

**FLORIDA GREEN
FINANCE AUTHORITY**

**REGULAR BOARD MEETING
DECEMBER 4, 2025
2:00 P.M.**

AGENDA
FLORIDA GREEN FINANCE AUTHORITY
Town of Mangonia Park
Municipal Center
1755 East Tiffany Drive
Mangonia Park, Florida 33407
1-800-743-4099 Access 9363638
REGULAR BOARD MEETING
December 4, 2025
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 11, 2025 Regular Board Meeting & Public Hearing.....Page 4
- G. Status/Program Update – Information Report.....Page 10
 - a. Residential
 - b. Commercial
- H. Old Business
 - 1. Update Regarding Ongoing PACE Litigation in Florida
- I. New Business
 - 1. Discussion Regarding Petros PACE Administrator Notice of Termination of Commercial PACE Program Administration Services Agreement.....Page 18
 - 2. Consider Resolution No. 2025-09 – Adopting Board of Directors Conference Attendance Policy..Page 23
- J. Administrative Matters
- K. Board Member Comments
- L. Adjourn

Publication Date
2025-11-24

Subcategory
Miscellaneous Notices

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 4, 2025, 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

Sarasota County, FL: City of North Port (Remote Meeting Location)

1100 North Chamberlain Boulevard

North Port, FL 34286

Escambia County, FL: Whibbs Conference Room (Remote Meeting Location)

City of Pensacola

City Hall, 1st 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

No.11849746 Nov. 24, 2025

Publication Date
2025-11-24

Subcategory
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FLORIDA GREEN FINANCE AUTHORITY

www.flgfa.org

No.11849798 Nov. 24, 2025

Publication Date
2025-11-25

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FLORIDA GREEN FINANCE AUTHORITY

www.flgfa.org

PUB: SARASOTA HERALD-TRIBUNE (SARASOTA) 11/25/25 #11849889

MINUTES
FLORIDA GREEN FINANCE AUTHORITY
REGULAR BOARD MEETING AND PUBLIC HEARING
SEPTEMBER 11, 2025

A. Call to Order

District Manager Andrew Karmeris called the September 11, 2025, Regular Board Meeting of the Florida Green Finance Authority to order at 2:01 p.m. at the Town of Lantana located at 500 Greynolds Circle, Lantana, Florida 33462.

B. Proof of Publication

Proof of publication was presented showing that notice of the Regular Board Meeting and Public Hearing had been published in the *Palm Beach Post*, *Sarasota Herald-Tribune*, and *Pensacola News Journal* on August 22, 2025 and August 29, 2025, as legally required.

C. Establish Quorum

A quorum was established with the following Supervisors present:

Supervisor	Jurisdiction	
Chair Nicole Dritz	Town of Lantana	Present
Darrion Scott (Alternate)	Town of Mangonia Park	Present
Jennifer McMahon	City of Cooper City	Present
Tricia Wisner	City of North Port	Present (via telephone)

Others present at the meeting included:

Staff Member	Company/Agency
Andrew Karmeris	Special District Services
Mitty Barnard	Davis & Associates, P.A.
Jennifer Rojo-Suarez	Renew Financial

Others appearing by phone included:

Staff Member	Company/Agency
Erin Deady	Erin L. Deady, P.A.
Bill Capko	Lewis, Longman & Walker
Matthew Choy	Renew Financial
Laura Bravo	Renew Financial

D. Additions or Deletions to 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.

F. Approval of Minutes

a. June 27, 2025 Regular Board Meeting Minutes

There was a **motion** made by Supervisor McMahon, seconded by Chair Dritz, to approve the minutes of the June 27, 2025 Regular Board Meeting, as presented. The Board was polled:

Supervisor	Jurisdiction	Vote
Chair Nicole Dritz	Town of Lantana	Yes
Darrion Scott (Alternate)	Town of Mangonia Park	Yes
Jennifer McMahon	City of Cooper City	Yes
Tricia Wisner	City of North Port	Yes

The **motion** carried 4-0.

G. Status/Program Update – Information Report

a. Residential

Ms. Jennifer Rojo-Suarez provided a program update by reviewing the materials in the agenda package.

Mr. Matthew Choy provided information regarding expansion in Florida and state legislation updates.

b. Commercial

Ms. Erin Deady informed the Board that there was no update at this time.

The Regular Board Meeting was recessed, and the Public Hearing was opened at 2:09 p.m.

H. Public Hearing

1. Proof of Publication

2. Receive Public Comments on Fiscal Year 2025/2026 Final Budget

Public comment was solicited. There were no public comments.

3. Consider Resolution No. 2025-05 – Adopting a Fiscal Year 2025/2026 Final Budget

Mr. Karmeris introduced Resolution No. 2025-05:

RESOLUTION NO. 2025-05

A RESOLUTION OF THE FLORIDA GREEN FINANCE AUTHORITY ADOPTING A FISCAL YEAR 2025/2026 BUDGET.

A **motion** was made by Alternate Scott, seconded by Supervisor McMahon, to adopt Resolution No. 2025-05 Adopting a Fiscal Year 2025/2026 Final Budget, as presented. The Board was polled:

Supervisor	Jurisdiction	Vote
Chair Nicole Dritz	Town of Lantana	Yes
Darrion Scott (Alternate)	Town of Mangonia Park	Yes
Jennifer McMahon	City of Cooper City	Yes
Tricia Wisner	City of North Port	Yes

The **motion** carried 4-0.

The Public Hearing was then closed at 2:11 p.m. and the Regular Board Meeting was reconvened.

I. Old Business

1. Update Regarding Ongoing PACE Litigation in Florida

Ms. Erin Deady informed the Board that there was no update at this time.

J. New Business

1. Consider Resolution No. 2025-06 – Reorganizing the Board of Supervisors

Mr. Karmeris presented Resolution No. 2025-06

RESOLUTION NO. 2025-06

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE FLORIDA GREEN FINANCE AUTHORITY, REORGANIZING THE BOARD OF SUPERVISORS TO APPOINT THE CHAIR AND VICE CHAIR FOR FISCAL YEAR 2025-2026 AND CONTINUING THE DELEGATION OF THE ROLES OF SECRETARY AND TREASURER TO STAFF; PROVIDING AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.

A **motion** made by Alternate Scott, seconded by Supervisor McMahon, to approve Resolution No. 2025-06 – Reorganizing the Board of Supervisors, as follows:

Seat	Selection
Chair Nicole	Nicole Dritz, Town of Lantana
Vice Chair	Kenneth Metcalf, Town of Mangonia Park

The Board was polled:

Supervisor	Jurisdiction	Vote
Chair Nicole Dritz	Town of Lantana	Yes
Darrion Scott (Alternate)	Town of Mangonia Park	Yes
Jennifer McMahon	City of Cooper City	Yes
Tricia Wisner	City of North Port	Yes

The **motion** carried 4-0.

2. Consider Resolution No. 2025-07 – Adopting a Fiscal Year 2025/2026 Meeting Schedule

Mr. Karmeris presented Resolution No. 2025-07.

RESOLUTION NO. 2025-07

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE FLORIDA GREEN FINANCE AUTHORITY, ESTABLISHING A REGULAR MEETING SCHEDULE FOR FISCAL YEAR 2025/2026 AND SETTING THE TIME AND LOCATION OF SAID DISTRICT MEETINGS; PROVIDING A PROCESS FOR RE-SCHEDULING REGULAR MEETINGS DUE TO UNFORESEEN CIRCUMSTANCES INCLUDING, BUT NOT LIMITED TO THE LACK OF A QUORUM; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

A **motion** was made by Alternate Scott, seconded by Supervisor McMahon, to adopt Resolution No. 2025-07 - Adopting a Fiscal Year 2025/2026 Meeting Schedule, as presented. The Board was polled:

Supervisor	Jurisdiction	Vote
Chair Nicole Dritz	Town of Lantana	Yes
Darrion Scott (Alternate)	Town of Mangonia Park	Yes
Jennifer McMahon	City of Cooper City	Yes
Tricia Wisner	City of North Port	Yes

The **motion** carried 4-0.

3. Consider Resolution No. 2025-08 – Adopting a Fiscal Year 2024/2025 Amended Budget

Mr. Karmeris presented Resolution No. 2025-08.

RESOLUTION NO. 2025-08

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE FLORIDA GREEN FINANCE AUTHORITY AUTHORIZING AND ADOPTING AN AMENDED FINAL FISCAL YEAR 2024/2025 BUDGET ("AMENDED BUDGET"), PURSUANT TO CHAPTER 189, FLORIDA STATUTES; AND PROVIDING AN EFFECTIVE DATE.

A **motion** was made by Supervisor McMahon, seconded by Alternate Scott, to adopt Resolution No. 2025-08 - Adopting a Fiscal Year 2024/2025 Amended Budget, as presented. The Board was polled:

Supervisor	Jurisdiction	Vote
Chair Nicole Dritz	Town of Lantana	Yes
Darrion Scott (Alternate)	Town of Mangonia Park	Yes
Jennifer McMahon	City of Cooper City	Yes
Tricia Wisner	City of North Port	Yes

The **motion** carried 4-0.

K. Administrative Matters

1. Discussion Regarding Conference Attendance Policy

The Board engaged in a lengthy discussion regarding the origin and mechanics of the Conference Attendance Policy, as well as related follow-up questions. Staff noted that this item was presented for discussion only and will be brought back at a future meeting for further discussion or possible adoption.

L. Board Member Comments

There were no Board member comments.

M. Adjournment

A **motion** was made by Supervisor McMahon, seconded by Alternate Scott, to adjourn. The Board was polled:

Supervisor	Jurisdiction	Vote
Chair Nicole Dritz	Town of Lantana	Yes
Darrion Scott (Alternate)	Town of Mangonia Park	Yes
Jennifer McMahon	City of Cooper City	Yes
Tricia Wisner	City of North Port	Yes

The **motion** carried 4-0, and the meeting was adjourned at 2:26 p.m.

Chairman/Vice Chair

Secretary/Asst. Secretary



INFORMATION REPORT

DATE: DECEMBER 4, 2025

FGFA PROGRAM: RENEWPACE – PROPERTY ASSESSED CLEAN ENERGY PROGRAM

PURPOSE:

- I. UPDATE ON RENEWPACE RESIDENTIAL PROGRAM
- II. UPDATE ON MARKETING EFFORTS
- III. UPDATE ON STATE AND FEDERAL LEGISLATION
- IV. UPDATE ON RPACE ENROLLED JURISDICTIONS
- V. UPDATE ON TAX COLLECTOR AGREEMENTS

BOARD MEMBERS:

CHAIR NICOLE DRITZ, TOWN OF LANTANA
VICE CHAIR KEN METCALF, TOWN OF MANGONIA PARK
DAVE ROBAU, CITY OF PENSACOLA
TRICIA WISNWER, CITY OF NORTH PORT
JENNIFER MCMAHON, CITY OF COOPER CITY

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 program, as well as administrative items related to the management of the Authority:

Discussion:

I. UPDATE ON RENEWPACE RESIDENTIAL PROGRAM

Program Application Statistics (as of 11/17/2025)

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

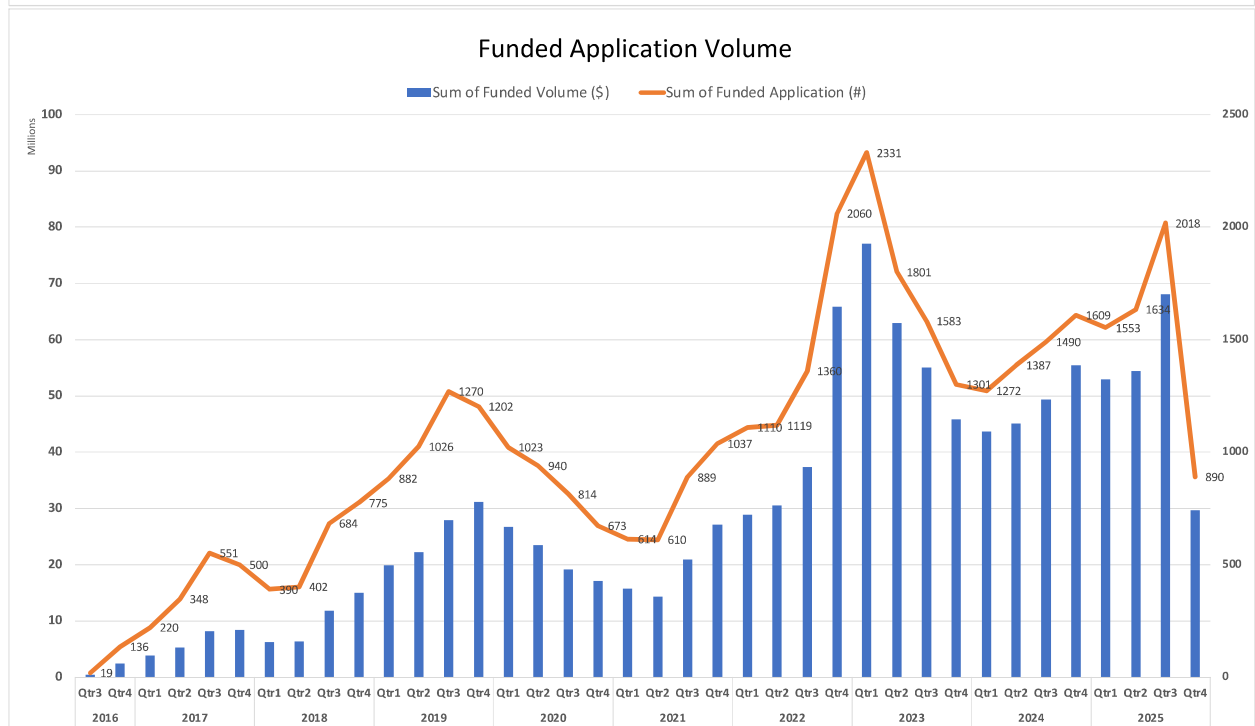
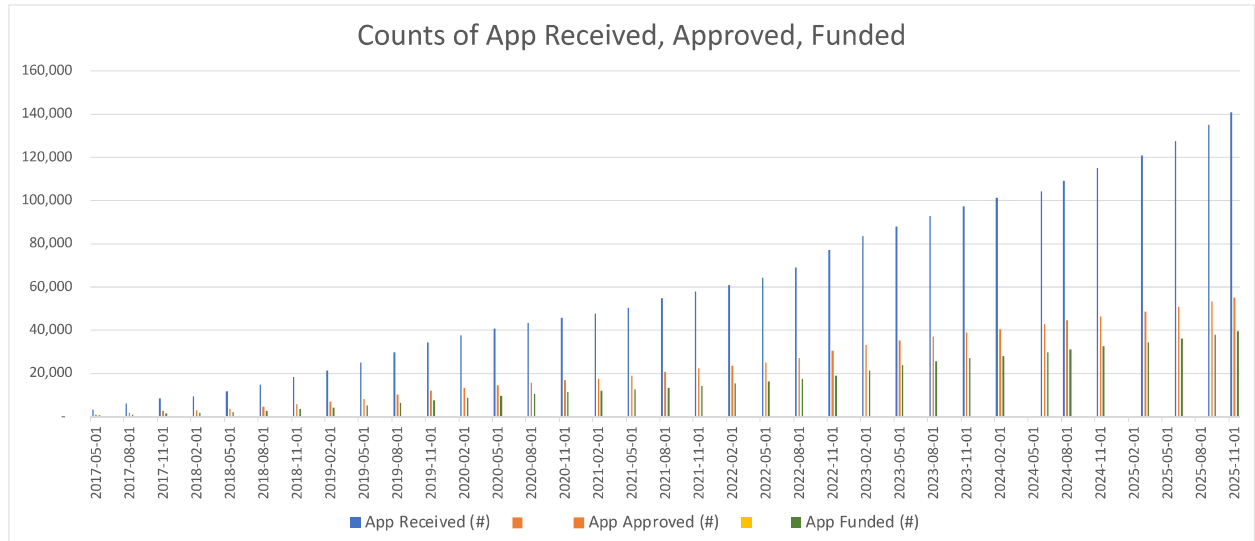
- Jobs created: 17,842

- Utility bill savings electricity (lifetime): \$ 292,694,037
- Utility bill savings natural gas (lifetime): \$47,128,386
- Lifetime energy generation & savings:
 - Renewable energy generated (kWh): 951,773,672
 - Energy saved (kWh): 513,234,773
 - Therms saved: 37,403,481
 - Green House Gas Reductions: 614,793 metric tons

Below is a summary of program application statistics.

As of 11/17/2025	02/12/2024	6/11/2024	8/21/2024	11/19/2024	3/4/2025	6/5/2025	9/3/2025	11/17/2025
# Applications	101,360	104,278	109,230	115,201	120,881	127,533	135,171	140,919
Total App Value	\$2,858,991,723	\$2,954,903,381	\$3,140,514,156	\$3,346,745,619	\$3,545,750,301	\$3,761,125,412	\$4,011,015,516	\$4,202,785,017
Average Assessment Value	\$26,869	\$27,172	\$27,405	\$27,661	\$28,028	\$28,329	\$28,548	\$28,743
Notice to Proceed (#/\$)*	40,250 / \$1,130,154,333	42,858 / \$1,220,626,621	44,562 / \$1,278,446,082	46,557 / \$1,346,320,609	48,477 / \$1,412,412,298	50,956 / \$1,495,670,091	53,439 / \$1,575,824,630	55,274 / \$1,637,593,912
Funded (#/\$)	28,112 / \$752,654,933	29,881 / \$811,935,778	30,990 / \$849,284,841	32,493 / \$898,772,858	34,339 / \$962,442,405	36,188 / \$1,025,182,746	38,038 / \$1,085,903,205	39,581 / \$1,137,687,812
# Active Contractors	725	726	741	754	802	886	892	907
# Counties Approved (RPACE)	24	24	24	24	25	25	25	25

**Inclusive of funded projects*



*Q3 2025 up to 11/17/2025

As of 11/17/2025	# of Applications	Total Application Value	NTP # / \$*	Funded (#/\$)
Town of Lantana	284	\$8,505,156	121 / \$3,425,222	780 / \$2,231,990
Town of Mangonia Park	37	\$1,170,273	21 / \$693,352	12 / \$275,343
City of North Port	769	\$17,365,788	347 / \$6,415,044	290 / \$5,186,743
City of Pensacola	103	\$3,176,238	6 / \$154,709	2 / \$49,031
City of Cooper City	489	\$15,999,565	187/ \$6,626,809	148 / \$5,023,837

*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, solar, and roofs.

Renewable Energy Project %	Energy Efficiency Project %	Safety & Resilience Project %
15%	20%	65%

Program Policy Updates

Per Resolution 2016-03 (Section 9), the Board authorized the Program Administrator to amend the Residential Handbook from time to time. Per Exhibit A of the Third-Party Administration Services Agreement Section I.3.a.iv, Renew Financial is responsible for maintaining “Program Application & Funding Request Forms”. 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.

Consumer Complaints

Renew Financial tracks consumer complaints. There are currently 83 unresolved complaints. Complaints are addressed through outreach to the property owner(s) and contractor (if applicable). Complaints were resolved in an average of 66 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 a portion of the cost to the property owner by the contractor.

Below is a brief summary of complaints (as of 11/17/2025):

- Number of complaints received and resolved since program launch in 2016: 1,655
- Complaint Rate: 4.2%
- Contractor related complaints: 1,479
- Most common categories of complaints: Workmanship; Delayed/Incomplete Projects

II. UPDATE ON MARKETING EFFORTS

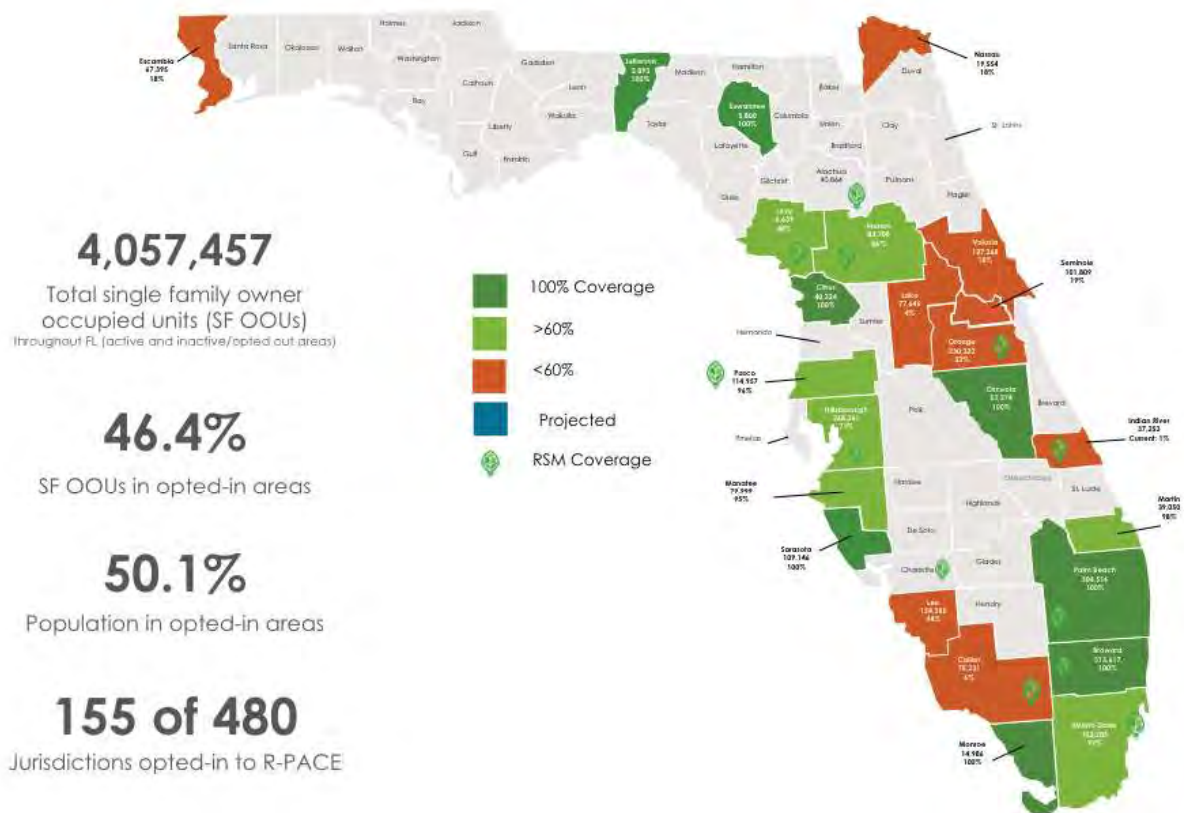
Any updates will be provided at the Authority Board meeting.

III. UPDATE ON STATE AND FEDERAL LEGISLATION

Any updates will be provided at the Authority Board meeting.

IV. UPDATE ON ENROLLED JURISDICTIONS (see list on the following pages)

*Map of **Residential** Opt-Ins:*



BREVARD

- Cape Canaveral
- Indian Harbour Beach
- Satellite Beach

BROWARD

- Coconut Creek*
- Cooper City*
- Coral Springs*
- Dania Beach*
- Davie*
- Deerfield Beach*
- Fort Lauderdale
- Hallandale Beach*
- Hillsboro Beach*
- Hollywood*
- Lauderdale-by-the-Sea*
- Lauderdale Lakes*
- Lauderdale*
- Lazy Lake*
- Lighthouse Point*
- Margate
- Miramar
- North Lauderdale*
- Oakland Park*
- Parkland*
- Pembroke Park*
- Pembroke Pines
- Plantation*
- Pompano Beach
- Sea Ranch Lakes*
- Southwest Ranches*
- Sunrise*
- Tamarac*
- Weston*
- West Park*
- Wilton Manors*
- Unincorporated County*

CHARLOTTE (CPACE)

- Punta Gorda
- Unincorporated County

CITRUS

- Inverness*
- Crystal River*
- Unincorporated County

COLLIER

- Naples
- Unincorporated County (CPACE)

COLUMBIA

- Unincorporated County (CPACE)

ESCAMBIA

- Century (CPACE)
- Pensacola
- Unincorporated County (CPACE)

HILLSBOROUGH

- Unincorporated County

HIGHLANDS

- Sebring (CPACE)
- Lake Placid (CPACE)
- Avon Park (CPACE)
- Unincorporated County (CPACE)

INDIAN RIVER

- Fellsmere
- *Sebastian*
- Unincorporated County (CPACE)

JEFFERSON

- Monticello*
- Unincorporated County

LAKE

- Eustis (CPACE)
- Leesburg
- Mount Dora

LEE

- Bonita Springs
- Cape Coral
- Estero
- Fort Myers

LEVY

- Williston
- Unincorporated County

MANATEE

- Bradenton*
- Bradenton Beach*
- Palmetto*
- Unincorporated County

MARION

- Unincorporated County

MARTIN

- Sewall's Point
- Stuart
- Unincorporated County

MIAMI-DADE

- Aventura
- Biscayne Park
- Coral Gables

OSCEOLA

- Kissimmee*
- St. Cloud*
- Unincorporated County

PALM BEACH

- Atlantis*
- Belle Glade*
- Boca Raton*
- Boynton Beach
- Briny Breezes*
- Cloud Lake*
- Delray Beach
- Glen Ridge*
- Golf
- Greenacres*
- Gulfstream*
- Haverhill*
- Highland Beach*
- Hypoluxo*
- Juno Beach*
- Jupiter*
- Jupiter Inlet Colony*
- Lake Clarke Shores*
- Lake Park*
- Lake Worth*
- Lantana*
- Loxahatchee Groves*
- Manalapan*
- Mangonia Park*
- North Palm Beach*
- Ocean Ridge*
- Pahokee*
- Palm Beach*
- Palm Beach Gardens*
- Palm Beach Shores*
- Palm Springs*
- Riviera Beach*
- Royal Palm Beach*
- South Bay*
- South Palm Beach*
- Tequesta*
- Wellington*
- West Lake*
- West Palm Beach
- Unincorporated County

PASCO

- Port Richey
- Zephyrhills
- Unincorporated County

PINELLAS

- Gulfport (CPACE)

SARASOTA

- North Port*

DUVAL

- Jacksonville (CPACE)

- Cutler Bay
- Doral
- El Porai
- Hialeah
- Hialeah Gardens
- Homestead
- Key Biscayne
- Medley
- Miami
- Miami Beach
- Miami Gardens
- Miami Lakes
- Miami Shores Village
- Miami Springs
- North Bay Village
- North Miami
- North Miami Beach
- Opa-Locka
- Palmetto Bay
- Pinecrest
- South Miami
- Surfside
- Sweetwater
- Virginia Gardens
- West Miami
- Unincorporated County

- Sarasota*
- Venice*
- Unincorporated County

SEMINOLE

- Oviedo
- Sanford

ST. JOHNS

- Unincorporated County (CPACE)

SUWANNEE

- Branford
- Live Oak
- Unincorporated County

VOLUSIA

- Edgewater
- Orange City
- Port Orange
- Unincorporated County (CPACE)

MONROE

- Islamorada*
- Key Colony Beach*
- Key West*
- Layton*
- Marathon*
- Unincorporated County

NASSAU

- Fernandina Beach

ORANGE

- Apopka
- Ocoee (CPACE)
- Orlando
- Winter Garden (CPACE)
- Winter Haven (CPACE)
- Winter Park
- Unincorporated County (CPACE)

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 that while it had signed onto the Original ILA, we are currently in extended discussions with this jurisdiction about signing onto the updated Second Amended and Restated ILA. Until we finalize these discussions we have verbally agreed not to activate residential PACE in the jurisdiction 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, Citrus, Collier, Duval, Escambia, Hernando, Highlands, Hillsborough, Indian River, Lake, Lee, Levy, Manatee, Marion (re-executed), Martin, Miami-Dade, Monroe, Nassau, Okeechobee, Orange, Osceola, Palm Beach, Pasco, Pinellas, Polk, Sarasota, Seminole, St. Johns, Suwannee, and Volusia.

An updated agreement with the Broward County Tax Collector is also currently being negotiated.



Amity R. Barnard, Esq.

*Florida Bar Board Certified Attorney in
City, County and Local Government Law*

Email: mitty@davislawteam.com

December 4, 2025

AGENDA ITEM SUMMARY

To: Chair Dritz, Vice Chair Metcalf and Supervisors Robau, Wisner and McMahon
Cc: Todd Wodraska, Secretary
From: Amity Barnard, General Counsel
Re: Petros Notice of Termination of Commercial PACE Program Administration Services Agreement and Proposal for Revised Engagement Terms

The following describes the above-referenced agenda item:

On October 10, 2025, the Authority received via certified mail the attached Notice of Termination of Commercial PACE Program Administration Services Agreement and Proposal for Revised Engagement Terms from Petros PACE Administrator (Petros), the Authority's C-PACE Third-party Administrator. Note that the termination letter indicates that Petros intends to keep payment of the latest invoice (#25-26-0001R) sent by the Authority (received by Petros on October 1, 2025) in the amount of \$13,450.00 "on hold pending discussions between the Administrator and the Authority regarding the proposed alternative fee structure."

Petros entered into an Administration Services Agreement (Agreement) with the Authority on August 1, 2019, as amended by the First Amendment in March 2023, Second Amendment in September 2024 and Third Amendment in March 2025.

Article 11 of the Agreement provides that:

This Agreement may be terminated, without Cause, by the Administrator upon the Administrator giving written notice to the Authority of its intent to terminate this Agreement. Upon receipt of such notice, the Authority shall have one hundred twenty (120) days to designate a person or entity to whom all information related to the Administrative Services performed by the Administrator should be given. This Agreement will terminate on the earlier of (1) the delivery of all such information to the Authority's designee; or (2) one hundred eighty (180) days after the Authority receives the Administrator's notice of intent to terminate this Agreement.

December 4, 2025

Petros Notice of Termination

Pursuant to this Article, the Authority is required to designate the appropriate person for information/documentation transfer on or before February 7, 2026. The 180-day effective date of termination, if documents are not delivered earlier, is April 8, 2026.

This is a budgetary item and there is a fiscal impact associated with the item.



OCT 10 2025

October 9, 2025

VIA FEDEX OVERNIGHT

To:

Florida Green Finance Authority
c/o Special District Services, Inc.
2501A Burns Road
Palm Beach Gardens, FL 33410
Attn: Todd Wodraska

With a Copy To:

Davis & Associates, P.A.
701 Northpoint Parkway, Suite 205
West Palm Beach, FL 33407
Attn: Amity R. Barnard, Esq.

From:

Petros PACE Administrator, LLC
c/o Petros PACE Finance, LLC
300 Colorado Street, Suite 2000
Austin, Texas 78701
Attn: Legal Department

Re: Notice of Termination of Commercial PACE Program Administration Services Agreement and Proposal for Revised Engagement Terms

Dear Mr. Wodraska:

Pursuant to Article 11 of the Commercial PACE Program Administration Services Agreement between the Florida Green Finance Authority, a public body corporate and politic under the laws of the state of Florida (the "***Authority***") and Petros PACE Administrator, LLC, a Texas limited liability company (the "***Administrator***"), effective as of August 1, 2019, as amended by that certain First Amendment dated March 2, 2023, that certain Second Amendment dated September 12, 2024,



and that certain Third Amendment dated March 13, 2025 (as amended or restated from time to time, together with all amendments thereto, collectively, the "*Agreement*"), the Administrator hereby provides this written notice of its intent to terminate the Agreement without cause.

In accordance with Article 11 of the Agreement, upon receipt of this notice, the Authority shall have one hundred twenty (120) days to designate a person or entity to whom all information related to the Administrative Services performed by the Administrator should be provided. The Agreement shall terminate on the earlier of (i) the delivery of all such information to the Authority's designee, or (ii) one hundred eighty (180) days after the Authority's receipt of this notice.

Notwithstanding this termination notice, the Administrator values its relationship with the Authority and is open to potentially pursuing an engagement with the Authority under a revised arrangement. Specifically, Petros would be willing to continue to serve as a program administrator under an alternative fee structure that:

1. Ties payment of fees directly to CPACE deal closings and project activity, rather than fixed quarterly budget obligations; and
2. Eliminates any requirement for Petros to make out-of-pocket payments toward the Authority's quarterly or annual budget.

We believe such a structure would more appropriately align incentives between the parties and promote continued collaboration and growth of C-PACE financing in Florida. To facilitate this discussion, please note that payment on the latest invoice that was received on October 1, 2025, in the amount of \$13,450 (Invoice #25-26-001R) will remain on hold pending discussions between the Administrator and the Authority regarding the proposed alternative fee structure.

If the Authority is able to call a board meeting prior to the next scheduled board meeting in December 2025 to consider a potential revised engagement with Petros, we would greatly appreciate it. During the transition period, and pending any discussions on a revised arrangement, the Administrator will continue to cooperate in good faith with the Authority and its designee to ensure the orderly transfer of all relevant program materials, documentation, and data related to the Administrative Services provided under the Agreement.

Please acknowledge receipt of this termination notice and indicate whether the Authority would like to discuss a continuation of an engagement under a revised fee structure proposed by the Authority.



Sincerely,

PETROS PACE ADMINISTRATOR, LLC,
a Texas limited liability company

By: Petros PACE Finance, LLC,
a Texas limited liability company,
its attorney-in-fact

By: Scott Moxham
Name: Scott Moxham
Title: Authorized Officer

Acknowledged and Accepted:

FLORIDA GREEN FINANCE AUTHORITY

By: _____
Name: _____
Title: _____
Date: _____



December 4, 2025

AGENDA ITEM SUMMARY

To: Chair Dritz, Vice Chair Metcalf and Supervisors Robau, Wisner and McMahon
From: Todd Wodraska, Secretary
Re: CONFERENCE ATTENDANCE POLICY

The following describes the above-referenced agenda item:

Staff is requesting the Board of Directors consider establishing a policy to allow Florida Green Finance Authority ("Authority") Board members, and their designated alternates, to attend professional conferences directly related to Property Assessed Clean Energy ("PACE") programs, sustainability, resiliency, and governmental finance.

The proposed Conference Attendance Policy establishes equitable and fiscally responsible guidelines for attendance at such conferences. Key provisions of the draft policy include:

- Eligibility: Each Board seat is designated as either odd-numbered or even-numbered, with annual rotation determining which seats are eligible for conference attendance during each fiscal year. Only one (1) representative per seat (either Director or Alternate) may attend in a given year.
- Selection of Attendee: Directors have the right of first refusal, with Designated Alternates eligible if the Director declines. Attendees must be confirmed in writing to the District Manager no later than 45 days before the conference.
- Eligible Conferences and Expenses: Conferences must relate to PACE, sustainability, resiliency, or governmental finance. Reimbursable expenses include registration fees, lodging, transportation, and meals/per diem in accordance with Section 112.061, Florida Statutes.
- Budgetary Limitation: Funding is subject to annual appropriation. A maximum of \$3,000 per eligible seat per year is allocated, with reimbursement capped accordingly.
- Reimbursement Process: Requests must be submitted within 14 business days of return, supported by original receipts. No reimbursement is permitted for entertainment or alcoholic beverages.
- Transportation: Travel must be via direct and economical routes; mileage reimbursement follows statutory rates.

This would, upon formal adoption, be a budgetary item subject to annual appropriations by the Authority Board.

This policy was provided to the Board for discussion purposes only at the September 11, 2025 Board meeting. Based on direction provided by the Board at that meeting, this item is now on the agenda for formal action and approval by the Board.

RESOLUTION NO. 2025-09

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE FLORIDA GREEN FINANCE AUTHORITY, SETTING FORTH AND ADOPTING A BOARD OF DIRECTORS CONFERENCE ATTENDANCE POLICY; PROVIDING AN EFFECTIVE DATE AND FOR OTHER PURPOSES.

WHEREAS, Second 9 of the Second Amended and Restated Interlocal Agreement provides the Board of Supervisors (“Board”) of the Florida Green Finance Authority (“Authority”) with the power to adopt resolutions and policies prescribing the powers, duties, and functions of the officers of the Authority, the conduct of the business of the Authority, and the maintenance of records and documents of the Authority; and

WHEREAS, the Board wishes to formalize a policy with regard to attendance by Board members (including Alternates) at professional conferences directly related to Property Assessed Clean Energy (“PACE”) programs, sustainability, resiliency, and governmental finance.

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

1. The Board of Supervisors of the Florida Green Finance Authority hereby approves and adopts the Board of Directors Conference Attendance Policy, attached hereto as Exhibit “A”.

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

PASSED AND ADOPTED this 4th day of December, 2025.

FLORIDA GREEN FINANCE AUTHORITY

By: _____
Authority Chair

ATTEST:

James Candela, Authority Secretary

Approved as to form and legal sufficiency

Amity Barnard, Authority General Counsel



Board of Directors Conference Attendance Policy

I. Purpose

The purpose of this policy is to establish clear, equitable, and fiscally responsible guidelines for the attendance of Florida Green Finance Authority (“Authority”) Directors at professional conferences with a direct Property Assessed Clean Energy (“PACE”) or sustainability and resiliency focus (“PACE-related Conferences”). The Authority’s Board of Directors (“Board”) recognizes that attendance at such conferences serves a public purpose and provides valuable opportunities for professional development, program education, networking, and the enhancement of service on the Authority’s Board.

II. Authority and Applicability

This policy is adopted pursuant to the Authority’s enabling provisions under Chapter 163, Florida Statutes, and Section 10 of the Second Amended and Restated Interlocal Agreement and applies to all currently seated Directors and Designated Alternates appointed to the Authority Board by participating jurisdictions. Directors and Designated Alternates serve without compensation, and their participation in PACE-related Conferences shall be funded solely from the Authority’s annual operating budget line item designated specifically for the purpose outlined in this policy.

III. Eligibility

1. For purposes of this policy, each Authority Board seat shall be designated as either “odd-numbered” or “even-numbered” based on its assigned seat number.
2. Attendance at Authority-funded PACE-related Conferences shall rotate annually between odd-numbered and even-numbered seats based on the Authority’s **fiscal year** (October 1 – September 30) as follows:
 - a. **Odd-numbered seats** (Seats 1, 3, 5 & 7): shall each be eligible to send **one (1) representative**, either the currently seated Director or the Designated Alternate, to attend one (1) Authority-funded PACE-related Conference during **odd-numbered fiscal years**.
 - b. **Even-numbered seats** (Seats 2, 4 & 6) shall each be eligible to send **one (1) representative**, either the currently seated Director or the Designated Alternate, to attend one (1) Authority-funded PACE-related Conference during **even-numbered fiscal years**.

3. In no case shall both a Director and Designated Alternate from the same seat attend an Authority-funded PACE-related Conference in the same fiscal year.

IV. Selection of Attendee

1. The Director for each eligible seat shall have the right of first refusal to attend a PACE-related Conference during their eligible fiscal year.
2. If the Director declines or is unavailable, the Designated Alternate for that seat may attend a PACE-related Conference.
3. The identity of the attendee shall be confirmed in writing to the District Manager at least forty-five (45) days prior to the first day of the conference, or as soon as practicable if the conference notice period is shorter.

V. Eligible Conferences and Expenses

1. Conferences must be directly related to PACE programs, governmental finance, sustainability or resiliency, or other subject matter reasonably connected to Authority's statutory mission.
2. For expenses to be reimbursable, the attendee shall attend and participate in all conference events open to all attendees as reflected on the event agenda.
3. Eligible reimbursable expenses shall include:
 - a. Conference registration fees;
 - b. Lodging at the conference host facility or comparable accommodations;
 - c. Transportation costs; and
 - d. Per diem or meal reimbursements in accordance with Section 112.061, Florida Statutes.

VI. Transportation

1. All travel must be by a reasonably direct or usually traveled route. In the event a person travels by an indirect route for his/her own convenience, any additional cost shall be borne by the traveler and reimbursement for expenses shall be based on the usually traveled route.
2. Commercial travel shall be by the most economical method, tourist or coach class.
3. Whenever travel is by a privately-owned vehicle, the traveler shall be entitled to a mileage allowance at the fixed rate per mile as established by the legislature in Section 112.061, Florida Statutes. Should the legislature increase the mileage allowance specified in Section 112.061, Florida Statutes, the Authority shall, without further action, be permitted to reimburse travelers at the increased rate.

VII. Budgetary Limitation

1. Conference attendance outlined in this policy is not guaranteed and is subject to the annual appropriation of funds by the Authority Board each fiscal year.
2. If appropriated, funding provided for conference attendance shall not exceed the total annual budget allocation approved by the Authority Board for that fiscal year.
3. In the event of budget constraints, priority shall be given to conferences that offer the highest direct relevance to PACE and the Authority's operations, as determined by the Authority's Manager in consultation with the Board Chair.
4. Each annual appropriation by the Authority Board shall be divided such that a maximum amount of Three Thousand Dollars (\$3,000.00) shall be allocated to each seat eligible to attend a conference that year to ensure that all Board members desiring to attend a conference have equal access to the appropriated funds. Reimbursement of expenses to any one Board member shall be limited to that maximum dollar amount per eligible year of attendance.

VII. Requests for Reimbursement

1. Requests for reimbursement shall be made to the Authority Manager, Special District Services, Inc.
2. Reimbursement requests shall be submitted within fourteen (14) business days of return.
3. Travel, registration and conference attendance expenses shall reflect correct and complete expenditures (registration fees, lodging, transportation, etc.) that were incurred by the requesting party and shall be accompanied by original receipts.
4. No reimbursement shall be allowed for costs not actually incurred or costs not documented by original receipt, except for per diem reimbursement requests.
5. No entertainment or alcoholic beverage expenses shall be reimbursed.

VIII. Effective Date

This policy shall take effect upon adoption by the Authority Board and shall remain in effect unless amended or repealed by the Board.