

## **MINUTES OF MEETING GREEN CORRIDOR PACE DISTRICT**

A meeting of the Board of Directors of the Green Corridor PACE District was held on Thursday, April 29, 2024, at 10:00 a.m., at 6130 Sunset Drive, South Miami, Florida.

Present and constituting a quorum were:

Mayor Philip Stoddard	Chairperson at Large
Councilmember Steve Cody	Palmetto Bay
Councilmember Ken Fairman	Pine Crest
Commissioner Steve Calle	South Miami
Councilmember Alice Burch	Miami Shores
Vice Mayor Rhonda Anderson	Coral Gables

Also present were:

Paul Winkeljohn	Executive Director/District Manager
Chad Friedman, Esq.	District Counsel
Jeff DeCarlo	Bond Counsel
Supriya Sachar	Ygrene Energy Fund
Mark Scheffel	Ygrene Energy Fund
Rafael Perez	Ygrene Energy Fund
Several Ygrene Representatives	

### **FIRST ORDER OF BUSINESS**

### **Roll Call**

Mayor Stoddard called the meeting to order. Mr. Winkeljohn called the roll and stated there was a quorum.

### **SECOND ORDER OF BUSINESS**

### **Approval of the Minutes of the November 17, 2023 Meeting**

Mayor Stoddard asked for the approval of the minutes of the November 17, 2023 meeting or if there were any additions, corrections, or deletions to the minutes.

On MOTION by Mayor Stoddard seconded by Councilmember Cody with all in favor, the Minutes of the November 17, 2023 Meeting were approved.

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**THIRD ORDER OF BUSINESS**

**Public Comments**

Mayor Stoddard asked for any public comments at this time. There were no members of the public in attendance or on ZOOM so Mayor Stoddard closed the public comments at this time.

**FOURTH ORDER OF BUSINESS**

**Discussion and Action Items**

Mayor Stoddard moved on to item No. 4, discussion and action items, and stated there were recent changes in the PACE laws for the state which Ygrene would be addressing. He also stated the city attorney would address this issue as well, and then he would have some additional fallout comments that he wished to talk about. The other item for discussion would be that Green Corridor PACE District needs some type of website presence for consumer concerns relating to the District and how to reach someone.

Mr. Winkeljohn stated there is a website currently in place per state compliance requirements and it contains all the information that Districts are required to keep, the minutes, the agenda, the financials, etc. He also stated there are now new requirements needed with additional information for the website and GMS would be partnering with Ygrene to bring that information forward and up to date to load onto the website.

Mayor Stoddard then asked the District Counsel, Chad Friedman, to proceed with his comments.

Mr. Freidman gave a brief update from the last meeting, and also made a few additional comments relating to this item. He stated they had made it through the Miami-Dade County issues relating to the attempt to terminate the program that has now subsided, and the Green Corridor PACE District is still part of Miami-Dade County and the terms and conditions previously agreed to by the Board are being implemented by Ygrene and Mr. Winkeljohn. Mr. Freidman also made some additional comments relating to the two Tax Collectors (Seminole County and Hernando County) who were previously not putting assessments on their tax bills because of another provider. Mr. Freidman stated that Seminole County was settled rather quickly but they needed to file a lawsuit to force Hernando County to put the assessments on the tax bill stating that both of those issues had now been resolved. Mr. Friedman also made a few additional comments relating to matters of general litigation and on some of the new upcoming laws.

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Mayor Stoddard then made some additional comments relating to governing documents on quorum procedures, as well as on Mr. Friedman's updates for consumer protections.

*(At this point there was a discussion among the Board members, Mayor Stoddard, and staff relating to these items) (Mr. Scheffel from Ygrene also made a few comments relating to the new upcoming laws)*

**FIFTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney Report**

Mayor Stoddard moved on to staff reports and asked Mr. Friedman for his report.

Mr. Friedman stated he had nothing else to report.

**B. Third-Party Administrator Report**

Mayor Stoddard moved on to a third-party administrator report and asked Mr. Scheffel for his report.

Mr. Mark Scheffel made a few brief comments relating to the new upcoming laws and also gave an update on his report at this time.

**C. Manager Report – GMS – SF Catalyst List with Yoky Insulation, Inc.**

Mayor Stoddard moved on to the next item and asked Mr. Winkeljohn for his report.

Mr. Winkeljohn stated that Yoky Insulation had a revision request which would be a no-cost net, that certain monies were allocated in the wrong positions. Mr. Winkeljohn stated he wished to authorize that if there was no objection from the Board. *(The Board had no objection to Mr. Winkeljohn's suggestion)*

Mr. Winkeljohn also made an additional comment relating to Coastal Corridor, stating they had requested that the chairman from the now dissolved Biscayne Park District become a member of the Green Corridor Board. Mr. Winkeljohn suggested that the request could be incorporated into the revised PACE documents if there was no objection from the Board. *(The Board had no objection to Mr. Winkeljohn's suggestion)*

*(At this point there was a discussion between the Board members, Mayor Stoddard, Mr. Winkeljohn, Mr. Scheffel, and staff relating to the catalyst list with Yoky Insulation)*

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**SIXTH ORDER OF BUSINESS**

**Financial Reports**

- A. Summary of Invoices
- B. Balance Sheet

Mayor Stoddard moved on to the financial reports and asked if there were any questions or comments from the Board.

*(At this point there was a brief discussion relating to budgetary items and the financials)*

Mayor Stoddard then asked for any further questions or comments, and upon hearing none, asked for a motion to approve the financials.

On MOTION by Mayor Stoddard seconded by Vice Mayor Anderson with all in favor, the financial reports were approved.

**SEVENTH ORDER OF BUSINESS**

**Board Members Requests**

Mayor Stoddard moved on to Board Member requests and asked the Board if there were any requests at this time.

Mayor Stoddard then asked for any further requests from the Board members, hearing none, he stated he wanted to remind the Board members of his previous request.

Councilmember Calle commented on the previously requested workshops that were to be held as a roundtable discussion that never really developed and stated he would still like to pursue that request.

*(At this point there was a discussion between the Board members and Mayor Stoddard relating to this item) (The Board agreed with Councilmember Calle's request to hold a roundtable workshop at a future date)*

**EIGHTH ORDER OF BUSINESS**

**Adjournment**

Mayor Stoddard asked the Board if there were any other discussion items, there were none. Mayor Stoddard then asked for a motion to adjourn the meeting.

On MOTION by Mayor Stoddard seconded by Vice Mayor Anderson with all in favor, the Meeting was adjourned.

DocuSigned by:  
  
 7E7435F03E08419  
 Secretary / Assistant Secretary

Signed by:  
  
 DTACA241EATF4C7  
 Chairperson / Vice Chairman