

**FLORIDA GREEN
FINANCE AUTHORITY**

**REGULAR BOARD MEETING
& PUBLIC HEARING
DECEMBER 7, 2017
2:00 P.M.**

AGENDA
FLORIDA GREEN FINANCE AUTHORITY
Town of Mangonia Park Municipal Center
1755 East Tiffany Drive
Mangonia Park, FL 33407
REGULAR BOARD MEETING & PUBLIC HEARING
December 7, 2017
2:00 p.m.

- A. Call to Order
- B. Proof of Publication.....Page 1
- C. Establish Quorum
- D. Additions or Deletions to Agenda
- E. Comments from the Public for Items Not on the Agenda
- F. Approval of Minutes
 - 1. September 21, 2017 Regular Board Meeting & Public Hearing Minutes.....Page 2
- G. Public Hearing
 - 1. Proof of Publication.....Page 6
 - 2. Receive Public Comments on Intent to Utilize the Uniform Method of Levying, Collecting and Enforcing Non-Ad Valorem Assessments
 - 3. Consider Resolution No. 2017-12 – Adopting Intent to Utilize the Uniform Method of Levying, Collecting and Enforcing Non-Ad Valorem Assessments.....Page 10
- H. Status/Program Update – Information Report.....Page 14
 - Program Update on RenewPACE Residential Program
 - Legislative Update
 - New Jurisdiction Update
 - Update on Tax Collector Agreements
- I. Old Business
- J. New Business
 - 1. Consider Resolution No. 2017-13 – Adopting Fiscal Year 2016/2017 Amended Budget.....Page 22
 - 2. Consider Resolution No. 2017-14 – Authorizing Future Financing Agreements for Non-Residential Properties.....Page 25
 - 3. Consider Resolution No. 2017-15 – Authorizing Change Order Process.....Page 30
- K. Administrative Matters
- L. Board Member Comments
- M. Adjourn

**NOTICE OF REGULAR BOARD MEETING OF
FLORIDA GREEN FINANCE AUTHORITY**

NOTICE IS HEREBY GIVEN that the Board of Supervisors (“Board”) of the Florida Green Finance Authority (“Authority”) will hold a Regular Board Meeting on December 7, 2017, at 2:00 P.M. (EST) at the Town of Mangonia Park Municipal Center located at 1755 East Tiffany Drive, Mangonia Park, Florida 33407.

The purpose of this meeting is to conduct any business coming before the Board. The meeting is open to the public and will be conducted in accordance with the provisions of Florida law. A copy of the Agenda for this meeting may be obtained from the Authority’s website or by contacting the Authority Manager at 561-630-4922 and/or toll free at 1-877-737-4922 prior to the meeting.

Such meeting will involve the use of Communications Media Technology. Members of the public may attend and participate in the meeting from the Actual Meeting Location, as well as Remote Meeting Locations. Said locations where members of the public may attend and participate are as follows:

Palm Beach County, FL: Town of Mangonia Park Municipal Center (Actual Meeting Location)
1755 East Tiffany Drive
Mangonia Park, FL 33407

Alachua County, FL: Alachua County Library Headquarters (Remote Meeting Location)
Foundation Room
401 East University Avenue
Gainesville, FL 32601

Escambia County, FL: Hagler - Mason Conference Room (Remote Meeting Location)
City of Pensacola
City Hall, 2nd Floor
222 West Main Street
Pensacola, FL 32502
(2:00 P.M. Eastern/1:00 P.M. Central)

If any person decides to appeal any decision made with respect to any matter considered at this meeting, such person will need a record of the proceedings and such person may need to ensure that a verbatim record of the proceedings is made at his or her own expense and which record includes the testimony and evidence on which the appeal is based.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations or an interpreter to participate at this meeting should contact the Authority Manager at 561-630-4922 and/or toll free at 1-877-737-4922 at least seven (7) days prior to the date of the meeting.

Meetings may be cancelled from time to time without advertised notice.

FLORIDA GREEN FINANCE AUTHORITY

www.flgfa.org

**PUBLISH: THE PALM BEACH POST 11/27/17
GAINESVILLE SUN 11/27/17
PENSACOLA NEWS JOURNAL 11/27/17**

**MINUTES
 FLORIDA GREEN FINANCE AUTHORITY
 REGULAR BOARD MEETING & PUBLIC HEARING
 SEPTEMBER 21, 2017**

A. Call to Order

Chairman David Thatcher called the September 21, 2017, Regular Board Meeting of the Florida Green Finance Authority to order at 2:03 p.m. in the Council Chambers at the Town of Lantana, 500 Greynolds Circle, Lantana, FL 33462

B. Proof of Publication

Proof of publication was presented showing that notice of the Regular Board Meeting had been published in *The Palm Beach Post* and *The Gainesville Sun* on August 6 & 13, 2017, as legally required.

C. Establish Quorum

A quorum was established with the following Supervisors present:

Supervisor	Jurisdiction
Chairman David Thatcher	Town of Lantana
Jeff Green	City of West Palm Beach
Sarita Johnson-arrived at 2:15 p.m.	Town of Mangonia Park
Ken Cornell- via telephone	Alachua County
Keith Wilkins	City of Pensacola

Others present at the meeting were:

Staff Members	Company/Agency
Todd Wodraska	Special District Services, Inc.
Keith Davis	Corbett, White, Davis and Ashton P.A.
Erin Deady	Erin L. Deady, P.A.
Bill Capko	Lewis Longman & Walker

D. Additions or Deletions to the Agenda

There were no additions or deletions to the agenda.

E. Comments from the Public for Items Not on the Agenda

There were no comments from the public for items not on the agenda

F. Approval of Minutes

1. June 1, 2017, Special Board Meeting

A **motion** made by Mr. Green, seconded by Mr. Wilkins and passed unanimously to approve the minutes of the June 1, 2017, Special Board Meeting, as presented.

The Regular Board Meeting was recessed and the Public Hearing was opened.

G. PUBLIC HEARING

1. Proof of Publication

2. Receive Public Comments on Fiscal Year 2017/2018 Final Budget

No comments.

3. Consider Resolution No. 2017-09 – Adopting a Fiscal Year 2017/2018 Final Budget

Mr. Davis read the title:

RESOLUTION NO. 2017-09

A RESOLUTION OF THE FLORIDA GREEN FINANCE AUTHORITY ADOPTING A FISCAL YEAR 2017/2018 BUDGET.

A **motion** made by Mr. Green, seconded by Mr. Wilkins and passed unanimously to approve Resolution No. 2017-09 – Adopting a Fiscal Year 2017/2018 Final Budget, as presented.

The Public Hearing was then closed and the Regular Board Meeting was reconvened.

H. Status/Program Update – Information Report

- **Program Update on Renew PACE Residential Program**

Mr. Blatnik reviewed the program statistics provided in the agenda packet, noting the program was exceeding expectations.

- **Update on Tax Collector Agreements**

Ms. Deady reported that all the County Tax Collector Agreements the FGFA had engaged in were completed and Collier County was in the process of including their un-incorporated areas.

- **1st Year Reporting Overview County by County**

Mr. Blatnik reviewed the overview provided in the agenda packet.

I. Old Business

There was no Old Business items to come before the Board.

J. New Business

1. **Consider Resolution No. 2017-10 – Adopting a Fiscal Year 2017/2018 Meeting Schedule**

Mr. Davis read the title:

RESOLUTION NO. 2017-10

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE FLORIDA GREEN FINANCE AUTHORITY, ESTABLISHING A REGULAR MEETING SCHEDULE FOR FISCAL YEAR 2017/2018 AND SETTING THE TIME AND LOCATION OF SAID DISTRICT MEETINGS; AND PROVIDING AN EFFECTIVE DATE.

A **motion** made by Mr. Green, seconded by Ms. Johnson and passed unanimously to approve Resolution No. 2017-10 – Adopting a Fiscal Year 2017/2018 Meeting Schedule, as presented.

2. **Consider Resolution No. 2017-11- Approving Revisions to the Master Indenture Approved on September 1, 2016; Authorizing and Approving the Custody Agreement, both with Respect to the Authority’s Non-Residential Program**

Mr. Davis read the title:

RESOLUTION NO. 2017-11

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE FLORIDA GREEN FINANCE AUTHORITY APPROVING REVISIONS TO THE MASTER INDENTURE APPROVED ON SEPTEMBER 1, 2016; AUTHORIZING AND APPROVING THE CUSTODY AGREEMENT, BOTH WITH RESPECT TO THE AUTHORITY’S NON-RESIDENTIAL PROGRAM; PROVIDING AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.

A **motion** made by Mr. Green, seconded by Ms. Johnson and passed unanimously to approve Resolution No. 2017-11 – Approving Revisions to the Master Indenture Approved on September 1, 2016; Authorizing and Approving the Custody Agreement, both with Respect to the Authority’s Non-Residential Program, as presented.

3. **Presentation on Rate Choice**

Mr. Blatnik of Renew Financial reviewed a hand out presentation that provided an overview of the Rate Choice program that is being offered to compete with other PACE providers. He explained that contractors are prohibited from passing the dealer fees on to the consumers.

No action was necessary on this item.

K. Administrative Matters

Mr. Blatnik reported that Renew Financial is offering \$500 rebates on any new project in the wake of Hurricane Irma.

L. Board Member Comments

There were no comments from the Board Members.

M. Adjournment

There being no further business to come before the Board, a **motion** made by Mr. Green, seconded by Ms. Johnson and passed unanimously to adjourn at 3:12 p.m.

Secretary

Chairman

**NOTICE OF INTENT TO USE THE UNIFORM METHOD OF COLLECTING
NON-AD VALOREM ASSESSMENTS**

The Board of Supervisors (“Board”) of the Florida Green Finance Authority (“Authority”), hereby provides notice, pursuant to Sections 163.08(4) and 197.3632(3)(a), Florida Statutes, of its intent to use the uniform method of collecting non-ad valorem assessments for more than one year to be levied within the area encompassed by the boundaries of Baker County, Florida; Bay County, Florida; Bradford County, Florida; Calhoun County, Florida; Citrus County, Florida; Clay County, Florida; Columbia County, Florida; DeSoto County, Florida; Dixie County, Florida; Flagler County, Florida; Franklin County, Florida, Gadsden County, Florida; Gilchrist County, Florida; Glades County, Florida; Gulf County, Florida; Hamilton County, Florida; Hardee County, Florida; Hendry County, Florida; Hernando County, Florida; Highlands County, Florida; Holmes County, Florida; Jackson County, Florida; Jefferson County, Florida; Lafayette County, Florida; Liberty County, Florida; Madison County, Florida; Monroe County, Florida; Nassau County, Florida; Okaloosa County, Florida; Okeechobee County, Florida; Putnam County, Florida; Santa Rosa County, Florida; St. Johns County, Florida; Suwannee County, Florida; Taylor County, Florida; Union County, Florida; Wakulla County, Florida; Walton County, Florida; Washington County, Florida, and any additional counties or municipalities of the State of Florida subsequently joining the Authority’s statewide program for financing the cost of providing energy conservation and efficiency improvements, renewable energy improvements and wind resistance improvements, in accordance with Section 163.08, Florida Statutes (collectively “Qualifying Improvements”). The non-ad valorem assessments contemplated by this notice are voluntary and only imposed by the Authority with the prior written consent of affected property owners who wish to obtain financing for Qualifying Improvements from the Authority. The Board will consider the adoption of a

resolution electing to use the uniform method of collecting such assessments as authorized by Section 197.3632, Florida Statutes, at a public hearing to be held at 2:00 p.m., EST, December 7, 2017, at the Town of Mangonia Park Municipal Center located at 1755 East Tiffany Drive, Mangonia Park, Florida 33407. Such resolution will state the need for the levy and will contain a legal description of the boundaries of the real property that may be subject to the levy. Copies of the proposed form of resolution are on file at the office of the Authority's Manager, Special District Services, Inc., 2501A Burns Road, Palm Beach Gardens, Florida 33410. All interested persons are invited to attend and present oral comments at the public hearing and/or submit written comments to the Authority through its Manager at 2501A Burns Road, Palm Beach Gardens, Florida 33410. Written comments should be received by the Authority on or before December 1, 2017. Any persons desiring to present oral comments should appear at the public hearing.

In the event any person decides to appeal any decision by the Board with respect to any matter relating to the consideration of the resolution at the referenced public hearing, a record of the proceeding may be needed and in such an event, such person may need to ensure that a verbatim record of the public hearing is made, which record includes the testimony and evidence on which the appeal is to be based. In accordance with the Americans with Disabilities Act of 1990 and Section 286.26, Florida Statutes, persons with disabilities needing special accommodation to participate in such public hearing should contact Special District Services, Inc. at 561-630-4922 and/or toll free at 1-877-737-4922 at least forty-eight (48) hours prior to the date of the public hearing.

DATED this 19th day of October, 2017.

By Order of: BOARD OF SUPERVISORS OF THE FLORIDA GREEN FINANCE
AUTHORITY

www.flgfa.org

PUBLISH: BAKER COUNTY PRESS (BAKER COUNTY)
11/09/17, 11/16/17, 11/22/17 & 11/30/17
PANAMA CITY NEWS HERALD (BAY COUNTY)
11/09/17, 11/16/17, 11/23/17 & 11/30/17
BRADFORD COUNTY TELEGRAPH (BRADFORD and UNION
COUNTIES)
11/09/17, 11/16/17, 11/23/17 & 11/30/17
THE CALHOUN-LIBERTY JOURNAL (CALHOUN & LIBERTY
COUNTIES)
11/08/17, 11/15/17, 11/22/17 & 11/29/17
CITRUS COUNTY CHRONICLE (CITRUS COUNTY)
11/09/17, 11/16/17, 11/23/17 & 11/30/17
CLAY TODAY (CLAY COUNTY)
11/09/17, 11/16/17, 11/22/17 & 11/30/17
LAKE CITY REPORTER (COLUMBIA COUNTY)
11/09/17, 11/16/17, 11/23/17 & 11/30/17
DAILY ARCADIAN (DeSOTO COUNTY)
11/09/17, 11/16/17, 11/23/17 & 11/30/17
DIXIE COUNTY ADVOCATE (DIXIE COUNTY)
11/09/17, 11/16/17, 11/23/17 & 11/30/17
FLAGLER PALM COAST NEWS TRIBUNE (FLAGLER
COUNTY)
11/08/17, 11/15/17, 11/22/17 & 11/29/17
APALACHICOLA TIMES (FRANKLIN COUNTY)
11/09/17, 11/16/17, 11/23/17 & 11/30/17
GADSDEN COUNTY TIMES (GADSDEN COUNTY)
11/09/17, 11/16/17, 11/23/17 & 11/30/17
GILCHRIST COUNTY JOURNAL (GILCHRIST COUNTY)
11/09/17, 11/16/17, 11/23/17 & 11/30/17
THE PORT ST. JOE STAR (GULF COUNTY)
11/09/17, 11/16/17, 11/23/17 & 11/30/17
THE JASPER NEWS (HAMILTON COUNTY)
11/09/17, 11/16/17, 11/23/17 & 11/30/17
THE HERALD ADVOCATE (HARDEE COUNTY)
11/09/17, 11/16/17, 11/23/17 & 11/30/17
HENDRY GLADES SUNDAY NEWS (HENDRY & GLADES
COUNTIES)
11/05/17, 11/12/17, 11/19/17 & 11/26/17
HERNANDO SUN JOURNAL (HERNANDO COUNTY)
11/03/17, 11/10/17, 11/17/17 & 11/24/17
THE HIGHLANDS NEWS SUN (HIGHLANDS COUNTY)
11/09/17, 11/16/17, 11/23/17 & 11/30/17

HOLMES COUNTY TIMES ADVERTISER (HOLMES COUNTY)
11/08/17, 11/15/17, 11/22/17 & 11/29/17

JACKSON COUNTY TIMES (JACKSON COUNTY)
11/09/17, 11/16/17, 11/22/17 & 11/30/17

MONTICELLO NEWS (JEFFERSON COUNTY)
11/08/17, 11/15/17, 11/22/17 & 11/29/17

MAYO FREE PRESS (LAFAYETTE COUNTY)
11/09/17, 11/16/17, 11/23/17 & 11/30/17

MADISON COUNTY CARRIER (MADISON COUNTY)
11/08/17, 11/15/17, 11/22/17 & 11/29/17

THE KEY WEST CITIZEN (MONROE COUNTY)
11/09/17, 11/16/17, 11/23/17 & 11/30/17

NASSAU COUNTY RECORD (NASSAU COUNTY)
11/09/17, 11/16/17, 11/23/17 & 11/30/17

**NORTHWEST FLORIDA DAILY NEWS (OKALOOSA &
WALTON COUNTIES)**
11/09/17, 11/16/17, 11/23/17 & 11/30/17

OKEECHOBEE NEWS (OKEECHOBEE COUNTY)
11/08/17, 11/15/17, 11/22/17 & 11/29/17

PALATKA DAILY NEWS (PUTNAM COUNTY)
11/09/17, 11/16/17, 11/23/17 & 11/30/17

SANTA ROSA PRESS GAZETTE (SANTA ROSA COUNTY)
11/08/17, 11/15/17, 11/22/17 & 11/29/17

ST. AUGUSTINE RECORD (ST. JOHN'S COUNTY)
11/09/17, 11/16/17, 11/23/17 & 11/30/17

SUWANNEE DEMOCRAT (SUWANNEE COUNTY)
11/08/17, 11/15/17, 11/22/17 & 11/29/17

PERRY NEWS-HERALD (TAYLOR COUNTY)
11/03/17, 11/10/17, 11/17/17 & 11/24/17

THE WAKULLA NEWS (WAKULLA COUNTY)
11/09/17, 11/16/17, 11/23/17 & 11/30/17

WASHINGTON COUNTY NEWS (WASHINGTON COUNTY)
11/08/17, 11/15/17, 11/22/17 & 11/29/17

RESOLUTION NO. 2017-12

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE FLORIDA GREEN FINANCE AUTHORITY, EXPRESSING ITS INTENT TO UTILIZE THE UNIFORM METHOD OF LEVYING, COLLECTING AND ENFORCING NON-AD VALOREM ASSESSMENTS WHICH HEREINAFTER MAY BE LEVIED BY THE AUTHORITY IN ACCORDANCE WITH THE PROVISIONS OF SECTION 197.3632, *FLORIDA STATUTES*; PROVIDING AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.

WHEREAS, the Florida Green Finance Authority (“the Authority”) was established pursuant to the provisions of Chapters 163 and 189, *Florida Statutes*, which chapters authorize the levy of certain assessments including energy improvement assessments, and which further authorize the levy of special assessments pursuant to Chapter 170, *Florida Statutes*; and

WHEREAS, the above referenced assessments are not considered to be ad-valorem in nature and therefore, are subject to the provisions of Section 197.3632, *Florida Statutes*, within which the State of Florida through its legislature has provided a uniform method for the levying, collecting and enforcing such non-ad valorem assessments; and

WHEREAS, the Authority has previously held public hearings in order to express its intent to utilize the uniform method for the levying, collecting and enforcing of such non ad-valorem assessments and special assessments within its member jurisdictions; and

WHEREAS, the Authority now desires to hold another public hearing in order to update the boundaries within which it intends to utilize the uniform method for the levying, collecting and enforcing of such non-ad valorem assessments and special assessments to accommodate expanding jurisdictions; and

WHEREAS, the Authority has caused notice of said public hearing to be advertised weekly in a newspaper of general circulation within Baker, Bay, Bradford, Calhoun, Citrus, Clay, Columbia, DeSoto, Dixie, Flagler, Franklin, Gadsden, Gilchrist, Glades, Gulf, Hamilton, Hardee, Hendry, Hernando, Highlands, Holmes, Jackson, Jefferson, Lafayette, Liberty, Madison, Monroe, Nassau, Okaloosa, Okeechobee, Putnam, Santa Rosa, St. Johns, Suwannee, Taylor, Union, Wakulla, Walton, and Washington Counties for four (4) consecutive weeks preceding said hearing as required by Section 197.3632, *Florida Statutes*.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE FLORIDA GREEN FINANCE AUTHORITY, AS FOLLOWS:

Section 1. The above recitals are true and correct, and are hereby adopted.

Section 2. The Florida Green Finance Authority, upon conducting its public hearing as required by Section 197.3632, Florida Statutes, hereby expresses its intent to use the uniform method of collecting its energy improvement assessments or such other assessments imposed by the Authority as provided by Chapters 163 and 189, Florida Statutes. Said assessments shall be non-ad valorem assessments, or special assessments which may be levied annually by the Authority pursuant to the provisions of Chapter 189, Florida Statutes. The purpose of such assessment shall be to pay principal and interest on financing agreements voluntarily entered into by property owners within the Authority's boundaries, as well as the cost of maintaining the Authority, pursuant to Section 163.08, Florida Statutes. The Authority's boundaries now also include, but are not limited to, Baker, Bay, Bradford, Calhoun, Citrus, Clay, Columbia, DeSoto, Dixie, Flagler, Franklin, Gadsden, Gilchrist, Glades, Gulf, Hamilton, Hardee, Hendry, Hernando, Highlands, Holmes, Jackson, Jefferson, Lafayette, Liberty, Madison, Monroe, Nassau, Okaloosa, Okeechobee, Putnam, Santa Rosa, St. Johns, Suwannee, Taylor, Union, Wakulla, Walton, and Washington Counties, as well as current and prospective member jurisdictions within the State of Florida, and are more particularly described in the attached legal description which is made a part of this resolution as Exhibit "A". Said assessments and the Authority's use of the uniform method of collecting its non-ad valorem assessments and/or special assessments may continue for more than one year.

Section 3. This resolution shall be effective upon its adoption and the Authority's Secretary is authorized and directed to provide the affected property appraisers and tax collectors and the Florida Department of Revenue with a copy of this resolution immediately upon its adoption.

PASSED AND ADOPTED this 7th day of December, 2017.

ATTEST:

FLORIDA GREEN FINANCE AUTHORITY

By: _____
Secretary/Assistant Secretary

By: _____
Chairperson/Vice Chairperson

APPROVED FOR FORM AND LEGAL SUFFICIENCY

By: _____
Authority Attorney

EXHIBIT "A"

LEGAL DESCRIPTION

The territorial limits are hereby defined and shall be as follows:

Begin at the mouth of the Perdido River, which for the purposes of this description is defined as the point where latitude 30°16'53" north and longitude 87°31'06" west intersect; thence to the point where latitude 30°17'02" north and longitude 87°31'06" west intersect; thence to the point where latitude 30°18'00" north and longitude 87°27'08" west intersect; thence to the point where the center line of the Intracoastal Canal (as the same existed on June 12, 1953) and longitude 87°27'00" west intersect; the same being in the middle of the Perdido River; thence up the middle of the Perdido River to the point where it intersects the south boundary of the State of Alabama, being also the point of intersection of the middle of the Perdido River with latitude 31°00'00" north; thence east, along the south boundary line of the State of Alabama, the same being latitude 31°00'00" north to the middle of the Chattahoochee River; thence down the middle of said river to its confluence with the Flint River; thence in a straight line to the head of the St. Marys River; thence down the middle of said river to the Atlantic Ocean; thence due east to the edge of the Gulf Stream or a distance of three geographic miles whichever is the greater distance; thence in a southerly direction along the edge of the Gulf Stream or along a line three geographic miles from the Atlantic coastline and three leagues distant from the Gulf of Mexico coastline, whichever is greater, to and through the Straits of Florida and westerly, including the Florida reefs, to a point due south of and three leagues from the southernmost point of the Marquesas Keys; thence westerly along a straight line to a point due south of and three leagues from Loggerhead Key, the westernmost of the Dry Tortugas Islands; thence westerly, northerly and easterly along the arc of a curve three leagues distant from Loggerhead Key to a point due north of Loggerhead Key; thence northeast along a straight line to a point three leagues from the coastline of Florida; thence northerly and westerly three leagues distant from the coastline to a point west of the mouth of the Perdido River three leagues from the coastline as measured on a line bearing south 0°01'00" west from the point of beginning; thence northerly along said line to the point of beginning; including any additional territory within the United States adjacent to the Peninsula of Florida lying south of the St. Marys River, east of the Perdido River, and south of the States of Alabama and Georgia.



INFORMATION REPORT

- DATE:** DECEMBER 07, 2017
- FGFA PROGRAM:** RENEWPACE – PROPERTY ASSESSED CLEAN ENERGY PROGRAM
- PURPOSE:**
- I. UPDATE ON RENEWPACE RESIDENTIAL PROGRAM
 - II. UPDATE ON FEE MODIFICATIONS
 - III. UPDATE ON STATE AND FEDERAL LEGISLATION
 - IV. UPDATE ON ENROLLED JURISDICTIONS
 - V. UPDATE ON TAX COLLECTOR AGREEMENTS
 - VI. UNIFORM COLLECTION RESOLUTION
 - VII. RESOLUTION AUTHORIZING THE ISSUANCE OF FLORIDA GREEN FINANCE AUTHORITY SPECIAL ASSESSMENT REVENUE BONDS (SIMON PROPERTIES PROJECTS), FROM TIME TO TIME FOR THE PURPOSE OF PROVIDING FUNDS TO FINANCE THE COST OF CERTAIN QUALIFYING IMPROVEMENTS ON PROPERTIES OWNED BY SIMON PROPERTIES GROUP; AUTHORIZING AND APPROVING THE FORM OF THE INDENTURE BY AND BETWEEN THE AUTHORITY AND THE TRUSTEE WITH RESPECT TO EACH ISSUE OF BONDS; PROVIDING FOR THE RIGHTS OF THE HOLDERS OF THE BONDS; PROVIDING FOR THE PAYMENT OF THE BONDS; AUTHORIZING AND APPROVING THE FORM OF THE FINANCING AGREEMENT BETWEEN THE AUTHORITY AND THE PROPERTY OWNER TO BE EXECUTED AND DELIVERED WITH RESPECT TO EACH ISSUANCE OF BONDS; AUTHORIZING THE SALE OF THE BONDS FROM TIME TO TIME TO PETROS PROPERTIES, INC., THE PURCHASER OF THE BONDS; AUTHORIZING AND APPROVING THE FORM OF THE BOND PURCHASE AGREEMENT BETWEEN THE AUTHORITY AND THE PURCHASER TO BE EXECUTED AND DELIVERED WITH RESPECT TO EACH ISSUANCE OF BONDS; AUTHORIZING THE EXECUTION AND DELIVERY OF THE BONDS FROM TIME TO TIME; AUTHORIZING AND DIRECTING THE OFFICERS OF THE AUTHORITY TO TAKE ALL NECESSARY ACTION IN CONNECTION WITH THE ISSUANCE AND DELIVERY OF THE BONDS; PROVIDING CERTAIN OTHER

MATTERS IN CONNECTION THEREWITH; PROVIDING FOR
A SEVERABILITY CLAUSE AND AN EFFECTIVE DATE.

VIII. RESOLUTION APPROVING THE IMPLEMENTATION OF A
“CHANGE ORDER” PROCESS

IX. AMENDED BUDGET FOR 2017

BOARD MEMBERS:

DAVID THATCHER, TOWN OF LANTANA
SARITA JOHNSON, TOWN OF MANGONIA PARK
JEFFREY GREEN, CITY OF WEST PALM BEACH
KEN CORNELL, ALACHUA COUNTY
KEITH WILKINS, CITY OF PENSACOLA

Background:

RenewPACE is a Program of the Florida Green Finance Authority (the “Authority”) designed to offer communities, property owners and capital providers a multitude of options for investing in community improvements that save both energy and money. The Authority Board of Supervisors (“Board”) is being asked to hear or consider several items for the RenewPACE residential and commercial programs, as well as administrative items related to the management of the Authority:

- I. Update on RenewPACE Residential Program
- II. Update on Fee Modifications
- III. Update on State and Federal Legislation
- IV. Update on Enrolled Jurisdictions
- V. Update on Tax Collector Agreements
- VI. Uniform Collection Resolution
- VII. Resolution Authorizing The Issuance Of Florida Green Finance Authority Special Assessment Revenue Bonds (Simon Properties Projects), From Time To Time For The Purpose Of Providing Funds To Finance The Cost Of Certain Qualifying Improvements On Properties Owned By Simon Properties Group; Authorizing And Approving The Form Of The Indenture By And Between The Authority And The Trustee With Respect To Each Issue Of Bonds; Providing For The Rights Of The Holders Of The Bonds; Providing For The Payment Of The Bonds; Authorizing And Approving The Form Of The Financing Agreement Between The Authority And The Property Owner To Be Executed And Delivered With Respect To Each Issuance Of Bonds; Authorizing The Sale Of The Bonds From Time To Time To Petros Properties, Inc., The Purchaser Of The Bonds; Authorizing And Approving The Form Of The Bond Purchase Agreement Between The Authority And The Purchaser To Be Executed And Delivered With Respect To Each Issuance Of Bonds; Authorizing The Execution And Delivery Of The Bonds From Time To Time; Authorizing And Directing The Officers Of The Authority To Take All Necessary Action In Connection With The Issuance And Delivery Of The Bonds; Providing Certain Other Matters In Connection Therewith; Providing For A Severability Clause And An Effective Date
- VIII. Resolution Approving The Implementation Of A “Change Order” Process
- IX. Amended Budget for 2017

Discussion:

I. UPDATE ON RENEWPACE RESIDENTIAL PROGRAM

Program Application Statistics (as of 11/29/2017)

The program is contributing to the local goals of creating jobs and saving energy.

- Jobs created: 170

- Utility bill savings: \$ 1,7661,608 lifetime
- Lifetime energy savings:
 - kWh saved: 13,885,960
 - Therms saved: 1,011,980

Below is a summary of program application statistics.

	As of 11/29/2017
# Applications	7,641
Total Application Value	\$167,533,406
Average Assessment Value	\$17,797
Approved (#/\$)*	3,260 / \$58,017,866
Funded (#/\$)	1,611 / \$26,012,640
# Contractors Submitting Apps	210
# Counties Submitting Apps	15

*Inclusive of funded projects

Applications have been submitted for a range of products including air source heat pumps, insulation, duct replacement, water heaters, windows, wind-resistant shingles, storm windows, storm shutters, doors, central air conditioners, exterior shading, solar, and roofs.

Program Policy Updates

Renew Financial has made updates to the program policies based on the first year of program operations and feedback from the market. Per Exhibit A of the Third-Party Administration Services Agreement section I.3.a.ii and I.3.a.iii, Renew Financial is responsible for maintaining “Assessment Underwriting Criteria” and a “List of Qualifying Improvements”. The following is a brief summary of the updates. Renew Financial has provided an opportunity for review of the policy details to the standard working group that includes Special District Services, legal counsels, and key partners prior to implementing any new policy.

- **Expansion of Eligible Products List:** Renew Financial has expanded the list to include more measures that qualify for financing under Section 163.08, F.S. New measures include standby generators. Standby generators fueled by natural gas or propane are significantly cleaner and more energy efficient than the alternative gasoline or diesel generators. Standby generators comply with the FL PACE statute because they are permanently affixed.

Consumer Complaints

Renew Financial tracks consumer complaints. 37 complaints have been addressed through outreach to the property owner(s) and contractor. Complaints were resolved in an average of 15 calendar days. Renew Financial makes every effort to address and resolve issues quickly. Delays in resolution may occur depending on availability of the parties and degree of the complaint. Resolution resulted in a variety of actions including, but not limited to, additional training of

contractor, confirmation of key terms with property owner, withdraw of application at request of property owner, and refund of portion of cost to the property owner by the contractor.

Below is a brief summary of complaints (as of 11/29/2017):

- Number of complaints since program launch: 67
- Contractors involved in complaints: 36
- General categories of complaints: Workmanship issues, Incomplete installations, Program Misrepresentation, Different Products Installed

Marketing Update

Renew Financial will provide an update regarding program marketing efforts.

II. UPDATE ON FEE MODIFICATIONS

Renew Financial intends to modify current program administration fees within the previously established caps and schedules by the end of 2017. The modifications are:

1. An increase to our administrative expenses fee to \$35, which is the cap under the debt obligations agreements.
2. Charging the administrative expenses fee in year 1, as part of the financed amount, as currently authorized.

These modifications will be communicated to property owners in advance of the modifications taking effect.

III. UPDATE ON STATE AND FEDERAL LEGISLATION

An update on State and Federal PACE legislation will be provided.

IV. UPDATE ON ENROLLED JURISDICTIONS

The Program is currently being offered in the following jurisdictions:

ALACHUA	BROWARD (cont'd)	PALM BEACH
<ul style="list-style-type: none">AlachuaArcherGainesvilleHawthorneHigh SpringsLa CrosseMicanopyNewberryWaldoUnincorporated County	<ul style="list-style-type: none">West Park*Wilton Manors*Unincorporated County*	<ul style="list-style-type: none">Atlantis*Belle Glade*Boca Raton*Boynton BeachBriny Breezes*Cloud Lake*Delray BeachGlen Ridge*GolfGreenacres*Gulfstream*Haverhill*Highland Beach*Hypoluxo*Juno Beach*Jupiter*Lake Park*Lake WorthLantanaLoxahatchee Groves*Manalapan*Mangonia ParkNorth Palm BeachOcean Ridge*Pahokee*Palm Beach*Palm Beach Gardens*Palm Beach ShoresPalm Springs*Royal Palm Beach*South Bay*South Palm Beach*TequestaWellington*West Lake*West Palm BeachUnincorporated County
BREVARD	CHARLOTTE	
<ul style="list-style-type: none">Cape CanaveralSatellite Beach	<ul style="list-style-type: none">Unincorporated CountyPunta Gorda	
BROWARD	COLLIER	
<ul style="list-style-type: none">Coconut Creek*Cooper City*Coral Springs*Dania BeachDavie*Deerfield Beach*Fort LauderdaleHallandale Beach*Hillsboro Beach*HollywoodLauderdale-by-the-Sea*Lauderdale Lakes*Lauderhill*Lazy Lake*Lighthouse Point*MargateMiramarNorth Lauderdale*Oakland Park*Parkland*Pembroke Park*Pembroke PinesPlantation*Pompano BeachSea Ranch Lakes*Southwest Ranches*Sunrise*Tamarac*Weston*	<ul style="list-style-type: none">Unincorporated County	
	HILLSBOROUGH	
	<ul style="list-style-type: none">Unincorporated County	
	ESCAMBIA	
	<ul style="list-style-type: none">CenturyPensacolaUnincorporated County	
	INDIAN RIVER	
	<ul style="list-style-type: none">FellsmereSebastian	
	LEVY	
	<ul style="list-style-type: none">Williston	
	MARION	
	<ul style="list-style-type: none">Unincorporated County	
	MARTIN	
	<ul style="list-style-type: none">Stuart	
	MIAMI-DADE	
	<ul style="list-style-type: none">DoralMiami BeachMiami SpringsNorth Miami BeachWest MiamiMiami GardensUnincorporated County	
	PASCO	
	<ul style="list-style-type: none">Port RicheySt. LeoZephyrhillsUnincorporated County	
	ORANGE	
	<ul style="list-style-type: none">OrlandoWinter Park	
	PINELLAS	
	<ul style="list-style-type: none">Gulfport	
	SEMINOLE	
	<ul style="list-style-type: none">LongwoodOviedo	

¹ Those jurisdictions denoted with an asterisk became Parties to the Authority through the County's Interlocal Agreement.

² Please note that with regard to Sebastian and Stuart that while they are signed onto the Original ILA, we are currently in extended discussions with these jurisdictions about signing onto to the updated Second Amended and Restated ILA. Until we finalize these discussions we have verbally agreed not to activate residential PACE in the jurisdictions until those discussions have concluded.

V. UPDATE ON TAX COLLECTOR AGREEMENTS

Uniform Collection Agreements are currently in place with the following county Tax Collector's offices: Alachua, Brevard, Broward, Charlotte, Escambia, Hillsborough, Indian River, Levy, Martin, Miami-Dade, Orange, Palm Beach, Pasco and Pinellas. Agreements are currently being negotiated with Collier, Lee, Marion and Seminole Counties.

VI. UNIFORM COLLECTION RESOLUTION

The Board is asked to consider a Resolution that expresses the Florida Green Finance Authority's intent to use the uniform method of collecting non ad-valorem PACE assessments in the Authority's boundaries which are herein expanded to include Baker, Bay, Bradford, Calhoun, Citrus, Clay, Columbia, DeSoto, Dixie, Flagler, Franklin, Gadsden, Gilchrist, Glades, Gulf, Hamilton, Hardee, Hendry, Hernando, Highlands, Holmes, Jackson, Jefferson, Lafayette, Liberty, Madison, Monroe, Nassau, Okaloosa, Okeechobee, Putnam, Santa Rosa, St. Johns, Suwannee, Taylor, Union, Wakulla, Walton, and Washington Counties. Upon completion of this third round of uniform collection noticing, all 67 counties within the State will have been properly noticed.

Proper noticing procedures have been followed pursuant to Section 197.3632, F.S. to notify interested stakeholders of the Authority's intent to levy, collect and enforce these non ad-valorem PACE assessments within the expanded territory.

This action is to merely update and expand the Uniform Collection Resolutions previously adopted by the Authority.

VII. *RESOLUTION AUTHORIZING THE ISSUANCE OF FLORIDA GREEN FINANCE AUTHORITY SPECIAL ASSESSMENT REVENUE BONDS (SIMON PROPERTIES PROJECTS), FROM TIME TO TIME FOR THE PURPOSE OF PROVIDING FUNDS TO FINANCE THE COST OF CERTAIN QUALIFYING IMPROVEMENTS ON PROPERTIES OWNED BY SIMON PROPERTIES GROUP; AUTHORIZING AND APPROVING THE FORM OF THE INDENTURE BY AND BETWEEN THE AUTHORITY AND THE TRUSTEE WITH RESPECT TO EACH ISSUE OF BONDS; PROVIDING FOR THE RIGHTS OF THE HOLDERS OF THE BONDS; PROVIDING FOR THE PAYMENT OF THE BONDS; AUTHORIZING AND APPROVING THE FORM OF THE FINANCING AGREEMENT BETWEEN THE AUTHORITY AND THE PROPERTY OWNER TO BE EXECUTED AND DELIVERED WITH RESPECT TO EACH ISSUANCE OF BONDS; AUTHORIZING THE SALE OF THE BONDS FROM TIME TO TIME TO PETROS PROPERTIES, INC., THE PURCHASER OF THE BONDS; AUTHORIZING AND APPROVING THE FORM OF THE BOND PURCHASE AGREEMENT BETWEEN THE AUTHORITY AND THE PURCHASER TO BE EXECUTED AND DELIVERED WITH RESPECT TO EACH ISSUANCE OF BONDS; AUTHORIZING THE EXECUTION AND DELIVERY OF THE BONDS FROM TIME TO TIME; AUTHORIZING AND DIRECTING THE OFFICERS OF THE AUTHORITY TO TAKE ALL NECESSARY ACTION IN CONNECTION WITH THE ISSUANCE AND DELIVERY OF THE BONDS; PROVIDING CERTAIN OTHER MATTERS IN CONNECTION THEREWITH; PROVIDING FOR A SEVERABILITY CLAUSE AND AN EFFECTIVE DATE.*

The Board is asked to consider a Resolution permitting issuances of Bonds from time to time for projects of Simon Properties and certain other related matters.

VIII. *RESOLUTION APPROVING THE IMPLEMENTATION OF A “CHANGE ORDER” PROCESS*

The Board is asked to consider a Resolution implementing a “Change Order” process including an Addendum to the Form of Financing Agreement to better facilitate changes to projects after the Financing Agreement has been signed but before funding has occurred.

IX. *AMENDED BUDGET FOR 2017*

The Board is asked to consider a Resolution regarding the amended budget for 2017.

RESOLUTION NO. 2017-13

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE FLORIDA GREEN FINANCE AUTHORITY AUTHORIZING AND ADOPTING AN AMENDED FINAL FISCAL YEAR 2016/2017 BUDGET (“AMENDED BUDGET”), PURSUANT TO CHAPTER 189, FLORIDA STATUTES; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Board of Supervisors of the Florida Green Finance Authority is empowered to provide a funding source and to impose special assessments upon the properties within the District; and,

WHEREAS, the Florida Green Finance Authority has prepared for consideration and approval an Amended Budget.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE FLORIDA GREEN FINANCE AUTHORITY, THAT:

Section 1. The Amended Budget for Fiscal Year 2016/2017 attached hereto as Exhibit “A” is hereby approved and adopted.

Section 2. The Secretary/Assistant Secretary of the Florida Green Finance Authority is authorized to execute any and all necessary transmittals, certifications or other acknowledgements or writings, as necessary, to comply with the intent of this Resolution.

PASSED, ADOPTED and EFFECTIVE this 7th day of December, 2017.

ATTEST:

FLORIDA GREEN FINANCE AUTHORITY

By: _____
Secretary/Assistant Secretary

By: _____
Chairperson/Vice Chairperson

Florida Green
Finance Authority

**Amended Final Budget For
Fiscal Year 2016/2017
October 1, 2016 - September 30, 2017**

AMENDED FINAL BUDGET
FLORIDA GREEN COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2016/2017
OCTOBER 1, 2016 - SEPTEMBER 30, 2017

	FISCAL YEAR 2016/2017 BUDGET 10/1/16 - 9/30/17	AMENDED FINAL BUDGET 10/1/16 - 9/30/17	YEAR TO DATE ACTUAL 10/1/16 - 9/29/17
REVENUES			
Renewable Funding Group Contribution	60,000	0	0
O&M Assessments (From Closings)	0	161,526	161,526
O&M Assessment - Brandsmart	9,051	9,058	9,058
Bond Revenues (Brandsmart)	301,685	301,685	301,685
Loan Revenues (E & M Wine & Spirits)	9,429	9,429	9,429
Interest Income	60	131	131
Total Revenues	\$ 380,225	\$ 481,829	\$ 481,829
EXPENDITURES			
Management	20,000	21,250	21,250
Legal	12,000	22,754	22,754
Assessment Roll	0	5,670	5,670
Audit Fees	3,700	3,700	3,700
Insurance	3,126	2,898	2,898
Legal Advertisements	2,000	15,000	12,004
Miscellaneous	5,008	6,000	3,979
Dues & Subscriptions	175	775	775
Trustee Fees	3,500	3,640	3,640
Website Management	1,500	1,500	1,500
Loan Payment (E & M Wine & Spirits)	8,669	8,365	8,365
Bond Payment (Brandsmart)	310,736	301,685	301,685
Loan Payment (Solar-Demeter)	485	485	485
Palm Beach County Collection Fees	9,326	7,323	7,323
Total Expenditures	\$ 380,225	\$ 401,045	\$ 396,028
Excess/ (Shortfall)	\$ -	\$ 80,784	\$ 85,801
Carryover From Prior Years	0	0	0
NET EXCESS/ (SHORTFALL)	\$ -	\$ 80,784	\$ 85,801

Fund Balance As Of 9/30/2016
Projected FY 2016/2017 Activity
Projected Fund Balance As Of 9/30/2017

\$26,219
\$80,784
\$107,003

RESOLUTION NO. 2017-14

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE FLORIDA GREEN FINANCE AUTHORITY AUTHORIZING THE ISSUANCE OF FLORIDA GREEN FINANCE AUTHORITY SPECIAL ASSESSMENT REVENUE BONDS (SIMON PROPERTIES PROJECTS), FROM TIME TO TIME FOR THE PURPOSE OF PROVIDING FUNDS TO FINANCE THE COST OF CERTAIN QUALIFYING IMPROVEMENTS ON PROPERTIES OWNED BY SIMON PROPERTIES GROUP; AUTHORIZING AND APPROVING THE FORM OF THE INDENTURE BY AND BETWEEN THE AUTHORITY AND THE TRUSTEE WITH RESPECT TO EACH ISSUE OF BONDS; PROVIDING FOR THE RIGHTS OF THE HOLDERS OF THE BONDS; PROVIDING FOR THE PAYMENT OF THE BONDS; AUTHORIZING AND APPROVING THE FORM OF THE FINANCING AGREEMENT BETWEEN THE AUTHORITY AND THE PROPERTY OWNER TO BE EXECUTED AND DELIVERED WITH RESPECT TO EACH ISSUANCE OF BONDS; AUTHORIZING THE SALE OF THE BONDS FROM TIME TO TIME TO PETROS PROPERTIES, INC., THE PURCHASER OF THE BONDS; AUTHORIZING AND APPROVING THE FORM OF THE BOND PURCHASE AGREEMENT BETWEEN THE AUTHORITY AND THE PURCHASER TO BE EXECUTED AND DELIVERED WITH RESPECT TO EACH ISSUANCE OF BONDS; AUTHORIZING THE EXECUTION AND DELIVERY OF THE BONDS FROM TIME TO TIME; AUTHORIZING AND DIRECTING THE OFFICERS OF THE AUTHORITY TO TAKE ALL NECESSARY ACTION IN CONNECTION WITH THE ISSUANCE AND DELIVERY OF THE BONDS; PROVIDING CERTAIN OTHER MATTERS IN CONNECTION THEREWITH; PROVIDING FOR A SEVERABILITY CLAUSE AND AN EFFECTIVE DATE.

BE IT RESOLVED BY THE FLORIDA GREEN FINANCE AUTHORITY AS FOLLOWS:

SECTION 1. AUTHORITY: This Resolution of the Authority is adopted pursuant to the provisions of the Act, as defined in Resolution No. 2014-03, adopted on June 26, 2014; Resolution No. 2015-05, adopted on June 25, 2015; Resolution No. 2016-03, adopted on March 10, 2016, and Resolution No. 2017-07, adopted on June 3, 2017 (collectively the "Resolution"), and other applicable provisions of law.

SECTION 2. FINDINGS. The Authority hereby finds, determines and declares as follows:

(A) The Authority is a valid and legally existing public body corporate and politic and a separate legal entity within the State of Florida and created pursuant to the Florida PACE Act, Section 163.08, Florida Statutes; the Florida Interlocal Cooperation Act of 1969; Chapter 163, Part I, Florida Statutes, as amended, and pursuant to the provisions of a certain duly filed Interlocal Agreement, dated as of June 11, 1012, among the Florida Green Finance Authority, the Town of Lantana and the Town of Mangonia Park, as amended and supplemented.

(B) The Authority was created for the purpose, among other things, of issuing revenue bonds and other debt obligations to provide funds for financing the cost of qualifying improvements as defined in Section 163.08, Florida Statutes (the PACE Act”) including energy efficiency improvements, renewable energy improvements and wind resistance improvements (collectively, “Qualifying Improvements”), pursuant to the Authority’s Energy Efficiency, Renewable Energy and Wind Resistance Improvement Finance Program (the “Program”).

(C) The Program provides an efficient approach as to the implementation and administration of introducing property owners to improvement vendors, and securing the funding for such Qualifying Improvements in a manner which effects a compelling state interest of, among other things, conserving energy, reducing use of fossil fuel, reducing production of greenhouse gases, promoting energy security, and promoting storm, wind and hurricane mitigation, all in a manner which facilitates substantial employment and positive economic activity throughout the jurisdiction of the Authority.

(D) Pursuant to the authority granted under the Act, the Authority is authorized to issue special assessment revenue bonds in its name, the proceeds from the sale of which shall be made available to property owners within the jurisdiction of the Authority in order to finance Qualifying Improvements.

(E) The Authority has determined to provide for the financing of certain Qualifying Improvements for properties owned by Simon Properties (the “Property Owner”). The Qualifying Improvements to be made to the property of the Property Owner are sometimes herein referred to as the Projects.

(F) The Authority has determined to finance the cost of the Projects by the issuance of its Special Assessment Revenue Bonds, (the “Bonds”), from time to time, pursuant to Indentures, dated as the parties may agree, between the Authority and Wilmington Trust, N.A., as Trustee, and to secure the Bonds pursuant to the terms and provisions of Financing Agreements, to be dated as the parties may agree, between the Authority and the Property Owner (the “Financing Agreements”).

(G) The Financing Agreements provide for the levy and collection of voluntary non-ad valorem special assessments on the properties by the Authority as security for the payment of the principal, premium, if any, and the interest on the Bonds until paid in full.

(H) Pursuant to Section 163.08(9), Florida Statutes, the Authority has made a reasonable determination of the credit history of the properties and the Property Owner including: (1) a determination that all property taxes and other assessments levied on the same bill as the property taxes are paid and have not been delinquent in the preceding three years or the Property Owner’s period of ownership, whichever is less; (2) that there are no involuntary liens on the properties; (3) that no notice of default or other property-based delinquency have been recorded in the preceding three years or the Property Owner’s period of ownership, whichever is less, and (4) that there is no mortgage on the properties.

(I) The Authority has determined to sell the Bonds to the Purchaser from time to time pursuant to the terms of the Bond Purchase Agreements.

SECTION 3. DEFINITIONS. All terms in this resolution shall have the meanings as defined in the Indenture.

SECTION 4. THE PROJECTS. The acquisition and construction of the Projects for the Property Owner, pursuant to which (i) proceeds from the sale of the Bonds will be made available to the Property Owner in order to finance the Projects and (ii) the repayment of the Bonds, when issued, secured by non-ad valorem assessments imposed by the Authority in accordance with the PACE Act, Section 163.08, Florida Statutes, and the Uniform Assessment Collection Act, Sections 197.3631 through 197.3635, inclusive, Florida Statutes, is hereby authorized and approved.

SECTION 5. THE BONDS. There is hereby authorized the issuance of the Authority's Bonds from time to time. The Bonds shall be issued pursuant to the terms of the Indentures, the Financing Agreements and this Resolution. The Chairman, Vice Chairman, Secretary of the Authority or such other designated officer as may be hereafter selected by the Authority are hereby authorized and directed to execute and deliver the Bonds to the Purchaser thereof, in the form set forth in the Indentures, with such changes as may be approved by the Chairman, counsel to the Authority, the Program Administrator and bond counsel, the execution thereof being conclusive evidence of such approval.

SECTION 6. THE TRUSTEE. Wilmington Trust, N.A., Costa Mesa, California, is hereby designated the Trustee for the Bonds.

SECTION 7. THE INDENTURES. The Chairman, Vice-Chairman, Secretary of the Authority or such other designated officer as may be hereafter selected by the Authority are hereby authorized and directed to execute and deliver, as security for the payment of the principal of, premium, if any, and interest on the Bonds, the Indentures to be entered into by and between the Authority and the Trustee. The Indenture in the form presented to this meeting is hereby approved, with such changes, insertions and omissions as may be approved by the designated officers executing each such Indenture, upon the advice of the Authority's Chairman and general counsel, the Program Administrator and bond counsel, the execution thereof being conclusive evidence of such approval.

SECTION 8. THE FINANCING AGREEMENTS. The Financing Agreement between the Authority and the Property Owner in the form presented to this meeting is hereby approved. The Chairman, Vice Chairman, Secretary and such other designated officer of the Authority are hereby authorized to execute and deliver the Financing Agreements with such date and changes as are approved by the designated officers executing the same, upon the advice of the Chairman, the Authority's counsel, the Program Administrator and bond counsel, the execution of the Financing Agreements to be conclusive evidence of such approval.

SECTION 9. SALE OF BONDS. The Bonds shall be sold to Petros Properties, Inc., from time to time pursuant to the terms of the Bond Purchase Agreements. The Bond Purchase

Agreement in the form presented to this meeting is hereby approved, with such changes, insertions and omissions as may be approved by the designated officers executing the Bond Purchase Agreements, upon the advice of the Chairman, the Authority's counsel, the Program Administrator and bond counsel, the execution thereof being conclusive evidence of such approval.

SECTION 10. PREREQUISITES PERFORMED. All acts, conditions and things relating to the passage of this Resolution required by the Constitution or laws of the State of Florida to happen, exist, and be performed precedent to and in the passage hereof have happened, exist and have been performed as so required.

SECTION 11. GENERAL AUTHORITY. The Authority and its Chairman, Vice-Chairman, Secretary, the other designated officers and counsel to the Authority and bond counsel are hereby authorized to do all acts and things required of them to be consistent with the requirements of this Resolution, any resolution supplemental hereto relating to the Projects and the Bonds hereafter enacted, the Financing Agreements and the related documents, for the full, punctual and complete performance of all the terms, covenants and agreements contained in the Bonds, the Indentures, the Financing Agreements, this Resolution and the Bond Purchase Agreements.

SECTION 12. RESOLUTION CONSTITUTES A CONTRACT. This Resolution constitutes a contract between the Authority and the holder of the Bonds immediately upon their purchase by such holder, and all covenants and agreements set forth herein to be performed by the Authority shall be for the benefit and security of the Bonds and the holders thereof.

SECTION 13. SEVERABILITY OF INVALID PROVISIONS. If any one or more of the covenants, agreements or provisions contained herein shall be held contrary to any express provisions of law or contrary to the policy of express law, though not expressly prohibited, or against public policy, or shall for any reason whatsoever be held invalid, then such covenants, agreements or provisions shall be null and void and shall be deemed severable from the remaining covenants, agreements or provisions hereof and shall in no way affect the validity of any of the other provisions of this Resolution.

SECTION 14. EFFECTIVE DATE. This Resolution shall become effective immediately upon its passage and adoption.

PASSED AND ADOPTED this 7th December, 2017.

FLORIDA GREEN FINANCE AUTHORITY

By: _____
David Thatcher, Chairman

ATTEST:

Todd Wodraska, Secretary

Approved as to form and legal sufficiency:

Keith W. Davis, General Counsel

RESOLUTION NO. 2017-15

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE FLORIDA GREEN FINANCE AUTHORITY, APPROVING THE IMPLEMENTATION OF A “CHANGE ORDER” PROCESS TO ALLOW PROPERTY OWNERS TO MAKE REVISIONS TO THEIR FINANCING AGREEMENT PRIOR TO FUNDING IN ORDER TO ACCOMMODATE AN EXPANSION OF OR OTHER CHANGES TO THE SCOPE OF THE APPROVED PROJECT; PROVIDING FOR CERTAIN OTHER MATTERS IN CONNECTION THEREWITH; PROVIDING AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.

WHEREAS, current Authority operating practices limit a property owner’s ability to make revisions to their project scope following approval of the Financing Agreement without treating the request as an entirely new application; and

WHEREAS, the current practice has been determined to be inefficient and cumbersome for both the property owner and its Third Party Administrator, as well as for the Authority; and

WHEREAS, the Board of Supervisors desires to implement a change order process as requested and recommended by its Third Party Administrator, in order to streamline this process for all parties involved.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE FLORIDA GREEN FINANCE AUTHORITY AS FOLLOWS:

SECTION 1. The Board of Supervisors of the Florida Green Finance Authority hereby approves the implementation of a “change order” process to allow property owners to make revisions to their financing agreement prior to funding in order to accommodate an expansion of the scope of or other changes to the approved project. The forms and documents attached hereto as Exhibit “A” are likewise approved and adopted for immediate implementation.

SECTION 2. Any revision from the “change order” process hereby adopted shall require prior Board approval.

SECTION 3. This Resolution shall become effective immediately upon its passage and adoption.

PASSED AND ADOPTED this 7th day of December, 2017.

FLORIDA GREEN FINANCE AUTHORITY

By: _____
David B. Thatcher, Authority Chairman

ATTEST:

Todd Wodraska, Authority Secretary

Approved as to form and legal sufficiency

Keith W. Davis, Authority General Counsel

ADDENDUM TO FINANCING AGREEMENT

«start:property.owners»

«end:property.owners»



1620 E. Roseville Parkway
Suite 240
Roseville, CA 95661

Phone: (844) 736 3934
Fax: (510) 379-5300

Property Owner Name: «contact.first_name» «contact.last_name»

(Property Owners above are referred to as "you," or "your" in this Agreement)

Property: «property.address.street1»
«property.address.city», «property.address.state»
«property.address.zip»

Estimated Financed Amount: \$«calc.totals.assessment_amount»

Estimated Annual Payments: «calc.request.lifespans.years» annual payments of
\$«calc.totals.annual_tax_payment», consisting of
«calc.totals.annual_tax_payment» in principal and
interest plus \$«calc.annual_fees.total_per_term» in
Administrative Fees

Registered Contractor: «contractor.location_name»

Completion Deadline: «expiration_date»

Local Government: «property.municipality»

This **ADDENDUM TO FINANCING AGREEMENT** (this "**Addendum**") is offered to you by **RENEW FINANCIAL GROUP LLC** (with successors and assigns, also referred to as "**Renew Financial**", "**we**", "**us**" and "**our**"), as originator under the RenewPACE Program ("**Program**") facilitated through the **FLORIDA GREEN FINANCE AUTHORITY** (with successors and assigns, "**Sponsor**").

FINANCING AGREEMENT. This Addendum shall be attached to, and made a part of, the Financing Agreement signed by you on [Date] (the "**Agreement**"). Capitalized terms used but not defined herein shall have the meanings given to them in the Agreement. Following your execution of the Agreement, you informed us that you desire to make changes to the Eligible Products, Estimated Financed Amount and/or other Assessment terms. This Addendum and the revised Financing Estimate delivered to you together with this Addendum (the "**Financing Estimate**") describe such changes and update certain other terms of the Agreement.

CHANGES. You agree that the amounts set forth next to the words "Estimated Financed Amount" and "Estimated Annual Payments" in the box at the top of the Agreement are hereby updated to the amounts set forth next to such words in the box at the top of this Addendum. In addition, you agree to the terms described in the Financing Estimate. All amounts described as "Estimated" in this Addendum and in the Financing Estimate remain estimates and promptly after the Effective Date, we will provide you a payment summary that describes the final amounts and payments.

PROPERTY OWNER REPRESENTATIONS. You confirm that (A) you have requested the changes to the Eligible Products, Estimated Financed Amount and other Assessment terms described in this Addendum and in the Financing Estimate, and (B) each of the representations made by you in the Agreement, after giving effect to the changes set forth in this Addendum, are true and correct as of the date you sign this Addendum.

PROPERTY OWNER COVENANTS. You agree to the changes to the Eligible Products, Estimated Financed Amount and other Assessment terms described in this Addendum and the Financing Estimate and reaffirm each of the other covenants made in the Agreement, after giving effect to the changes described in this Addendum.

NO OTHER CHANGES. Except as specifically described in this Addendum, all other provisions of the Agreement are reaffirmed as written and shall apply to this Addendum as if set forth herein.

MEMORANDUM. You agree that the Memorandum to be recorded in the official real property records for the Property shall reflect the terms of this Addendum.

By signing below, you confirm that (1) you have reviewed and understand the terms of the Agreement, as modified by this Addendum and the Financing Estimate, and the other Financing Documents and (2) that you agree to the terms and conditions of the Agreement, as modified by this Addendum and the Financing Estimate, and the other Financing Documents.

«start:property.owners»

Name: «contact.first_name» «contact.last_name»

Signature: _____

Date: _____

«end:property.owners»

BUYER'S RIGHT TO CANCEL

This is a home solicitation sale, and if you do not want the goods or services, you may cancel this agreement by providing written notice to the seller in person, by telegram, or by mail. This notice must indicate that you do not want the goods or services and must be delivered or postmarked before midnight of the third business day after you sign this agreement. If you cancel this agreement, the seller may not keep all or part of any cash down payment.

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NOTICE OF CANCELLATION

«assessment_contract_date»

Application ID: «program_application_id»

YOU MAY CANCEL THIS TRANSACTION, WITHOUT ANY PENALTY OR OBLIGATION, WITHIN THREE BUSINESS DAYS FROM THE ABOVE DATE.

IF YOU CANCEL, ANY PROPERTY TRADED IN, ANY PAYMENTS MADE BY YOU UNDER THE CONTRACT OR SALE, AND ANY NEGOTIABLE INSTRUMENT EXECUTED BY YOU WILL BE RETURNED WITHIN TEN BUSINESS DAYS FOLLOWING RECEIPT BY THE SELLER OF YOUR CANCELLATION NOTICE, AND ANY SECURITY INTEREST ARISING OUT OF THE TRANSACTION WILL BE CANCELED.

IF YOU CANCEL, YOU MUST MAKE AVAILABLE TO THE SELLER AT YOUR RESIDENCE, IN SUBSTANTIALLY AS GOOD CONDITION AS WHEN RECEIVED, ANY GOODS DELIVERED TO YOU UNDER THIS CONTRACT OR SALE; OR YOU MAY, IF YOU WISH, COMPLY WITH THE INSTRUCTIONS OF THE SELLER REGARDING THE RETURN SHIPMENT OF THE GOODS AT THE SELLER'S EXPENSE AND RISK.

IF YOU DO MAKE THE GOODS AVAILABLE TO THE SELLER AND THE SELLER DOES NOT PICK THEM UP WITHIN TWENTY DAYS OF THE DATE OF YOUR NOTICE OF CANCELLATION, YOU MAY RETAIN OR DISPOSE OF THE GOODS WITHOUT ANY FURTHER OBLIGATION. IF YOU FAIL TO MAKE THE GOODS AVAILABLE TO THE SELLER, OR IF YOU AGREE TO RETURN THE GOODS TO THE SELLER AND FAIL TO DO SO, THEN YOU REMAIN LIABLE FOR PERFORMANCE OF ALL OBLIGATIONS UNDER THE CONTRACT.

TO CANCEL THIS TRANSACTION, MAIL OR DELIVER A SIGNED AND DATED COPY OF THIS CANCELLATION NOTICE OR ANY OTHER WRITTEN NOTICE, OR SEND A TELEGRAM, TO RENEW FINANCIAL GROUP LLC, 1620 E. ROSEVILLE PARKWAY, SUITE 240, ROSEVILLE, CA 95661 NOT LATER THAN MIDNIGHT OF «right_to_cancel_expiration_date»

I HEREBY CANCEL THIS TRANSACTION.

Signature

Date

NOTICE OF CANCELLATION

«assessment_contract_date»

Application ID: «program_application_id»

YOU MAY CANCEL THIS TRANSACTION, WITHOUT ANY PENALTY OR OBLIGATION, WITHIN THREE BUSINESS DAYS FROM THE ABOVE DATE.

IF YOU CANCEL, ANY PROPERTY TRADED IN, ANY PAYMENTS MADE BY YOU UNDER THE CONTRACT OR SALE, AND ANY NEGOTIABLE INSTRUMENT EXECUTED BY YOU WILL BE RETURNED WITHIN TEN BUSINESS DAYS FOLLOWING RECEIPT BY THE SELLER OF YOUR CANCELLATION NOTICE, AND ANY SECURITY INTEREST ARISING OUT OF THE TRANSACTION WILL BE CANCELED.

IF YOU CANCEL, YOU MUST MAKE AVAILABLE TO THE SELLER AT YOUR RESIDENCE, IN SUBSTANTIALLY AS GOOD CONDITION AS WHEN RECEIVED, ANY GOODS DELIVERED TO YOU UNDER THIS CONTRACT OR SALE; OR YOU MAY, IF YOU WISH, COMPLY WITH THE INSTRUCTIONS OF THE SELLER REGARDING THE RETURN SHIPMENT OF THE GOODS AT THE SELLER'S EXPENSE AND RISK.

IF YOU DO MAKE THE GOODS AVAILABLE TO THE SELLER AND THE SELLER DOES NOT PICK THEM UP WITHIN TWENTY DAYS OF THE DATE OF YOUR NOTICE OF CANCELLATION, YOU MAY RETAIN OR DISPOSE OF THE GOODS WITHOUT ANY FURTHER OBLIGATION. IF YOU FAIL TO MAKE THE GOODS AVAILABLE TO THE SELLER, OR IF YOU AGREE TO RETURN THE GOODS TO THE SELLER AND FAIL TO DO SO, THEN YOU REMAIN LIABLE FOR PERFORMANCE OF ALL OBLIGATIONS UNDER THE CONTRACT.

TO CANCEL THIS TRANSACTION, MAIL OR DELIVER A SIGNED AND DATED COPY OF THIS CANCELLATION NOTICE OR ANY OTHER WRITTEN NOTICE, OR SEND A TELEGRAM, TO RENEW FINANCIAL GROUP LLC, 1620 E. ROSEVILLE PARKWAY, SUITE 240, ROSEVILLE, CA 95661 NOT LATER THAN MIDNIGHT OF «right_to_cancel_expiration_date»

I HEREBY CANCEL THIS TRANSACTION.

Signature

Date