

Agenda
Clean Energy Coastal Corridor
Board Meeting
August 7, 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 February 20, 2015
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 NORTH MIAMI IN ORDER TO AUTHORIZE THE COASTAL CORRIDOR TO IMPLEMENT AND FINANCE A QUALIFYING IMPROVEMENTS PROGRAM ("PROGRAM") WITHIN NORTH MIAMI; 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 NORTH MIAMI BEACH IN ORDER TO AUTHORIZE THE COASTAL CORRIDOR TO IMPLEMENT AND FINANCE A QUALIFYING IMPROVEMENTS PROGRAM ("PROGRAM") WITHIN NORTH MIAMI BEACH; AND PROVIDING AN FOR EFFECTIVE DATE.

7. Resolution:

A RESOLUTION OF THE BOARD OF THE CLEAN ENERGY COASTAL CORRIDOR AUTHORIZING THE EXTENSION OF THE PERIOD OF MEMBERSHIP IN THE GREEN CORRIDOR PROPERTY ASSESSMENT CLEAN ENERGY (PACE) DISTRICT; PROVIDING FOR AUTHORIZATION; AND PROVIDING FOR EFFECTIVE DATE

8. Discussion

Replacing the district staff with a professional governmental services company in order to alleviate workload from Bay Harbor Island's staff

9. Program Update
10. 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
FEBRUARY 20, 2015

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 Dietsch, Vice-Chair and representative of Surfside was present.

Jorge Gonzalez, member and representative of North Bay Village was present.

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 Gonzalez. Seconded by Board Member Ross. Passed 4-0.

4. Public Comments were opened – no public comments

5. Resolution 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.

The resolution was moved by Vice-Chairman Dietsch, seconded by Board Member Ross. Item was passed 4-0.

6. Resolution 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.

The resolution was moved by Board Member Gonzalez, seconded by Board Member Ross. Item was passed 4-0.

7. Joe Spector gave an update on the program on behalf of the program administrator. Program has begun to grow significantly at this point. Receiving around 100-150 applications per month. Discussion came up concerning the announcement of workshops to all member municipalities when they arise. Vice Chairman Dietch requested that at the next update he would like to see a summary of the type of projects being done in the program which was agreed to by the administrator. Further discussion ensued related to marketing concepts and mutual marketing between the administrator and the municipalities. The status of the pending court cases was discussed. Cases have been heard by the Courts but no ruling has of yet been issued.

Meeting adjourned at 9:20am.

RESOLUTION NO 2015-03

A RESOLUTION OF THE BOARD OF THE CLEAN ENERGY COASTAL CORRIDOR AUTHORIZING THE EXECUTION OF AN INTERLOCAL AGREEMENT WITH THE CITY OF NORTH MIAMI IN ORDER TO AUTHORIZE THE COASTAL CORRIDOR TO IMPLEMENT AND FINANCE A QUALIFYING IMPROVEMENTS PROGRAM (“PROGRAM”) IN NORTH MIAMI; 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 North Miami 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 North Miami, 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 30th day of July, 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. 2015-R-28

A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF NORTH MIAMI, FLORIDA, CREATING A PROPERTY ASSESSED CLEAN ENERGY PROGRAM (PACE) AND JOINING THE CLEAN ENERGY COASTAL CORRIDOR PROGRAM IN ACCORDANCE WITH SECTION 163.08, FLORIDA STATUTES; ADOPTING AN INTERLOCAL AGREEMENT PURSUANT TO SECTION 163.01, FLORIDA STATUTES RELATING TO THE CORRIDOR; PROVIDING FOR AUTHORIZATION, AN EFFECTIVE DATE AND FOR ALL OTHER PURPOSES.

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 with the Clean Energy Coastal Corridor in order to provide more affordable financing for the installation of the Qualifying Improvements; and

WHEREAS, given the widespread energy and economic benefits of PACE programs, the Mayor and City Council of the City of North Miami are desirous of joining the Clean Energy Coastal Corridor in order to provide the upfront financing to property owners for Qualifying Improvements and entering into an interlocal agreement (“Interlocal Agreement”) for the purpose of financing such improvements; and

WHEREAS, Objective 1.10 of the city of North Miami Comprehensive Plan requires that the City encourage sustainable development throughout the City and implement green building requirements for development and redevelopment projects to reduce energy usage, landfill waste and emissions, create a healthy indoor environment, conserve building materials and resources,

and promote water efficiency; and

WHEREAS, the Mayor and City Council of the City of North Miami find that this Resolution is in the best interest and welfare of the residents of North Miami.

NOW THEREFORE, BE IT DULY RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF NORTH MIAMI, FLORIDA:

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

Section 2. Creation of PACE Program. The Mayor and City Council of the City of North Miami, Florida, hereby create a PACE Program pursuant to Section 163.08, Florida, for the purpose of providing upfront financing to property owners for Qualifying Improvements.

Section 3. Adoption of Interlocal Agreement. The Mayor and City Council of the City of North Miami, Florida, hereby approve the Interlocal Agreement pursuant to Section 163.01, Florida Statutes between the City of North Miami and the Clean Energy Coastal Corridor District, in substantially the attached form.

Section 4. Authorization of City Manager. The City Manager or designee is hereby authorized to execute the Interlocal Agreement.

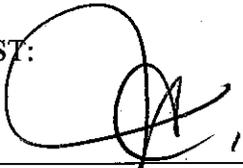
Section 5. Effective Date. This Resolution shall become effective immediately upon adoption.

PASSED AND ADOPTED by a ___ 4-0 ___ vote of the Mayor and City Council of the City of North Miami, Florida, this ___ 10th ___ day of March, 2015.



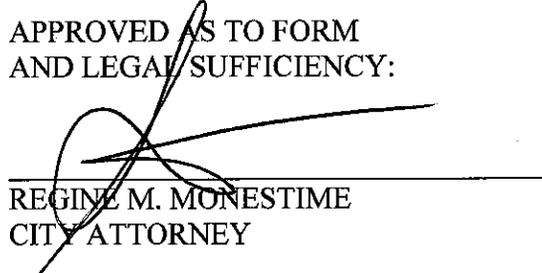
DR. SMITH JOSEPH
MAYOR

ATTEST:



MICHAEL A. ETIENNE, ESQ.
CITY CLERK

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:


REGINE M. MONESTIME
CITY ATTORNEY

SPONSORED BY: COUNCILMAN SCOTT GALVIN

Moved by: Galvin

Seconded by: Bien-Aime

Vote:

Mayor Smith Joseph, D.O., Pharm.D.

Vice Mayor Carol Keys, Esq.

Councilman Scott Galvin

Councilman Philippe Bien-Aime

Councilwoman Marie Erlande Steril, MSW

(Yes) (No)

(Yes) (No)

(Yes) (No)

(Yes) (No)

(Yes) (No) **Absent**

RESOLUTION NO 2015-04

A RESOLUTION OF THE BOARD OF THE CLEAN ENERGY COASTAL CORRIDOR AUTHORIZING THE EXECUTION OF AN INTERLOCAL AGREEMENT WITH THE CITY OF NORTH MIAMI BEACH IN ORDER TO AUTHORIZE THE COASTAL CORRIDOR TO IMPLEMENT AND FINANCE A QUALIFYING IMPROVEMENTS PROGRAM (“PROGRAM”) IN NORTH MIAMI BEACH; 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 North Miami Beach 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 North Miami Beach, 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 30th day of July, 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. R2015-42

A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF NORTH MIAMI BEACH, FLORIDA, CREATING A PROPERTY ASSESSED CLEAN ENERGY PROGRAM AND JOINING THE CLEAN ENERGY COASTAL CORRIDOR PROGRAM IN ACCORDANCE WITH SECTION 163.08, FLORIDA STATUTES; ADOPTING AN INTERLOCAL AGREEMENT PURSUANT TO SECTION 163.01, FLORIDA STATUTES RELATING TO THE CORRIDOR; AND AUTHORIZING THE CITY MANAGER TO EXECUTE THE AGREEMENT.

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 City Council desires to join the Clean Energy Coastal Corridor in order to provide the upfront financing to property owners for Qualifying Improvements and to enter into an interlocal agreement with the District for the purpose of financing such improvements; and

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

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

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

Section 2. Creation of PACE Program. The City 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. Adoption of Interlocal Agreement. The City Council hereby approves an interlocal agreement pursuant to Section 163.01, Florida Statutes between North Miami Beach and the Clean Energy Coastal Corridor District in substantially the form attached hereto as Exhibit “A,” relating to the Clean Energy Coastal Corridor (the “Interlocal Agreement”).

Section 4. Authorization. The City Manager or designee is hereby authorized to execute the Interlocal Agreement.

Section 5. Effective Date. This Resolution shall take effect immediately upon adoption.

APPROVED AND ADOPTED by the City of North Miami Beach City Council at the regular meeting assembled this **2nd** day of June, 2015.

ATTEST:

PAMELA L. LATIMORE
CITY CLERK

(CITY SEAL)

GEORGE VALLEJO
MAYOR

APPROVED AS TO FORM, LANGUAGE
AND FOR EXECUTION

JOSÉ SMITH
CITY ATTORNEY

Sponsored by: Mayor and Council

**INTERLOCAL AGREEMENT
BETWEEN THE CLEAN ENERGY COASTAL CORRIDOR
AND NORTH MIAMI BEACH, FLORIDA**

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

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 6/2, 2015, the City adopted Resolution R2015-42 agreeing to join the Coastal Corridor in order to finance qualifying improvements in the City 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 the City.

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 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 shall be a nonvoting member of the Coastal Corridor for the term of this Interlocal Agreement. The City shall appoint one board member to serve as the nonvoting 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 ____ day of _____, 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:


Pamela L. Latimore, City Clerk

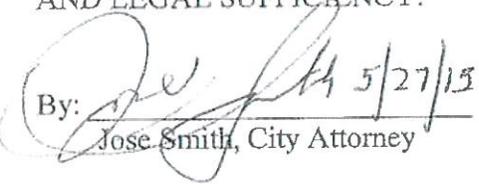
NORTH MIAMI BEACH

By:


Ana M. Garcia, City Manager

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:

By:


Jose Smith, City Attorney

RESOLUTION No 2015-05

A RESOLUTION OF THE BOARD OF THE CLEAN ENERGY COASTAL CORRIDOR AGREEING TO EXTEND THE PERIOD OF MEMBERSHIP IN THE GREEN CORRIDOR PROPERTY ASSESSMENT CLEAN ENERGY (PACE) DISTRICT; PROVIDING FOR AUTHORIZATION; AND PROVIDING FOR EFFECTIVE DATE

WHEREAS, on September 20, 2013, the Clean Energy Coastal Corridor (“Authority”) was created in order to finance qualifying improvements as provided in Section 163.08, Florida Statutes; and

WHEREAS, section 11(i) of the Interlocal Agreement creating the Authority provides that the Authority may: “cooperate with or contract with other governmental agencies as may be necessary, convenient, incidental, or proper in connection with any of the powers, duties, or purposes authorized by Section 163.08, Florida Statutes, and to accept funding from local and state agencies;” and

WHEREAS, on August 6, 2012, the Green Corridor Property Assessment Clean Energy (PACE) District (the “Green Corridor”) was created to finance similar qualifying improvements to that of the Authority as provided in Section 163.08, Florida Statutes; and

WHEREAS, the Authority voted to join the Green Corridor on July 22, 2015 via Resolution 2014-10 as a non-voting member for the purpose of financing qualifying improvements as provided by Section 163.08, Florida Statutes for a period not to exceed one (1) year in order to expedite the financing of such improvements for property owners within the Authority; and

WHEREAS, the Board desires to extend their membership in the Green Corridor as a non-voting member for a period not to exceed two (2) years in order to expedite the

financing of qualifying improvements as provided by Section 163.08, Florida Statutes for property owners within the Authority;

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. **Extension of Membership With the Green Corridor.** The Board hereby agrees to extend their membership in the Green Corridor as a nonvoting member to finance qualifying improvements as provided in Section 163.08, Florida Statutes for a period not to exceed two (2) years.

Section 3. **Authorization.** The Board hereby authorizes the Board Attorney and Manager to take any and all steps necessary to effectuate the intent and purpose of this Resolution, including the execution of an amended Interlocal Agreement with the Green Corridor.

Section 4. **Effective Date.** This Resolution shall become effective immediately upon adoption.

PASSED and ADOPTED this ____ day of ____, 2015.

ATTEST:

**CLEAN ENERGY COASTAL
CORRIDOR**

By: _____
Board Secretary

By: _____
Chairman

APPROVED AS TO FORM

**AND LEGALITY FOR THE
USE OF AND RELIANCE BY
THE CLEAN ENERGY COASTAL
CORRIDOR
ONLY:**

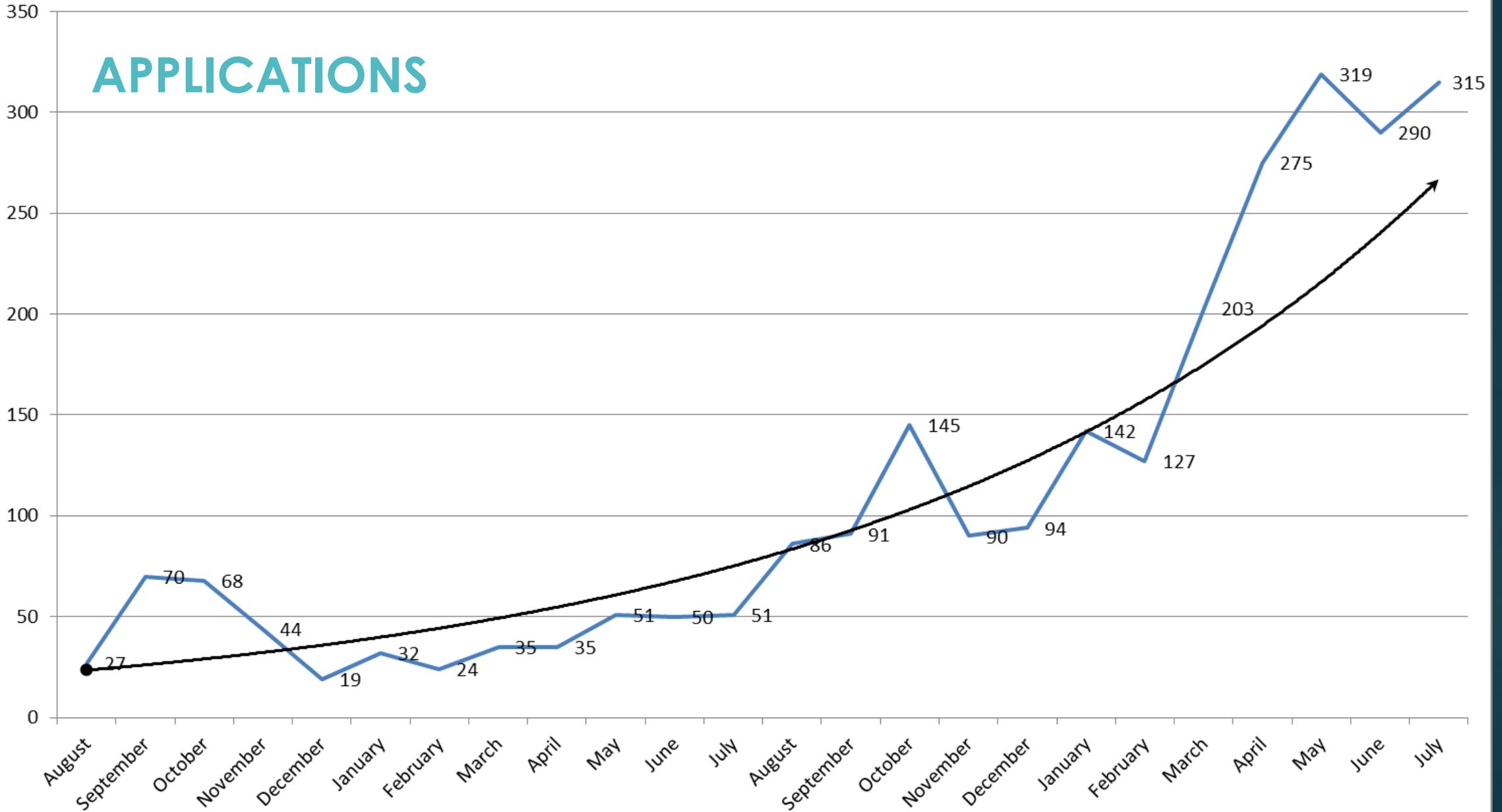
By: _____
Board Attorney



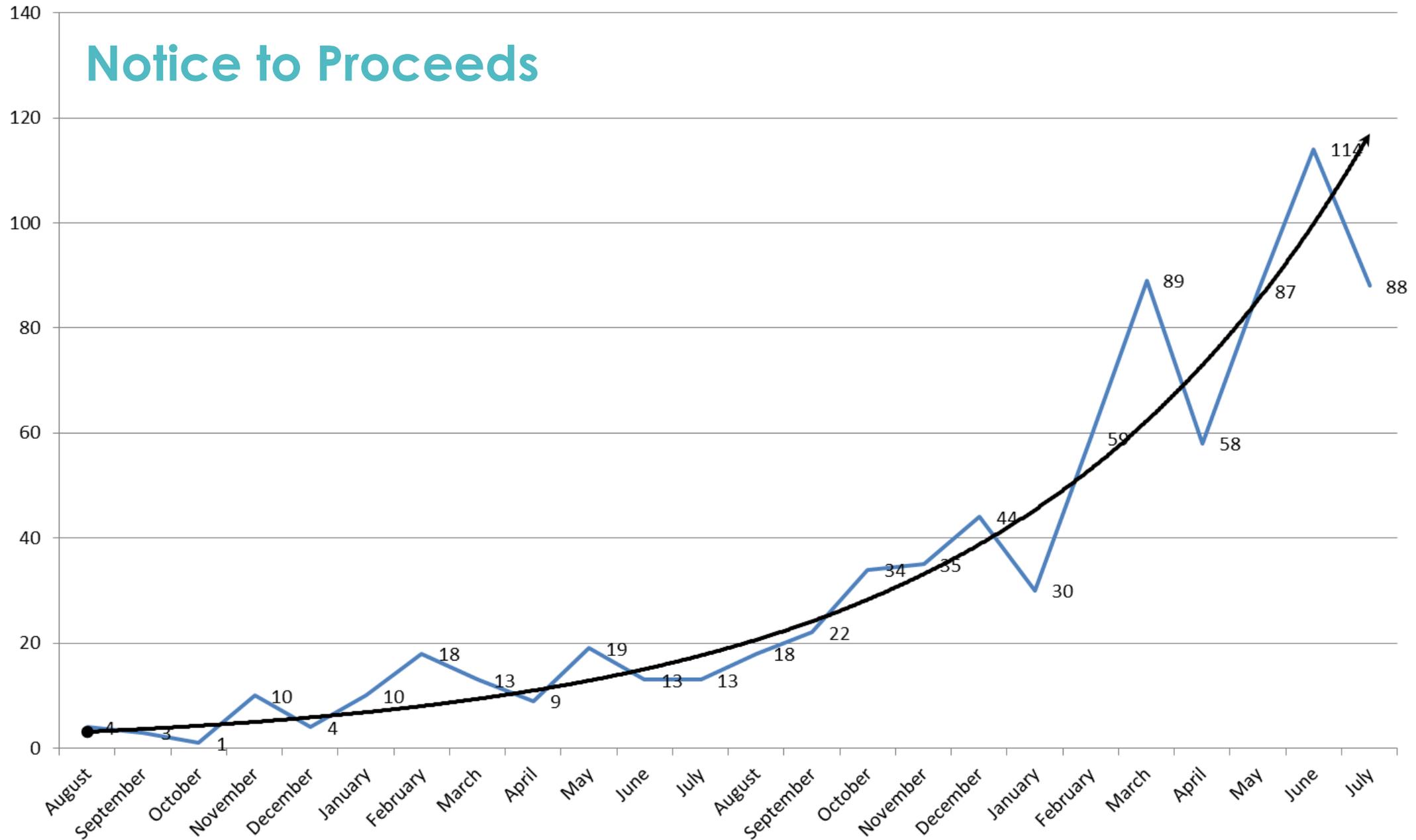
Program Update

JULY 30, 2015

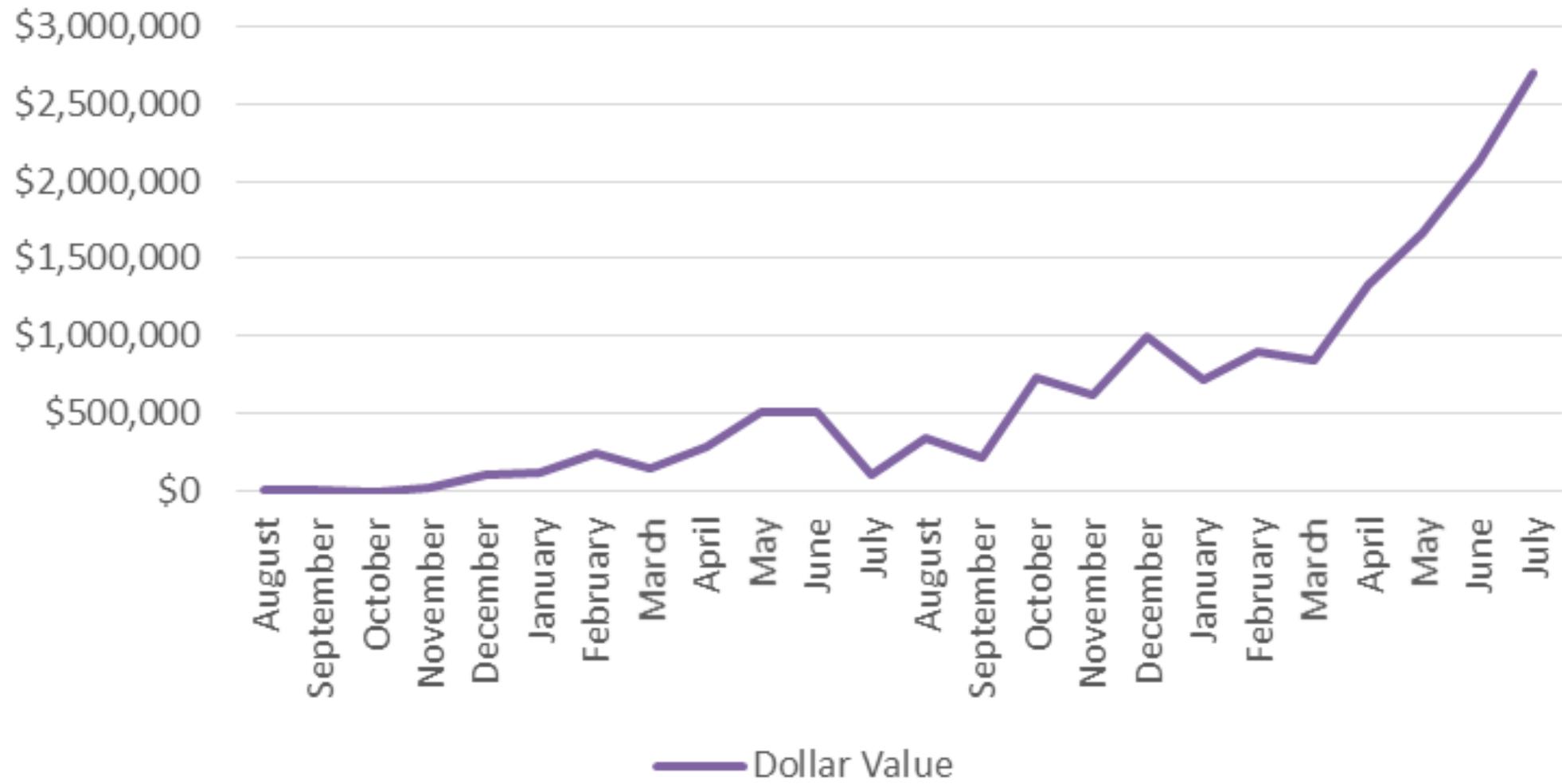
APPLICATIONS



Notice to Proceeds



Total Fundings by Month



City ▾

Count of Address

BREAK DOWN - TOTAL DISTRICT

