



SUSTAINABILITY DISTRICT ST. LUCIE COUNTY, FLORIDA Regular Meeting

January 22, 2019

Convened: 9:44 AM
Adjourned: 10:10 AM

1. CALL TO ORDER

The meeting was called to order at 9:44 AM by District No. 3, Chair Linda Bartz

Attendee Name	Title	Status	Arrived
Linda Bartz	District No. 3, Chair	Present	9:00 AM
Sean P. Mitchell	District 2, Vice-Chair	Present	9:00 AM
Chris Dzadoovsky	District No. 1	Present	9:00 AM
Frannie Hutchinson	District No. 4	Present	9:00 AM
Cathy Townsend	District No. 5	Present	9:00 AM
Daniel S. McIntyre	County Attorney	Present	9:00 AM
Brittany Jones	Recording Secretary	Present	9:00 AM

2. APPROVAL OF MINUTES

There are no items scheduled.

3. GENERAL PUBLIC COMMENT

Chair Bartz opened the meeting for public comment at this time. There being no one wishing to address the Board, Chair Bartz closed public comment.

4. CONSENT AGENDA

There are no items scheduled.

5. REGULAR AGENDA

A. Professional Administrator Services - Property Assessment Clean Energy (PACE) for Single Family Residential

The County Attorney, Dan McIntyre, presented this item. At the August 14, 2018 Board informal meeting, the Board directed staff to prepare a request soliciting interest from firms that are interested in providing PACE services for single family residential homes in unincorporated St. Lucie County. County staff contacted Chris Roe, Esq., the County's bond counsel for special assessment financing and who also has assisted the County in implementing the District's PACE program. Staff asked Mr. Roe if he has aware of any jurisdiction that had developed a recent solicitation for PACE administrator services for a local government that wanted to retain some level of oversight. Mr. Roe replied and suggested that staff review the Request for Applications developed by the City of Cape Coral.

The draft "Request for Applications Professional Administrator Services - Property Assessment Clean Energy (PACE) for Single Family Residential" is patterned after the Request by the City of Cape Coral. On September 18, 2018, the Board voted 3-2 to grant permission to advertise the Request for Applications.

The County received submittals from 4 firms: Alliance Energy, Renew Financial, Renovate America, and YGRENE. Please note the Renovate America's submittal was received after the submittal deadline. Please also note that SELF did not submit an application.

Discussion of Options for Further Processing:

It appears that the Board has the following options:

1. Evaluate all of the submitted proposals including the proposal submitted late by Renovate America.
2. Evaluate all of the submitted proposals except the proposal submitted late by Renovate America.
3. Reject all of the Applications.

If the Board determines to evaluate the Applications staff recommends that the Board direct the County Administrator to appoint a staff committee to review the applications and make a recommendation to the Board.

Based on prior Board direction received on September 18, 2018, staff recommended that the Board direct the County Administrator to appoint a staff committee to review all of the applications received (including the Application received late from Renovate America) and make a recommendation to the Board.

The Board had a discussion in regards to the different options presented. Commissioner Townsend was in support of vetting all the companies who submitted an application to determine if they are a liable company and would like to see any qualifying companies be

allowed to do business in St. Lucie County. The County Attorney responded that was staff's intent if all four companies met a minimum basis of qualifications, they would presumably bring all four companies back as recommendations.

Commissioner Hutchinson had questions for clarifications regarding the exclusive agreement with SELF for commercial property. The County Attorney provided clarification. Commissioner Dzadoovsky commented on the history and benefits of the SELF program. He stated he is in support of maintaining the current operator and rejecting all applicants.

Commissioner Townsend commented on the numbers from the SELF program in terms of how much the applicants paid and how much the County paid. The numbers shared by the Commissioner appear to indicate that the SELF program costs the County money.

A motion was made to reject all applicants and remain with the current vendor and the motion was seconded.

Chair Bartz commented on supporting business competition, however she does not support working with companies that have had prior issues in terms of disclosures to residents. Commissioner Mitchell stated he sat on the original Solar and Energy Loan Fund (SELF) and supports not-for-profit. He also stated he would like to see credit checks to ensure the residents can afford the loans they qualify for. Commissioner Hutchison requested the agreements be reviewed to confirm if the SELF program is costing the County money and if that is the case, to have that brought back before the Board. She also stated she is in support of the motion proposed to reject all applicants.

The motion was amended to include language that requires the provision that loans be granted to those with the ability to pay them. The amended motion was seconded and upon roll call, the motion passed 4-1.

RESULT:	ADOPTED AS AMENDED [4 TO 1]
MOVER:	Chris Dzadoovsky, District No. 1
SECONDER:	Sean P. Mitchell, District 2, Vice-Chair
AYES:	Linda Bartz, Sean P. Mitchell, Chris Dzadoovsky, Frannie Hutchinson
NAYS:	Cathy Townsend

6. MOTION TO ADJOURN

There being no further business to be brought before the Board, the meeting was adjourned.

Please Note: Final minutes are recorded in the official minute books that are filed with the Clerk of the Circuit Court and available for inspection upon request.