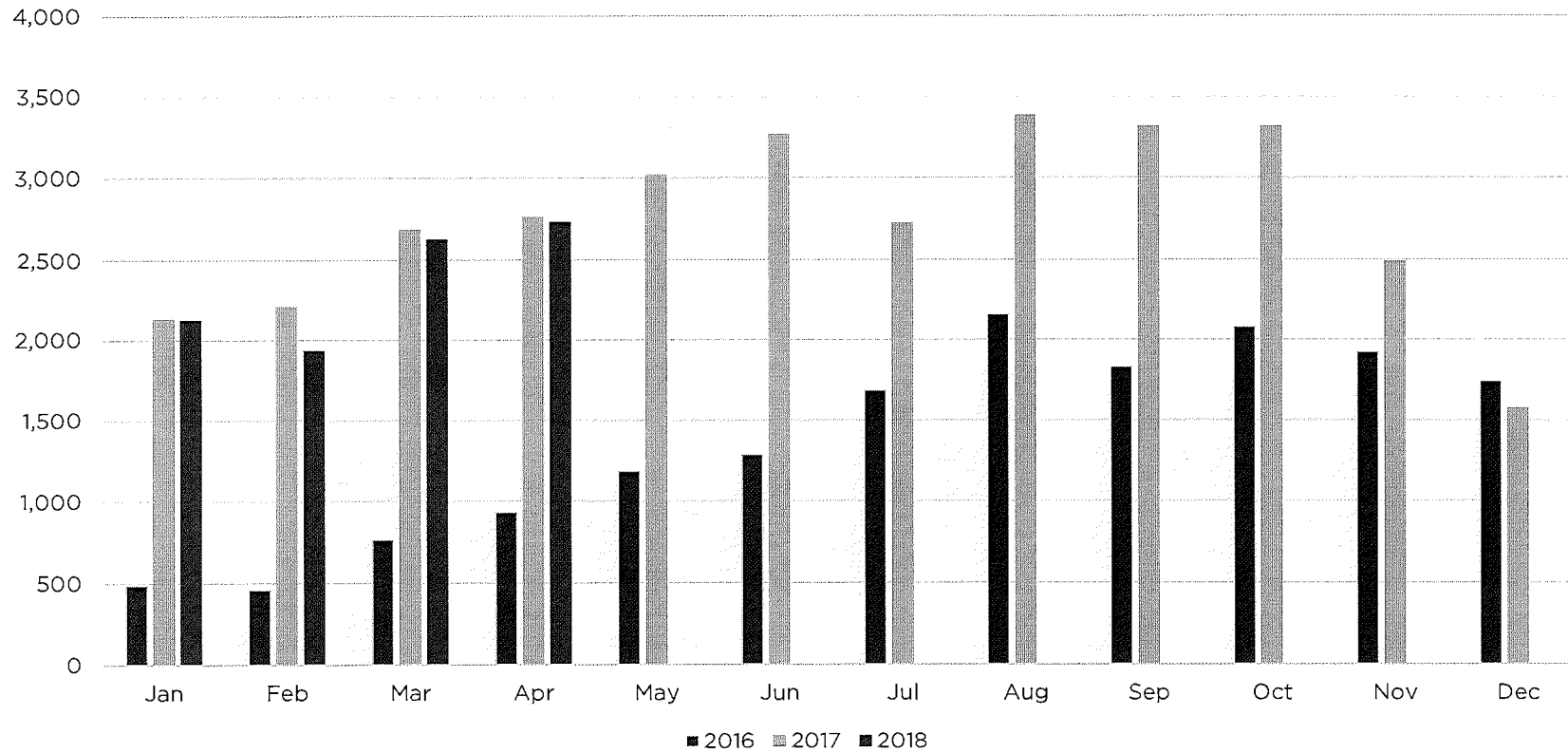


Population based on 2016 US Census

APPLICATIONS BY MONTH



Applications per Month



Applications to date: 63,204

APPLICATIONS BY COUNTY 2017/2018



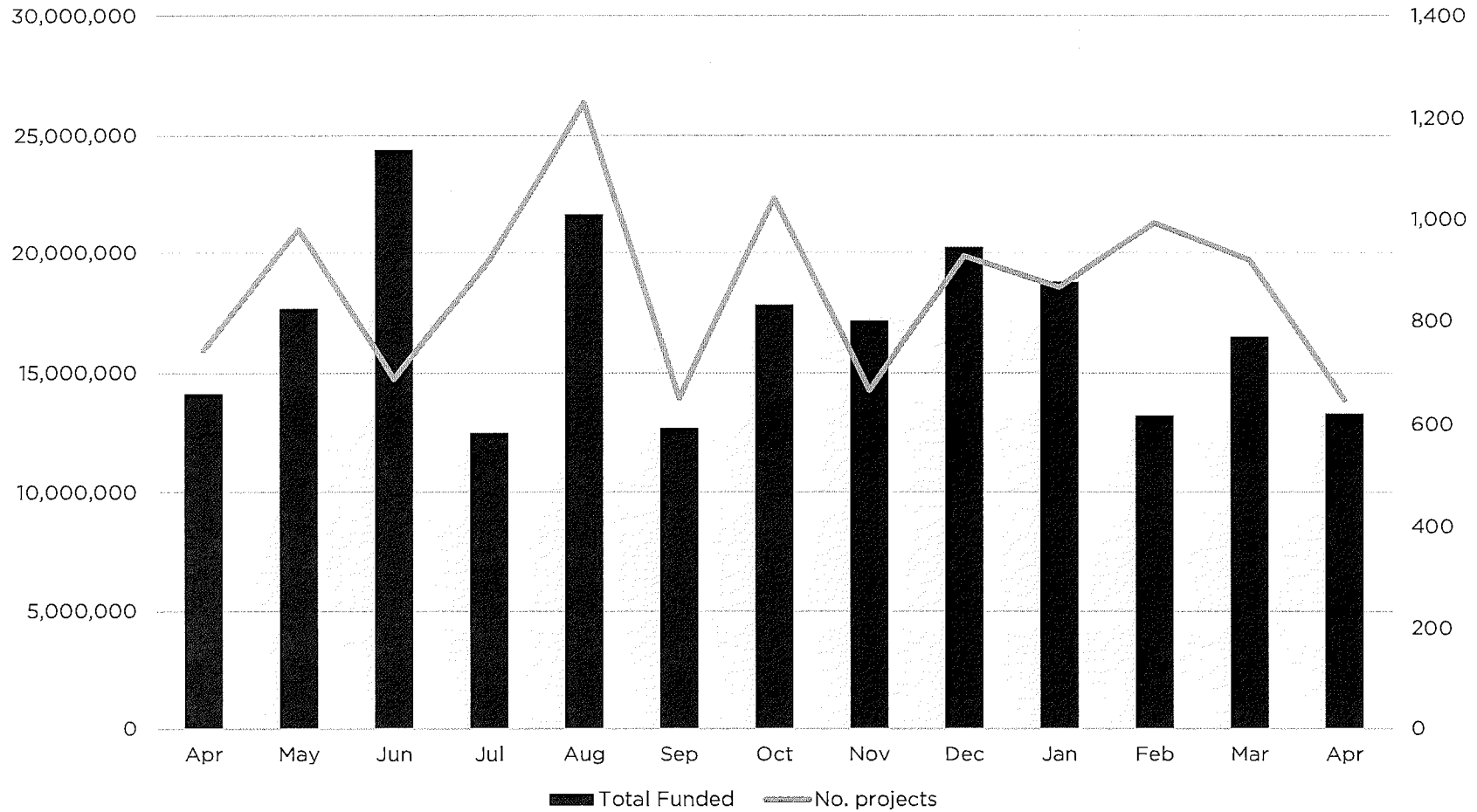
County	Apr-17	May-17	Jun-17	Jul-17	Aug-17	Sep-17	Oct-17	Nov-17	Dec-17	Jan-18	Feb-18	Mar-18	Apr-18
Alachua	9	11	11	20	21	9	12	8	3	4	4	6	11
Brevard	0	0	0	0	0	2	0	1	1	0	1	4	1
Broward	1111	1163	1320	1023	1074	1160	1074	875	599	571	733	957	966
Charlotte	28	26	25	18	34	45	33	20	20	15	20	12	22
Clay	1	0	0	4	2	0	0	0	0	0	0	0	0
Collier	0	0	0	0	17	75	98	80	40	30	28	35	42
Escambia	0	3	0	0	0	0	0	0	0	0	0	0	1
Hillsborough	216	212	201	172	252	134	124	115	76	100	91	115	143
Holmes	0	0	0	0	0	0	1	0	0	0	0	0	1
Marion	27	33	29	33	24	13	3	0	4	9	7	19	20
Miami-Dade	1197	1355	1470	1255	1583	1446	1570	1101	752	758	811	1081	1102
Orange	11	10	7	18	13	8	4	1	0	6	0	7	11
Palm Beach	35	53	65	49	225	345	346	235	173	154	188	283	313
Pasco	129	153	138	133	144	83	67	58	37	29	53	82	101
Pinellas	0	0	0	0	0	1	0	0	0	0	0	0	0
Seminole	0	2	2	2	0	0	0	0	0	0	0	0	0

City	Apr-17	May-17	Jun-17	Jul-17	Aug-17	Sep-17	Oct-17	Nov-17	Dec-17	Jan-18	Feb-18	Mar-18	Apr-18
Coral Gables	18	24	20	21	23	24	42	17	9	11	10	18	22
Cutler Bay	51	52	52	63	71	51	53	48	33	25	34	41	40
Miami	110	114	119	109	143	129	144	83	51	62	67	97	78
Miami Shores	9	8	18	8	16	10	17	4	5	6	5	10	12
Palmetto Bay	28	18	36	25	31	33	27	19	18	18	13	19	20
Pinecrest	9	9	10	5	18	8	22	10	7	10	3	6	8
South Miami	9	12	11	4	11	7	7	3	2	4	9	7	4

FUNDED PROJECTS BY MONTH



Funded projects by month.



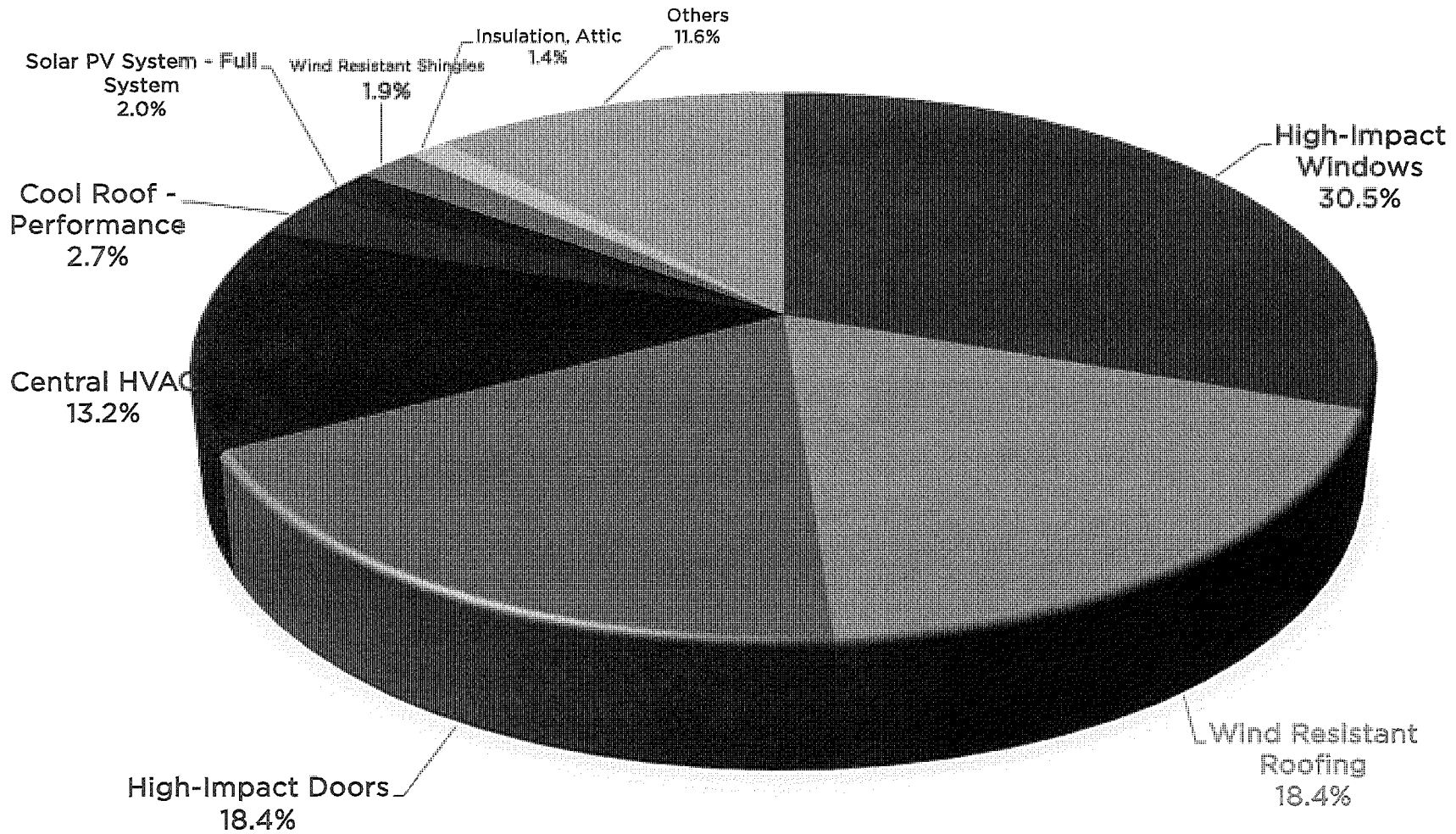
PROJECTS FUNDED AND IN PROGRESS BY COUNTY INCEPTION to April 30, 2018



County	Funded			In Progress		Pipeline Total	
	Quantity	Value	Average Project Value	Quantity	Value	Quantity	Value
Alachua	85	\$ 1,329,329.00	\$ 15,639.16	37	\$ 119,246	122	\$ 1,448,575
Broward	7458	\$ 147,745,144.00	\$ 19,810.29	5,296	\$ 30,453,075	12,754	\$ 178,198,219
Charlotte	132	\$ 2,044,090.00	\$ 15,485.53	96	\$ 410,246	228	\$ 2,454,336
Clay	1	\$ 9,102.00	\$ 9,102.00	0	\$ -	1	\$ 9,102
Collier	119	\$ 2,340,689.00	\$ 19,669.66	158	\$ 1,146,024	277	\$ 3,486,713
Hillsborough	689	\$ 10,918,338.00	\$ 15,846.64	413	\$ 1,644,520	1,102	\$ 12,562,858
Marion	98	\$ 1,263,369.00	\$ 12,891.52	68	\$ 215,617	166	\$ 1,478,986
Miami-Dade	9376	\$ 215,462,388.00	\$ 22,980.20	6,414	\$ 37,044,237	15,790	\$ 252,506,625
Orange	47	\$ 818,480.00	\$ 17,414.47	35	\$ 234,737	82	\$ 1,053,217
Palm Beach	461	\$ 9,517,062.00	\$ 20,644.39	1,147	\$ 6,873,578	1,608	\$ 16,390,640
Pasco	597	\$ 8,585,417.00	\$ 14,380.93	291	\$ 904,053	888	\$ 9,489,470
Total	19,063	\$ 400,033,408.00		13,955	\$ 79,045,333	33,018	\$ 479,078,741

City	Funded			In Progress		Pipeline Total	
	Quantity	Value	Average Project Value	Quantity	Value	Quantity	Value
Coral Gables	240	9,362,949	\$ 39,012.29	145	\$1,073,891	385	\$ 10,436,840
Cutler Bay	776	15,848,912	\$ 20,423.86	247	\$1,312,136	1,023	\$ 17,161,048
Miami	860	20,970,538	\$ 24,384.35	582	\$5,396,028	1,442	\$ 26,366,565
Miami Shores	187	5,234,488	\$ 27,991.91	64	\$537,041	251	\$ 5,771,529
Palmetto Bay	479	17,553,367	\$ 36,645.86	146	\$1,060,554	625	\$ 18,613,921
Pinecrest	149	6,901,715	\$ 46,320.24	61	\$428,991	210	\$ 7,330,706
South Miami	95	3,086,175	\$ 32,486.05	48	\$193,698	143	\$ 3,279,873

BREAKDOWN BY TYPE OF IMPROVEMENT



STATISTICS



- 99.6% of volume and 97.3% of value is residential
- Average residential project size is \$20,551
- Average residential property value of participants is \$360,009
- Average LTV Ratio of participants is 52.87%
- Estimated \$1B in local economic stimulus (multiplier effect)¹
- Estimated 6,030 jobs created¹
- Estimated \$6,536,250 revenue generated for local building departments²
- Estimated \$3,926,825 revenue generated by tax collector over next 20 years³
- Estimated savings of \$67.6M 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

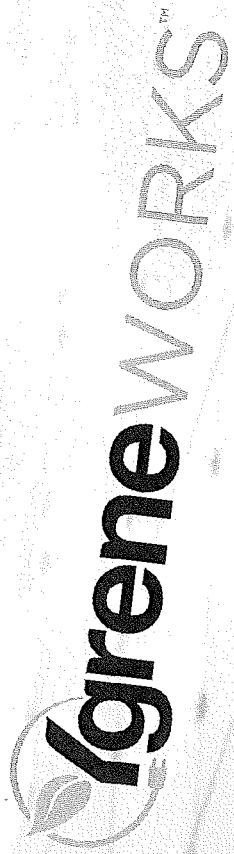
1 Based on independent study done by ECONorthwest for PACENow using funded project amounts

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

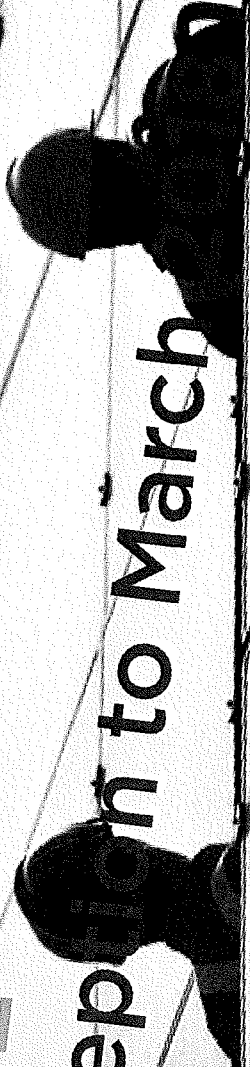
5 Annual insurance premium savings per property is calculated by comparing current FL insurance costs for a property located in Miami-Dade county with and without protection upgrades and a replacement cost of \$190,000. Actual savings may vary



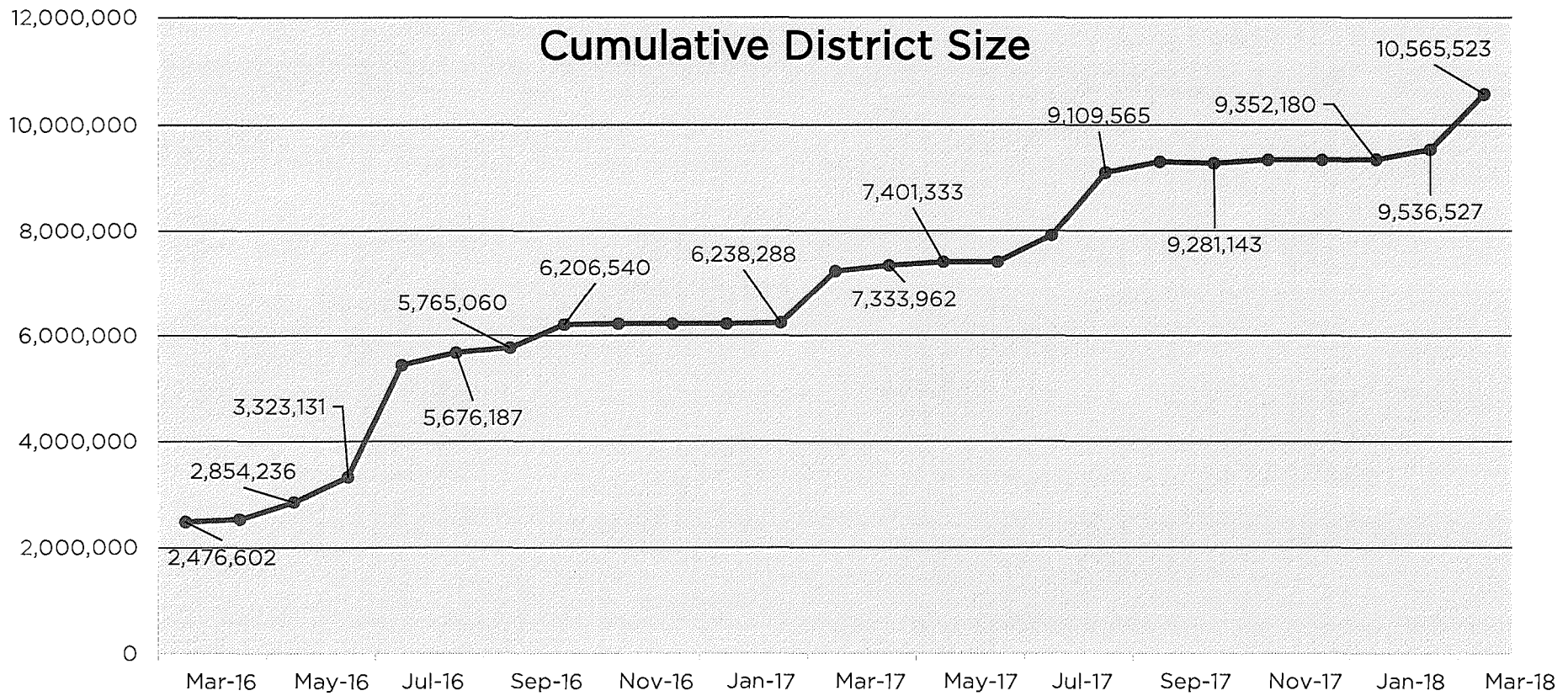
April 2018

GREEN CORRIDOR DISTRICT UPDATE

For Inception to March



DISTRICT POPULATION SIZE GROWTH

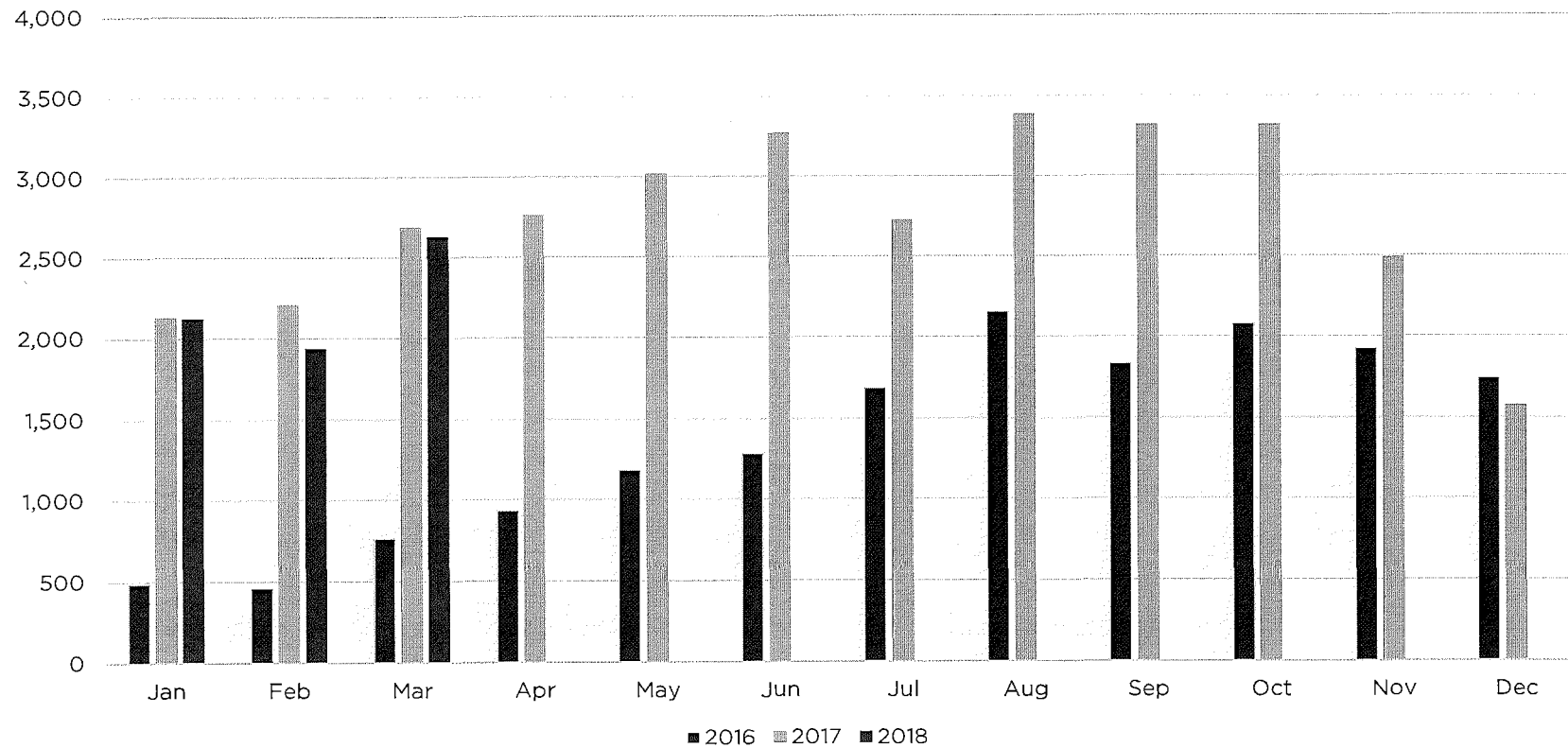


Population based on 2016 US Census

APPLICATIONS BY MONTH



Applications per Month



Applications to date: 57,736

APPLICATIONS BY COUNTY 2017/2018



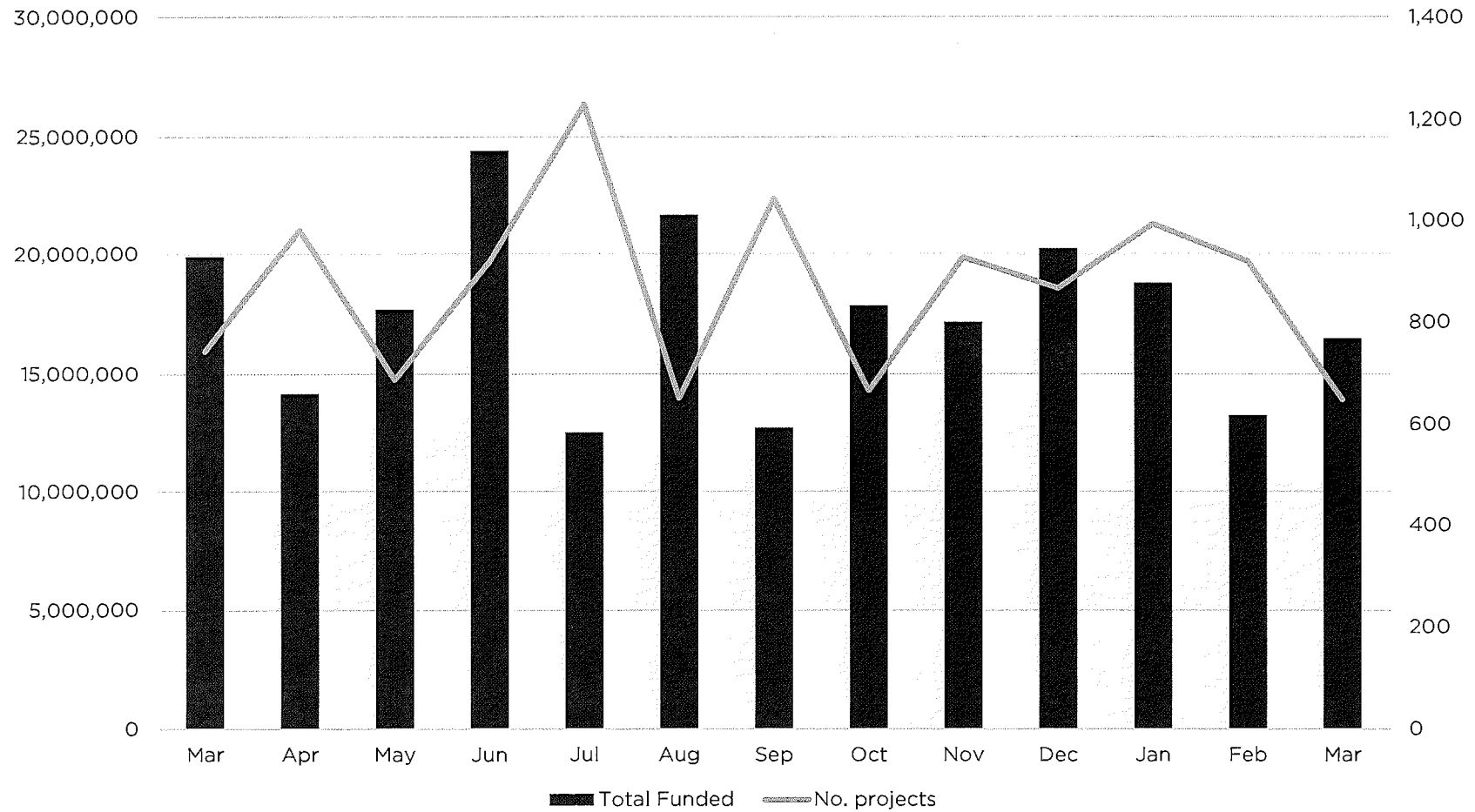
County	Mar-17	Apr-17	May-17	Jun-17	Jul-17	Aug-17	Sep-17	Oct-17	Nov-17	Dec-17	Jan-18	Feb-18	Mar-18
Alachua	18	9	11	11	20	21	9	12	8	3	4	4	6
Brevard	0	0	0	0	0	0	2	0	1	1	0	1	4
Broward	1116	1111	1163	1320	1023	1074	1160	1074	875	599	571	733	957
Charlotte	37	28	26	25	18	34	45	33	20	20	15	20	12
Clay	0	1	0	0	4	2	0	0	0	0	0	0	0
Collier	0	0	0	0	0	17	75	98	80	40	30	28	35
Escambia	0	0	3	0	0	0	0	0	0	0	0	0	0
Hillsborough	41	216	212	201	172	252	134	124	115	76	100	91	115
Holmes	0	0	0	0	0	0	0	1	0	0	0	0	0
Marion	34	27	33	29	33	24	13	3	0	4	9	7	19
Miami-Dade	1282	1197	1355	1470	1255	1583	1446	1570	1101	752	758	811	1081
Orange	4	11	10	7	18	13	8	4	1	0	6	0	7
Palm Beach	17	35	53	65	49	225	345	346	235	173	154	188	283
Pasco	138	129	153	138	133	144	83	67	58	37	29	53	82
Pinellas	0	0	0	0	0	0	1	0	0	0	0	0	0
Seminole	1	0	2	2	2	0	0	0	0	0	0	0	0
Total	2688	2764	3021	3268	2727	3389	3321	3332	2494	1705	1676	1936	2601

City	Mar-17	Apr-17	May-17	Jun-17	Jul-17	Aug-17	Sep-17	Oct-17	Nov-17	Dec-17	Jan-18	Feb-18	Mar-18
Coral Gables	24	18	24	20	21	23	24	42	17	9	11	10	18
Cutler Bay	60	51	52	52	63	71	51	53	48	33	25	34	41
Miami	100	110	114	119	109	143	129	144	83	51	62	67	97
Miami Shores	11	9	8	18	8	16	10	17	4	5	6	5	10
Palmetto Bay	44	28	18	36	25	31	33	27	19	18	18	13	19
Pinecrest	10	9	9	10	5	18	8	22	10	7	10	3	6
South Miami	13	9	12	11	4	11	7	7	3	2	4	9	7

FUNDED PROJECTS BY MONTH



Funded projects by month



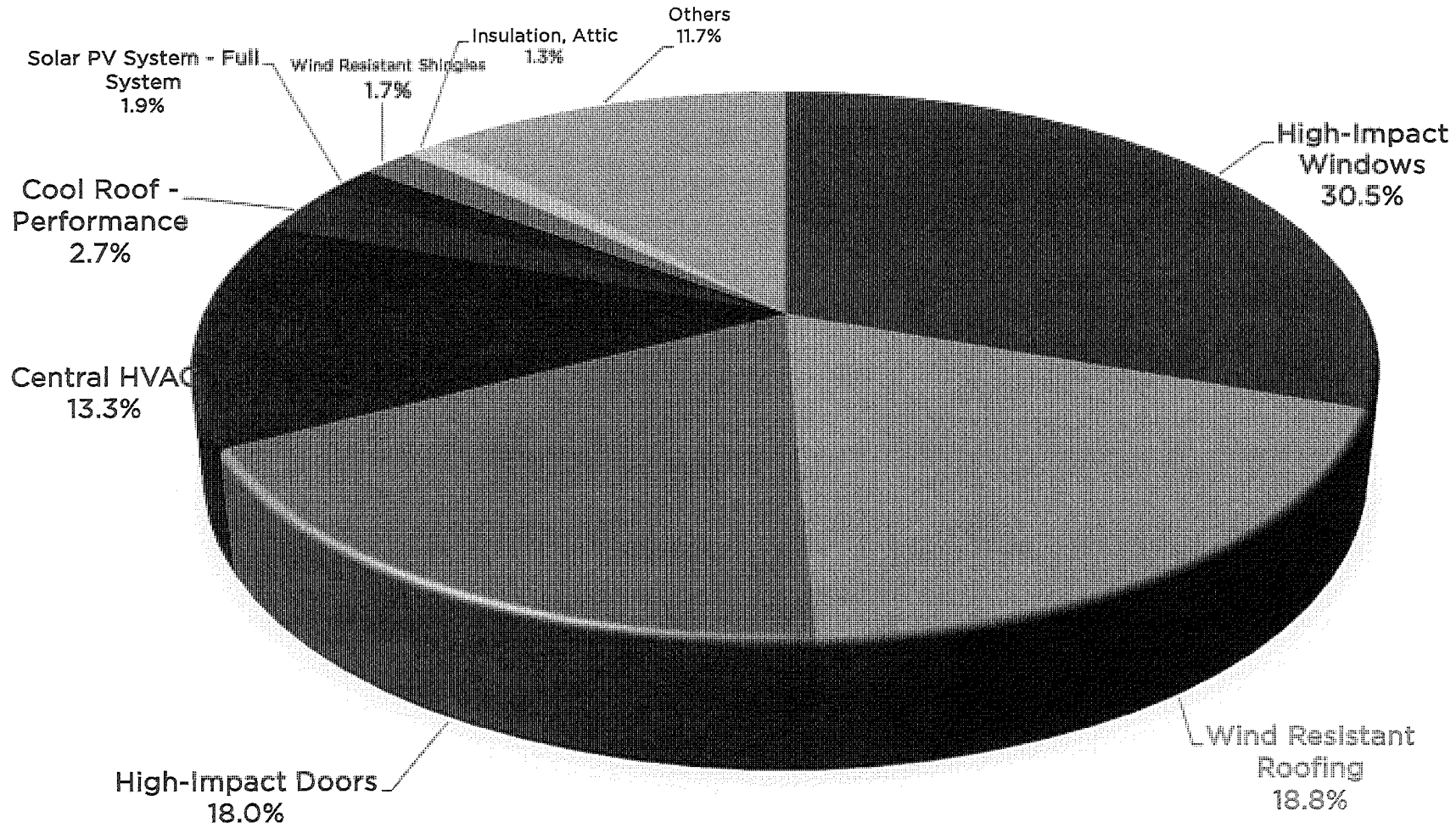
PROJECTS FUNDED AND IN PROGRESS BY COUNTY INCEPTION to Feb 28, 2018



County	Funded			In Progress		Pipeline Total	
	Quantity	Value	Average Project Value	Quantity	Value	Quantity	Value
Alachua	83	\$ 1,301,555.56	\$ 15,681.39	34	\$ 100,246.24	117	\$ 1,401,802
Broward	7233	\$ 143,207,676.29	\$ 19,799.21	5,286	\$ 29,635,911.22	12,519	\$ 172,843,588
Charlotte	128	\$ 1,989,570.75	\$ 15,543.52	93	\$ 442,665.82	221	\$ 2,432,237
Clay	1	\$ 9,102.25	\$ 9,102.25	0	\$ -	1	\$ 9,102
Collier	112	\$ 2,257,799.20	\$ 20,158.92	143	\$ 986,341.58	255	\$ 3,244,141
Hillsborough	650	\$ 10,364,898.64	\$ 15,946.00	386	\$ 1,339,130.44	1,036	\$ 11,704,029
Marion	95	\$ 1,236,446.65	\$ 13,015.23	66	\$ 216,247.69	161	\$ 1,452,694
Miami-Dade	9076	\$ 209,199,316.24	\$ 23,049.73	6,601	\$ 38,558,873.24	15,677	\$ 247,758,189
Orange	47	\$ 818,480.34	\$ 17,414.48	44	\$ 230,105.00	91	\$ 1,048,585
Palm Beach	389	\$ 8,021,262.54	\$ 20,620.21	1,058	\$ 6,773,836.95	1,447	\$ 14,795,099
Pasco	580	\$ 8,322,436.67	\$ 14,349.03	274	\$ 795,339.28	854	\$ 9,117,776
Total	18,394	\$ 386,728,545.13	\$ 21,024.71	13,985	\$ 79,078,697.46	32,379	\$ 465,807,242.59

City	Funded			In Progress		Pipeline Total	
	Quantity	Value	Average Project Value	Quantity	Value	Quantity	Value
Coral Gables	238	9,290,711.0	\$ 39,037	141	\$902,342	379	\$ 10,193,053
Cutler Bay	766	15,665,164.2	\$ 20,451	264	\$1,362,249	1,030	\$ 17,027,413
Miami	839	20,413,867.8	\$ 24,331	606	\$5,956,572	1,445	\$ 26,370,440
Miami Shores	185	5,153,253.2	\$ 27,855	61	\$541,070	246	\$ 5,694,323
Palmetto Bay	475	17,456,849.0	\$ 36,751	149	\$950,774	624	\$ 18,407,623
Pinecrest	147	6,813,915.3	\$ 46,353	66	\$550,045	213	\$ 7,363,960
South Miami	95	3,086,175.2	\$ 32,486	55	\$182,848	150	\$ 3,269,023

BREAKDOWN BY TYPE OF IMPROVEMENT



STATISTICS



- 99.6% of volume and 97% of value is residential
- Average residential project size is \$ 20,555
- Average residential property value of participants is \$360,053
- Average LTV Ratio of participants is 52.89%
- Estimated \$968 million in local economic stimulus (multiplier effect)¹
- Estimated 5,807 jobs created¹
- Estimated \$6,440,350 revenue generated for local building departments²
- Estimated \$3,871,179 revenue generated by tax collector over next 20 years³
- Estimated savings of \$65.5M 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



Residential Energy Assessment Report

General Information:

Address:	118 Oak Ave, Coral Gables, FL 33133
Owner:	Maeola Watson
Bedrooms/Bathrooms:	2/1
Area (From Property Appraiser):	1,008 sq. ft.
Bldg. Orientation:	Front door faces NORTH

Building Envelope:

Roof Type:	Shingles
Roof Condition:	Good
Wall Type:	CMU
Wall Condition:	Good
Floor Type:	Slab on Grade
Floor Condition:	Good
Glazing Type:	Awning
Glazing Condition:	Poor

Mechanical/Plumbing:

Cooling System Type:	DX Split System
Tonnage:	3.5 Ton
Indoor Equip. Condition:	Like New
Outdoor Equip. Condition:	Like New
Domestic Water Heating System Type:	Electric Tank Type
DWH Condition:	Like New
DWH Properly Vented?	N/A

Lighting/Electrical:

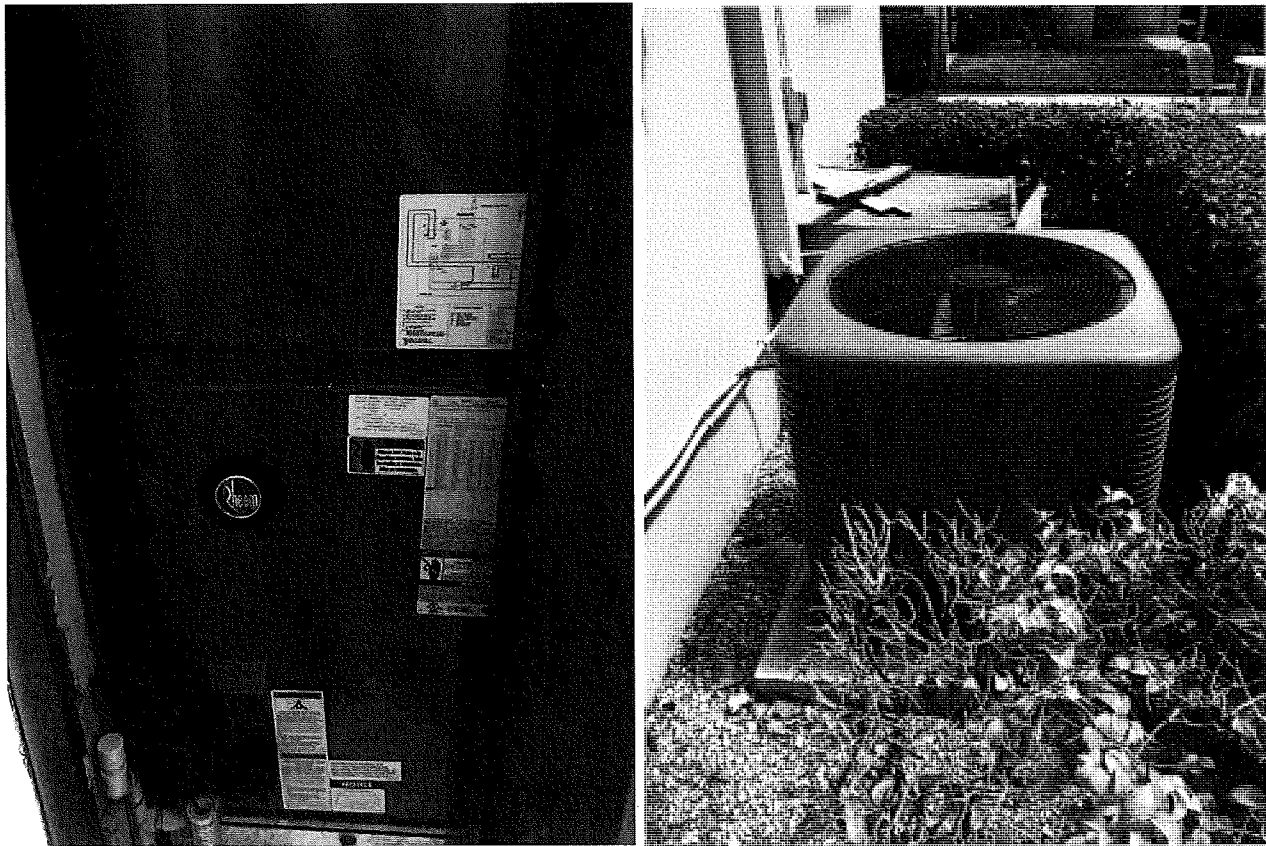
Interior Lighting Type:	Various
Exterior Lighting Type:	Various
Garage Lighting Type:	N/A

Notes and Recommendations

- HVAC and Domestic Water Heating systems are both in like new condition. Appear to be installed within the last year or so.

- Energy Efficiency Recommendations:
 - New Impact Glazing with Low U-Value and SHGC
 - Ceiling Insulation (R-19 or R-30)
 - Seal/Reseal all penetrations in the building envelope.
 - Replace existing bulbs with LED bulbs

Photos



Left: Fan Coil Unit; Right: Condensing Unit



Domestic Water Heater



Residential Energy Assessment Report

General Information:

Address:	200 Jefferson Drive, Coral Gables, FL 33133
Owner:	Willie Mae Williams
Bedrooms/Bathrooms:	3/2
Area (From Property Appraiser):	1,520 sq. ft.
Bldg. Orientation:	Front door faces NORTH

Building Envelope:

Roof Type:	Shingles
Roof Condition:	Fair
Wall Type:	CMU
Wall Condition:	Good
Floor Type:	Slab on Grade
Floor Condition:	Good
Glazing Type:	Sliders
Glazing Condition:	Poor

Mechanical/Plumbing:

Cooling System Type:	Thru-the-wall AC
Tonnage:	Various
Indoor Equip. Condition:	Fair
Outdoor Equip. Condition:	N/A
Domestic Water Heating System Type:	Instant Electrical
DWH Condition:	Like New
DWH Properly Vented?	N/A

Lighting/Electrical:

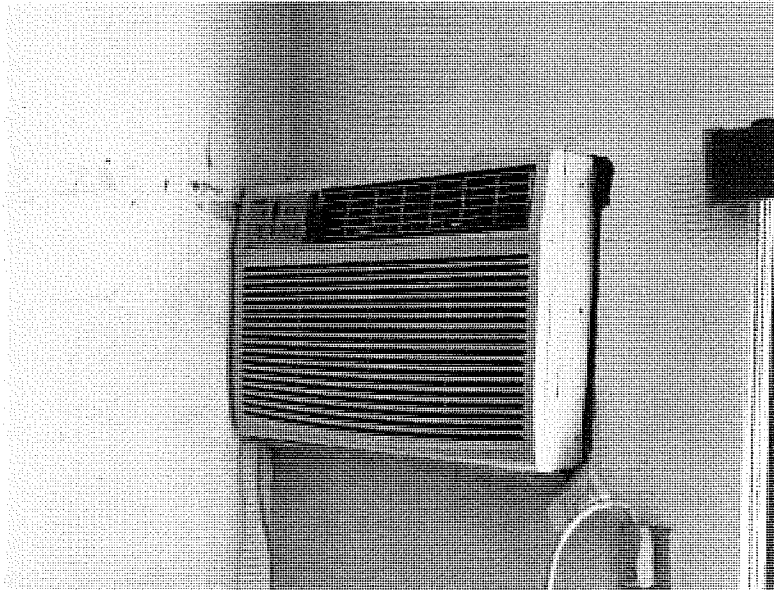
Interior Lighting Type:	Various
Exterior Lighting Type:	Various
Garage Lighting Type:	N/A



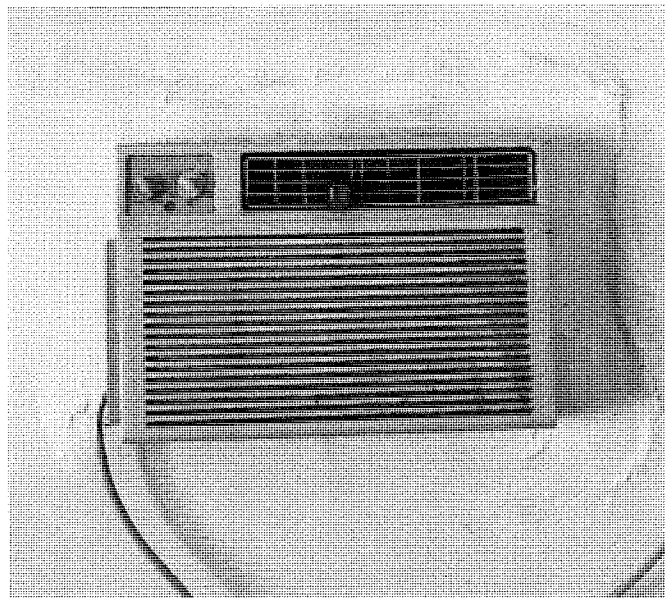
Notes and Recommendations

- The home is currently conditioned by several Thru-the-Wall Air Conditioners. The Dining/Living Room unit is not properly sealed and is likely a source of air infiltration. The combination of this type of AC system and the lack of seal is likely causing a very high electric utility bill.
- Several of the windows are in disrepair. Some do not open/close properly and others have broken glass.
- Exterior soffit vents are not properly protected from pests/rodents. Consider replacing screen mesh to ensure pests cannot enter the attic.
- Homewoner states that the house has termites. Signs of damage present on interior door trims. Considering contacting a exteriminator.
- Entry ramp at front door is in disrepair and requires immediate attention.
- Several electrical outlets show signs of damage and some are missing proper cover. Consider replacement of receptacles and immediately install covers.
- One of the occupants of the home is confined to a wheel chair but has trouble entering and exiting the bathroom because the doorway is not wide enough. Consider making the doorway larger.
- Energy Efficiency Recommendations:
 - Central Air Conditioning System is strongly recommended. At minimum, replace existing thru-the-wall systems with brand new higher efficiency systems.
 - Ceiling Insulations (R-19 or R-30)
 - Repair windows
 - Seal/Reseal all penetrations in the building envelope.
 - Replace existing bulbs with LED bulbs.

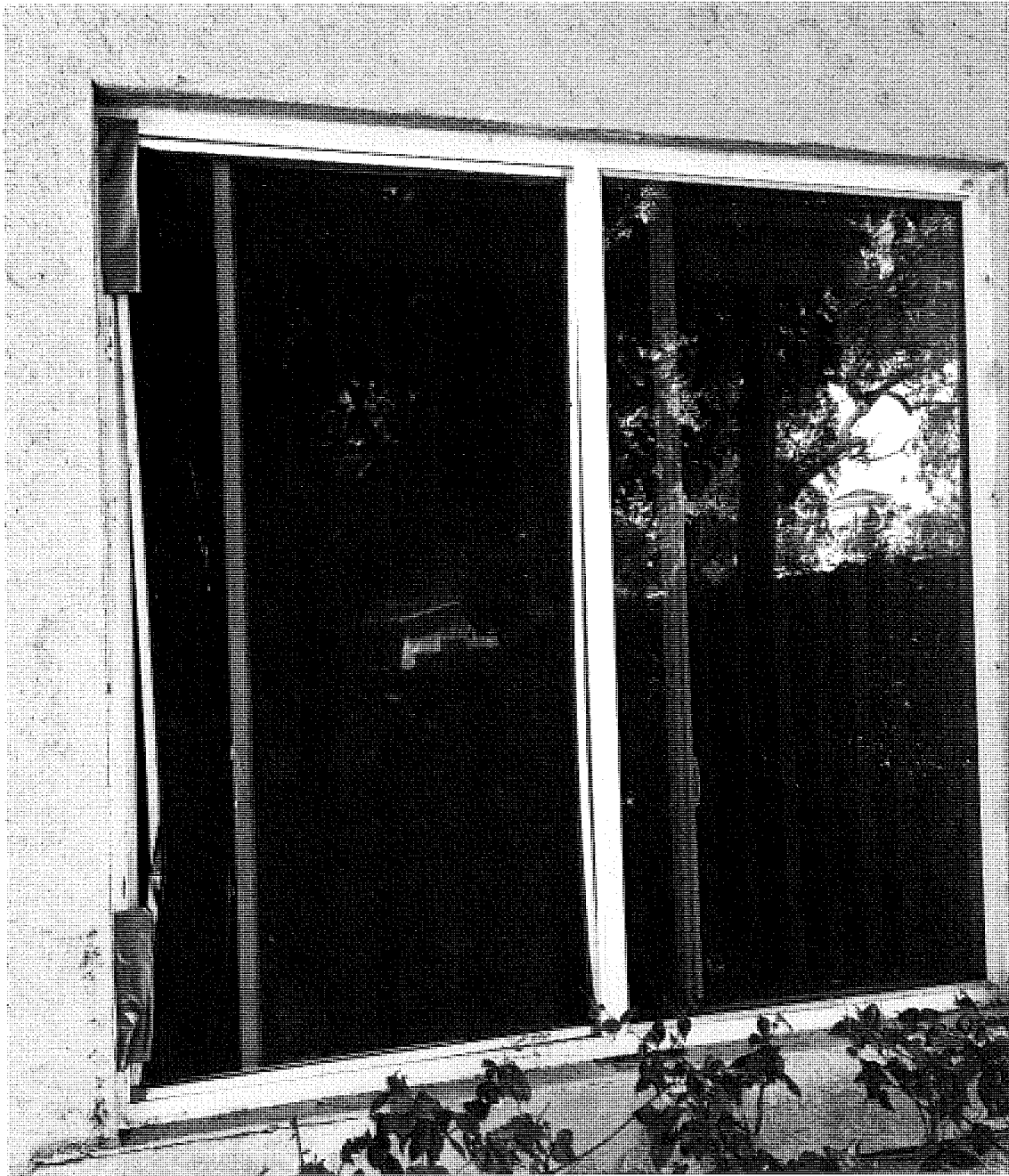
Photos



Dining/Living Room Thru-the-Wall AC Unit without proper air sealing



Bedroom Thru-the-Wall AC Unit



Window in disrepair



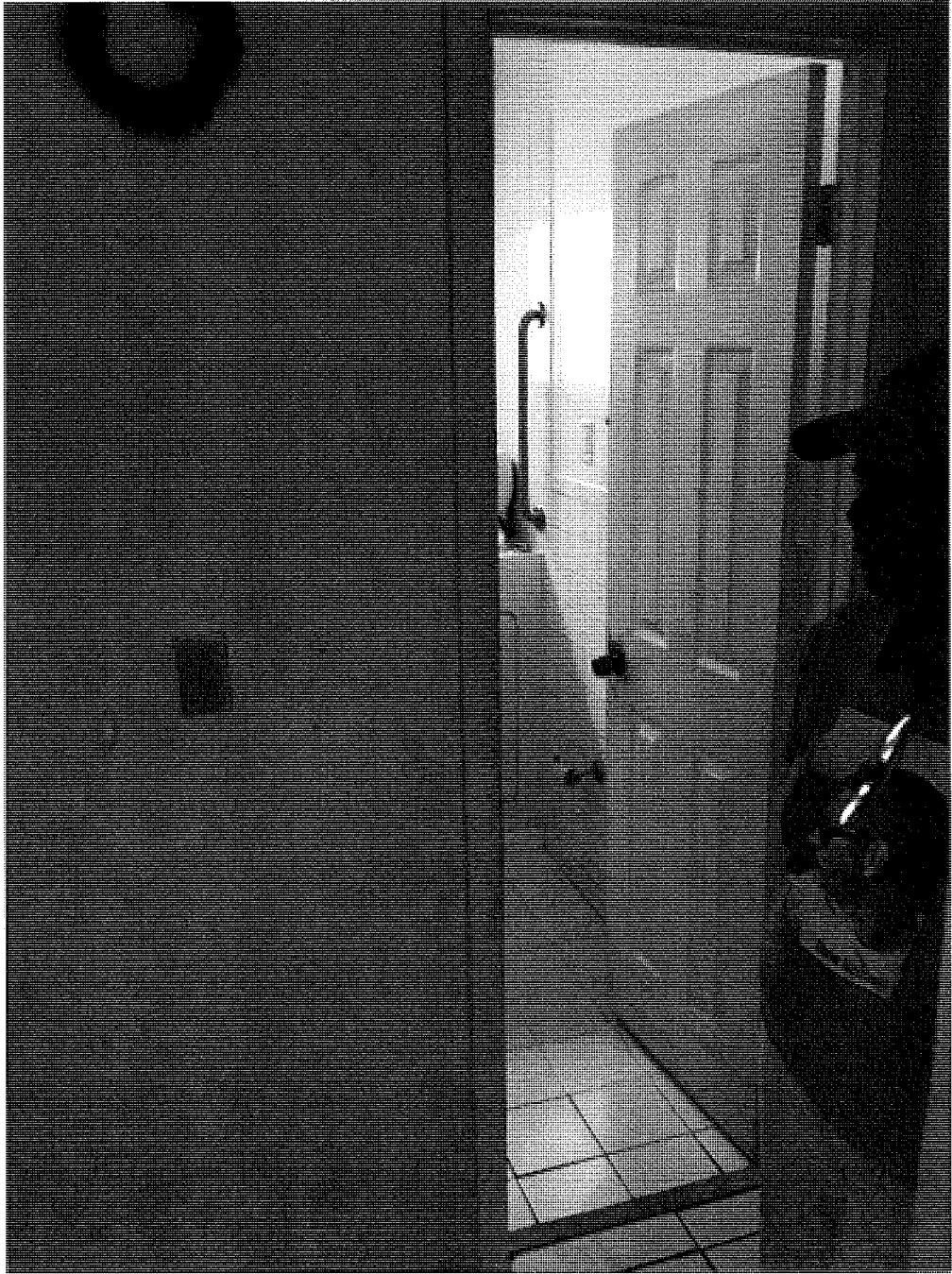
Damaged Window



Entry Ramp in disrepair



Damaged Receptacle



Narrow Bathroom Entry Door



Residential Energy Assessment Report

General Information:

Address:	Described as: 205 Florida Ave, Coral Gables, FL 33133; Legal Address, per Property Appraiser: 4714 Jefferson St, Coral Gables, FL 33133
Owner:	Shirley Ann Samuel
Bedrooms/Bathrooms:	4/2
Area (From Property Appraiser):	1,501 sq. ft.
Bldg. Orientation:	Property has two "front" doors. One facing South; the other facing East.

Building Envelope:

Roof Type:	Shingles
Roof Condition:	Fair
Wall Type:	CMU
Wall Condition:	Poor
Floor Type:	SOG
Floor Condition:	Fair
Glazing Type:	Single Hung
Glazing Condition:	Fair

Mechanical/Plumbing:

Cooling System Type:	DX Split System
Tonnage:	2.5
Indoor Equip. Condition:	Poor
Outdoor Equip. Condition:	Poor
Domestic Water Heating System Type:	Electrical Tank Type
DWH Condition:	Good
DWH Properly Vented?	N/A

Lighting/Electrical:

Interior Lighting Type:	Incandescent
Exterior Lighting Type:	Incandescent
Garage Lighting Type:	N/A



Notes and Recommendations

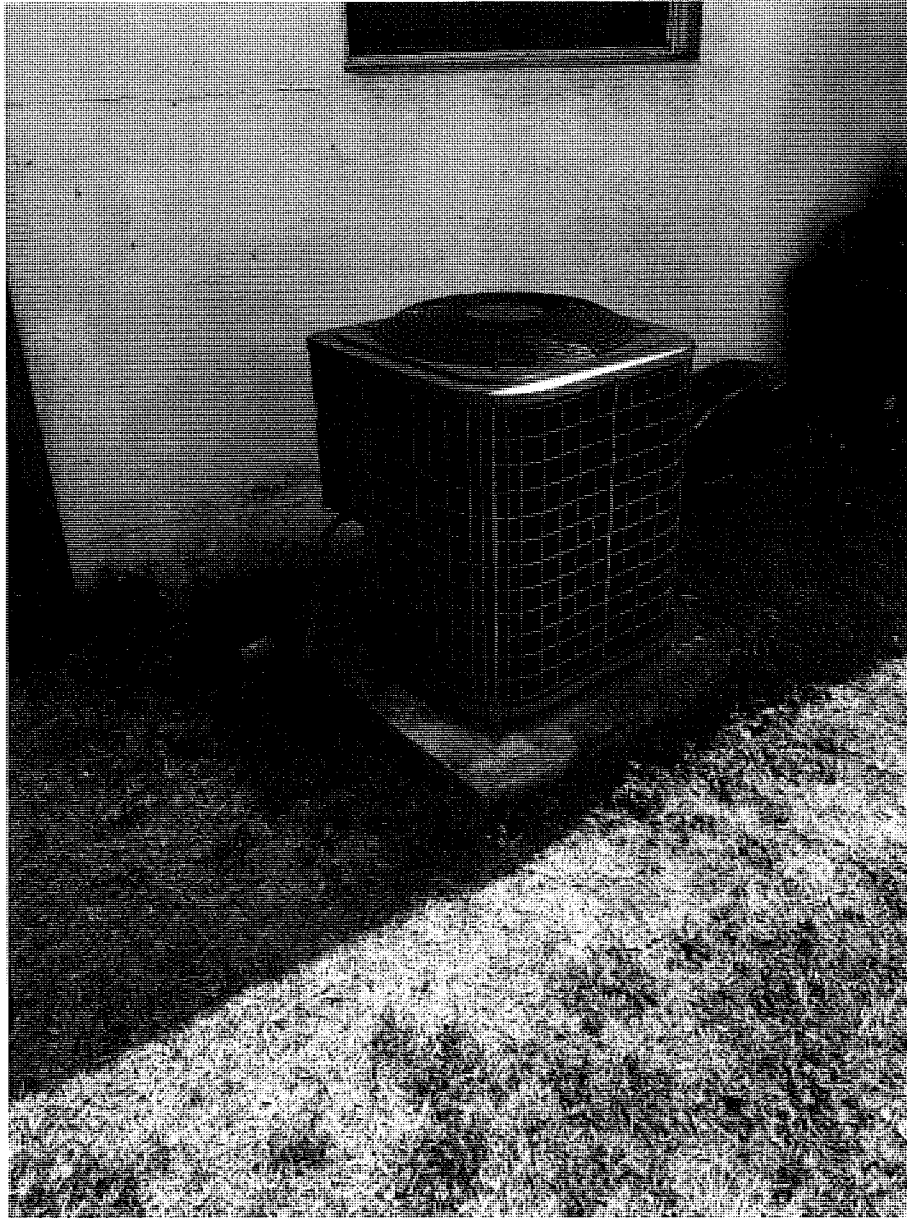
- HVAC system is not operational and requires immediate replacement. It does not appear that a proper trap has been installed in the condensate drain piping. Homeowner states the unit leaks water and does not cool properly.
- Refrigerator in Kitchen is very old and could be a candidate for replacement. Consider replacing with ENERGY STAR Certified appliance.
- The exterior paint is in poor condition. Consider painting the house.
- Energy Efficiency Recommendations:
 - New Impact Glazing with Low U-Value and SHGC
 - Replace DX Split HVAC system. 16 SEER or greater.
 - Ceiling Insulation (R-19 or R-30)
 - Replace existing Refrigerator with ENERGY STAR Certified refrigerator.
 - Seal/Reseal all penetrations in the building envelope.
 - Replace existing bulbs with LED bulbs.

Photos

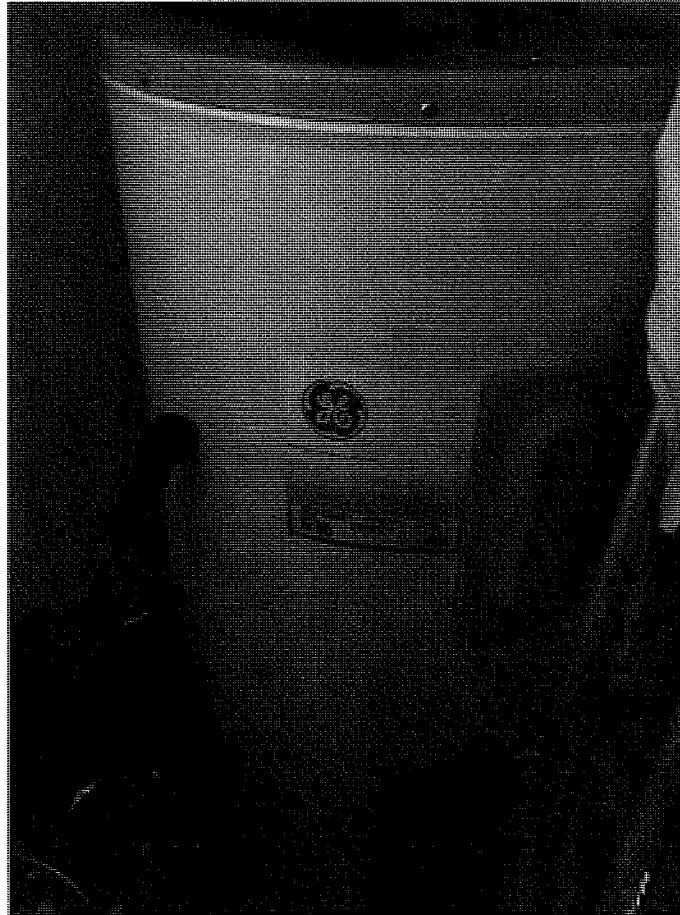


Fan Coil Unit

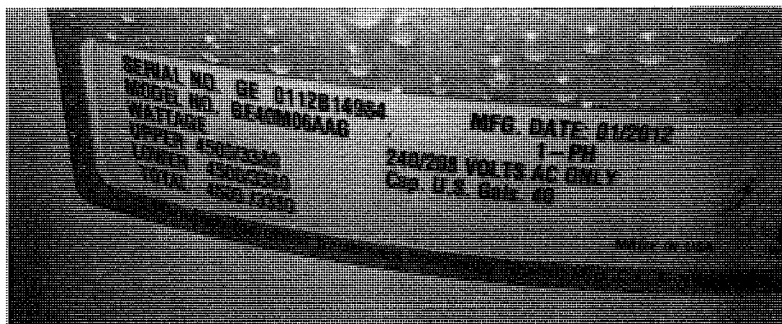
Left: Cabinet; Right: Signs of condensate drain leakage present in the closet.

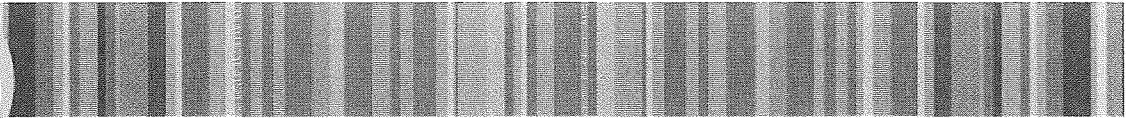


Condensing Unit



Above: Water Hater; Below: Water Heater Nameplate





Residential Energy Assessment Report

General Information:

Address:	208 Grant Drive, Coral Gables, FL 33133
Owner:	Tyrone & Patricia Borden
Bedrooms/Bathrooms:	3/2
Area (From Property Appraiser):	1,650 SF
Bldg. Orientation:	Front door faces NORTH

Building Envelope:

Roof Type:	Shingles
Roof Condition:	Good
Wall Type:	CMU
Wall Condition:	Fair; Needs Paint
Floor Type:	Raised Floor
Floor Condition:	Good
Glazing Type:	Awning
Glazing Condition:	Poor; Needs replacement

Mechanical/Plumbing:

Cooling System Type:	DX Split System
Tonnage:	3 Tons
Indoor Equip. Condition:	Poor
Outdoor Equip. Condition:	Fair
Domestic Water Heating System Type:	Electric Tank Type
DWH Condition:	Poor
DWH Properly Vented?	N/A

Lighting/Electrical:

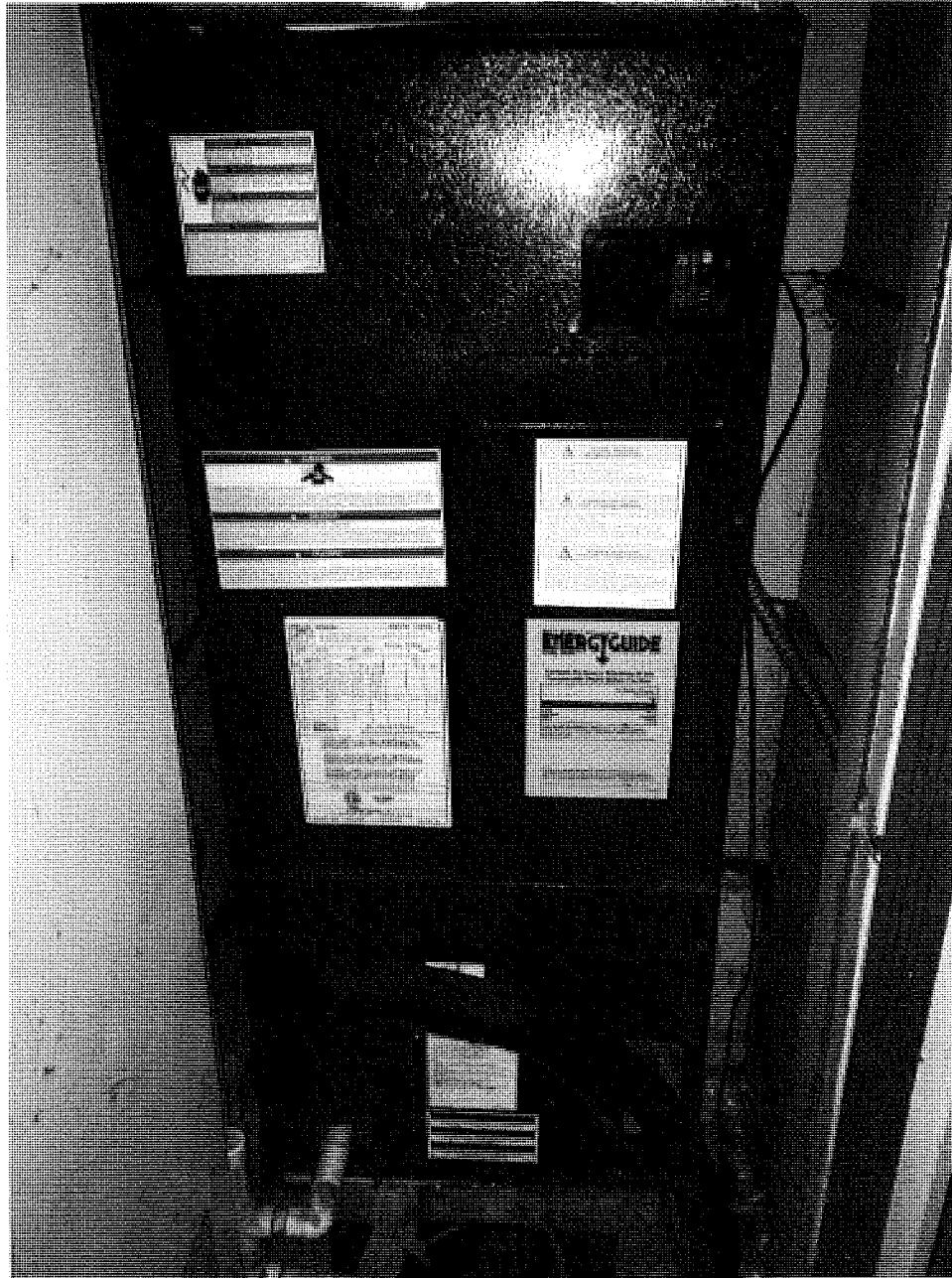
Interior Lighting Type:	Various
Exterior Lighting Type:	LED
Garage Lighting Type:	N/A



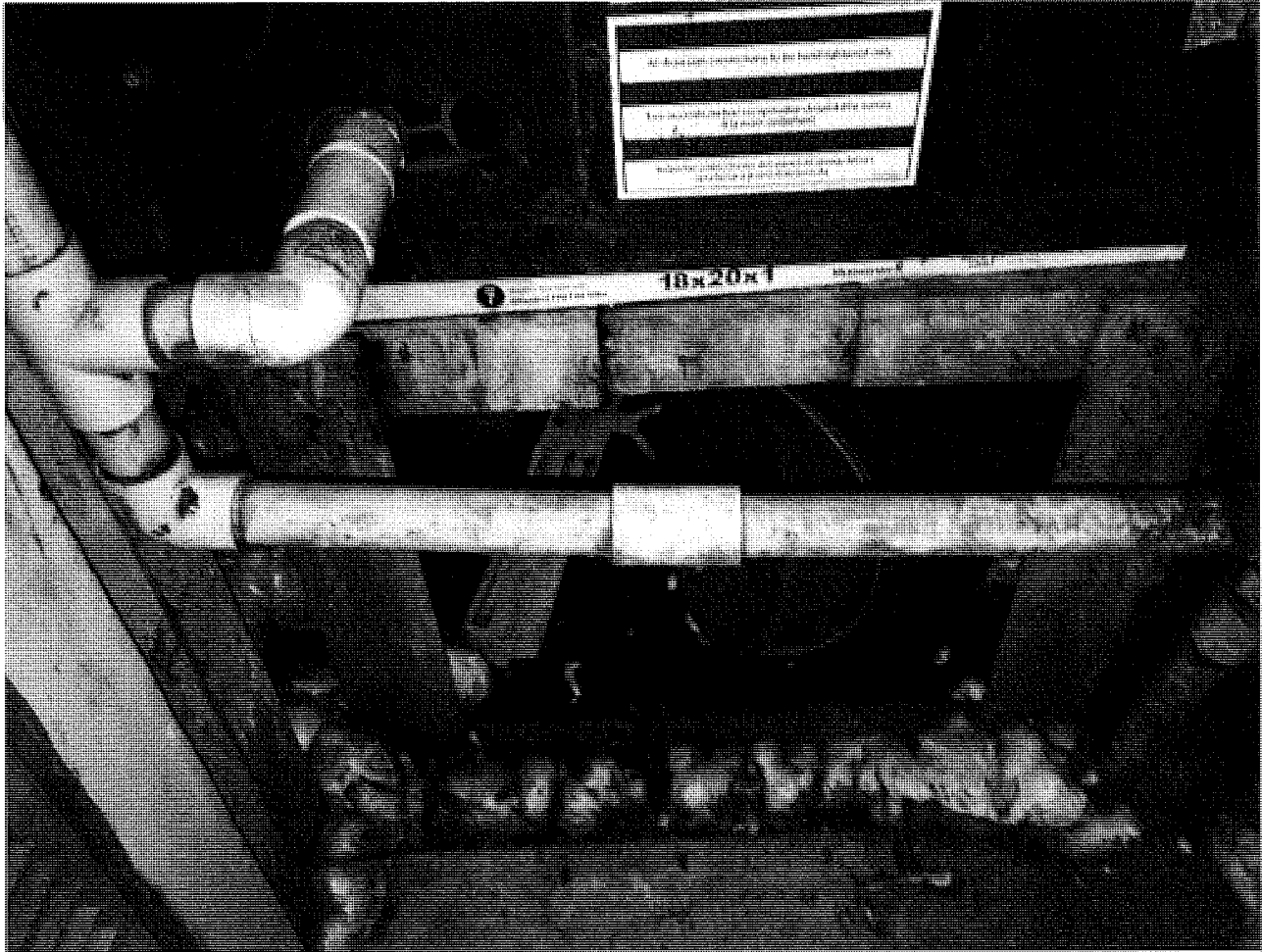
Notes and Recommendations

- Fan Coil Unit is not cooling properly and is leaking condensate. Consider repair or immediate replacement. Repair or replacement should also include a proper trap on the condensate drain piping – current installation does not appear to include a trap.
- Domestic Water Heater is leaking and appears to be very old. Consider immediate replacement.
- Front Door is severely undercut and is a major source of air infiltration. Consider adding a threshold and weatherstripping. Could possibly require a new door.
- Energy Efficiency Recommendations:
 - New Impact Glazing with Low U-Value and SHGC
 - Ceiling Insulation (R-19 or R-30)
 - New Domestic Water Heater. Consider instant water heater; heat pump water heater; or other high efficiency water heater.
 - Repair existing Fan Coil Unit and install trap in condensate drain piping.
 - Seal/Reseal all penetrations in the building envelope with special attention given to the front door.
 - Replace existing bulbs with LED bulbs.

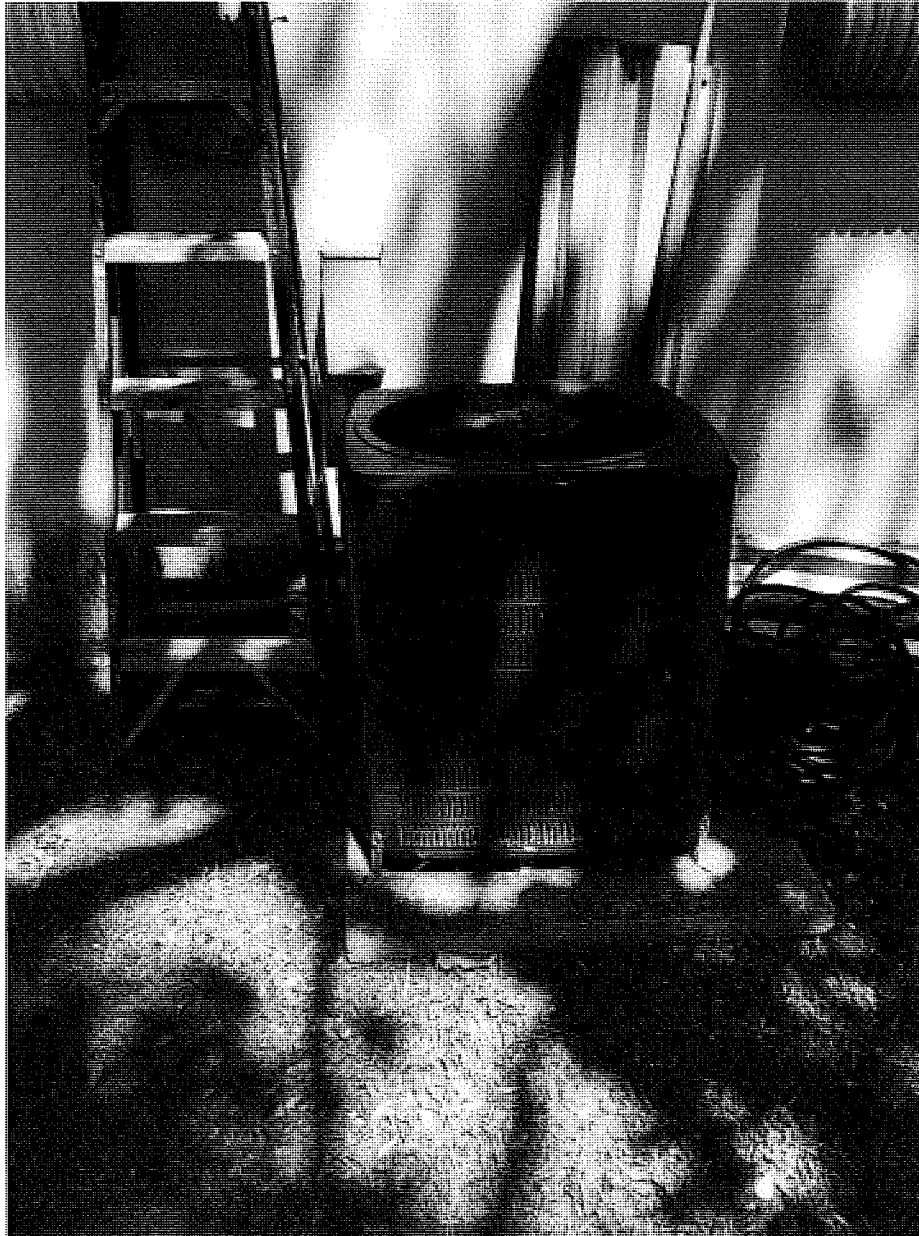
Photos



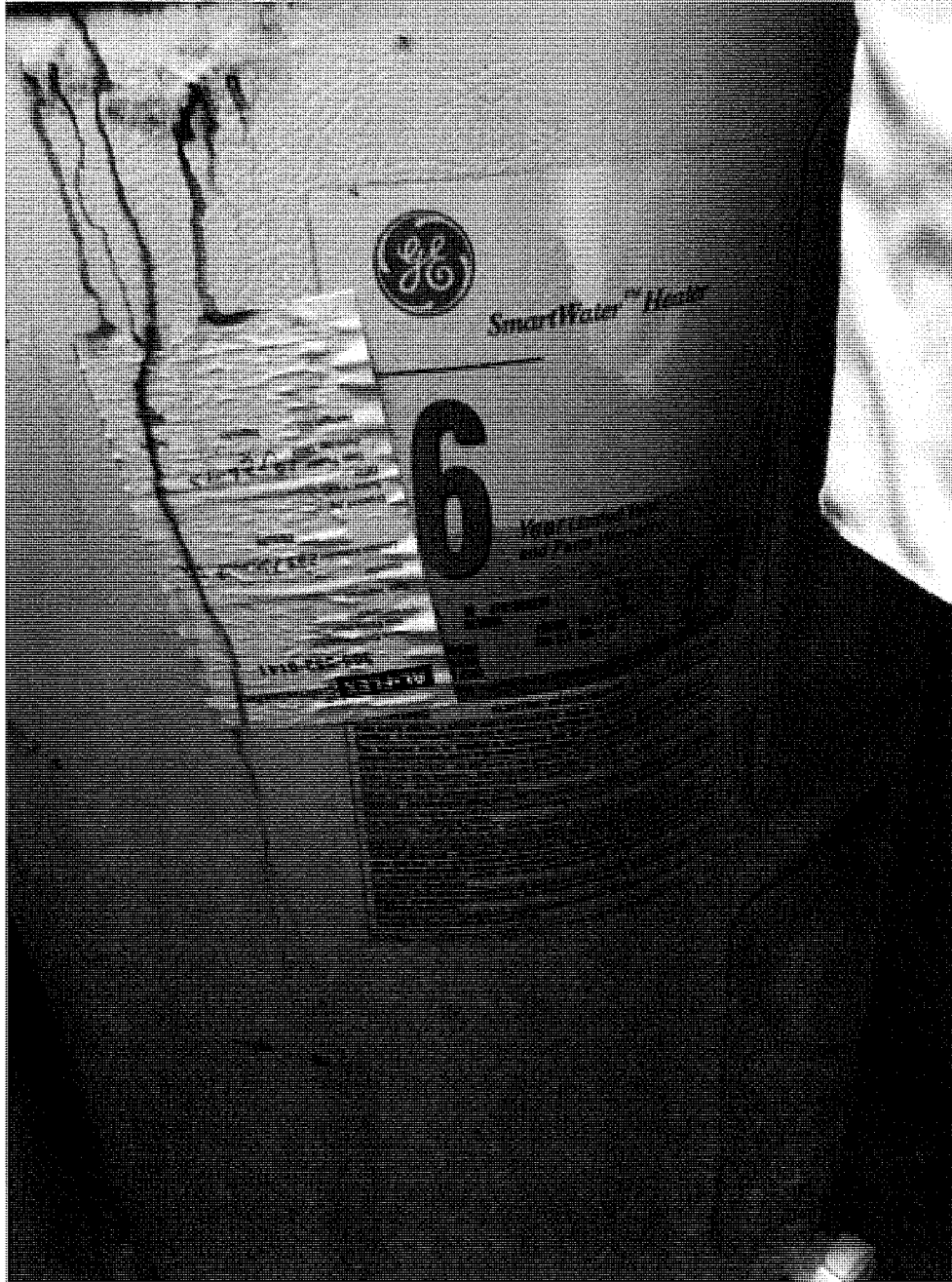
Fan Coil Unit



Condensate Drain Piping at Fan Coil Unit



Condensing Unit



Domestic Water Heater



Domestic Water Heater



Undercut at Front Door



Residential Energy Assessment Report

General Information:

Address:	3740 Percival Ave, Miami, FL 33133
Owner:	Sheila Upson
Bedrooms/Bathrooms:	3/2
Area (From Property Appraiser):	1,292 sq. ft.
Bldg. Orientation:	Front Door faces NORTH

Building Envelope:

Roof Type:	Unknown. Currently the underlayment is the only layer of roofing material installed.
Roof Condition:	Very Poor
Wall Type:	CMU
Wall Condition:	Fair
Floor Type:	Slab on Grade
Floor Condition:	Fair
Glazing Type:	Single Hung
Glazing Condition:	Fair

Mechanical/Plumbing:

Cooling System Type:	DX Split System
Tonnage:	3 Ton
Indoor Equip. Condition:	Very Good
Outdoor Equip. Condition:	Good. Surrounded by heavy vegetation.
Domestic Water Heating System Type:	Electric Instant Type
DWH Condition:	Good
DWH Properly Vented?	N/A

Lighting/Electrical:

Interior Lighting Type:	Various
Exterior Lighting Type:	Various
Garage Lighting Type:	N/A

Notes and Recommendations

- Roof is in disrepair. Currently only the underlayment layer of roofing material is installed. This material is not intended to be exposed to the elements for more than 30 days. The homeowner states that it has been in this condition for longer than 30 days. This requires immediate attention.
- Attic and ceiling are exposed to the elements as there is no soffit or fascia boards installed and the trusses and roof decking is visible from outside of the home. Some of the trusses show signs of rotting. This requires immediate attention.
- Laundry room is missing a large chunk of drywall. This, coupled with the lack of roofing, soffit, and fascia is a large source of air infiltration. The like new HVAC system is working hard to properly cool this house due to all of the infiltration. Occupants complain of hot spots which is likely attributed to these issues.
- Several of the exterior are in disrepair and require immediate replacement
- A shed in the backyard is currently being supplied electricity via a series of extension cords connected to receptacles in the main house. This is not a permanent solution for providing electrical service to the shed and should be corrected.
- Energy Efficiency Recommendations:
 - Repair Roof, Soffit, and Fascia.
 - New Impact Glazing with Low U-Value and SHGC
 - Ceiling Insulation (R-19 or R-30)
 - New Exterior Doors
 - Repair Laundry Room drywall
 - Seal/reseal all penetrations in the building envelope
 - Replace existing bulbs with LED bulbs.

Photos



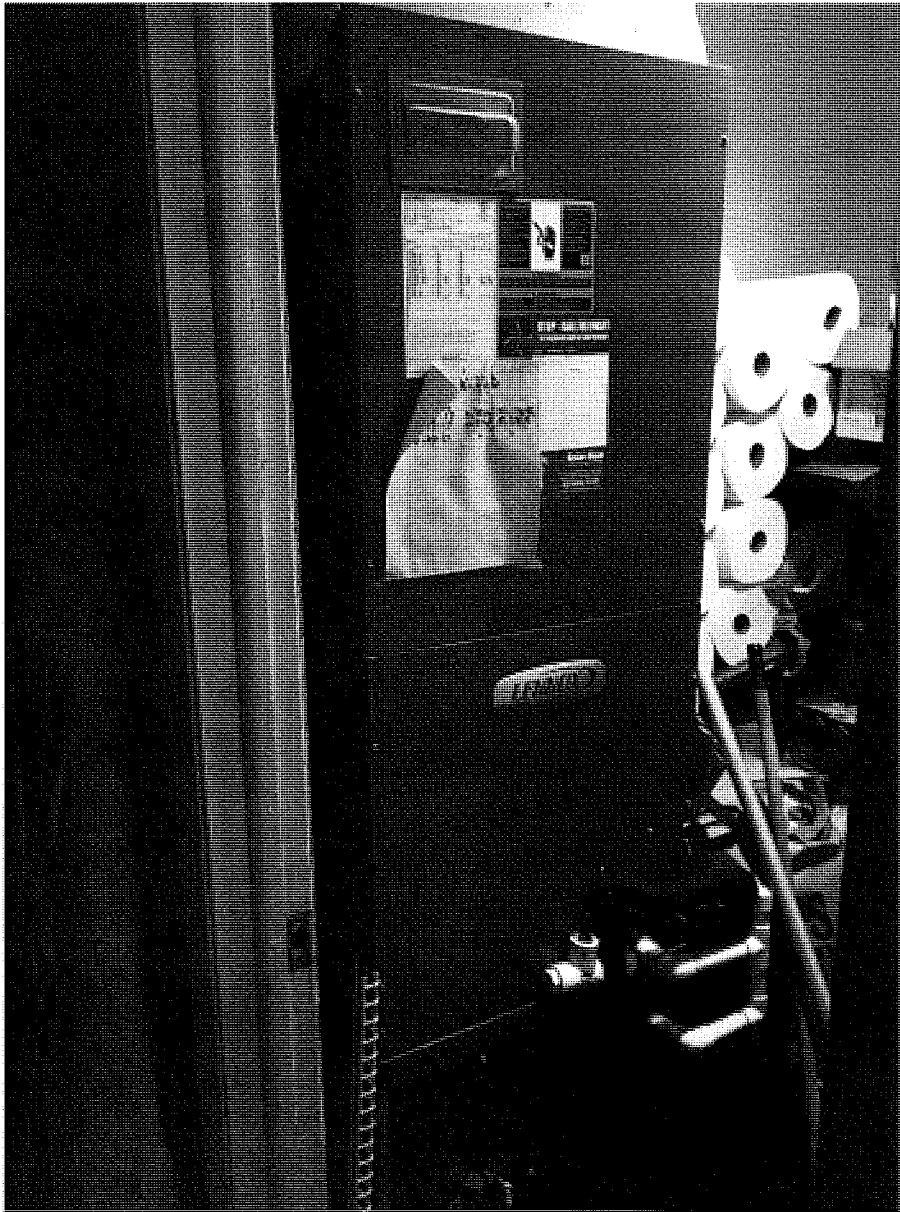
Front Elevation showing only a layer of underlayment roofing material installed



Ceiling exposed to the atmosphere due to lack of proper soffit and fascia boards. Also note the signs of rotting on the trusses.



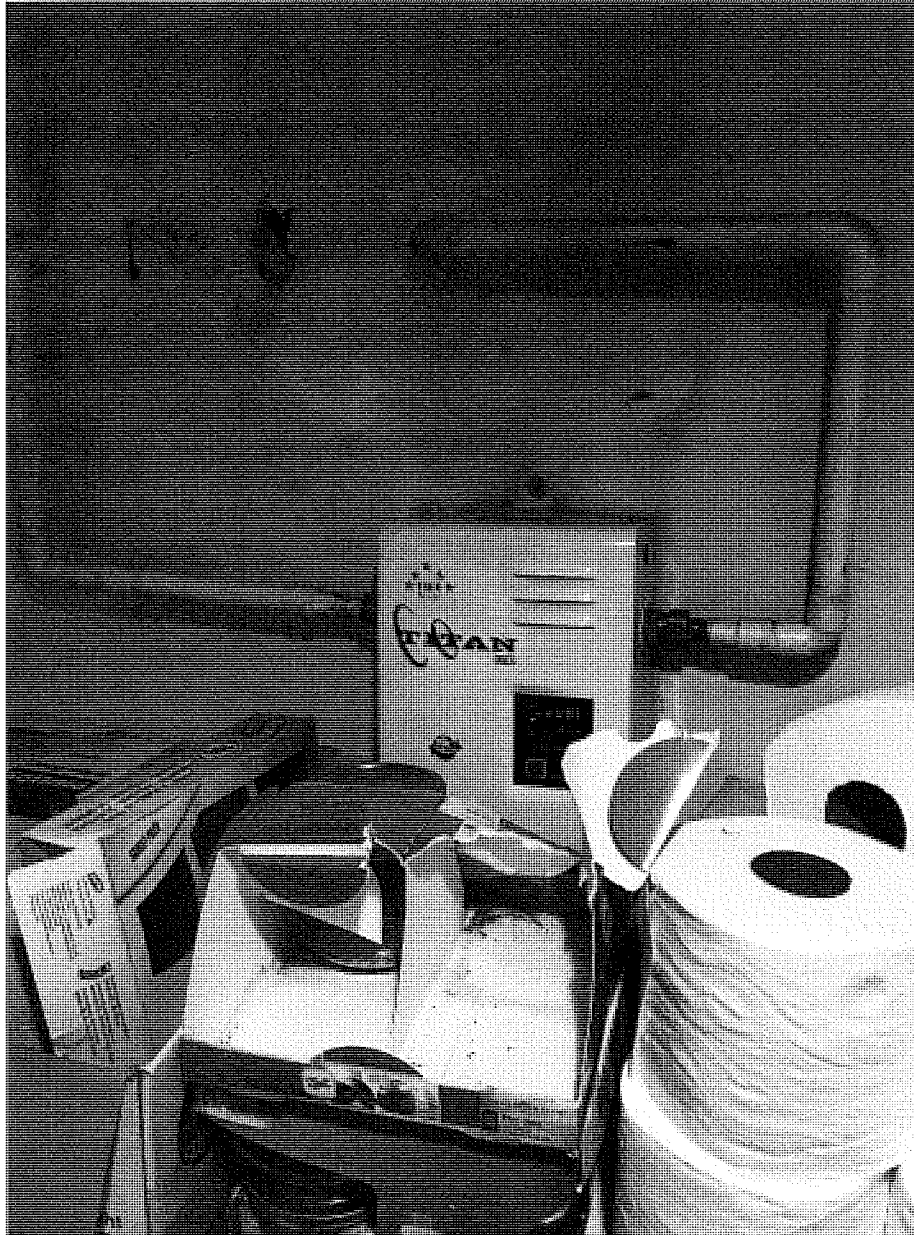
Ceiling exposed to the atmosphere due to lack of proper soffit and fascia boards. Also note the signs of rotting on the trusses.



Fan Coil Unit



Condensing Unit



Domestic Water Heater



Exterior Door in disrepair



Exposed Electrical wiring at exterior



Extension cords being used to supply power to shed in the backyard



Drywall missing at Laundry Room



Residential Energy Assessment Report

General Information:

Address:	3963 Washington Ave, Miami, FL 33133
Owner:	Theresa Gaitor
Bedrooms/Bathrooms:	1/1
Area (From Property Appraiser):	588 sq. ft.
Bldg. Orientation:	Front door faces SOUTH

Building Envelope:

Roof Type:	Shingle
Roof Condition:	Like New
Wall Type:	Wood Frame
Wall Condition:	Poor
Floor Type:	Raised Floor
Floor Condition:	Poor
Glazing Type:	Awning
Glazing Condition:	Poor

Mechanical/Plumbing:

Cooling System Type:	Thru-the-Wall Air Conditioners
Tonnage:	Various
Indoor Equip. Condition:	(1) New; (2) Non-Operational
Outdoor Equip. Condition:	N/A
Domestic Water Heating System Type:	Electric Tank Type
DWH Condition:	Fair
DWH Properly Vented?	N/A

Lighting/Electrical:

Interior Lighting Type:	Compact Fluorescent
Exterior Lighting Type:	Compact Fluorescent
Garage Lighting Type:	N/A



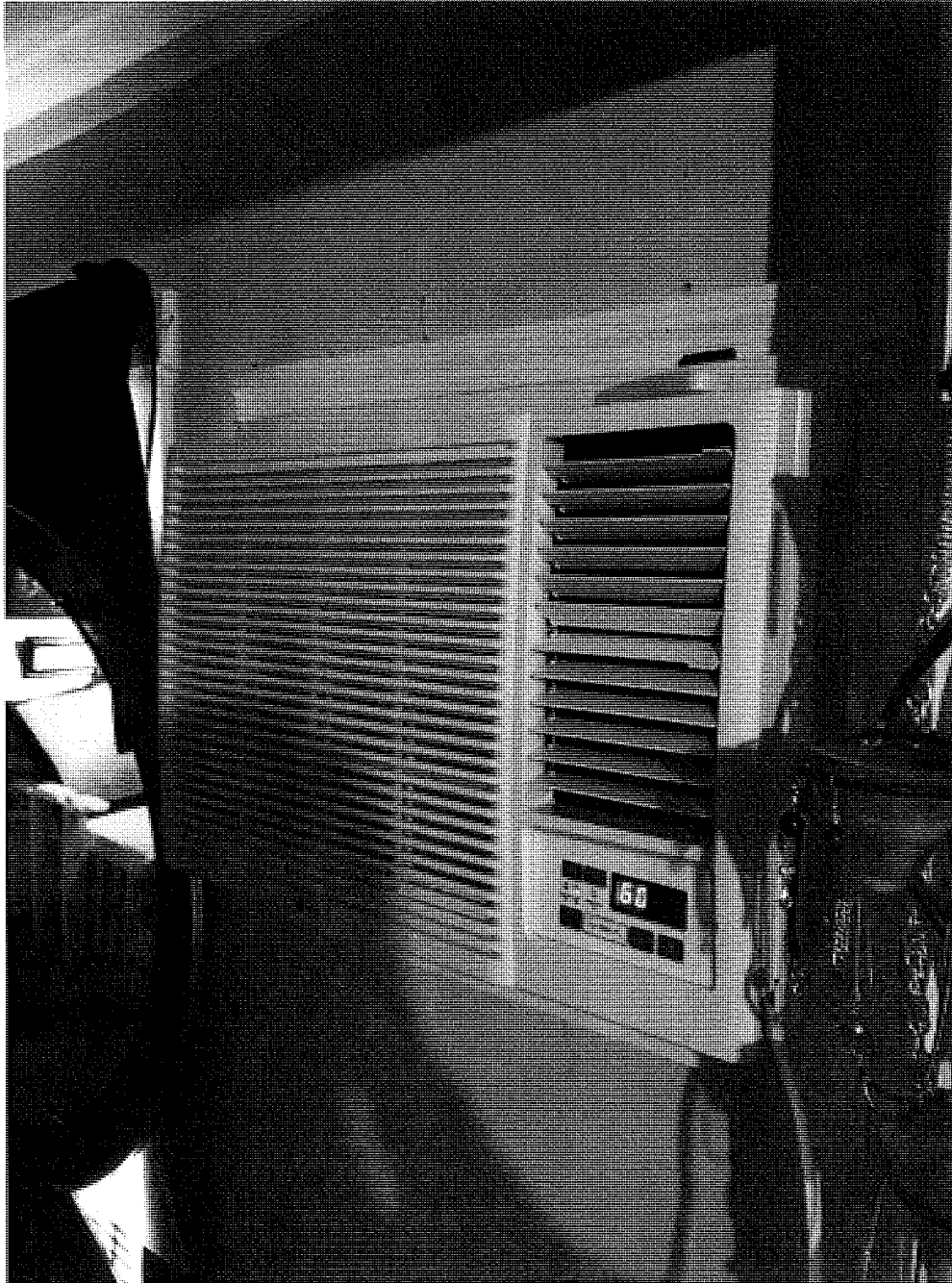
Notes and Recommendations

- Several windows are not functional. Candidates for immediate replacement.
- Family Room lighting fixtures is damaged and the homeowner currently controls it by screwing and unscrewing the light bulb.
- Kitchen and Entry Room AC units are not operational. Homeowner states she only wants to replace the Kitchen AC unit and would like the Entry Room AC removed.
- The walls are in severe disrepair. They require immediate attention. Signs of damage are obvious on the exterior elevations. The homeowner also states that she can see thru the walls to the outdoors while standing inside the home.
- This home is such poor condition that complete demolition and construction of a new home should be under serious consideration.
- Energy Efficiency Recommendations:
 - New Impact Glazing with Low U-Value and SHGC
 - Central Air Conditioning System is strongly recommended. At minimum, replace existing thru-the-wall systems with new higher efficiency systems.
 - Repair Exterior Walls
 - Ceiling Insulation (R-19 or R-30)
 - Seal all penetrations in the building envelope.
 - Replace existing bulbs with LED bulbs.

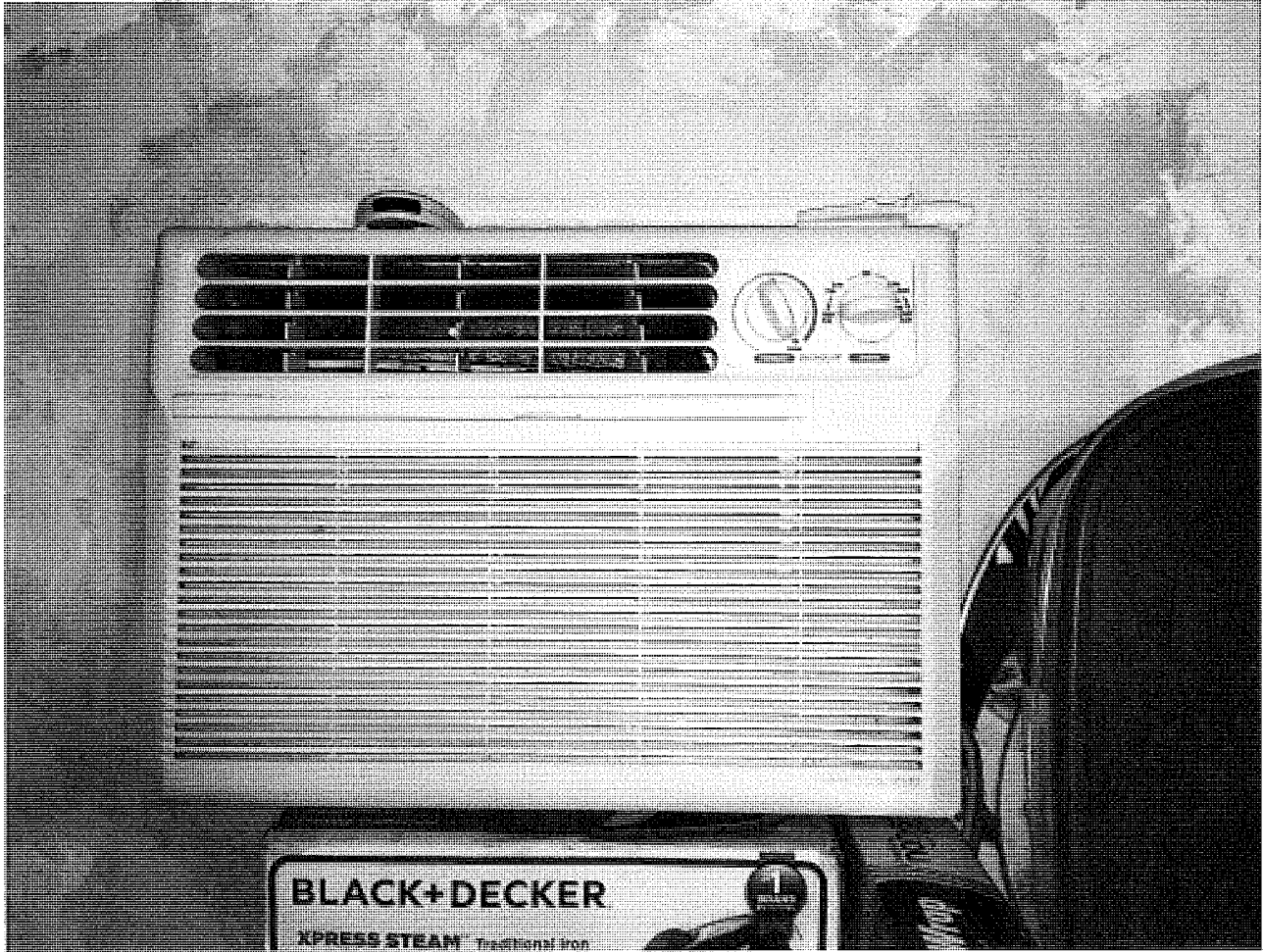
Photos



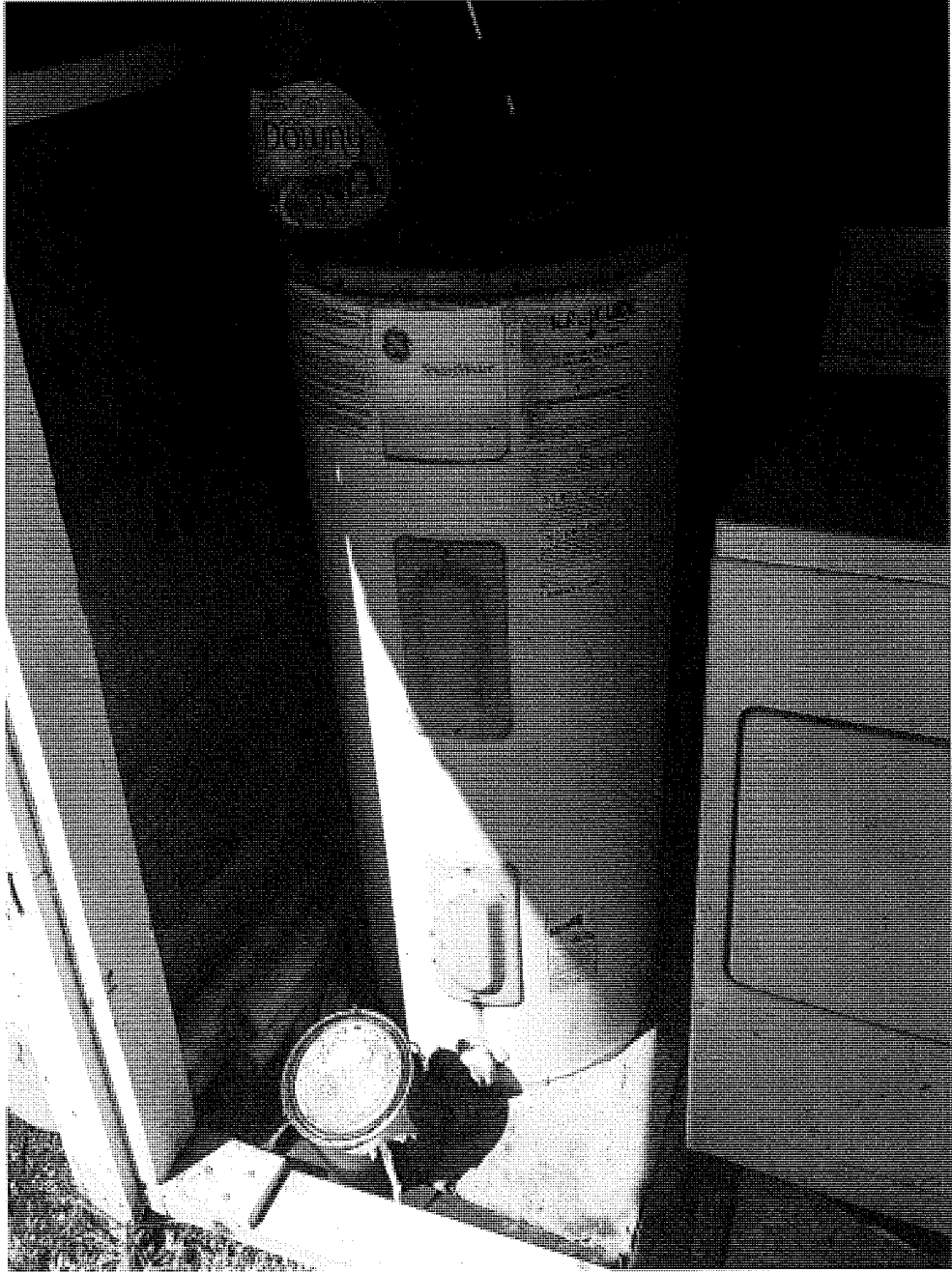
Entry Room AC



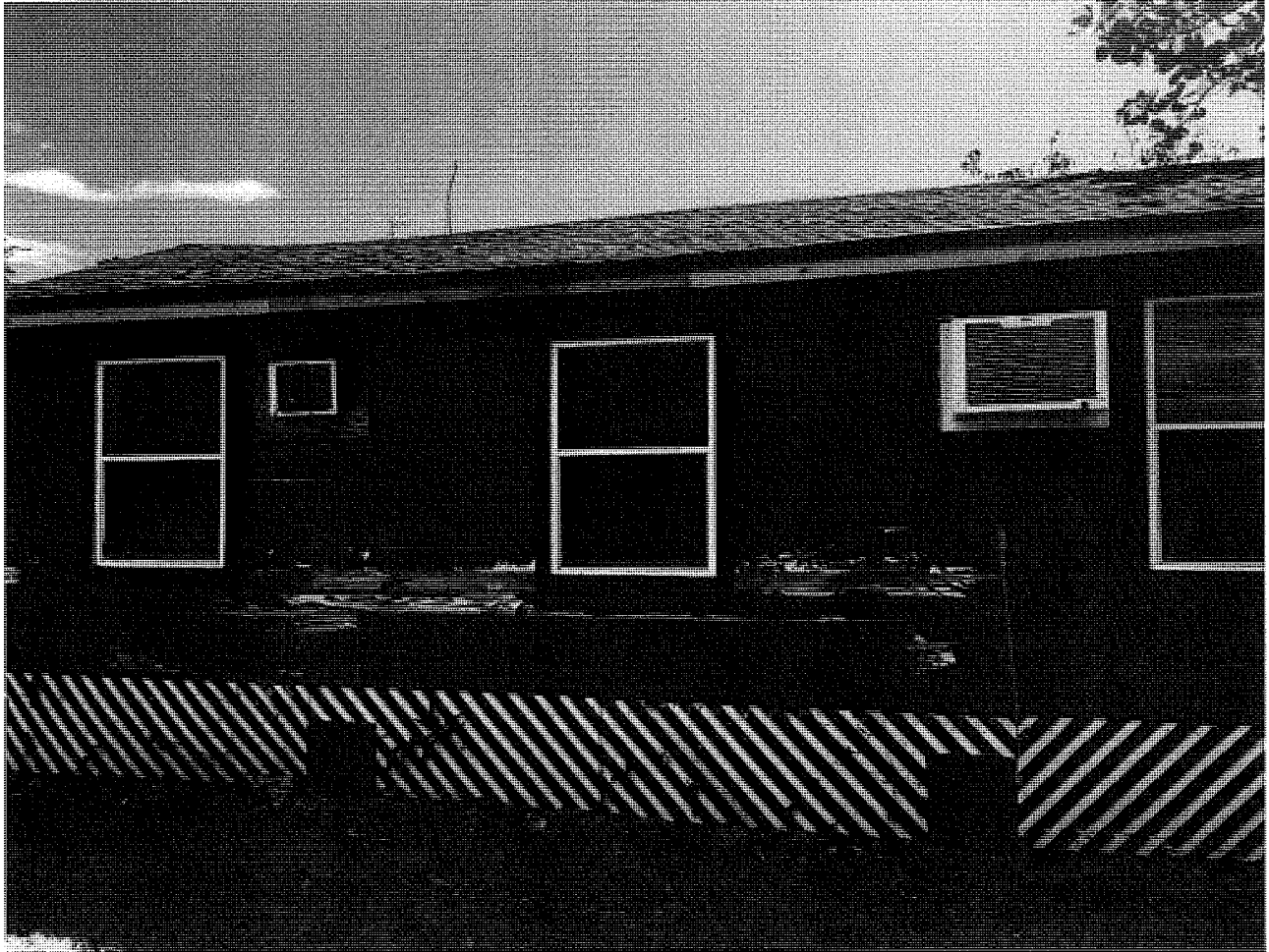
Family Room AC



Kitchen AC



Domestic Water Heater



Exterior Walls in disrepair



Exterior View of Entry Room AC. Note the poor construction of the walls.



Residential Energy Assessment Report

General Information:

Address:	5875 SW 62 nd Terrace, Miami, FL 33143
Owner:	Vergaree Brown
Bedrooms/Bathrooms:	3/2
Area (From Property Appraiser):	1,269 SF
Bldg. Orientation:	Front door facing SOUTH

Building Envelope:

Roof Type:	Shingles
Roof Condition:	Fair
Wall Type:	CMU
Wall Condition:	Fair
Floor Type:	SOG
Floor Condition:	Fair
Glazing Type:	Awning single layer
Glazing Condition:	Poor; old

Mechanical/Plumbing:

Cooling System Type:	DX Split System
Tonnage:	4 Ton
Indoor Equip. Condition:	Good
Outdoor Equip. Condition:	Good
Domestic Water Heating System Type:	Electric Tank Type
DWH Condition:	Fair; 10+ years old
DWH Properly Vented?	N/A

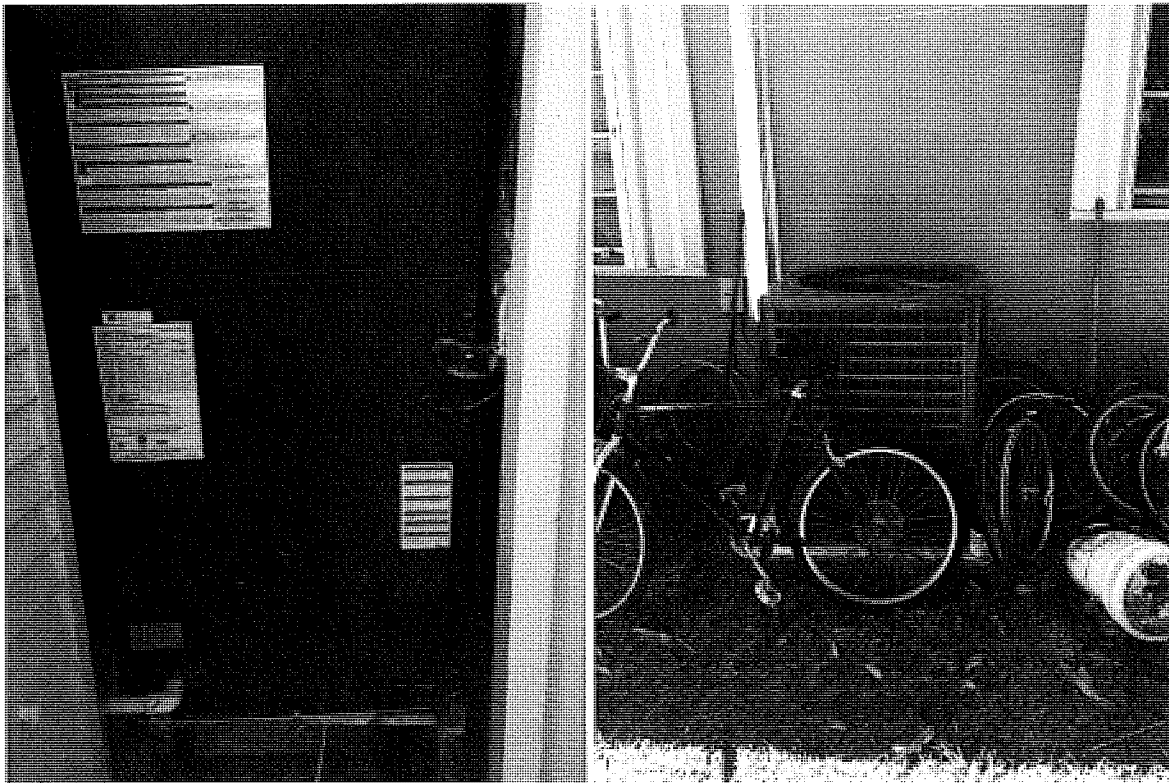
Lighting/Electrical:

Interior Lighting Type:	Various
Exterior Lighting Type:	Various
Garage Lighting Type:	Incandescent

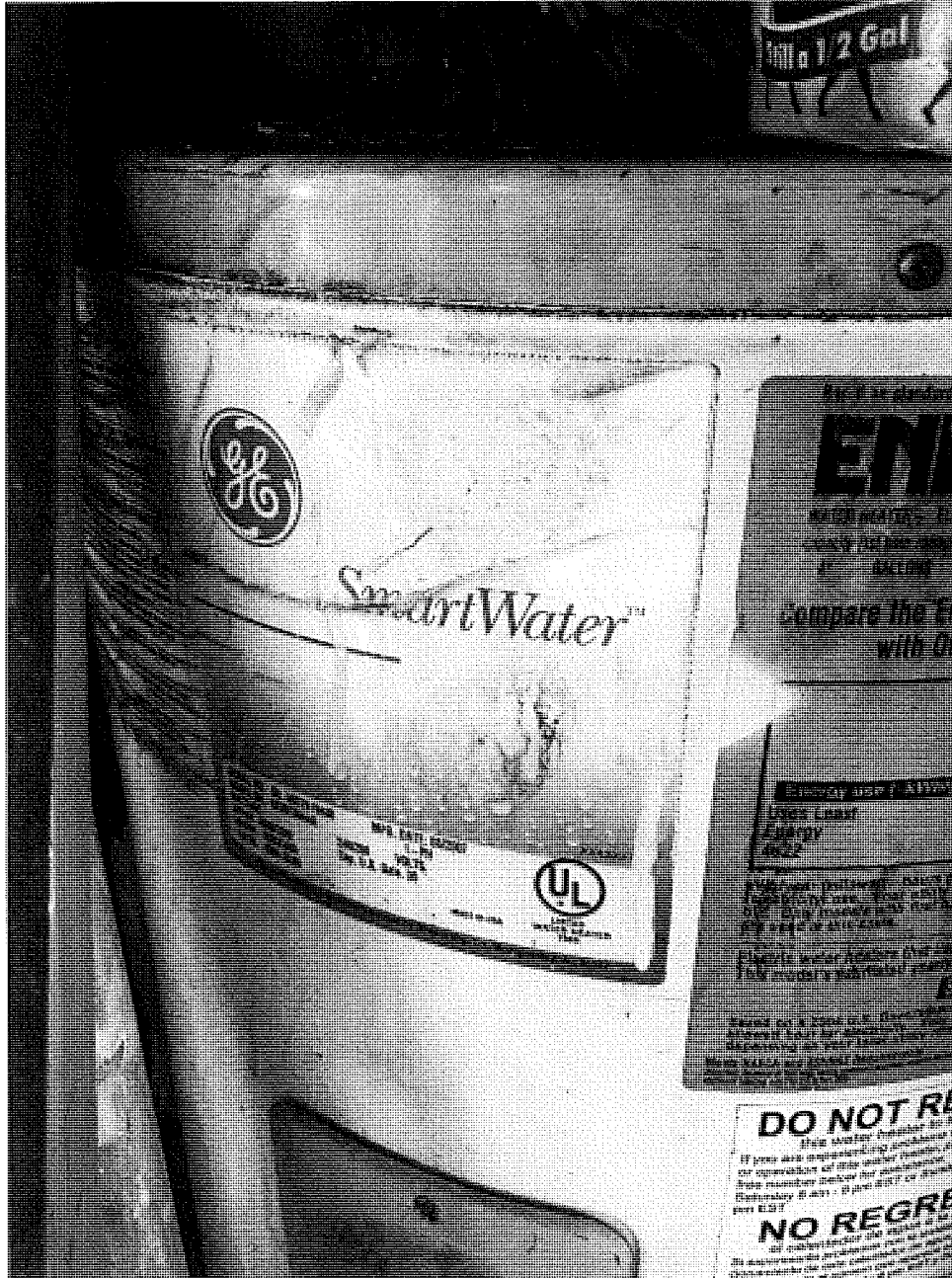
Notes and Recommendations

- Fan coil unit, condensing unit, ductwork, and ceiling insulation recently replaced and are in good condition. Owner says work was performed about a year ago.
- Energy Efficiency Recommendations:
 - New Impact Glazing with Low U-Value and SHGC.
 - Replace Domestic Water Heater. Consider instant hot water heater, heat pump water heater, or other high efficiency tank type water heater.
 - Seal/Reseal all penetrations in the building envelope.
 - Replace existing bulbs with LED

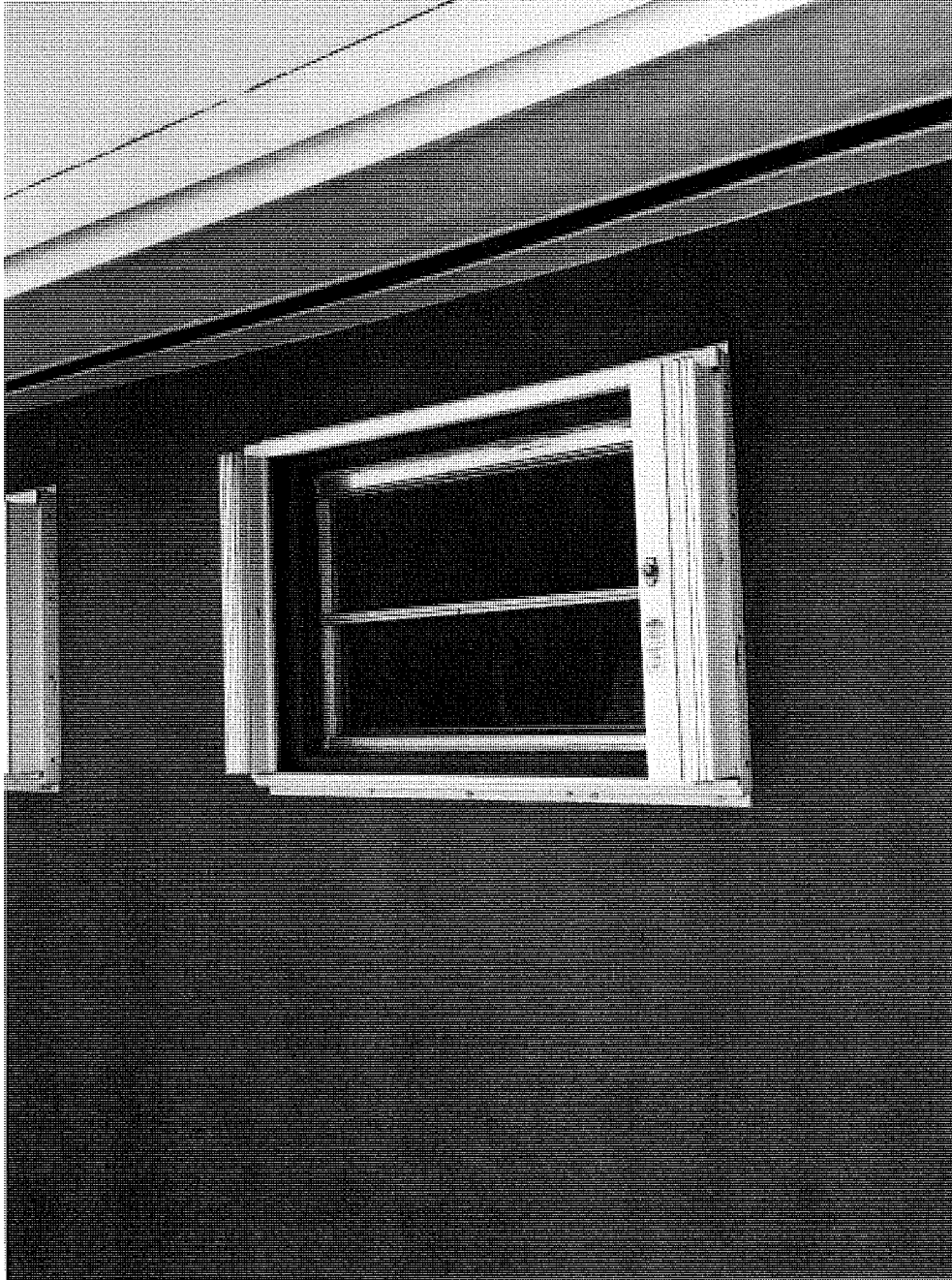
Photos



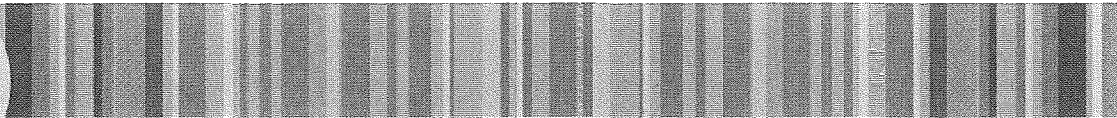
Left: Fan Coil Unit; Right: Condensing Unit



Domestic Water Heater



Existing Glazing



Residential Energy Assessment Report

General Information:

Address:	6255 SW 62 nd Ct, Miami, FL 33143
Owner:	Birtha Walker
Bedrooms/Bathrooms:	4/2
Area (From Property Appraiser):	1,274 SF
Bldg. Orientation:	Front door faces WEST

Building Envelope:

Roof Type:	Shingles
Roof Condition:	Good
Wall Type:	CMU
Wall Condition:	Fair
Floor Type:	SOG
Floor Condition:	Fair
Glazing Type:	Awning
Glazing Condition:	Single layer; old

Mechanical/Plumbing:

Cooling System Type:	DX Split System
Tonnage:	
Indoor Equip. Condition:	Good
Outdoor Equip. Condition:	Good
Domestic Water Heating System Type:	Electric Instant Type
DWH Condition:	Good
DWH Properly Vented?	N/A

Lighting/Electrical:

Interior Lighting Type:	Various
Exterior Lighting Type:	Various
Garage Lighting Type:	N/A

Notes and Recommendations

- Homeowner states that instant water heater, HVAC system, ceiling insulation, and windows were replaced in 2009.
- Energy Efficiency Recommendations:
 - New Impact Glazing with Low U-Value and SHGC.
 - Seal/Reseal all penetrations in the building envelope.
 - Replace existing blubs with LED bulbs.

Photos



Left: Fan Coil Unit; Right: Condensing Unit



Domestic Water Heater



Front Elevation: Showing Existing Glazing



Residential Energy Assessment Report

General Information:

Address:	6521 SW 57 th Place, Miami, FL 33143
Owner:	Charlie West
Bedrooms/Bathrooms:	2/2
Area (From Property Appraiser):	1,778 SF
Bldg. Orientation:	Front Door Facing WEST

Building Envelope:

Roof Type:	Shingle & Built Up
Roof Condition:	Fair
Wall Type:	CMU
Wall Condition:	Fair
Floor Type:	Slab on Grade
Floor Condition:	Fair
Glazing Type:	Single Pane Glazing
Glazing Condition:	Fair

Mechanical/Plumbing:

Cooling System Type:	DX Split
Tonnage:	4 Tons
Indoor Equip. Condition:	Very Good
Outdoor Equip. Condition:	Very Good
Domestic Water Heating System Type:	Elect. Tank Type – 50 Gallons 4.5 KW
DWH Condition:	Good
DWH Properly Vented?	N/A

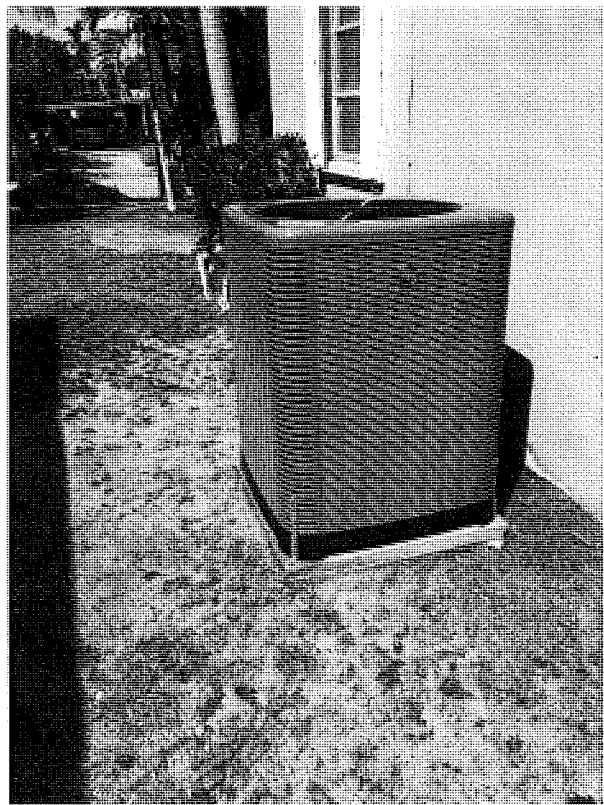
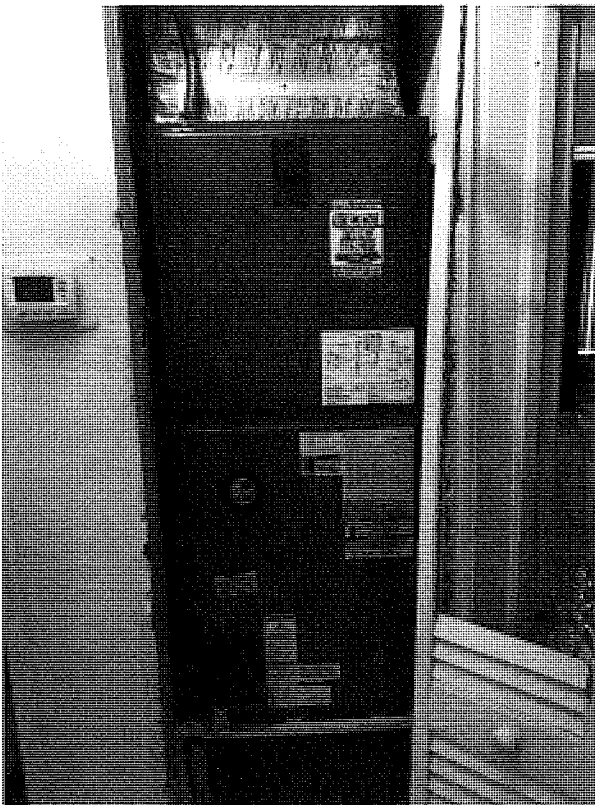
Lighting/Electrical:

Interior Lighting Type:	Various
Exterior Lighting Type:	Various
Garage Lighting Type:	N/A

Notes and Recommendations

- Water damage present at Master Bathroom behind water closet. Wall is heavily damaged. Mold appears to be present. Indoor air quality is of particular concern as it may be detrimental to the occupant's health.
- Mechanical Closet Louvered Door is damaged beyond repair and requires replacement. This is a cosmetic issue and does not have an affect on energy efficiency.
- Energy Efficiency Recommendations:
 - New Impact Glazing with low U-Value and SHGC
 - Ceiling Insulation (R-19 or R-30)
 - Seal/Reseal all penetrations in the building envelope
 - Replace all existing bulbs with LED bulbs.

Photos



Left: Fan Coil Unit; Right: Condensing Unit



Domestic Water Heater



Damaged Wall at Master Bathroom



Damaged Wall at Master Bathroom



Green Corridor/Miami-Dade Report



Kick off & partners



CLEAN ENERGY
GREEN CORRIDOR



Miami Dade College

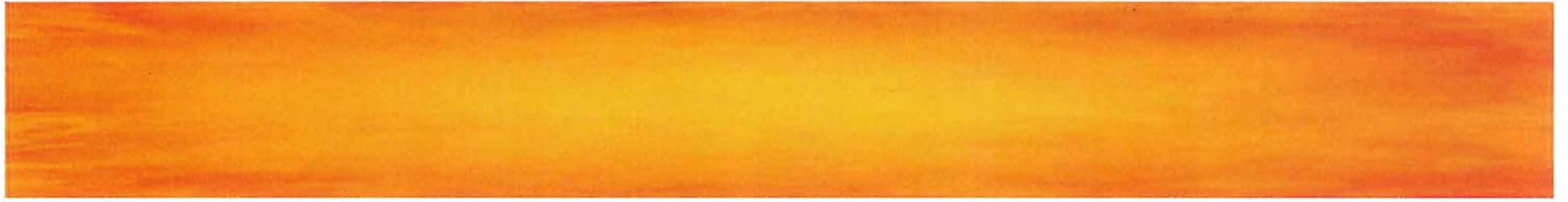


Citizens' Climate Lobby



SIERRA CLUB
FOUNDED 1892





MONTH 1 THRU 2

1 LEARN about the co-op

Attend an info session, visit our website

2 SIGN UP online to participate in the co-op

There is a sign-up deadline usually in month 5 or 6

3 GROW THE CO-OP tell your friends and neighbors!

MONTH 3

4 SELECT an installer once co-op reaches 30 members

Solar United Neighbors:

- Issues a competitive RFP on behalf of the co-op – open to all installers!
- Review bids, call references and check licensing, equipment and warranties

Co-op members :

- come together to review bids, select a single installer

MONTH 4 THRU 8

★ SIGN UP DEADLINE Last chance to join the co-op

5 SCHEDULE Installer site visit, receive customized proposal based on co-op pricing

6 SIGN A CONTRACT with the installer

7 INSTALL solar system

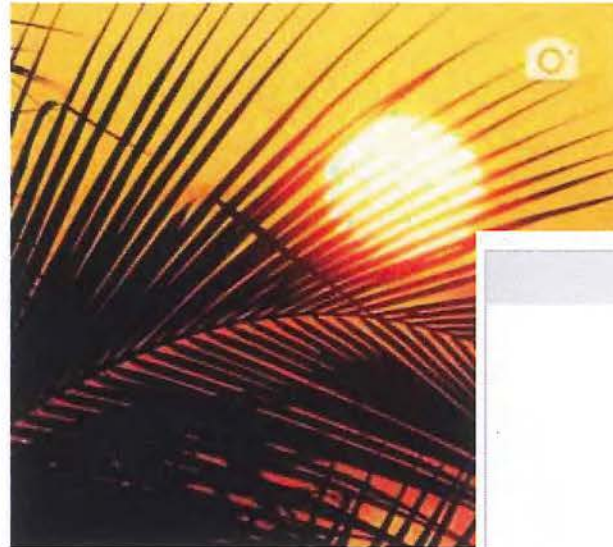
8 PARTY! Meet your fellow solar neighbors and celebrate your successes

Promoting info sessions

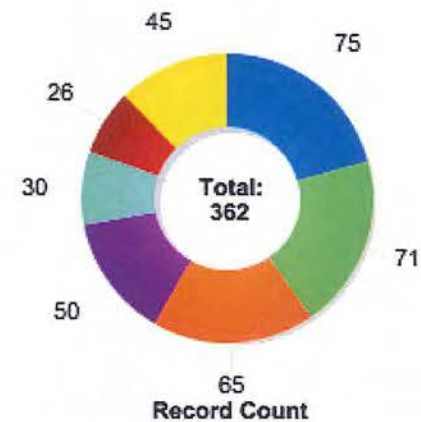
LET US HELP YOU HARNESS
THE POWER OF THE SUN

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

LEARN ABOUT SOLAR
CO-OPS TODAY



How Signups Heard



How Heard Category

- Partner organization
- Heard from a friend
- Community organization (non-partner)
- CPN/State SUN outlet
- Facebook
- Earned media
- Other

Solar evangelism – Preaching the good word



We set a goal of reaching out and talking solar to 2,000 Miamians. In less than 6 months we have met our goal!



Educating homeowners



FL SUN Info Session, May 31, 2017

Helping co-op members select a solar installer



The selection committee reviews all bids as well as a spread sheet comparing the estimates apples-to-apples.

They choose the installer. Solar United Neighbors is a neutral third party.

Co-op members volunteering and helping their neighbors go solar

240 volunteers recruited, activated, and ready to fight for solar rights.

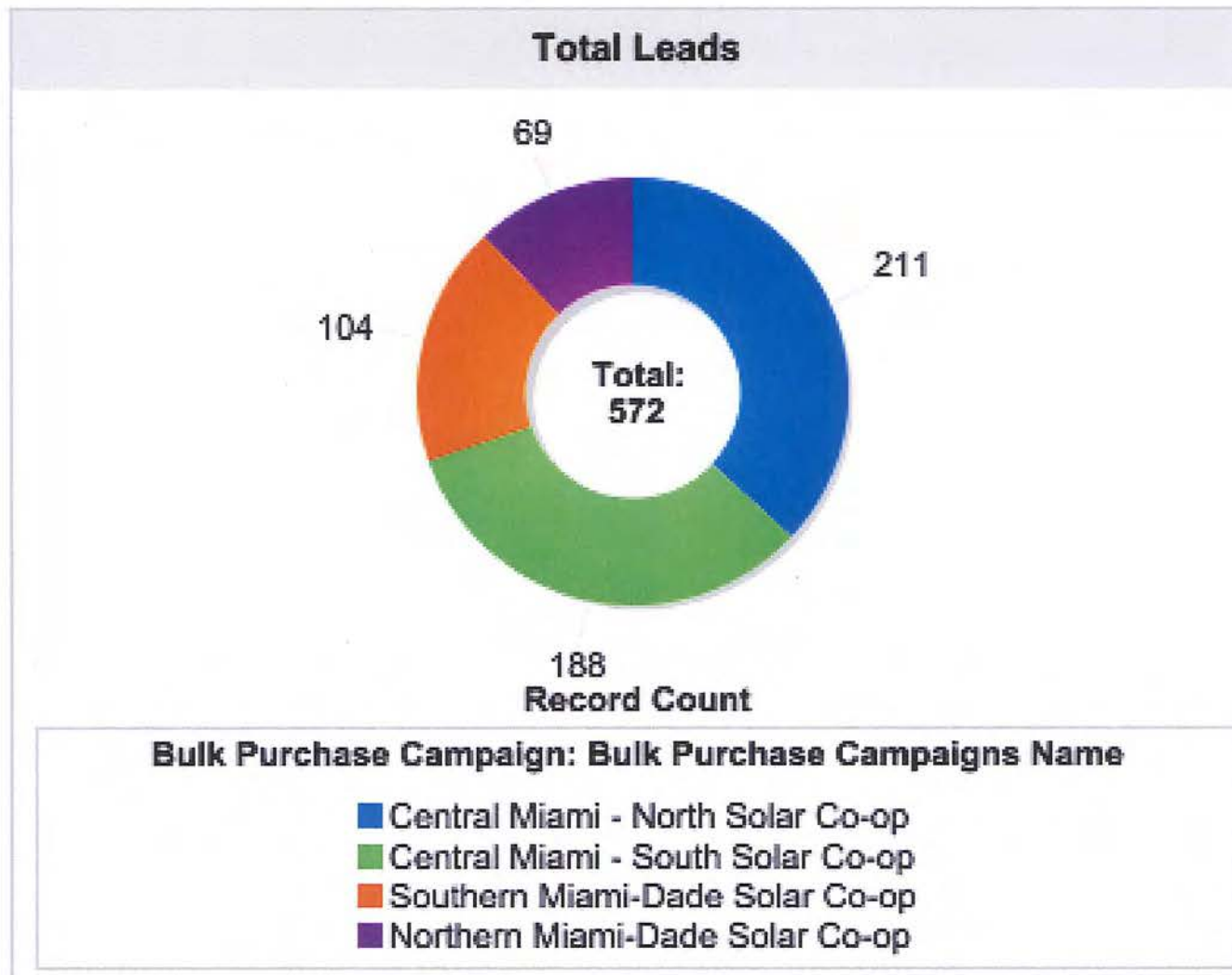


(South) co-op members Sharon Van Smith, Martha Singleton at Kendall info session



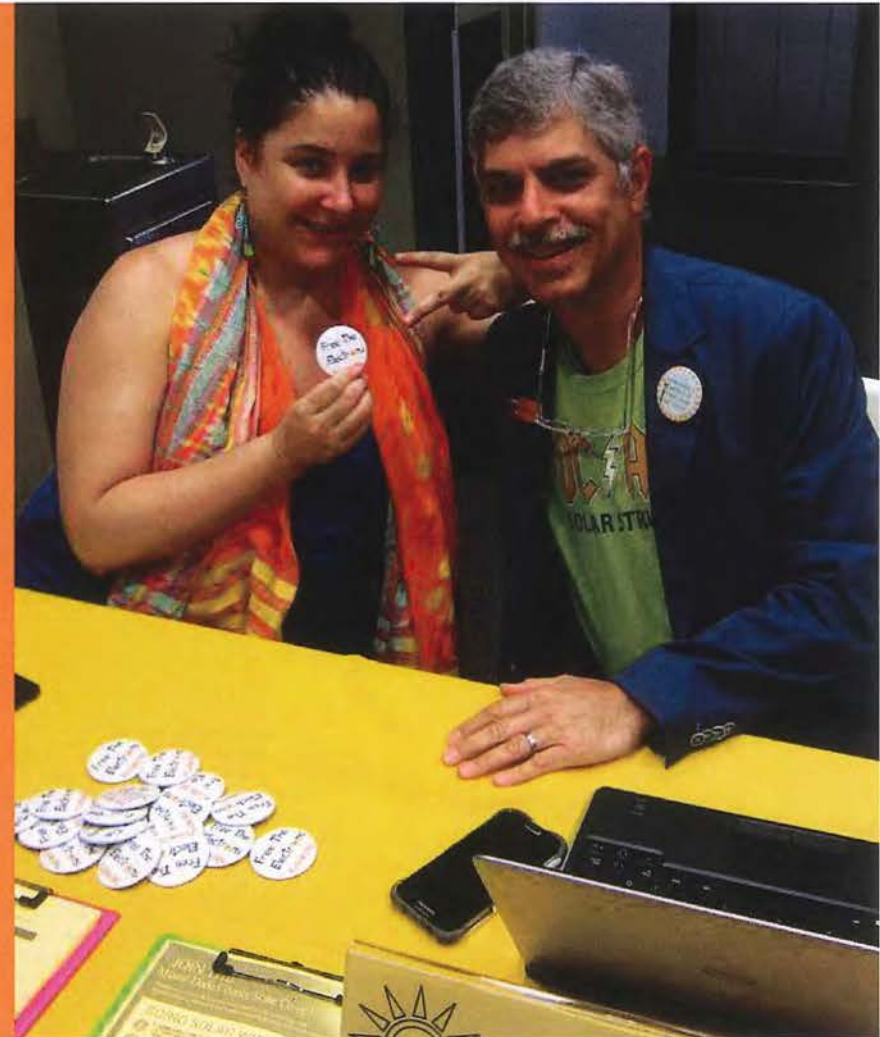
(North) co-op members Elisabeth and Patrick Murray and Sharyn Ladner at Coral Gables info session

572 co-op participants to-date



Key stats for Central Miami (North)

- **3 information sessions**
 - Miami, Coral Gables, Key Biscayne
- **213 info session RSVPs**
- **139 co-op participants**
- **29 signed contracts (and counting)**
- **315 kW installed capacity**
 - 8.5 kW average system size
- **13,316,906.25 lbs of carbon offset**
- **\$820,716 invested**
 - \$157,830 saved

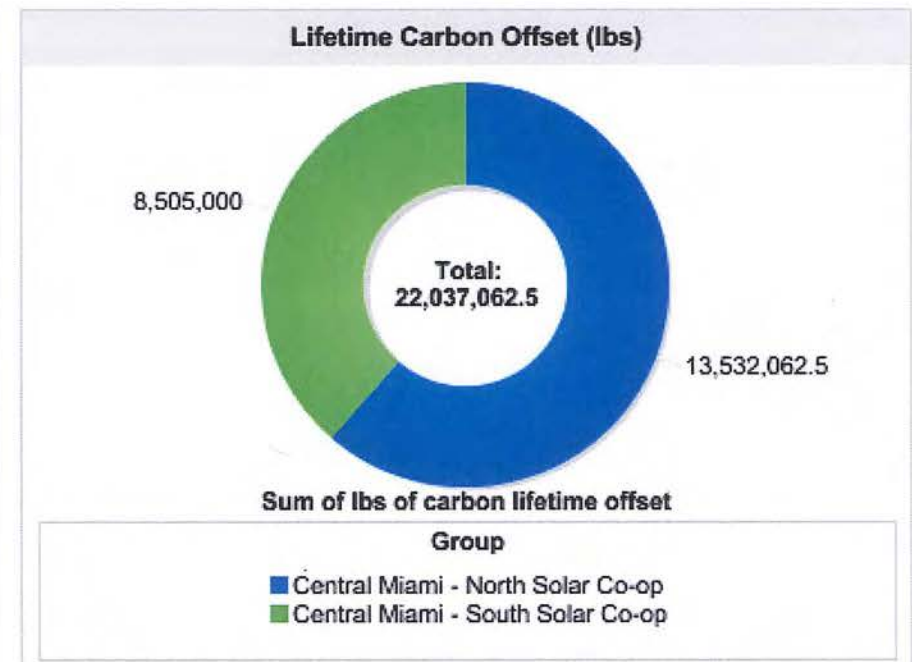
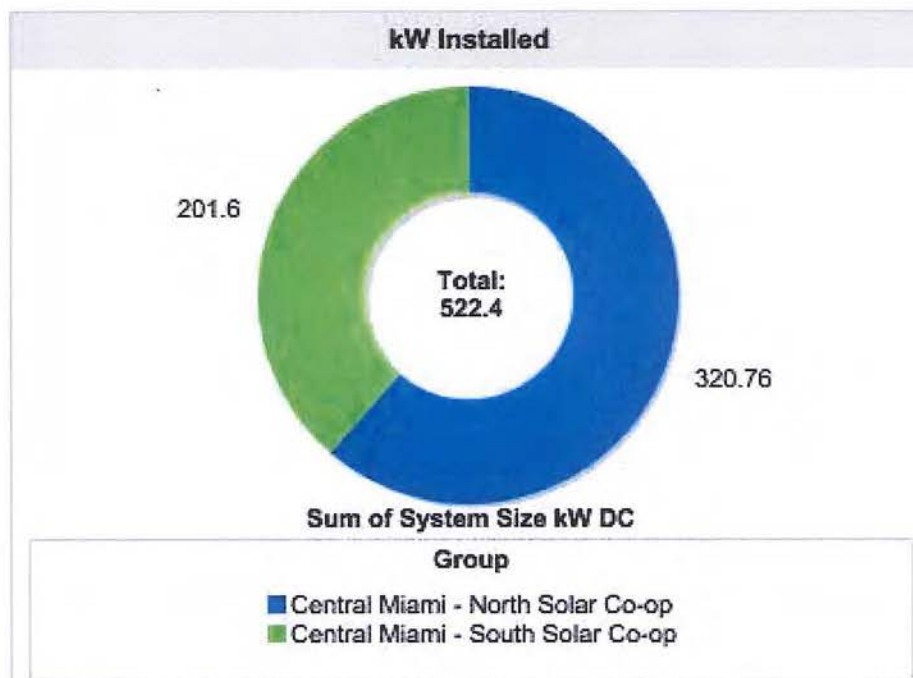


Key stats for Central Miami (South)

- 3 info sessions
 - Pinecrest, Kendall, West Kendall
- 219 Info Session RSVPs
- 111 co-op participants
- 17 signed contracts (and counting)
- 201.6 kW installed capacity
 - 11.86 kW average system size
- 8,505,000 lbs of carbon offset
- \$403,200 invested
 - \$100,800 saved

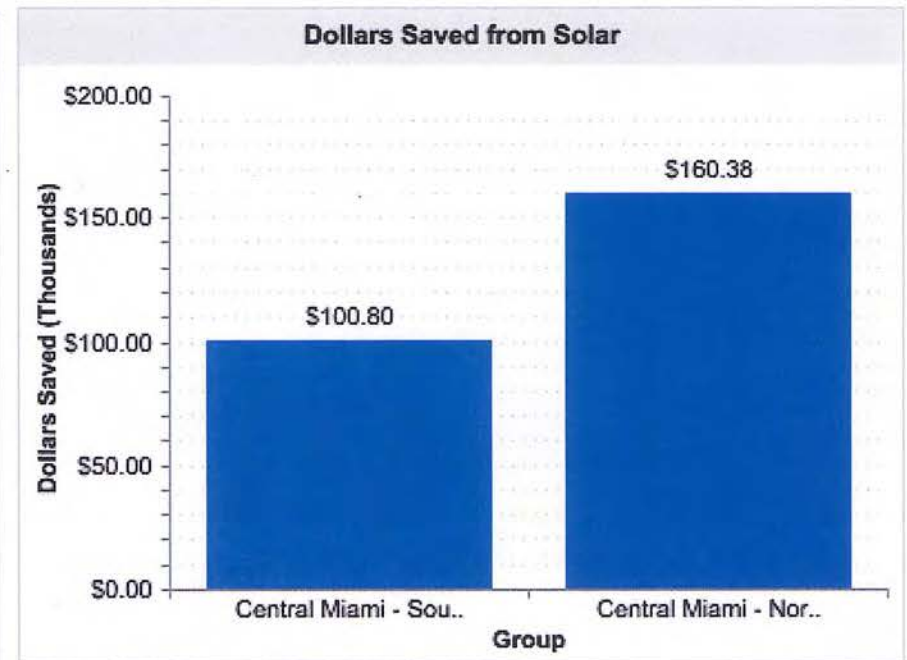
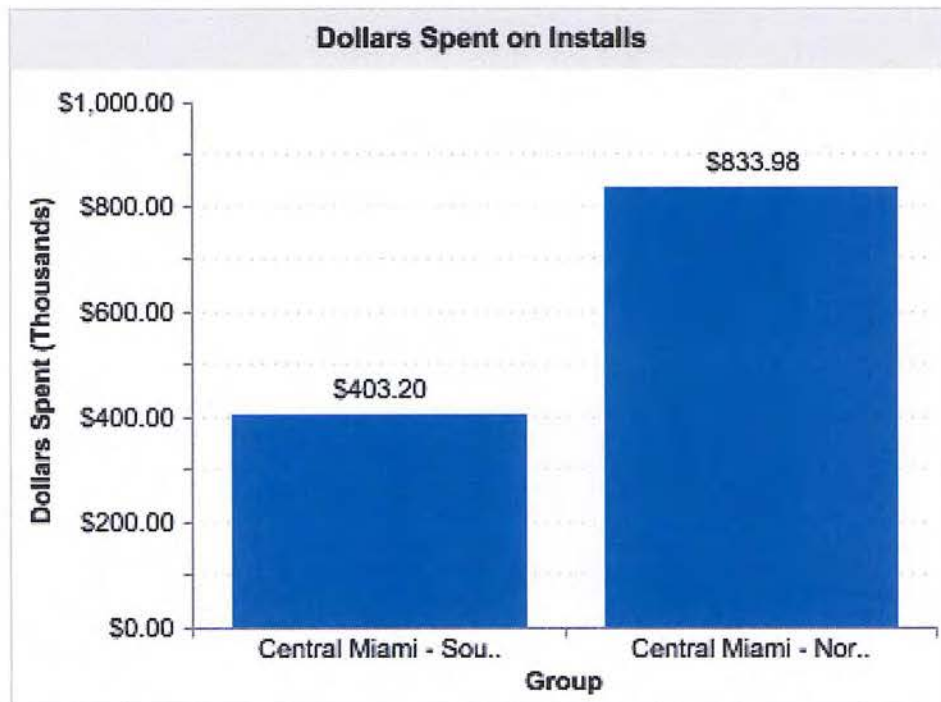


kW installed through co-ops



Source: EPA eGRID Subregion Emissions 2012 & PV Watts

Dollars spent and saved by co-op members



Assumption: MW installed x \$0.50/Watt

Total Dollars Spent:

\$1,201,428

Total Dollars Saved:

\$261,180

Assumption: MW installed x \$0.50/Watt

First Miami installation

“We are a family of 4 adults and a dog and very proud and happy to have joined the solar co-op of our area in August 2017. It all came together rather fast after I saw somebody posting the hint about the solar co-op on my neighborhood app “Nextdoor .” We signed up immediately to be part of the co-op: after all, it was for free and promised discounted solar panels and professional installation including permits and all other boring stuff that goes with it. We were interested already many years ago in going solar in Brasil but then moved to the US last year - so now, with a new house and professional help was the right time to go solar.

I signed up as a volunteer in the co-op, helped at one co-op meeting, participated in a solar meeting with aerial picture at the beach and finally was part of the selection committee for my co-op. **Being involved made me realize what a great community the co-op was** and how independent their work was: all wishes of the co-op members were being considered when choosing an installer, all installers got checked out thoroughly: **I was positively impressed.** Even more so when my own 6.6kw system was up and running within 4 weeks from signing the contract with our installer. Pretty impressive- my worst fear that I have to pay a down payment and then wait for ages to get FPL to connect us did not come through.

We went solar because we want to contribute our share in saving the environment and only in 2nd place because of saving money in the long run - actually it will not take us that long to have free energy: only 6 1/2 years!

With going solar I have already at least convinced one other family to go solar as well and thinking about this, I am very happy. If we spread the good news one by one we will get there and save our planet earth on time!”

-The Murray Family



Community-wide support for effort

- City of Miami & South Miami waived permitting fees
 - Miami Dade County and City of Miami passed resolutions in support of co-ops
 - Miami Shores waived permitting fees – initiated by a co-op member
 - Commissioner Lago helped resolve permitting issue for the Lund family
 - Cutler Bay was going to present ordinance to waive permitting fees?
- promoting the co-ops:
- County Commissioner Martinez
 - City of Miami Commissioner Russell (and joined co-op!)
 - Miami Lakes Commissioners
 - Miami Shores Village Council
 - County Commissioners Edmonson, Monestime and Heyman
 - Commissioner Cava (and joined co-op!)
 - Mayor Bell (and joined the co-op!)

NOW SERVING
Northern and Southern
Miami Dade Co-Ops



Territories

Northern Miami-Dade

Miami Lakes, Miami Shores, Biscayne Park, El Portal, North Miami, Miami Gardens, Opa Locka Unincorporated Miami Dade north of NW 79 Street to county line. Does not include Aventura, North Miami Beach or city of Hialeah.

- 4 scheduled info sessions. 2 October. 2 November
- 207 Info Session RSVPs
- 33 participants (and counting)

Southern Miami-Dade

Palmetto Bay, Cutler Bay, Naranja, Goulds, Redland, Homestead, Unincorporated Miami-Dade from SW 136 Street west and south to county line.

- 4 scheduled info sessions. 2 October. 1 November. 1 December
- 352 Info Session RSVPs
- 60 participants (and counting)



Spread the Word

כ"ה

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

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



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

JOIN OUR INFORMATION SESSION

MONDAY
NOVEMBER 6TH 7:00 PM
CHABAD CHAYIL
2601 NE 211 TERRACE
MIAMI, FL 33180

THURSDAY
NOVEMBER 9TH 7:00 PM
MIAMI LAKES TOWN HALL
6601 MAIN STREET
MIAMI, FL 33014



SolarUnitedNeighbors.org/NorthernMiamiDade | QUESTIONS? email: flteam@solarunitedneighbors.org

Want to stick that electric bill right where the sun shines?
Join your neighbors and go solar!



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

LEARN MORE AND SIGN UP FOR FREE ON OUR CO-OP WEBPAGE:

SOLARUNITEDNEIGHBORS.ORG/SOUTHERNMIAMIDADE



SolarUnitedNeighbors.org/SouthernMiamiDade | QUESTIONS? email: flteam@solarunitedneighbors.org

Northern Miami Dade



Miami Shores Kick Off Information Session organized by Councilwoman Alice Burch

Southern Miami Dade



Palmetto Golf Course Kick Off Information Session organized by Commissioner Levine Cava

Challenges

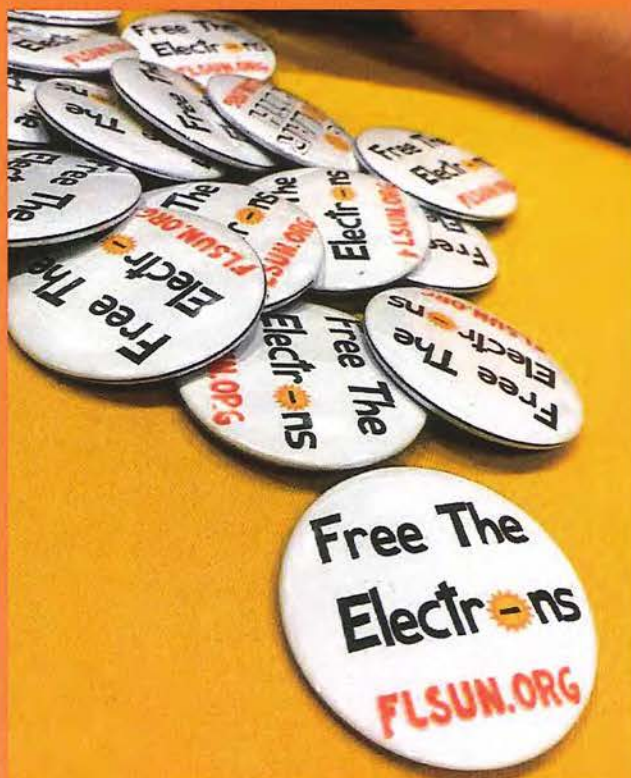


- Hurricane IRMA delayed launches, affected momentum & partner involvement, and has made homeowners skittish.
 - Concern over roof warranties, cost of battery back-up for outages, and general misconception about grid-tied systems.
- Tariff case has installers concerned about general pricing.
- Several local installers experiencing setbacks due to Maria.
 - Crews being sent to Puerto Rico and Caribbean

Challenges

- **Permitting challenges are affecting installer participation**
 - We're receiving feedback from installers (in and out of the co-op) who are unable to work constructively with Homestead and Unincorporated Miami Dade permitting offices
 - Most recent co-ops have received fewer bids
 - New, smaller companies reached out requesting the RFP and then decided not to bid due to permitting challenges
 - Larger, out of county installers wanting to break into market have also backed out because they have heard of county permitting problems
 - Increasingly difficult to facilitate a competitive bidding process
- **Concern that poor permitting environment is limiting installer growth in the region**
- **Co-op members frustrated by long wait times on permits – multiple engineering revisions still on August permits.**

Specific challenges in Homestead



- Homestead Energy customers can't take advantage of net metering, like FPL customers
 - Surplus energy created during the day is purchased immediately at wholesale rate of \$.07/kWh, in evening customers charged full retail rate of \$.11/kWh.
- Homestead continues to delay hiring advisor to review their policies.
- Despite the Solar Rights Law, the City permitting office grants right of refusal to HOAs
 - Permits don't get approved until HOA boards meet to review plans. Creates long, costly delays for installers & homeowners.
- Installers do not want to bid on projects involving unincorporated Miami-Dade or Homestead.
 - Receiving drastically fewer bids for co-ops in these areas.

What's Next?

Moving forward: Need support addressing permitting issues

- Request Green Corridor help promote SolSmart to cities and address serious delays in the permitting process
 - 35 different permitting offices, each with their own rules and requirements can be difficult for installers and especially engineers.
- Miami-Dade County has Bronze Certification with SolSmart.
 - Can we make sure they are fulfilling the requirements of their certification?
 - Can the Green Corridor be the bridge to achieve this?
 - Can we aim for Silver – developing a more consistent/cross-municipality process without adversely affecting municipalities that have truly embraced solar?



2018 - Planning

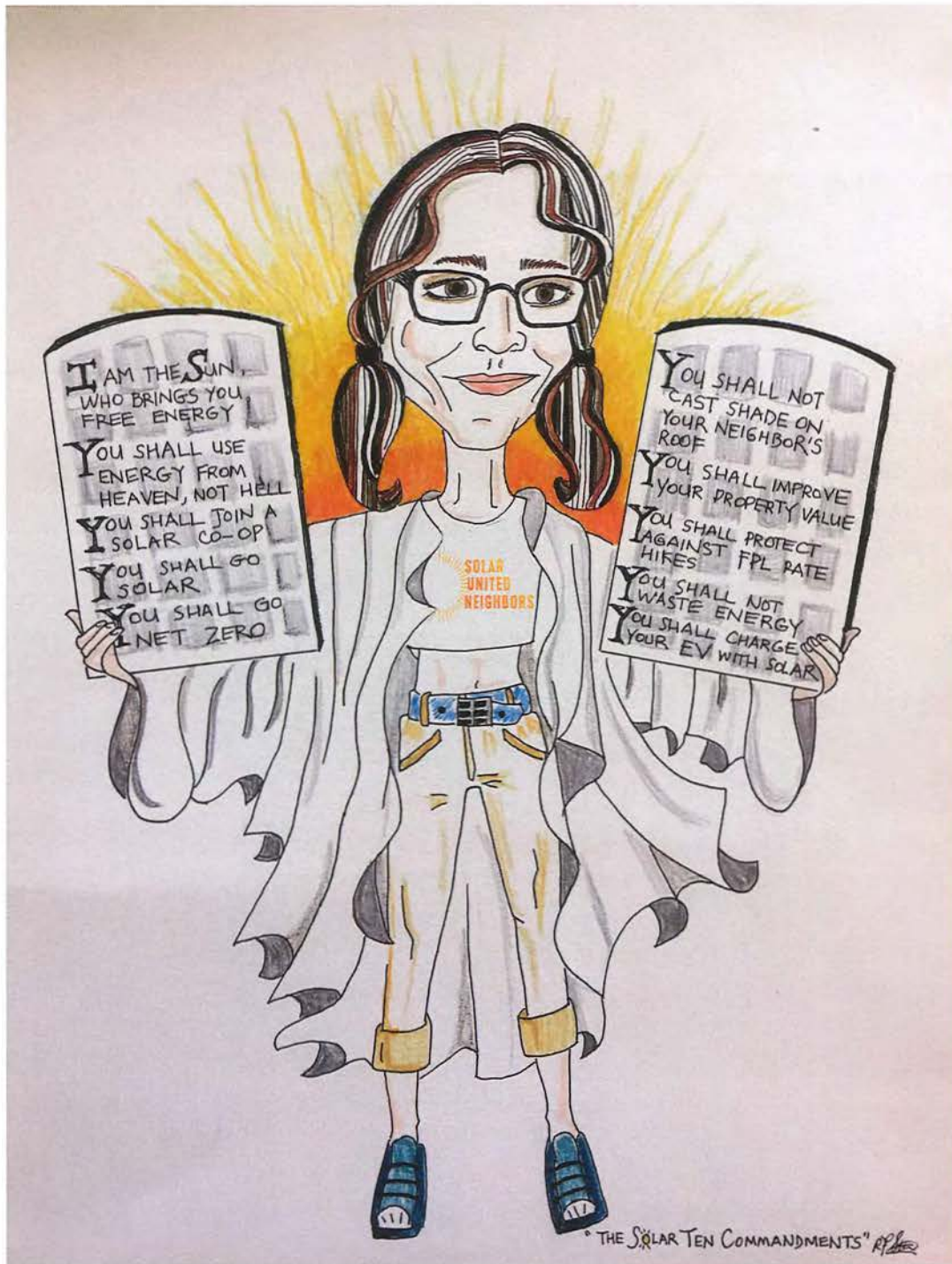
WESTERN MIAMI DADE

- Hialeah, Miami Springs, Westchester, Doral, Unincorporated Miami Dade from SW 42 Street to county line
- Miami Springs council meeting/presentation scheduled
- Doral & Miami- Dade College Hialeah organizing info sessions

THE BEACHES

- Surfside, Aventura, North Miami Beach, Miami Beach, Golden Beach, Sunny Isles, Eastern Shores, North Bay Village, North Bay Village
- City of Surfside and Mayor Dietch organizing information session
- Outreach to North Miami Beach & Miami Beach
Contacts and suggestions welcome





Thanks a million
kilowatt hours!

Jody Finver
Miami-Dade Coordinator
jody@solarunitedneighbors.org



2018-2019 Solar Co-op Program Grant Application

About Us

Solar United Neighbors is building a clean, equitable energy system that directs control and benefits back to local communities. We believe that locally-owned distributed energy resources are essential to building a democratic energy system that benefits ratepayers and reflects American values. We know from experience that the more people who benefit from clean energy, the more people will adopt it. Our work combines on-the-ground projects, deep community engagement, and robust advocacy work. We engage and mobilize a broad array of Americans – from urban to rural, and conservative to liberal – to participate in the clean energy transition.

Over the last year we have been working extensively in Miami-Dade to facilitate solar adoption. Specifically we have implemented six solar co-ops, conducted 21 public information sessions, educated 406 homeowners at in-person information sessions about solar technology and connected with 3,000+ Miamians via online social media livestreams. Collectively our co-ops had nearly 1,000 participants, 89 (and counting) going solar, and 901 kW of installed solar capacity. Co-op participants were excited to learn about solar and have support as they moved through the solarization process. But, not only did we generate homeowner interest in going solar, we also supported co-op participants when they encountered permitting delays and other difficulties. We also worked with eight cities to waive solar permitting fees and collaborated with a number of organizations to help organize a permitting workshop for area installers. Our work was featured in over 14 earned media stories, and there has been significant interest in solar as a result of this program over the last year.

Proposal

Given the success of the 2017-2018 program, Solar United Neighbors is **seeking \$100,000** for October 1, 2018 – September 30, 2019 to **continue our work implementing solar co-ops and solar education in Miami-Dade communities.**

Specifically, we propose the following activities:

(1) Help Miami-Dade residents go solar via solar co-ops

Over the next year, we will organize and implement four solar co-ops in Miami-Dade. The solar co-ops will help residents save money while going solar by leveraging their collective purchasing power, provide technical assistance to co-op members throughout the process,



help installers, utilities, and other parties improve their processes, and will build a diverse community of solar supporters who are informed and motivated to improve the solar market for others.

Within our solar co-op work we will:

- Conduct public information sessions
- Recruit co-op participants
- Provide regular updates to group members
- Check in weekly with each co-op's chosen installer
- Develop solar educational materials for co-op members and the general public as needed
- Develop and maintain partnerships with other organizations to support the further growth of solar co-ops in Miami-Dade, including with the League of Women Voters
- Explore the feasibility of integrating electric vehicle bulk purchasing into solar co-ops, with the goal of increasing adoption of electric vehicles by making it easier for homeowners to access Level II chargers

Overall our work will focus on providing consumer support and advocacy to ensure that as many Miami-Dade residents as possible are able to take advantage of the benefits of solar.

In the 2017-2018 grant period we worked extensively with local partners and organizations to recruit solar co-op participants. These efforts have been very successful at reaching a large audience on a very small budget in the first year, but in order to continue reaching new audiences we recognize the need for additional promotional support. We are therefore designing a comprehensive promotions and outreach strategy that will take advantage of cost-effective media channels. These could include:

- Radio promotion on WLRN and other local stations
- Print and digital ads in community newspapers, timed to coincide with local informational session.
- Promotions in New Tropic, a digital and print publication that advertises to millennial homeowners.
- Promotions via Facebook, geotargeted to homeowners in the areas surrounding information sessions.
- Free earned media as secured.
- Additional promotional efforts, including sponsorship at local events and other opportunities that may arise over the course of the year.

Overall, we anticipate that the enhanced media and outreach campaign will cost \$20,000 with \$5,000 outreach for each co-op and will further amplify our reach and build on the successes of the 2017-2018 program. Please see program budget below for additional details.

SOLAR UNITED NEIGHBORS

(2) Support general solar education and strong solar policies in Miami-Dade

In addition to helping people go solar via solar co-ops, we will also implement activities and efforts that increase solar education and make it easier for residents to go solar in the future. These could include:

- Engage volunteers in public outreach activities and community education around solar.
- Train solar advocates and volunteers on ways to support solar growth in the community
- Launch a Solar Patch Program with the Boy and Girl Scouts focusing on educating and engaging youth on solar.
- Explore the feasibility of a pilot crowd-funding campaign to install a Level II electric vehicle charger in a public place, such as a library, coffee shop, local business, or other area that residents frequently visit.
- Promote solar resilience and hurricane preparedness by producing and disseminating a report on solar for disaster preparedness.
- Continue to support efforts to reform and improve permitting processes throughout the County, as well as waive permitting fees where appropriate.



*The SUN Patch
for Scouts*

Timeline

Solar co-ops generally require 5-7 months to complete and are divided into four phases. During each phase, Solar United Neighbors shares responsibilities with community partners. Partner activities are generally focused on spreading the word to prospective participants and the media, to recruit co-op participants. Our responsibilities include tracking the progress of each co-op closely, answering technical questions, guiding co-op participants through the solarization process, and interfacing with the co-op's chosen solar installer. Concurrently with co-ops, throughout the year we will also implement ongoing solar education, public promotion of solar, and support on permitting reform.

Impact of the 2018-2019 Program

Building on our successes over the last year we anticipate the following metrics in Miami-Dade for the grant time period:

Impact #1: Co-op participation and solar installs

In its second year the co-op program will implement the following in Miami-Dade:

- Organize 4 solar co-ops
- Educate 500 individuals directly about the benefits of solar via information sessions



SOLAR UNITED NEIGHBORS

- Reach 1500+ citizens via online streaming of information sessions and public presentations on solar
- Recruit 400-600 individuals as co-op participants
- Facilitate the installation of 120 residential solar systems, for an estimated 1.2 MW of installed solar capacity
- Facilitate \$2M in local investments in solar
- Save co-op members a collective estimated \$500,000 off the upfront cost of going solar
- Facilitate the creation of at least two full-time solar jobs
- Engage and activate 1,500 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.

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.

Impact #2: Educating the public

In conjunction with developing and implementing four solar co-ops, we will also continue to engage in significant online communications, public education and outreach efforts. We will continue to provide all supporters in our network with a monthly newsletter that includes Florida-specific content and highlights exciting solar developments around the state.

We will also continue to encourage people to participate on the Florida listserv, a free online forum where they can receive technical support and connect with fellow solar enthusiasts. Finally, we will continue to maintain and expand Florida-specific solar resources at www.solarunitedneighbors.org/florida. These resources will include practical information on how to go solar and local solar laws, as well as "Success Stories" and testimonials from fellow Floridians that serve to inspire and encourage further solar adoption. 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 consider making the switch to solar.

Impact #3: Building a base of strong solar advocates

In addition to using solar co-ops to scale up solar deployment, Solar United Neighbors 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, including supporting efforts like waiving



permitting fees, reforming permitting processes, and supporting solar policies that create a strong, vibrant Florida solar market.

Budget Description

Solar United Neighbors is seeking annual funding of \$100,000 to deploy a dedicated Program Coordinator in Miami-Dade County. We are seeking an increase in funding of \$25,000 from the 2017-2018 request to increase staff salaries and support greater promotion of the solar co-ops.

In the 2017-2018 grant period we worked extensively with local partners and organizations to spread the word about solar co-ops. While very successful, the result of six co-ops over the course of a year has meant that our partners have conducted significant outreach on our behalf, and their existing channels of communication are very familiar with the solar co-op work. We are therefore seeking to launch an enhanced media and outreach campaign using paid promotion channels to further amplify our reach.

Miami-Dade Program Budget – Year 2	
Staff Expenses	\$80,000
• Miami-Dade Program Coordinator	
• Support from Florida Program Director, Communications Director, Engagement Director, COO, & Executive Director	
Direct Costs	\$20,000
• Program materials, travel, and promotion of program	
TOTAL	\$100,000



Solar Co-op Program Grant Addendum

Solar United Neighbors is seeking a continuation of Grant Agreement 3BC878402 - Grant Agreement between Green Corridor PACE District & Community Power Network (now known as Solar United Neighbors), which ended February 28, 2018.

Building on the continued success of the Miami-Dade Solar Co-op Program, we are seeking a continuation through September 30th, 2018. For the proposed time period we have identified the following scope of work:

- Implement a county-wide solar co-op from May through September, targeted at recruiting 150 participants and facilitating at least 20 solar installations. Barring any extenuating circumstances, co-op will be implemented in conjunction with WRLN and other key partners that will support co-op outreach and promotion.
- Engage in general public education around solar, with the goal of supporting individuals that are not interested in a solar co-op but want assistance going solar
- Organize solar co-op celebrations for 2017-2018 Miami-Dade solar co-ops
- As applicable, engage municipalities to work with The Solar Foundation's SolSmart program to streamline permitting processes.
- Continue to provide support and education to co-op members experiencing permitting delays.

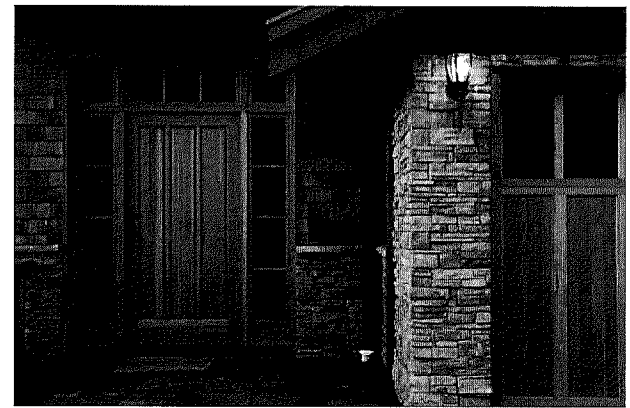
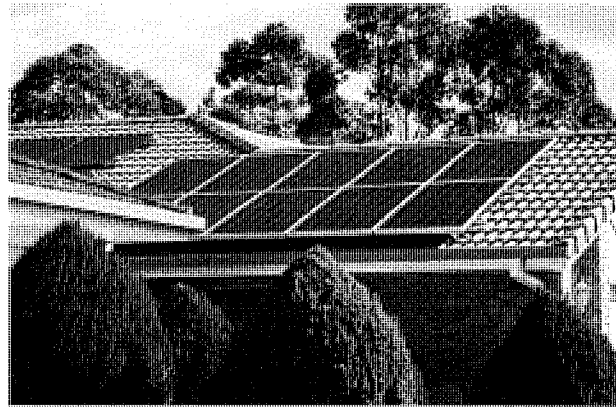
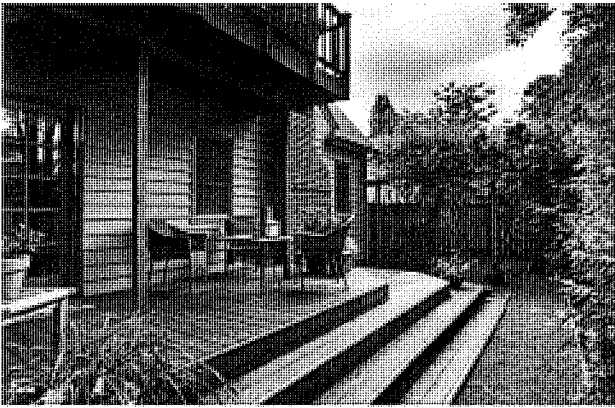
Requested Budget

Continuation of existing contract from May 1- September 30, 2018	\$36,250
Total	\$36,250



May 2018

Ygrene SelectRate Program



YGRENE SELECTRATE: OVERVIEW



- Buyers Points and Buyers Points Fee
- Property Owner Disclosures
- Operational Procedures
- Board Approval of Program

YGRENE SELECTRATE: BUYERS POINTS & BUYERS POINTS FEE



Ygrene SelectRate gives property owners the option to choose a rate plan with a lower interest rate equivalent in exchange for an interest rate fee based on buyers points.

- The interest rate reduction is in 100 bps intervals, there are two tiers available to choose
- Each interest rate reduction has corresponding buyers points
- The buyers points multiplied by the improvement costs determines the buyers points fee
- The buyers points fee is financed and factored into the APR calculation
- The effective date is based on the date the application is submitted
- Options can be selected up until the funding date
- SelectRate plans are applied to contractor's current FlexRate plans, there is no change to the FlexRate program
- Final interest rates cannot be reduced below the Ygrene floor rate of 3.50%
- Available to CA and FL residential property owners

YGRENE SELECTRATE: BUYERS POINTS & BUYERS POINTS FEE



	TERMS (Years)	5	10	15	20	25
SelectRate Plan 1	Interest Rate Reduction	1%	1%	1%	1%	1%
	Buyers Points for calculating the Buyers Points Fee Amount	3%	5%	5%	5%	5%
SelectRate Plan 2	Interest Rate Reduction	2%	2%	2%	2%	2%
	Buyers Points for calculating the Buyers Points Fee Amount	6%	10%	10%	10%	10%

YGRENE SELECTRATE: BUYERS POINTS & BUYERS POINTS FEE



Example	Term	Contract Value	Original Face ¹	Interest Rate	Buy Down Rate	Buy Down Fees	Annual Payment	Annual Payment Savings	Total Interest Savings ²
<i>Without SelectRate</i>	20	\$ 20,000	\$ 21,872	7.40%	0%	\$ -	\$ 2,129		
<i>With SelectRate Plan 1</i>			\$ 22,798	6.40%	5%	\$ 1,000	\$ 2,053	\$ 76	\$ 2,456
<i>Without SelectRate</i>	15	\$ 20,000	\$ 21,864	7.32%	0%	\$ -	\$ 2,449		
<i>With SelectRate Plan 1</i>			\$ 22,789	6.32%	5%	\$ 1,000	\$ 2,396	\$ 53	\$ 1,729
<i>Without SelectRate</i>	10	\$ 20,000	\$ 21,857	7.26%	0%	\$ -	\$ 3,149		
<i>With SelectRate Plan 1</i>			\$ 22,783	6.26%	5%	\$ 1,000	\$ 3,134	\$ 15	\$ 1,083
<i>Without SelectRate</i>	5	\$ 20,000	\$ 21,796	6.68%	0%	\$ -	\$ 5,270		
<i>With SelectRate Plan 1</i>			\$ 22,307	5.68%	3%	\$ 600	\$ 5,250	\$ 20	\$ 615

Original Face¹ = Contract Value + Program Fees + Capitalized Interest

Total Interest Savings² = amount of interest saved over the term of the contract

For the Ygrene SelectRate program the buyers points and buyers points fee are clearly disclosed in the following documents:

Application

- ❖ When the application is submitted with the property owner the SelectRate options can be selected

Know Before You Owe

- ❖ Defined buyers points and buyers points fee in relation to the other fees
- ❖ Explained the total amount financed will include the buyers points fee
- ❖ Disclosed prepayment of the lien is an option, depending when the prepayment is made the full cost of the buyers points fee may not be offset

Finance Agreement

- ❖ Buyers points fee is added as a separate line item in the exhibit

Estimated Settlement Statement

- ❖ Added a new line item for the buyers points fee

SUPPLEMENTAL INDENTURE



- To ensure SelectRate interest rates pass through to the applicable Sub-Series Bonds, the 2017 Bond Indenture should be amended.
- The definition of Interest Rate Index, which sets the interest rate for each Sub-Series Bond, will be updated to cause the rate determined by each series formula to be reduced by the applicable amount when the property owner chooses SelectRate.
- The District and the Trustee may make amendments to the Indenture that are not materially adverse to the 2017 bond owners without consent of or notice to the bond owners (other than any bond owner which holds 51% or more of the outstanding bonds by outstanding principal amount).
- An amendment is also sought to Section 8.01 (which describes amendments the District and the Trustee may make without bond owner consent) to remove the requirement that a bond owner with more than 51% of the outstanding bonds by principal must also consent to any such amendment as this section is already limited to non-materially adverse amendments.

QUESTIONS?

Green Corridor

P.A.C.E. District

Summary of Invoices

May 14, 2018

Fund	Date	Check No.s	Amount
<i>General</i>	3/15/18	69-72	\$ 42,052.54
	3/19/18	73	\$ 2,100.00
	4/27/18	74-78	\$ 48,329.55
Total Invoices for Approval			\$ 92,482.09

*** CHECK DATES 02/02/2018 - 05/04/2018 ***

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 #
3/15/18	00014	2/20/18	6-102-11	201802	310	51300	42000		DELIVERIES THRU-02/20/18	*	20.09		
									FEDEX			20.09	000069
3/15/18	00001	9/30/17	31	201709	310	51300	34100		MGMT FEES- SEP 17	*	19,056.00		
		1/31/18	32	201801	310	51300	34100		MGMT FEES- JAN 17	*	13,810.50		
		2/01/18	30	201802	310	51300	34000		MGMT FEES- FEB 18	*	1,000.00		
		2/01/18	30	201802	310	51300	49500		WEBSITE ADMIN- FEB 18	*	41.67		
		2/01/18	30	201802	310	51300	42500		COPIES- FEB 18	*	2.70		
		3/01/18	33	201803	310	51300	34000		MGMT FEES- MAR 18	*	1,000.00		
		3/01/18	33	201803	310	51300	49500		WEBSITE ADMIN- MAR 18	*	41.67		
		3/01/18	33	201803	310	51300	42000		POSTAGE- MAR 18	*	1.88		
		3/01/18	33	201803	310	51300	42500		COPIES- MAR 18	*	101.40		
									GOVERNMENTAL MANAGEMENT SERVICES -			35,055.82	000070
3/15/18	00020	3/01/17	16403	201703	310	51300	32200		AUDIT FYE 09/30/14	*	2,100.00		
		3/01/17	16403	201703	310	51300	32200		AUDIT FYE 09/30/14	V	2,100.00		
									GRAU AND ASSOCIATES			.00	000071
3/15/18	00009	2/20/18	200670	201802	310	51300	31500		JAN 18 - GENERAL COUNSEL	*	6,652.42		
		2/20/18	200672	201802	310	51300	31500		JAN 18 - GENERAL COUNSEL	*	131.25		
		2/20/18	200673	201802	310	51300	31500		JAN 18 - GENERAL COUNSEL	*	131.25		
		2/20/18	200674	201802	310	51300	31500		JAN 18 - GENERAL COUNSEL	*	61.71		
									WEISS SEROTA HELFMAN COLE & BIERMAN			6,976.63	000072
3/19/18	00020	3/01/18	16403	201803	310	51300	32200		AUDIT FYE 09/30/14	*	2,100.00		
									GRAU AND ASSOCIATES			2,100.00	000073
4/27/18	00031	12/07/17	3078	201712	310	51300	49100		CONSULTING SVC- DEC 2017	*	6,150.00		
									ESTRADA HI NOJOSA			6,150.00	000074

GRNC GREEN CORRIDOR POWERS

CHECK DATE	VEND#	INVOICE DATE	INVOICE NO	EXPENSE YRMO	TO DPT ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
4/27/18	00014	4/03/18	6-138-83	201803	310-51300-42000			DELIVERIES THRU 03/28/18	*	107.79		
								FEDEX			107.79	000075
4/27/18	00001	4/02/18	34	201804	310-51300-34000			MGMT FEES- APRIL 2018	*	1,000.00		
		4/02/18	34	201804	310-51300-49500			WEBSITE ADMIN- APRIL 2018	*	41.67		
		4/02/18	34	201804	310-51300-42000			POSTAGE/ DELIVERY- APRIL 18	*	.94		
		4/02/18	34	201804	310-51300-42500			COPIES	*	1.80		
								GOVERNMENTAL MANAGEMENT SERVICES -			1,044.41	000076
4/27/18	00020	4/03/18	16552	201804	310-51300-32200			AUDIT FYE 9/30/14	*	1,750.00		
								GRAU AND ASSOCIATES			1,750.00	000077
4/27/18	00009	1/18/18	199719	201712	310-51300-31500			GENERAL COUNSEL- DEC 2017	*	1,002.90		
		3/14/18	201203	201802	310-51300-31500			GENERAL COUNSEL- FEB 2018	*	7,694.81		
		3/14/18	201205	201802	310-51300-31500			GENERAL COUNSEL- FEB 2018	*	1,995.00		
		4/18/18	202622	201803	310-51300-31500			GENERAL COUNSEL- MARCH 18	*	8,502.17		
		4/18/18	202623	201803	310-51300-31500			GENERAL COUNSEL- MARCH 18	*	10,448.72		
		4/18/18	202625	201803	310-51300-31500			GENERAL COUNSEL- MARCH 18	*	1,680.00		
		4/18/18	202626	201802	310-51300-31500			GENERAL COUNSEL- FEB 2018	*	5,381.25		
		4/18/18	202627	201803	310-51300-31500			GENERAL COUNSEL- MARCH 18	*	446.25		
		4/18/18	202628	201803	310-51300-31500			GENERAL COUNSEL- MARCH 18	*	2,126.25		
								WEISS SEROTA HELFMAN COLE & BIERMAN			39,277.35	000078
								TOTAL FOR BANK A		92,482.09		
								TOTAL FOR REGISTER		92,482.09		

GRNC GREEN CORRIDOR PPOWERS

GREEN CORRIDOR

P.A.C.E DISTRICT

BALANCE SHEET

April 30, 2018

	<u>General Fund</u>
<u>ASSETS:</u>	
CASH - Wells Fargo	\$586,691
Due from Other	\$0
	<hr/>
TOTAL ASSETS	\$586,691
	<hr/> <hr/>
 <u>LIABILITIES:</u>	
ACCOUNTS PAYABLE	\$0
 <u>FUND EQUITY AND OTHER CREDITS:</u>	
RETAINED EARNINGS UNRESERVED	\$586,691
	<hr/>
TOTAL LIABILITIES & FUND EQUITY & OTHER CREDITS	\$586,691
	<hr/> <hr/>

GREEN CORRIDOR
P.A.C.E DISTRICT

General Fund

Statement of Revenues & Expenditures
For The Period Ending April 30, 2018

<u>Description</u>	<u>ADOPTED BUDGET</u>	<u>PRORATED BUDGET THRU 4/30/18</u>	<u>ACTUAL THRU 4/30/18</u>	<u>VARIANCE</u>
<u>Income</u>				
Closing Fee Revenue Share	\$750,000	\$437,500	\$209,100	(\$228,400)
Total Income	\$750,000	\$437,500	\$209,100	(\$228,400)
<u>Expenditures</u>				
<i>Administrative</i>				
Attorney	\$10,000	\$5,833	\$276,496	(\$270,662)
Annual Audit	\$4,000	\$24,050	\$24,050	\$0
Management Fees	\$12,000	\$7,000	\$7,000	\$0
Financial Advisor	\$0	\$0	\$6,500	\$0
Contract Processing Fees	\$48,000	\$28,000	\$13,810	\$14,190
Telephone	\$50	\$29	\$11	\$18
Postage	\$125	\$73	\$215	(\$142)
Insurance	\$5,500	\$5,500	\$5,610	(\$110)
Printing & Binding	\$750	\$438	\$384	\$54
Legal Advertising	\$2,500	\$1,458	\$48,899	(\$47,441)
Other Current Charges	\$500	\$500	\$0	\$500
Website Compliance	\$500	\$292	\$292	(\$0)
Office Supplies	\$100	\$58	\$62	(\$4)
Dues, Licenses & Subscriptions	\$175	\$175	\$175	\$0
Total Admin	\$84,200	\$43,523	\$377,003	(\$303,597)
<i>Field</i>				
Florida Sun Project	\$80,000	\$46,667	\$0	\$40,167
Rebuilding Florida	\$250,000	\$145,833	\$12,500	\$133,333
Projects - Type 2	\$250,000	\$145,833	\$0	\$145,833
Total Field	\$580,000	\$338,333	\$19,000	\$319,333
Total Expenses	\$664,200	\$381,856	\$396,003	\$15,737
Excess Revenues/Expenses	\$665,800		(\$186,903)	
Retain Earnings - Beginning			\$773,594	
Retain Earnings - Ending			\$586,691	