

## MINUTES OF MEETING GREEN CORRIDOR PACE DISTRICT

A meeting of the Board of Directors of the Green Corridor PACE District was held on Tuesday, July 18, 2017 at 9:30 a.m. at the Offices of Ygrene Energy Fund Florida, 3390 Mary Street, Suite 124, Coconut Grove, Florida.

Present and constituting a quorum were:

Mayor Cindy Lerner	Pinecrest - Chairperson
Mayor Peggy Bell	Cutler Bay - Vice Chairman
Mayor Philip Stoddard	South Miami - Assistant Secretary
Commissioner Vince Lago	Coral Gables - Assistant Secretary
Mayor Tomas Regalado	Miami - Assistant Secretary
Mayor Eugene Flinn	Palmetto Bay - Assistant Secretary

Also present were:

Chad Friedman, Esq.	District Counsel
Joe Spector	Ygrene Energy Fund Florida, LLC
Rafael Perez	Ygrene Energy Fund Florida, LLC
Paul Winkeljohn	Executive Director/District Manager
Jeff DeCarlo	Weiss, Serota, Helfman, Cole and Bierman
Julia Cespedes	Audience Guest

### **FIRST ORDER OF BUSINESS      Roll Call**

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

### **SECOND ORDER OF BUSINESS      Approval of the Minutes of the March 27, 2017 Meeting**

Mayor Lerner moved to the next item, which was the approval of the minutes of the March 27, 2017 meeting and asked for any edits or corrections to the minutes.

Mayor Stoddard asked for clarification on page 5 of the minutes where Mayor Lerner suggested a workshop meeting to discuss only the Sunshine.

Mr. Winkeljohn stated that the minutes would be corrected to clarify a workshop meeting (in the Sunshine) to discuss funding ideas for low and middle income families.

On MOTION by Mayor Flinn seconded by Mayor Regalado with all in favor, the Minutes of the March 27, 2017 Meeting with the indicated change were approved.

**THIRD ORDER OF BUSINESS      Public Comments**

Mayor Lerner introduced the next item on the agenda, which was public comments.

There being only one member of the general public in the attendance who gave no comment, the next item followed.

**FOURTH ORDER OF BUSINESS      Special Discussion Item: (A *fifty-five minute timeframe has been allocated for this item (9:35 a.m. - 10:30 a.m.)*)**

- a) Proposed Budget, Revenue and Special Project Funding
- b) Rebuilding Together Miami-Dade, Inc. Funding Proposal

Mayor Lerner moved to the next item which was the special discussion item.

Mr. Winkeljohn addressed the Board stating there was a financial and funding topic to be discussed in a workshop setting however he felt the budget topic fit much better under this section of the agenda. He also apologized to the Board regarding the first electronic version of the budget that was sent out which was intermixed with another District's budget. He had subsequently sent out a separate electronic version of the corrected budget and also brought hard copies of the corrected budget to the meeting to discuss. Mr. Winkeljohn then went into a lengthy explanation relating to the budget cycle and a few of the proposed budget numbers for 2018 and special projects types of funding.

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*(At this point there was a question and answer session between the Board, staff, legal and Ygrene representatives. Also, a lengthy discussion and comment session followed among several of the Board members).*

Mayor Stoddard suggested awarding \$25,000 out of existing funds to the potential partner for energy audits for veterans, disabled and low income families to get them started doing the audits through the summer. Then at the beginning of the new fiscal year in October look at funding them a specific amount going forward.

Mr. Winkeljohn stated that he would keep the budget going in that particular direction.

Mayor Lerner agreed with Mayor Stoddard relating to funds available in the current budget to make the ball move forward with his suggestion prior to the start of the new fiscal year.

Mayor Stoddard also suggested increasing the co-op contribution next year since it was working extremely well. He also commented that perhaps there should be a second coordinator to get twice as many co-ops running within Miami-Dade County.

Mayor Flinn commented he was very concerned regarding the grant opportunities and how participants should not be reliant on "recurring" grants. He also stated he didn't want to "saddle" themselves down with administrative fees and everything else in having to provide to others unless the grants were going to bring back business.

Mayor Bell concurred with Mayor Flinn relating to his comments. She also stated that she had concerns with adding in active military, veterans, etc. because that equates to approximately 20% of the population now being in those statistics. Mayor Bell commented that she was concerned that if you have a whole list of people you're going to help, that you're going to the people who are spending the most money and a lot of them can't afford to do some of the improvements because they can't afford the charges from Ygrene so they are not going forward with the projects because the application fee is very high.

Mayor Stoddard commented on Mayor Flinn's and Mayor Bell's statements.

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Mayor Lerner asked if there was a breakdown of all the applications for each city from the very beginning, the number of applications, the number of applications that are fully completed, and the number of projects that are in progress or being worked on, and what the percentage breakdown is.

Mr. Spector presented the current monthly report and stated those statistics were shown there in the report.

Mr. Winkeljohn interjected that in trying to stay on schedule with the workshop discussion he wanted the Board members to know that the real topic was the funding parameters and in particular one organization sounded like they meet all of the "checks in the box" and that was Rebuilding Together.

Mayor Lerner stated she was fully comfortable with the Rebuilding Together organization because she had face to face conversations with them and also reviewed their proposal, and she agreed with Mr. Winkeljohn's comment about them meeting all the criteria for doing the work the Green Corridor Board wants to get done as a supplement to the work they're already doing.

Mayor Bell motioned to have \$25,000 to get the item started on a trial basis.

Mayor Stoddard moved to amend the guidelines to be strictly the low income guidelines.

On MOTION by Mayor Bell seconded by Mayor Stoddard with all in favor, accepting the funding proposal from Rebuilding Together Miami-Dade Inc. and authorizing \$25,000 to get started and also amending to strictly use the low income guidelines was approved.

*(At this point Mr. Winkeljohn commented the special discussion item had concluded and the regular agenda could continue. Also at this time Mayor Regalado left the meeting but there was still quorum to continue the meeting.)*

**FIFTH ORDER OF BUSINESS      Resolutions**

Mr. Winkeljohn introduced item No. 5 and the following resolutions.

**a) Resolution #2017-09 Electing a District Board Member and Confirming Members of the Board**

Mr. Winkeljohn stated the first resolution was the confirmation of Board members and commented that the City of Miami Shores had appointed Vice Mayor Sean Brady to replace Commissioner Herta Holly to represent their city on the Green Corridor PACE Board. He also stated the resolution addresses the current Board members and the re-confirming of an annual process.

Mayor Lerner asked for a motion to approve resolution #2017-09.

On MOTION by Mayor Flinn seconded by Commissioner Lago with all in favor, Resolution #2107-09 electing a District Board Member and confirming members of the Board was approved.

Mr. Winkeljohn suggested a motion adding the office of assistant secretary to the officers Vice Mayor Brady and Mayor Corradino.

Mr. Freidman stated it should just be to reconsider to amend the adopted resolution #2107-09.

Commissioner Lago moved to reconsider the previous resolution to add Vice Mayor Brady and Mayor Corradino as assistant secretaries.

On MOTION by Commissioner Lago seconded by Mayor Flinn with all in favor, Resolution #2107-09 amending the resolution to add Vice Mayor Brady and Mayor Corradino as assistant secretaries to the Green Corridor PACE Board and also to correct the spelling of Mayor Stoddard's first name with one "L" in the resolution was approved.

**b) Resolution #2017-10 Approving the Proposed Fiscal Year 2018 Budget and Setting the Public Hearing Date**

Mr. Winkeljohn stated the next resolution was to approve the proposed fiscal year 2018 budget which was previously covered in this meeting and setting the public hearing date which he suggested as September 22, 2017. He also stated that he would amend the budget to increase the co-op to \$80,000 advised by Mayor Stoddard.

*(At this point all Board members present at the meeting checked their calendars to confirm they would be available for a Public Hearing on September 22, 2017 at 10:00 a.m.)*

On MOTION by Mayor Bell seconded by Commissioner Lago with all in favor, Resolution #2107-10 approving the proposed Fiscal Year 2018 Budget and setting the Public Hearing date of September 22, 2017 at 10:00 a.m. at 3390 Mary Street, Suite 124, Coconut Grove, Florida was approved.

**c) Resolution #2017-11 Authorizing the Issuance of Not To Exceed \$2,000,000,000 Green Corridor Property Assessment Clean Energy (PACE) District Revenue Bonds in Various Series in Order to Provide Additional Funds for the District's PACE Program**

Mr. Winkeljohn introduced the next item, resolution #2017-11 which pertained to the issuance of a new bond fund, and stated that this was primarily because the program was growing and the money was being used up very quickly, so another bond issued would need to be authorized.

Mr. DeCarlo gave a brief description and explanation of the resolution.

*(At this point a lengthy question and answer session took place relating to the resolution)*

On MOTION by Mayor Stoddard seconded by Commissioner Lago with all in favor, Resolution #2017-11 authorizing the issuance of a not to exceed \$2,000,000,000 for Green Corridor PACE District revenue bonds in various Series in order to provide additional funds for the PACE program was approved.

**SIXTH ORDER OF BUSINESS      Discussion and Action Items**

- a) Collier County Membership Agreement
- b) Coastal Corridor Agreement

Mr. Winkeljohn introduced the next two items which were the Collier County Membership Agreement and the Coastal Corridor Agreement and then deferred to District Attorney, Chad Friedman for a brief overview of these agreements.

Mr. Friedman gave a brief description and explanation of the agreements stating that Collier County's agreement is a "modified version" of the Miami-Dade County agreement, and that there were several different points between city and county versions of the agreements.

*(At this point a lengthy discussion session took place among the Board members and staff relating to these items)*

On MOTION by Mayor Bell seconded by Mayor Stoddard with all in favor, accepting the Coastal Corridor Agreement which was due to expire, and authorizing the proper District officials to execute the document was approved.

*(At this point Mayor Stoddard left the meeting due to a previous engagement and quorum was dropped. Staff was directed to try to confirm a "quorum" to continue this meeting in approximately 2 weeks)*

**SEVENTH ORDER OF BUSINESS      Attorney Report**

- a) Form Membership Agreements

*(This item to be taken up at the August 11, 2017 scheduled meeting)*

**EIGHTH ORDER OF BUSINESS      Third-Party Administrator Report**

- a) Consideration of Adding Appliances as Eligible Improvements Measures
- b) Discussion on Seawalls
- c) Discussion on Water Softener Treatment System
- d) Program Update

*(These items to be taken up at the August 11, 2017 scheduled meeting)*

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**NINTH ORDER OF BUSINESS      Manager Report**

- a) FL Sun Update
  - b) Third-Party Administrator Agreement
- (These items to be taken up at the August 11, 2017 scheduled meeting)*

**TENTH ORDER OF BUSINESS      Financial Reports**


- a) Summary of Invoices
  - b) Balance Sheets
- (These items to be taken up at the August 11, 2017 scheduled meeting)*

**ELEVENTH ORDER OF BUSINESS      Board Members Requests**

*(This item to be taken up at the August 11, 2017 scheduled meeting)*

**TWLEVTH ORDER OF BUSINESS      Adjournment**

The meeting was adjourned due to loss of quorum.

  
Secretary / Assistant Secretary

  
Chairman / Vice Chairman