

Agenda
Clean Energy Coastal Corridor
Board Meeting
February 20, 2015
9:00 a.m.
Bay Harbor Islands Council Chambers
9665 Bay Harbor Terrace, Bay Harbor Islands, FL 33154

Jordan W. Leonard, Chair
Daniel Dietch, Vice Chair
Roxanna Ross, Board Member
Jorge Gonzalez, Board Member
Executive Director Ronald J. Wasson
Secretary J.C. Jimenez

1. Call to Order
2. Roll call
3. Approval of Minutes for October 16, 2014
4. Public Comments
5. Resolution:

A RESOLUTION OF THE BOARD OF THE CLEAN ENERGY COASTAL CORRIDOR AUTHORIZING THE EXECUTION OF AN INTERLOCAL AGREEMENT WITH THE CITY OF MIAMI GARDENS IN ORDER TO AUTHORIZE THE COASTAL CORRIDOR TO IMPLEMENT AND FINANCE A QUALIFYING IMPROVEMENTS PROGRAM ("PROGRAM") WITHIN MIAMI GARDENS; AND PROVIDING AN FOR EFFECTIVE DATE.

6. Resolution:

A RESOLUTION OF THE BOARD OF THE CLEAN ENERGY COASTAL CORRIDOR AUTHORIZING THE EXECUTION OF AN INTERLOCAL AGREEMENT WITH THE CITY OF MIAMI SPRINGS IN ORDER TO AUTHORIZE THE COASTAL CORRIDOR TO IMPLEMENT AND FINANCE A QUALIFYING IMPROVEMENTS PROGRAM ("PROGRAM") WITHIN MIAMI SPRINGS; AND PROVIDING AN FOR EFFECTIVE DATE.

7. Program Update
8. Motion to Adjourn

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 Town of Bay Harbor Islands Clerk at 305-866-6241 for assistance no later than four days prior to the meeting. If hearing impaired, telephone the Florida Relay Services number at 1-800-955-8771 (Telecommunication Devices for the Deaf (TDD) or 1-800-955-8700 (voice) for assistance.

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.

CLEAN ENERGY COASTAL CORRIDOR
BOARD MEETING
OCTOBER 16, 2014

MINUTES

Meeting was called to order at 9:05 a.m., at Bay Harbor Island Council Chambers, located at 9665 Bay Harbor Terrace, Bay Harbor Islands, Florida 33154.

Pledge of Allegiance.

1. Call to Order

2. Roll Call was taken:

Jordan W. Leonard, Chair and representative Bay Harbor Island was present and presided over the meeting.

Daniel Dietch, Vice Chair and representative of Surfside was absent.

Roxanne Ross, Board member and representative of Biscayne Park was present

Quorum was obtained

3. Approval of the Minutes for October 16, 2014. Motion made to approve the minutes by Board Member Ross. Seconded by Chairman Leonard. Passed 2-0.

4. Public Comments were opened – no public comments

5. A motion of the board of the the Clean Energy Green Coastal Corridor granting permission to Ygrene Energy Fund to file an amicus brief on behalf of the district in the case of the Florida Bankers Association vs. State of Florida, et al.

The motion was moved by Board Member Ross, seconded by Chairman Leonard. Motion passed 2-0.

6. Resolution 2014-12:

A RESOLUTION OF THE BOARD OF THE CLEAN ENERGY COASTAL CORRIDOR AUTHORIZING THE EXECUTION OF AN INTERLOCAL AGREEMENT WITH THE VILLAGE OF EL PORTAL IN ORDER TO AUTHORIZE THE COASTAL CORRIDOR TO IMPLEMENT AND FINANCE A QUALIFYING IMPROVEMENTS PROGRAM ("PROGRAM") WITHIN EL PORTAL; AND PROVIDING AN FOR EFFECTIVE DATE.

The resolution was moved by Board Member Ross, seconded by Chairman Leonard. Item was passed 2-0.

Meeting adjourned at 9:08am.

RESOLUTION NO 2015-01

A RESOLUTION OF THE BOARD OF THE CLEAN ENERGY COASTAL CORRIDOR AUTHORIZING THE EXECUTION OF AN INTERLOCAL AGREEMENT WITH THE CITY OF MIAMI GARDENS IN ORDER TO AUTHORIZE THE COASTAL CORRIDOR TO IMPLEMENT AND FINANCE A QUALIFYING IMPROVEMENTS PROGRAM (“PROGRAM”) IN MIAMI GARDENS; AND PROVIDING AN FOR EFFECTIVE DATE.

WHEREAS, the Clean Energy Coastal Corridor (“Authority”) was established pursuant to Sections 163.01(7) and 163.08 Florida Statutes, which sections authorize the levying of voluntary non ad valorem special assessments to fund qualifying improvements as defined in Section 163.08, Florida Statutes; and

WHEREAS, Section 163.01, Florida Statutes, the “Florida Interlocal Cooperation Act of 1969,” authorizes local government units to enter into interlocal agreements for the mutual benefit of governmental units; and

WHEREAS, Section 11 of the Authority’s Interlocal Agreement provides that making and entering contracts in its own name is one of the enumerated powers of the Authority; and

WHEREAS, the City of Miami Gardens desires to join the Authority to allow the financing of qualifying improvements as defined in Section 163.08, Florida Statutes within the City; and

WHEREAS, the Board finds that the adoption of this Resolution is in the best interest and welfare of the Authority.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF THE CLEAN ENERGY COASTAL CORRIDOR, AS FOLLOWS:

Section 1. Recitals. The above recitals are hereby adopted.

Section 2. Approval. The Board hereby approves, in substantial form, the Interlocal Agreement between the Authority and the City of Miami Gardens, a copy of which is attached hereto as Exhibit "A."

Section 3. Effective Date. This Resolution shall become effective immediately upon adoption.

PASSED and ADOPTED this 20th day of February, 2015.

ATTEST:

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

By: _____
District Secretary

By: _____
District Chairman

**APPROVED AS TO FORM
AND LEGALITY FOR THE
USE OF AND RELIANCE BY
THE COASTAL CORRIDOR
PROPERTY ASSESSMENT
CLEAN ENERGY
DISTRICT ONLY:**

By: _____
District Attorney

**INTERLOCAL AGREEMENT BETWEEN THE
CLEAN ENERGY COASTAL CORRIDOR AND THE CITY OF MIAMI GARDENS**

This Interlocal Agreement (the "Interlocal Agreement") is entered into this 28th day of January, 2015 by and between the Clean Energy Coastal Corridor, a public body corporate and politic (the "Coastal Corridor"), and the City of Miami Gardens, a Florida municipal corporation (Collectively, the "Parties") for the purpose of providing a PACE program within the City of Miami Gardens.

RECITALS

WHEREAS, on September 20, 2013, the Coastal Corridor was created as a separate legal entity pursuant to Section 163.01(7), Florida Statutes, to finance qualifying improvements in accordance with Section 163.08, Florida Statutes; and

WHEREAS, on January 28, 2015, the City of Miami Gardens adopted Resolution No. 2015-16-2213 agreeing to join the Coastal Corridor in order to finance qualifying improvements in the City of Miami Gardens in accordance with Section 163.08, Florida Statutes; and

WHEREAS, the Parties have determined that entering into this Interlocal Agreement is in the best interest and welfare of the property owners within the Coastal Corridor and City of Miami Gardens.

NOW, THEREFORE, in consideration of the terms and conditions, promises and covenants hereinafter set forth, the Parties agree as follows:

1. Recitals Incorporated. The above recitals are true and correct and incorporated herein.
2. Interlocal Agreement. Except as provided herein, The Parties agree that the City of Miami Gardens shall be subject to all terms, covenants, and conditions of the Interlocal Agreement recorded in the Official Records of Miami-Dade County at Official Records Book 28831, Page 1114.
3. Voting Rights. The Parties agree that the City of Miami Gardens shall be a non-voting member of the Coastal Corridor for the term of this Interlocal Agreement. The City of Miami Gardens shall appoint one board member to serve as the non-voting member of the Coastal Corridor.

[Remainder of page intentionally left blank.]

IN WITNESS WHEREOF, the Parties hereto have made and executed this Interlocal Agreement on this 28th day of January, 2015.

ATTEST:

CLEAN ENERGY COASTAL CORRIDOR

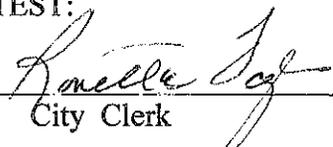
By: _____
District Secretary

By: _____
District Manager

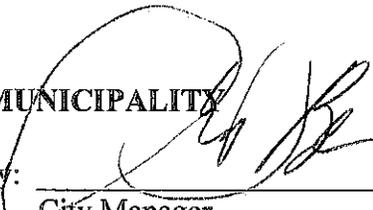
APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:

By: _____
Clean Energy Coastal Corridor
Attorney

ATTEST:

By:  _____
City Clerk

MUNICIPALITY

By:  _____
City Manager

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:

By:  _____
Municipal Attorney

RESOLUTION NO. 2015-16-2213

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MIAMI GARDENS, FLORIDA, AUTHORIZING THE CITY MANAGER AND THE CITY CLERK TO EXECUTE AND ATTEST, RESPECTIVELY THAT CERTAIN INTERLOCAL AGREEMENT FOR MEMBERSHIP IN THE CLEAN ENERGY COASTAL CORRIDOR; PROVIDING FOR INSTRUCTIONS TO THE CITY CLERK; PROVIDING FOR THE ADOPTION OF REPRESENTATIONS; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, in 2010, the Florida Legislature enacted Section 163.08, Florida Statutes, which allows local governments to create Property Assessed Clean Energy (PACE) programs to provide financing for energy conservation and efficiency, renewable energy, wind resistance and other improvement projects consistent with state law, and

WHEREAS, local governments are also authorized to levy non-ad valorem assessments to fund certain energy conservation and efficiency improvements for business and residential property owners, and

WHEREAS, PACE programs assist residents and business owners with reducing their carbon footprint and energy costs, and

WHEREAS, in 2013, the Clean Energy Coastal Corridor was created as a PACE District, to provide municipalities in Miami-Dade County with affordable financing opportunities for qualifying improvements, and

WHEREAS, the City of Miami Gardens desires to Clean Energy Coastal Corridor, and

WHEREAS, it is necessary to execute an Interlocal Agreement for this purpose,

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MIAMI GARDENS, FLORIDA AS FOLLOWS:

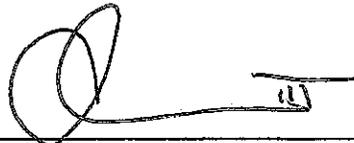
Section 1: ADOPTION OF REPRESENTATIONS: The foregoing Whereas paragraphs are hereby ratified and confirmed as being true, and the same are hereby made a specific part of this Resolution.

Section 2: AUTHORIZATION: The City Council of the City of Miami Gardens hereby authorizes the City Manager and the City Clerk To execute and attest, respectively that certain Interlocal Agreement for membership in the Clean Energy Coastal Corridor.

Section 3: INSTRUCTIONS TO THE CITY CLERK: The City Clerk is hereby authorized to obtain two (2) fully executed copies of the subject Agreement with one to be maintained by the City, and one to be delivered to Clean Energy Coastal Corridor.

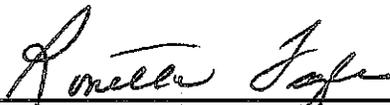
Section 4: EFFECTIVE DATE: This Resolution shall take effect immediately upon its final passage.

PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF MIAMI GARDENS AT ITS REGULAR MEETING HELD ON JANUARY 28, 2015.



OLIVER GILBERT, III, MAYOR

ATTEST:


RONETTA TAYLOR, MMC, CITY CLERK

PREPARED BY: SONJA KNIGHTON DICKENS, ESQ., CITY ATTORNEY

SPONSORED BY: CAMERON BENSON, CITY MANAGER

Moved by: Councilman Ighodaro
Seconded by: Councilwoman Davis

VOTE: 7-0

| | | |
|------------------------------------|---|-------------------------------|
| Mayor Oliver Gilbert, III | <input checked="" type="checkbox"/> (Yes) | <input type="checkbox"/> (No) |
| Vice Mayor Felicia Robinson | <input checked="" type="checkbox"/> (Yes) | <input type="checkbox"/> (No) |
| Councilwoman Lillie Q. Odom | <input checked="" type="checkbox"/> (Yes) | <input type="checkbox"/> (No) |
| Councilman David Williams Jr | <input checked="" type="checkbox"/> (Yes) | <input type="checkbox"/> (No) |
| Councilwoman Lisa C. Davis | <input checked="" type="checkbox"/> (Yes) | <input type="checkbox"/> (No) |
| Councilman Rodney Harris | <input checked="" type="checkbox"/> (Yes) | <input type="checkbox"/> (No) |
| Councilman Erhabor Ighodaro, Ph.D. | <input checked="" type="checkbox"/> (Yes) | <input type="checkbox"/> (No) |

RESOLUTION NO 2015-02

A RESOLUTION OF THE BOARD OF THE CLEAN ENERGY COASTAL CORRIDOR AUTHORIZING THE EXECUTION OF AN INTERLOCAL AGREEMENT WITH THE CITY OF MIAMI SPRINGS IN ORDER TO AUTHORIZE THE COASTAL CORRIDOR TO IMPLEMENT AND FINANCE A QUALIFYING IMPROVEMENTS PROGRAM (“PROGRAM”) IN MIAMI SPRINGS; AND PROVIDING AN FOR EFFECTIVE DATE.

WHEREAS, the Clean Energy Coastal Corridor (“Authority”) was established pursuant to Sections 163.01(7) and 163.08 Florida Statutes, which sections authorize the levying of voluntary non ad valorem special assessments to fund qualifying improvements as defined in Section 163.08, Florida Statutes; and

WHEREAS, Section 163.01, Florida Statutes, the “Florida Interlocal Cooperation Act of 1969,” authorizes local government units to enter into interlocal agreements for the mutual benefit of governmental units; and

WHEREAS, Section 11 of the Authority’s Interlocal Agreement provides that making and entering contracts in its own name is one of the enumerated powers of the Authority; and

WHEREAS, the City of Miami Springs desires to join the Authority to allow the financing of qualifying improvements as defined in Section 163.08, Florida Statutes within the City; and

WHEREAS, the Board finds that the adoption of this Resolution is in the best interest and welfare of the Authority.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF THE CLEAN ENERGY COASTAL CORRIDOR, AS FOLLOWS:

Section 1. Recitals. The above recitals are hereby adopted.

Section 2. Approval. The Board hereby approves, in substantial form, the Interlocal Agreement between the Authority and the City of Miami Springs, a copy of which is attached hereto as Exhibit "A."

Section 3. Effective Date. This Resolution shall become effective immediately upon adoption.

PASSED and ADOPTED this 20th day of February, 2015.

ATTEST:

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

By: _____
District Secretary

By: _____
District Chairman

**APPROVED AS TO FORM
AND LEGALITY FOR THE
USE OF AND RELIANCE BY
THE COASTAL CORRIDOR
PROPERTY ASSESSMENT
CLEAN ENERGY
DISTRICT ONLY:**

By: _____
District Attorney

RESOLUTION NO. 2014 - 3635

A RESOLUTION OF THE COUNCIL OF THE CITY OF MIAMI SPRINGS, FLORIDA, CREATING A PROPERTY ASSESSED CLEAN ENERGY PROGRAM AND JOINING THE CLEAN ENERGY COASTAL CORRIDOR PACE DISTRICT IN ACCORDANCE WITH SECTION 163.08, FLORIDA STATUTES; PROVIDING FOR CITY FINANCIAL INVOLVEMENT IN PROGRAM; ADOPTING AN INTERLOCAL AGREEMENT PURSUANT TO SECTION 163.01, FLORIDA STATUTES RELATING TO THE CORRIDOR; PROVIDING FOR AUTHORIZATION; AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, in 2010, the Florida Legislature adopted HB 7179 (Section 163.08, F.S.)(the "Bill"), which allows local governments to create Property Assessed Clean Energy (PACE) programs in order to provide the upfront financing for energy conservation and efficiency (i.e. energy-efficient heating, cooling, or ventilation systems), renewable energy (i.e. solar panels), wind resistance (i.e. impact resistant windows) and other improvements that are not inconsistent with state law (the "Qualifying Improvements"); and

WHEREAS, PACE programs not only assist residents and business owners in reducing their carbon footprint and energy costs, but also stimulate the local economy by the creation of needed construction jobs; and

WHEREAS, the Bill authorizes local governments that create PACE programs to enter into a partnership in order to provide more affordable financing for the installation of the Qualifying Improvements; and

WHEREAS, given the wide spread energy and economic benefits of PACE programs, the Council desires to join the Clean Energy Coastal Corridor in order to provide the upfront financing to property owners for Qualifying Improvements for the purpose of financing such improvements; and

WHEREAS, the Council finds that this Resolution is in the best interest and welfare of the residents of the City of Miami Springs.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF MIAMI SPRINGS, FLORIDA, AS FOLLOWS:

Section 1. Recitals. That the above recitals are true and correct and are incorporated herein by this reference.

Section 2. Creation of PACE Program. That the Council hereby creates a PACE Program pursuant to Section 163.08, Florida, for the purpose of providing upfront financing to property owners for Qualifying Improvements.

Section 3. City Financial Involvement In Program. That notwithstanding the provisions contained in Florida Statutes Section 163.08, the terms and conditions of the proposed Interlocal Agreement attached hereto, and the recitals previously set forth herein, the City Council has determined, that the despite the City's participation in this program, the City will not offer, nor provide, any financing or other financial support to any qualified program participant or the Clean Energy Coastal Corridor PACE District administering this program.

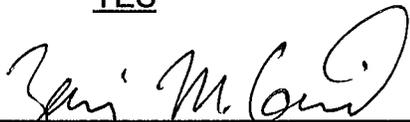
Section 4. Adoption of Interlocal Agreement. That the Council hereby approves an Interlocal agreement pursuant to Section 163.01, Florida Statutes between the municipalities of the Clean Energy Coastal Corridor PACE District in substantially the form attached hereto as Exhibit "A," (the "Interlocal Agreement").

Section 5. Authorization. That the City Manager or designee is hereby authorized to execute the Interlocal Agreement.

Section 6. Effective Date. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED by the City Council of the City of Miami Springs, Florida, this 27th day of October, 2014, on a motion by Councilman Windrem and seconded by Councilman Lob.

| | |
|-----------------------|------------|
| Vice Mayor Petralanda | <u>YES</u> |
| Councilman Windrem | <u>YES</u> |
| Councilman Bain | <u>YES</u> |
| Councilman Lob | <u>YES</u> |
| Mayor Garcia | <u>YES</u> |



Xavier M. Garcia, Mayor

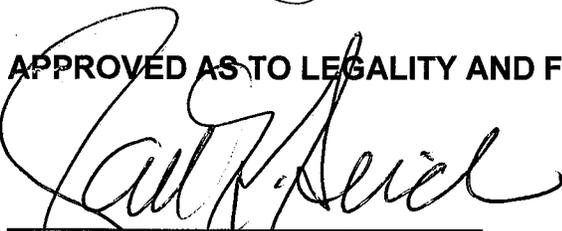
ATTEST:



Erika Gonzalez-Santamaria, CMC, City Clerk



APPROVED AS TO LEGALITY AND FORM:



Jan K. Seiden, City Attorney

PROGRAM IS STARTING TO GROW QUICKLY

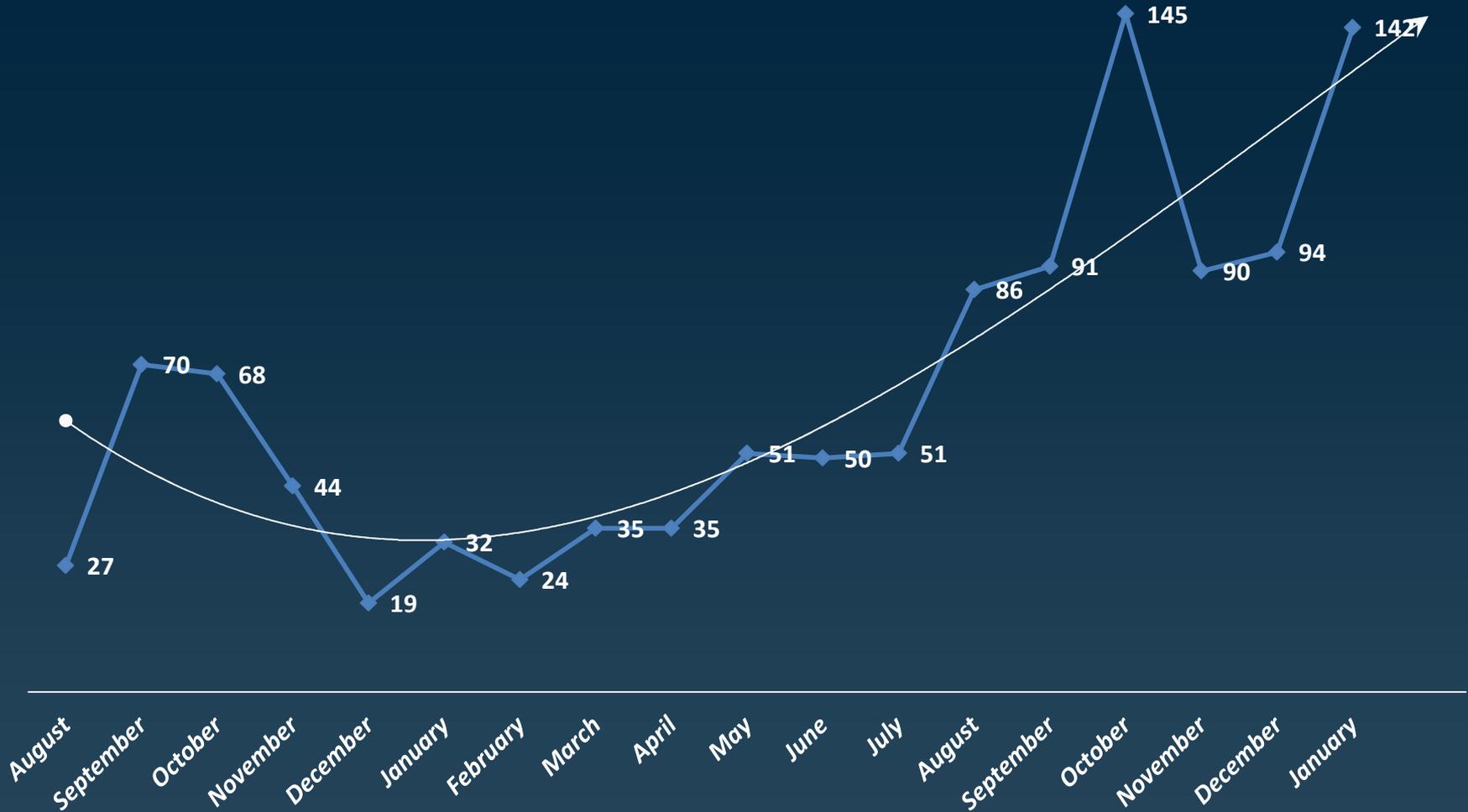


- GREEN CORRIDOR
 - Key Biscayne
 - Miami Lakes
- COASTAL CORRIDOR
 - El Portal
 - Miami Springs
 - Miami Gardens
- VOTING SOON (Hopefully)
 - North Miami Beach
 - North Miami
 - Homestead?
 - Unincorporated Miami-Dade?

GROWING APPLICATIONS



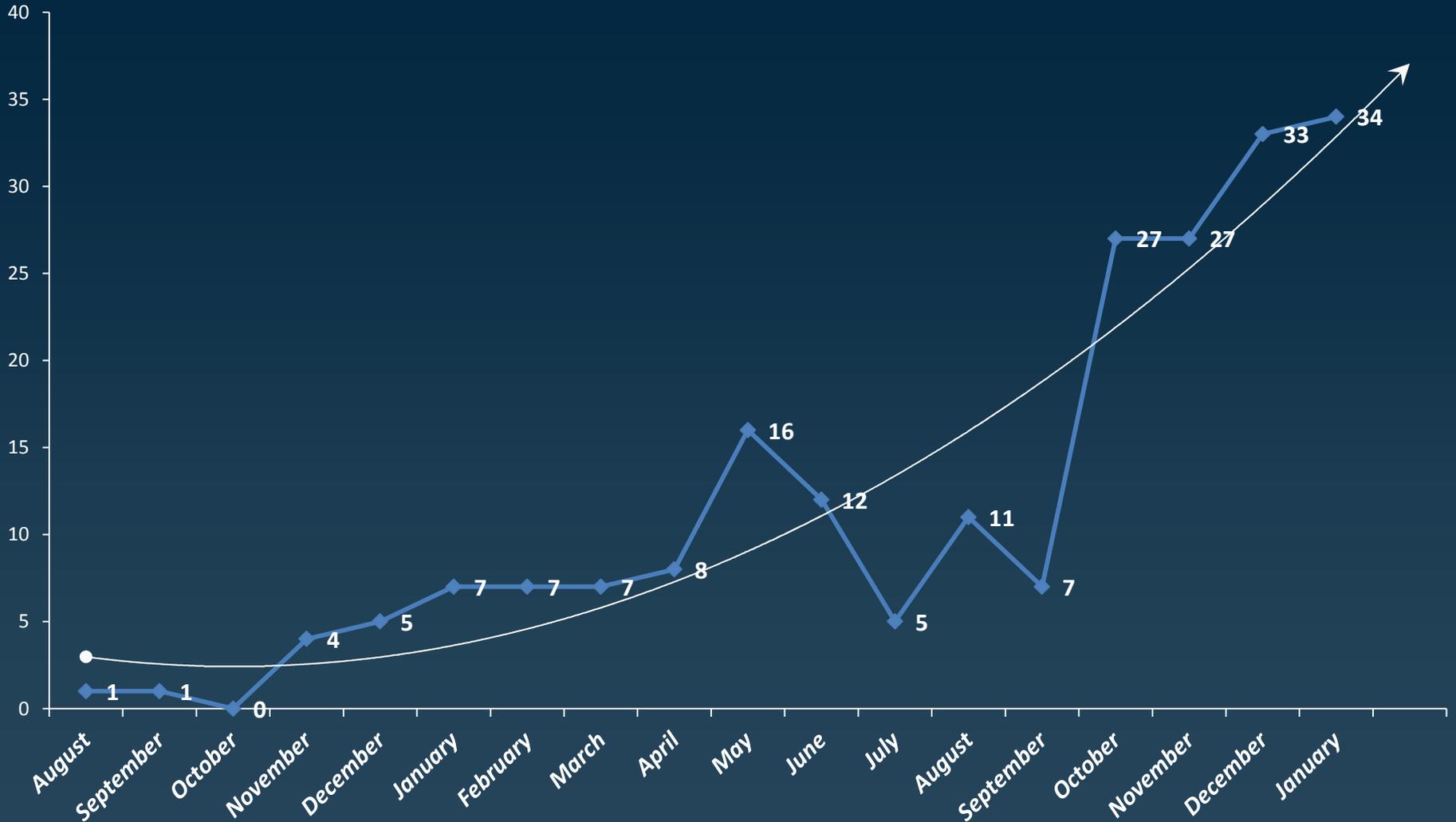
Total Applications to Date = 1154



GROWING FUNDINGS



Total Fundings to Date = 219 for \$8,277,500



PROJECTS IN CONSTRUCTION

| Municipality | Est. Value | Projects |
|--------------------|---------------------|------------|
| BAY HARBOR ISLANDS | \$79,649 | 4 |
| BISCAYNE PARK | \$277,098 | 15 |
| CORAL GABLES | \$1,287,030 | 56 |
| CUTLER BAY | \$1,471,680 | 79 |
| EL PORTAL | \$344,186 | 17 |
| KEY BISCAYNE | \$46,101 | 2 |
| MIAMI | \$1,932,716 | 93 |
| MIAMI GARDENS | \$2,540,000 | 4 |
| MIAMI LAKES | \$129,450 | 7 |
| MIAMI SHORES | \$884,133 | 41 |
| MIAMI SPRINGS | \$330,137 | 16 |
| NORTH BAY VILLAGE | \$60,000 | 3 |
| PALMETTO BAY | \$2,007,112 | 85 |
| PINECREST | \$1,235,672 | 40 |
| SOUTH MIAMI | \$126,226 | 7 |
| SURFSIDE | \$173,778 | 9 |
| Grand Total | \$12,924,968 | 478 |

COMPLETED PROJECTS BY MUNICIPALITY



FINANCED PROJECTS

| Municipality | Amt. Financed | Projects |
|---------------------|----------------------|-----------------|
| BISCAYNE PARK | \$45,423 | 2 |
| CORAL GABLES | \$314,701 | 11 |
| CUTLER BAY | \$1,344,982 | 62 |
| EL PORTAL | \$23,303 | 1 |
| MIAMI | \$724,333 | 28 |
| MIAMI SHORES | \$909,300 | 25 |
| MIAMI SPRINGS | \$15,661 | 1 |
| PALMETTO BAY | \$3,364,167 | 55 |
| PINECREST | \$1,321,527 | 26 |
| SOUTH MIAMI | \$214,015 | 8 |
| Grand Total | \$8,277,412 | 219 |

- 93% of projects are residential
- 27% of dollar value is commercial
- Avg. residential project size is \$29.5k
- Avg. commercial project size is \$150k
- Estimated \$20.5 million in economic stimulus to local economy (multiplier effect)
- Estimated 123 jobs created