

MINUTES OF MEETING GREEN CORRIDOR PACE DISTRICT

A meeting of the Board of Directors of the Green Corridor PACE District was held on Wednesday, May 10, 2019 at 10:00 a.m., at the Town of Cutler Bay, Council Chambers, 10720 Caribbean Blvd, Cutler Bay, Florida.

Present and constituting a quorum were:

Mayor Tim Meerbott	Cutler Bay - Vice Chairman
Mayor Philip Stoddard	South Miami - Assistant Secretary
Councilmember Hochkammer	Pinecrest - Assistant Secretary
Mayor Karyn Cunningham	Palmetto Bay
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 (by phone)
Ben Taube	Ygrene Energy Fund Florida, LLC
Lourdes Abadin	Estrada Hinojosa
Several other Ygrene reps	

FIRST ORDER OF BUSINESS

Roll Call

Mayor Meerbott called the meeting to order. Mr. Winkeljohn called the roll, and stated they were waiting on one Board member for quorum to conduct business, therefore the meeting began staff reports.

FIFTH ORDER OF BUSINESS

Staff Reports

A. Attorney Report

1) CFPB ANPR

2) Litigation Status Report

Mr. Friedman gave a brief explanation of the CFPB ANPR relating to federal rulemaking and the federal legislation that was previously passed regarding the Consumer Finance Protection Bureau (CFPB) which would affect PACE.

Ms. Crawford stated that Ben Taube from YGreene was in attendance, and is the

primary person working with the CFPB, along with Mike Lemyre. Mr. Taube made some comments and also addressed the Board on this item.

(At this point a short Q&A session took place between the Board and Mr. Taube relating to the CFPB)

Mr. Friedman then gave a short update on the litigation status report relating to foreclosures, and bankruptcies of properties where the District had been named.

Mr. Winkeljohn suggested to have Ms. Crawford present her third-party administrator report and start on item #B2 since it did not require action from the Board.

B. Third-Party Administrator Report

- 1. Consideration of Resolution #2019-06 Amending the District Program Guidelines; Providing for Conflicts; and Providing for an Effective Date**
- 2. General Operations Update**
 - a) Report**
 - b) Customer First Brochure**
 - c) Customer First Email Blast**
- 3. Presentation of USC Final Report on Economics Impacts of PACE**
- 4. Presentation of Green Corridor PACE District Annual Report**
- 5. Legislative Update**

Ms. Crawford went through the third-party administrator report and stated Mr. Mike Lemyre was on the phone for any questions from the Board. Ms. Crawford then gave a brief update starting with item #B2, the general operations report, the customer brochure and the customer email blast.

(At this point a short Q&A session took place between the Board and Ms. Crawford relating to the updates)

(Mr. Winkeljohn stated quorum had been established at this time with the arrival of the additional Board member.)

(At this point Mr. Taube gave an update relating to the USC final report on economics impacts of PACE, a Q&A session took place from the Board during the presentation relating to the updates)

Ms. Crawford made some additional comments on the annual report and legislative updates and concluded her staff report, stating to Mayor Meerbott that he could return to the items on the agenda at this time.

SECOND ORDER OF BUSINESS **Approval of the Minutes of the February 20, 2019 Meeting**

(This item was inadvertently skipped over but approved later in the meeting)

THIRD ORDER OF BUSINESS **Public Comments**

Mayor Meerbott stated there was no public in attendance for any comments, so the public comments portion of the meeting was closed.

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

A) Consideration of Resolution #2019-04 Approving the Proposed Fiscal Year 2020 Budget and Setting the Public Hearing

Mayor Meerbott introduced the next item which was resolution #2019-04.

Mr. Winkeljohn stated he would cover this item, commenting there were a couple of items he needed to talk about. Mr. Winkeljohn went on to explain the structure of approving the budget for the PACE District.

Mayor Stoddard made a few comments on some of his ideas relating to low income communities and a pilot project that may be easier to implement and would be more reliable on home insulation. He suggested doing a \$100,000 project for the first time to see how it works.

(At this point a lengthy Q&A session took place among the Board members and others who attended the meeting relating to Mayor Stoddard's idea of the pilot program)

Mr. Winkeljohn suggested for budgetary purposes when the resolution is approved it should be amended with the direction to add a line for \$100,000 for the insulation pilot program. Mr. Winkeljohn also stated the second half of the budget would be management and contractual issues, and gave a little background on that item, also requesting the Board consider an extra \$25,000 a year to be added as a line item for extra management, accounting and bond fund responsibilities, to be retroactive for last

year's budget as well. The Board was in agreement. Mr. Winkeljohn stated an amendment to the management agreement would be drafted and brought back to the next meeting.

Mr. Friedman stated he would prepare the amendment to the agreement, and bring it back to the Board for approval and ratification at the next meeting. Mr. Winkeljohn stated it would be added to the administrative budget portion under management fees.

Mr. Winkeljohn stated the next step would be to identify a date for the adoption of the budget which would typically be around August or September. He also mentioned that the Coconut Grove location stated in the resolution is no longer available, however the Ygrene facility near the airport, east of Doral, would be an easy place for everyone to get to. Mayor Stoddard stated his schedule would be open for a meeting at the end of August or early September.

On MOTION by Mayor Stoddard seconded by Mayor Cunningham with all in favor, Resolution #2019-04 approving the proposed Fiscal Year 2020 Budget as amending with the two changes indicated and setting the Public Hearing on September 6, 2019 at 9:00 a.m. at the Ygrene facility at 7415 NW 19th Street, Suite "H", Miami, Florida was approved.

B) Consideration of Resolution #2019-05 Supporting Ygrene's Adoption of Consumer Protection Policies for Residential PACE Program

Mr. Winkeljohn stated resolution #2019-05 is the consumer protection policy guideline update and asked Ms. Crawford to give a little bit of background on that.

Ms. Crawford gave a short presentation and overview relating to this item and also stated the resolution was reviewed by legal counsel and all comments and suggestions were accepted and changed to reflect those as indicated.

Mayor Stoddard also suggested a couple of additional changes to the consumer protection policies which Ms. Crawford stated would be incorporated as well.

On MOTION by Mayor Stoddard seconded by Councilmember Hochkammer with all in favor, Resolution #2019-05 supporting Ygrene’s adoption of consumer protection policies for residential PACE program was approved.

FIFTH ORDER OF BUSINESS

Staff Reports (Cont.)

- A. Attorney Report**
 - 1) CFPB ANPR**
 - 2) Litigation Status Report**

(These items were discussed earlier at this meeting)

- B. Third-Party Administrator Report**
 - 1. Consideration of Resolution #2019-06 Amending the District Program Guidelines; Providing for Conflicts; and Providing for an Effective Date**
 - 2. General Operations Update**
 - d) Report**
 - e) Customer First Brochure**
 - f) Customer First Email Blast**
 - 3. Presentation of USC Final Report on Economics Impacts of PACE**
 - 4. Presentation of Green Corridor PACE District Annual Report**
 - 5. Legislative Update**

(The items listed above were discussed earlier at this meeting, however, resolution #2019-06 needed quorum for Board approval)

On MOTION by Councilmember Hockhammer seconded by Mayor Stoddard with all in favor, Resolution #2019-06 amending the District Program Guidelines; providing for conflicts; and providing for an effective date was approved.

- C. Manager Report – Discussion on Future Meeting Location, Dates, and Time**

(This item was discussed earlier at this meeting)

SIXTH ORDER OF BUSINESS

Financial Reports

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

Mayor Meerbott introduced the financial reports for approval.

Mr. Winkeljohn stated he mentioned earlier that the capital fund portion was added to the reports and asked the Board for approval on the financials at this time.

On MOTION by Mayor Stoddard seconded by Councilmember Hochkammer with all in favor, the May 10, 2019 Summary of Invoices were approved.

Councilmember Hochkammer mentioned as a point of order to Mayor Meetbott that the minutes listed on the agenda were never taken up for approval by the Board and asked if she had missed that approval.

Mr. Winkeljohn stated that the minutes had not been approved earlier.

SECOND ORDER OF BUSINESS Approval of the Minutes of the February 20, 2019 Meeting (Cont.)

Mayor Meerbott asked for any additions, corrections or deletions to the February 20, 2019 minutes, there were none.

On MOTION by Mayor Stoddard seconded by Vice Mayor Brady with all in favor, the Minutes of the February 20, 2019 Meeting were approved.

SEVENTH ORDER OF BUSINESS Board Member Requests

There being none, the next item followed.

EIGHTH ORDER OF BUSINESS Adjournment

Mr. Winkeljohn thanked Mayor Meerbott for hosting the meeting, and Mr. Friedman also commented to make sure everyone was aware, going forward all meetings would take place at the new location where the budget hearing was set, at 7415 NW 19th Street, Suite "H", Miami, Florida. The Board agreed with his comment.

Mayor Meerbott asked if there were any other comments, there were none, and the meeting was adjourned.



Secretary / Assistant Secretary



Chairperson / Vice Chairman