

**Minutes**  
**Green Corridor District**  
**Board Meeting**  
**Monday, December 17, 2012**  
**10:00 A.M.**  
**Village of Palmetto Bay, 9705 East Hibiscus Street,**  
**Palmetto Bay, Florida**

**1) Call to Order**

Mayor Stanczyk, Chair of the Board of Directors called the meeting to order at 10:03 a.m.

**2) Roll Call**

Mayor Stanczyk invited District Secretary Debra Eastman to call the roll. The following Board members were present: Miami Shores Council Member Stephen Loffredo, Pinecrest Mayor Cindy Lerner, Cutler Bay Mayor Ed MacDougall, Palmetto Bay Mayor Shelley Stanczyk and South Miami Mayor Philip Stoddard. The following members were absent: Coral Gables Commissioner Frank Quesada and Miami Mayor Tomas Regalado.

**3) Pledge of Allegiance**

Mayor Stanczyk requested a moment of silence for the victims of the tragedy in Newtown, Connecticut.  
Mayor Stanczyk led the Pledge of Allegiance.

**4) Approval of the Minutes**

- Board Meeting held September 21, 2012

A motion was made by Mayor MacDougall to approve the minutes. The motion received a second from Mayor Stoddard. Mayor Stanczyk called for the vote and the motion passed 5-0.

**5) A RESOLUTION OF THE BOARD OF THE GREEN CORRIDOR PROPERTY ASSESSMENT CLEAN ENERGY (PACE) DISTRICT APPROVING THE PROGRAM GUIDELINES FOR THE DISTRICT; AND PROVIDING FOR AN EFFECTIVE DATE (Ygrene)**

District Secretary Debra Eastman read the title of the resolution into the record. A motion to adopt the resolution was made by Mayor MacDougall. The motion received a second from Mayor Stoddard. Mayor Stanczyk requested that any future items to come before the Board that contain additions and deletions be presented with the additions in underline format and the deletions in strike through format.

Mr. Spector, Ygrene reviewed a PowerPoint presentation highlighting eligibility, lender notification, maximum funding and eligible improvements/fees.

There was discussion regarding the prepayment of the cost of improvements prior to reimbursement by the program.

Mr. Spector explained that he will be providing a monthly log to the Board members detailing inquiries received regarding the program.

Mr. Spector explained they have been conducting the certification of contractors and currently have 120 fully certified.

There was a discussion regarding notification of the mortgagee and the difficulty of a Fannie Mae or Freddie Mac mortgage.

Mayor Stanczyk presented a document which they call a bill of rights, which they will incorporate with applications from Palmetto Bay homeowners.

There being no further discussion, Mayor Stanczyk called for the vote and the motion passed 5-0.

**6) Quarterly Report Discussion (District Counsel)**

District Attorney Chad Friedman explained that the interlocal agreement requires that a quarterly financial report be prepared by a CPA. Currently the Board does not have funds to cover the cost of a report. Mayor Stoddard suggested that Mr. Friedman prepare a report stating that there has been no economic activity and that the Board intends to comply as soon as revenue and liabilities are generated. It was consensus that this was an appropriate plan.

**7) Bond Validation and Property Appraiser Agreement Update (District Counsel)**

District Attorney Chad Friedman reported that the bond validation for 500 million dollars was successful. He further reported that the Miami Dade County Commission approved the agreement with the property appraiser.

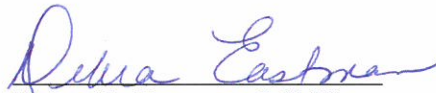
Mr. Friedman suggested, and it was agreed, to add a new section to the next meeting agenda for public comments.

**8) Program Update (Ygrene)**

The bond documents and financial documents are being drafted and it is planned to have them available for the next meeting in either January or February, 2013. Mayor Stoddard requested that the meeting be planned for a Monday or Wednesday morning.

**9) Adjourn**

Mayor Lerner made a motion to adjourn. The motion received a second from Mayor MacDougall. The meeting adjourned at 11:35 a.m.



Debra E. Eastman, MMC  
District Secretary  
Town Clerk, Town of Cutler Bay