

MINUTES OF MEETING GREEN CORRIDOR PACE DISTRICT

A meeting of the Board of Directors of the Green Corridor PACE District was held on Wednesday, February 20, 2019 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 Tim Meerbott	Cutler Bay - Vice Chairman
Mayor Philip Stoddard	South Miami - Assistant Secretary
Councilmember Hochkammer	Pinecrest - Assistant Secretary
Vice Mayor Sean Brady	Miami Shores

Also present were:

Paul Winkeljohn	Executive Director/District Manager
Chad Friedman, Esq.	District Counsel
Crystal Crawford	Ygrene Energy Fund Florida, LLC
Rafael Perez	Ygrene Energy Fund Florida, LLC
Supriya Sachar	Ygrene Energy Fund Florida, LLC
Mike Lemyre	Ygrene Energy Fund Florida, LLC
Tony Grau	Grau & Associates
Several other Ygrene reps	

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

A Moment of Silence in Memory of Ms. Herta Holly

Vice Mayor Brady gave a brief commentary on Herta Holly and then Mayor Lerner asked everyone in attendance for a moment of silence in memory of former Mayor Herta Holly.

THIRD ORDER OF BUSINESS

**Approval of the Minutes of the
November 16, 2018 Meeting**

Mayor Lerner asked for any additions, corrections or deletions to the November 16, 2018 minutes.

Mr. Winkeljohn stated he had taken some corrections relating to some inaccurate names and had already made those corrections to the final set of minutes.

On MOTION by Vice Mayor Brady seconded by Mayor Tim Meerbott with all in favor, the Minutes of the November 16, 2018 Meeting were approved.

FOURTH ORDER OF BUSINESS

Public Comments

Mayor Lerner asked if there were any public comments from the general public, there being none, the next item followed.

FIFTH ORDER OF BUSINESS

Discussion and Action Items

A) Acceptance of Audit for Fiscal Year Ending September 30, 2017

Mayor Lerner asked for a motion to accept the audit for fiscal year ending September 30, 2017.

Mr. Winkeljohn gave a brief history of the audit and stated that Mr. Tony Grau, from Grau & Associates was in attendance to take any questions.

Mr. Grau briefly introduced himself to the Board, gave a quick overview of the audit and took questions from the Board at this time.

Mr. Winkeljohn commented that there was one edit to the audit, the masthead on each page only picked up the first municipality which makes up the Board, but that would be corrected.

(At this point a lengthy Q&A session took place between the Board, District staff and Mr. Grau relating to the current audit, the findings and the previous audits that were completed)

On MOTION by Mayor Stoddard seconded by Councilmember Hochkammer with all in favor, accepting the audit for Fiscal Year ending September 30, 2017 with the amended changes as discussed on the record was approved.

SIXTH ORDER OF BUSINESS

Staff Reports

A. Attorney Report

Mr. Friedman gave a brief update on the litigation report going back 2 years on foreclosures, bankruptcies, foreclosures and other civil actions.

(At this point a brief Q&A session took place between the Board and District staff relating to the foreclosures and bankruptcies)

B. Third-Party Administrator Report

- 1. Consideration of Resolution #2019-01 Supplementing and Amending Bond Documents**
- 2. Consideration of Resolution #2019-02 Amending the District Program Guidelines; Providing for Conflicts; and Providing for an Effective Date**
- 3. Consideration of Resolution #2019-03 Confirming Members of the Board**
- 4. General Operations Update**

Ms. Crawford introduced Supriya Sachar and Mike Lemyre and stated they would give a Powerpoint presentation to the Board and walk them through the third-party administrator report. Ms. Crawford commented that the resolutions were included in the agenda package, and explained what those resolutions would do. One would modify the bond documents, and the other resolution was related to publishing the new rates series in the guidelines and recording fees, along with the new language that was approved conceptually by the Board at a previous meeting.

(At this point a lengthy Q&A session took place between the Board, Ms. Crawford and staff relating to the presentation)

Mr. Winkeljohn stated there were 3 separate resolutions before the Board for action. Resolutions #2019-01 and #2019-02 were related to the current discussion and recommended taking the resolutions one at a time.

On MOTION by Mayor Meerbott seconded by Councilmember Hockhammer with all in favor, Resolution #2019-01 supplementing and amending bond documents was approved.

On MOTION by Mayor Meerbott seconded by Councilmember Hockhammer with all in favor, Resolution #2019-02 amending the District program guidelines; providing for conflicts; and providing for an effective date was approved.

Mr. Winkeljohn commented that item #3 (Resolution #2019-03 confirming members of the Board) was mistakenly added to the agenda under third-party administrator report, but should have been under the manager's report. He stated that every year when new members join the Board, the attorney passes on a resolution to be approved by the Board, which is self-explanatory.

On MOTION by Councilmember Hochkammer seconded by Vice Mayor Brady with all in favor, Resolution #2019-03 confirming members of the Board was approved.

(At this point Mr. Lemyre gave an update relating to the general operations and also the February, 2019 Monthly Report, a Q&A session took place from the Board during the presentation relating to the updates)

C. Manager Report – Meeting Dates and Time Discussion

Mr. Winkeljohn commented that April might be a good time to have the next meeting to start the budget cycle. He also stated normally the meetings are on Fridays, and that there was a request by one of the Board members to begin the meetings earlier, having them start at 9:00 a.m. instead of 10:00 a.m.

Mayor Stoddard commented that he would be able to do Fridays starting in May but not in April.

Mr. Winkeljohn stated that May would be fine also. The consensus of the Board was for May 10th at 9:00 a.m. Mr. Winkeljohn also commented that the Green Corridor PACE website was three quarters completed on the development, and would circulate it

to the Board for individual feedback.

SEVENTH ORDER OF BUSINESS

Financial Reports

- A. Summary of Invoices**
- B. Balance Sheet**

Mr. Winkeljohn presented the financial reports and reiterated from the previous discussion with Mr. Grau that the District isn't reporting what actually is required from a bond debt side to report but, he would figure out a way to get a quarterly or monthly consolidation report of what goes to the auditor to the Board members in advance. Mr. Winkeljohn stated he inadvertently forgot to mention, the current meeting location will be closing in the near future, and informed the Board that the Coral Gables Council Chambers has been offered for use several times for the PACE meetings which he could coordinate for the May meeting, or another Ygrene office location could be considered, however may be too small to accommodate everyone who wished to attend from the public.

Mayor Meerbott offered to have the May meeting at the Town of Cutler Bay. The consensus of the Board was to have the May meeting at the Town of Cutler Bay.

On MOTION by Mayor Meerbott seconded by Councilmember Hochkammer with all in favor, the February 20, 2018 Summary of Invoices were approved.

EIGHTH ORDER OF BUSINESS

Board Member Requests

There being none, the next item followed.

NINTH ORDER OF BUSINESS

Adjournment

Mayor Lerner adjourned the meeting.



Secretary / Assistant Secretary



Chairperson / Vice Chairman