

## MINUTES OF MEETING GREEN CORRIDOR PACE DISTRICT

A meeting of the Board of Directors of the Green Corridor PACE District was held on Friday, October 20, 2017 at 10:00 a.m., at the Offices of Ygrene Energy Fund Florida, 3390 Mary Street, Suite 124, Coconut Grove, Florida.

Present and constituting a quorum were:

Mayor Cindy Lerner	Pinecrest - Chairperson
Mayor Peggy Bell	Cutler Bay - Vice Chairman
Mayor Philip Stoddard	South Miami - Assistant Secretary
Commissioner Vince Lago	Coral Gables - Assistant Secretary
Vice Mayor Sean Brady	Miami Shores

Also present were:

Chad Friedman, Esq.	District Counsel
Mike Lemyre	Ygrene Energy Fund Florida, LLC
Steve Tich	Ygrene Energy Fund Florida, LLC
Crystal Crawford	Ygrene Energy Fund Florida, LLC
Paul Winkeljohn	Executive Director/District Manager

### **FIRST ORDER OF BUSINESS**

### **Roll Call**

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

### **SECOND ORDER OF BUSINESS**

### **Approval of the Minutes of the August 11, 2017 Meeting**

Mayor Lerner asked for any additions, corrections or deletions to the August 11, 2017 minutes. There were no corrections.

On MOTION by Commissioner Lago, seconded by Mayor Stoddard, with all in favor, the Minutes of the August 11, 2017 Meeting, as presented, were approved.
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**THIRD ORDER OF BUSINESS                      Public Comments**

There being none, the next item followed.

- **Ygrene Presentation**

Mr. Mike Lemyre, Senior Vice President of Ygrene, introduced Mr. Steve Tich, Chief Operating Officer and Ms. Crystal Crawford, Vice President of Programs and Oversight. Mr. Lemyre apologized for any disruptions due to Mr. Joe Spector’s departure and assured a smooth transition. Ms. Crawford would be the point of contact for Mr. Winklejohn.

Mayor Bell requested clarification regarding posts on Nextdoor about Ygrene being under investigation and a lawsuit. Mr. Lemyre confirmed that Ygrene was not under investigation and would research the social media posts. A proposed class action suit was filed in California earlier this year that included a plaintiff from Florida. There were five claims, but four were dismissed with prejudice. Mr. Winklejohn requested that Mayor Bell provide copies of the posts to Mr. Lemyre.

Commissioner Lago voiced concern about the departure of Mr. Spector and the motives, as it was a significant move by Ygrene and he wanted transparency. Commissioner Lago requested that Ygrene’s response to the allegations be posted on the website.

**FOURTH ORDER OF BUSINESS                      Public Hearing to Adopt the Fiscal  
Year 2018 Budget**

- a) **Motion to Open the Public Hearing**

Mayor Lerner requested a motion to open the Public Hearing.

On MOTION by Commissioner Lago, seconded by Mayor Stoddard, with all in favor, opening the Public Hearing, was approved.
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**b) Public Comment and Discussion**

There were no public comments.

**c) Consideration of Resolution #2018-01 Adopting the Fiscal Year 2017-2018 Budget**

Mr. Winklejohn presented and reviewed Resolution #2018-01, which included the proposed budget that the Board approved at the last meeting, as an exhibit. "Florida Sun" was increased from \$50,000 to \$80,000, at the recommendation of Mayor Stoddard.

On MOTION by Mayor Bell, seconded by Commissioner Lago, with all in favor, Resolution 2018-01 Adopting the Fiscal Year 2017-2018 Budget, was adopted.

**d) Motion to Close the Public Hearing**

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

On MOTION by Mayor Lerner seconded by Mayor Stoddard with all in favor, closing the Public Hearing, was approved.

Mayor Stoddard asked why Attorney's Services was underestimated. Mr. Winklejohn stated that the original estimate reflected billable hours for meetings, but it increased due to contract approvals and negotiations with jurisdictions, which wasn't contemplated when the budget was adopted.

**FIFTH ORDER OF BUSINESS**

**Discussion and Action Items**

**a) Agreement for Consultant Professional Services**

Mr. Winklejohn presented and reviewed the Consultant Professional Services contract for Ms. Estrada Hinojosa, which was included in the agenda package, reflecting terms and conditions, billing approach and level of services. It was a standard contract that was reviewed by District Counsel.

Mr. Friedman read the following resolution by title:

*"A RESOLUTION OF THE GREEN CORRIDOR PROPERTY ASSESSMENT CLEAN ENERGY (PACE) DISTRICT APPROVING AN AGREEMENT WITH ESTRADA HINOJOSA & COMPANY, INC. FOR INDEPENDENT MUNICIPAL ADVISORY SERVICES, PROVIDING FOR AUTHORIZATION AND AN EFFECTIVE DATE"*

On MOTION by Vice Mayor Brady, seconded by Mayor Stoddard, with all in favor, Resolution 2018-04 Approving the Agreement with Estrada Hinojosa & Company for Municipal Advisory Services, was adopted.

**b) Consideration of Resolution #2018-02 Amending the General Fund Budget**

Mr. Winklejohn presented and reviewed Resolution 2018-02, amending the General Fund budget to reflect actuals through September 30. Discussion ensued.

On MOTION by Commissioner Lago, seconded by Vice Mayor Brady, with all in favor, Resolution 2018-02 Amending the General Fund Budget, was adopted.

**c) Presentation from Commissioner Russell**

Mr. Winklejohn reported that Commissioner Russell was not present and this item would be tabled to a future meeting.

**d) Discussion on Proposed Changes to Program Guidelines**

Mr. Winklejohn recommended tabling this item, as the new Financial Advisor was evaluating the guidelines and would present at a later meeting.

On MOTION by Mayor Lerner, seconded by Commissioner Lago, with all in favor, tabling the presentation from Commissioner Russell and the discussion on the proposed changes to the program guidelines, was approved.

**e) Designation of Date of Public Hearing Expressing the District’s Intent to Utilize the Uniform Method of Levying, Collecting and Enforcing Non-Ad Valorem Assessments**

Mr. Winklejohn recommended scheduling the November 17, 2017 meeting for the Chapter 197 public hearing. The public hearing was advertised in the entire State, four weeks in a row, at a cost of \$30,000 for the advertisement and staff’s time. Mr. Winklejohn requested ratification of actions taken, which were explained by Mr. Friedman.

All Board Members present were attending the November 17 meeting.

On MOTION by Commissioner Lago, seconded by Mayor Stoddard, with all in favor, ratifying the actions of staff to schedule the Public Hearing expressing the District’s intent to utilize the uniform method of levying, collecting and enforcing non-ad valorem assessments for November 17, 2017, was approved.

**f) Consideration of Resolution #2018-03 Electing a District Board Member and Confirming Members of the Board**

Mr. Friedman announced that Mayor Corradino asked Pinecrest Council Member Hockhammer to serve in his seat. She accepted the appointment at the last Pinecrest Council Meeting. Mr. Winklejohn presented Resolution 2018-03, electing Council Member Hockhammer to the Board.

On MOTION by Commissioner Lago, seconded by Mayor Stoddard, with all in favor, Resolution 2018-03 Electing Pinecrest Council Member Anna Hockhammer to replace Mayor Corradino, was adopted.

**SIXTH ORDER OF BUSINESS**

**Staff Reports**

**a) Attorney Report**

Mr. Friedman requested including a legislative discussion on the November 17

agenda. Mr. Lemyre noted three new programs; consumer protection measures, technical changes to the Statewide programs and expansion of eligible measures within reason, post Hurricane Irma. Becker & Poliakoff represented Ygrene on the State legislative efforts. Mr. Lemyre would provide a brief to the Board.

**b) Third-Party Administrator Report**

Mr. Tich discussed the following changes within Ygrene:

- A new CEO was appointed and large hires occurred
- Duties were segregated
- There was an increase in consumer protection; i.e. welcome calls, Spanish documents, identity verification and contact information
- Technology changes and training were established
- Consumer resolution and contractor compliance teams were initiated.

Mayor Stoddard was approached by a solar installer, voicing concern that Ygrene approved a solar proposal that was overpriced. Mr. Lemyre stated that Ygrene had maximum eligible pricing for all products, including solar; however, in some cases, there must be reinforcements to the roof. Solar prices were recently lowered. Mr. Lemyre will circulate a price sheet.

Mayor Stoddard voiced concern about price gouging. Mr. Lemyre noted that PACE customers had more protections for dealing with contractors. The contractor must be approved by Ygrene, held to a higher standard and set of criteria, including customer references and YELP reviews and complaints.

**c) Manager Report - Consideration of Proposed Fiscal Year 2018 Meeting Schedule**

Mr. Winklejohn presented the proposed Fiscal Year 2018 meeting schedule, moving the November meeting to November 17.

Mayor Phillip Stoddard requested that meetings be moved to either Mondays or Wednesdays, due to his teaching schedule. There was Board consensus to move the quarterly meetings to the second Monday, with the exception of the November 17 meeting. Meeting dates were scheduled for November 17, 2017, February 12, May 14 and August 10, 2018.

On MOTION by Commissioner Lago, seconded by Vice Mayor Brady, with all in favor, the Fiscal Year 2018 meeting schedule, as amended, was approved.

Mr. Winklejohn met with Ygrene staff on internal operational goals. He had a conference call with the auditor today and invited Ygrene staff to attend. A draft should be available by the November 17 meeting. There was nothing unusual.

Mayor Bell voiced concern about a consumer beware post from a property owner. Mr. Lemyre would provide a standard response, if it was a general comment or intervene, if it was linked to a project or property owner to resolve the issue.

**SEVENTH ORDER OF BUSINESS      Financial Reports**

- a) Summary of Invoices
- b) Balance Sheets

Mr. Winkeljohn presented the Summary of Invoices and Balance Sheets.

Mayor Lerner asked about the Rebuilding Together proposal. Mr. Winklejohn indicated that everything was on schedule; however, there was disruption from Hurricane Irma. The District would be invoiced from audits that were completed. Mayor Lerner pointed out that the Board did not authorize funding for Phase 2. Mayor Stoddard stated that it was contingent on the completion of Phase 1. Mr. Winklejohn would forward the results when it was received.

Mayor Lerner requested that a Rebuilding Together representative attend the next meeting to discuss the program, particularly emphasis on the critical importance of providing power to seniors, in light of recent events. Mayor Stoddard wanted property owners to have access to generators, heavy extension cords and reliable windows. Efficiency should be added to their mission.

On MOTION by Commissioner Lago, seconded by Mayor Bell, with all in favor, the Summary of Invoices and Balance Sheets, were approved.

Mayor Stoddard noted that "Florida Sun" changed their name to "Solar United Neighbors of Florida". Mr. Friedman will update their agreement.

Mr. Winklejohn and Mr. Friedman met with Vice Mayor Brady to orient him to the District and answer questions. Mayor Lerner hoped that Mayor-To-Be Suarez was committed to serving.

**EIGHTH ORDER OF BUSINESS      Board Member Requests**

There were no Board Member requests.

**NINTH ORDER OF BUSINESS      Adjournment**

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

  
Secretary / Assistant Secretary

  
Chairperson / Vice Chairman