

**FLORIDA GREEN
FINANCE AUTHORITY**

**REGULAR BOARD MEETING
& PUBLIC HEARING
SEPTEMBER 11, 2025
2:00 P.M.**

AGENDA
FLORIDA GREEN FINANCE AUTHORITY
Town of Lantana
500 Greynolds Circle
Lantana, Florida 33462
1-800-743-4099 Access 9363638
REGULAR BOARD MEETING
& PUBLIC HEARING
September 11, 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. June 27, 2025 Regular Board Meeting.....Page 4
- G. Status/Program Update – Information Report.....Page 9
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 - b. Commercial
- H. Public Hearing
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 - 2. Receive Public Comments on Fiscal Year 2025/2026 Final Budget
 - 3. Consider Resolution No. 2025-05 – Adopting a Fiscal Year 2025/2026 Final BudgetPage 19
- I. Old Business
 - 1. Update Regarding Ongoing PACE Litigation in Florida
- J. New Business
 - 1. Consider Resolution No. 2025-06 – Reorganizing the Board of Supervisors.....Page 28
 - 2. Consider Resolution No. 2025-07 – Adopting a Fiscal Year 2025/2026 Meeting Schedule.....Page 30
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- K. Administrative Matters
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- L. Board Member Comments
- M. Adjourn

Publication Date
2025-08-29

Subcategory
Miscellaneous Notices

Notice of Public Hearing
and Regular Board Meeting of the
Florida Green Finance Authority

NOTICE IS HEREBY GIVEN that the Board of Supervisors (Board) of the Florida Green Finance Authority (Authority) will hold a Public Hearing & Regular Board Meeting on September 11, 2025, at 2:00 P.M. (EST) at the Town of Lantana located at 500 Greynolds Circle, Lantana, Florida 33462.

The purpose of the Public Hearing is to receive public comment on the Fiscal Year 2025/2026 Proposed Final Budget of the Florida Green Finance Authority. A copy of the Budget and/or the Agenda may be obtained from the Authority's website or at the offices of the Authority Manager, 2501A Burns Road, Palm Beach Gardens, Florida 33410, during normal business hours. The purpose of the Regular Board Meeting is for the Board to consider any other business which may properly come before it. The meetings are open to the public and will be conducted in accordance with the provisions of Florida law. Meetings may be continued as found necessary to a time and place specified on the record.

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 Lantana (Actual Meeting Location)

500 Greynolds Circle

Lantana, FL 33462

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

8/22, 8/29/25 #11584088

Publication Date
2025-08-29

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FLORIDA GREEN

FINANCE AUTHORITY

www.flgfa.org

PUBLISH: SARASOTA HERALD-TRIBUNE (SARASOTA) 08/22/25 & 08/29/25 #11584078

Publication Date
2025-08-29

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FLORIDA GREEN FINANCE AUTHORITY

www.flgfa.org

8/22, 8/29/25 #11584178

MINUTES
FLORIDA GREEN FINANCE AUTHORITY
REGULAR BOARD MEETING AND PUBLIC HEARING
JUNE 27, 2025

A. Call to Order

District Manager Andrew Karmeris called the June 27, 2025, Regular Board Meeting of the Florida Green Finance Authority to order at 2:00 p.m. at the Town of Mangonia Park located at 1755 East Tiffany Drive, Mangonia Park, Florida 33407.

B. Proof of Publication

Proof of publication was presented showing that notice of the Regular Board Meeting been published in the *Palm Beach Post*, *Sarasota Herald Tribune*, and *Pensacola News Journal* on June 17, 2025, as legally required.

C. Establish Quorum

A quorum was established with the following Supervisors present:

Supervisor	Jurisdiction	
Alternate Elizabeth Eassa	Town of Lantana	Present
Alternate Darrion Scott	Town of Mangonia Park	Present
Wayne Messam	Town of Miramar	Present
Dave Robau	City of Pensacola	Present (via telephone)
Tricia Wisner	City of North Port	Present (via telephone)

Others present at the meeting included:

Staff Member	Company/Agency
Andrew Karmeris	Special District Services
James Candela	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
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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 we no comments from the Public.

F. Approval of Minutes

a. March 13, 2025 Regular Board Meeting Minutes

There was a **motion** made by Supervisor Messam, seconded by Alternate Scott, to approve the minutes of the March 13, 2025 Regular Board Meeting, as presented. The Board was polled:

Supervisor	Jurisdiction	Vote
Alternate Elizabeth Eassa	Town of Lantana	Yes
Alternate Darrion Scott	Town of Mangonia Park	Yes
Wayne Messam	Town of Miramar	Yes
Dave Robau	City of Pensacola	Yes
Tricia Wisner	City of North Port	Abstain

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. Supervisor Messam asked for a breakdown of complaints by jurisdictions.

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

b. Commercial

Ms. Erin Deady also provided an update on State and Federal legislation and fielded questions from the Board.

H. Old Business

1. Update Regarding Ongoing PACE Litigation in Florida

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

I. New Business

1. Consider Resolution No. 2025-02 – Adopting a Fiscal Year 2025-2026 Proposed Budget

Mr. Karmeris and Ms. Barnard presented and identified changes from last year to this year.

A **motion** made by Supervisor Messam, seconded by Alternate Scott to approve Resolution No. 2025-02 – Adopting a Fiscal Year 2025-2026 Proposed Budget and set the Public Hearing for the regularly scheduled September 11, 2025 meeting at Town of Lantana located at 500 Greynolds Circle, Lantana, Florida 33462, as presented.

The Board was polled:

Supervisor	Jurisdiction	Vote
Alternate Elizabeth Eassa	Town of Lantana	Yes
Alternate Darrion Scott	Town of Mangonia Park	Yes
Wayne Messam	Town of Miramar	Yes
Dave Robau	City of Pensacola	Yes
Tricia Wisner	City of North Port	Yes

The **motion** carried 5-0.

2. Consider Resolution No. 2025-03 – Approving and Establishing the Applicable Maximum Rates, Fees and Other Charges Imposed on Property Owners in Connection with the Renewpace Program; Providing an Effective Date and for Other Purposes

Ms. Barnard presented this resolution and fielded questions from the Board.

A **motion** made by Supervisor Messam, seconded by Alternate Scott to approve Resolution No. 2025-03 – Approving and Establishing the Applicable Maximum Rates, Fees and Other Charges Imposed on Property Owners in Connection with the Renewpace Program; Providing an Effective Date and for Other Purposes, as presented.

The Board was polled:

Supervisor	Jurisdiction	Vote
Alternate Elizabeth Eassa	Town of Lantana	Yes
Alternate Darrion Scott	Town of Mangonia Park	Yes

Wayne Messam	Town of Miramar	Yes
Dave Robau	City of Pensacola	Yes
Tricia Wisner	City of North Port	Yes

The **motion** carried 5-0.

3. Consider Resolution No. 2025-04 – Approving and Establishing the Applicable Maximum Rates, Fees and Other Charges Imposed on Property Owners in Connection with the Petros C-Pace Program

Ms. Barnard presented this resolution and fielded questions from the Board.

A **motion** made by Supervisor Messam, seconded by Alternate Scott to approve Resolution No. 2025-04 – Approving and Establishing the Applicable Maximum Rates, Fees and Other Charges Imposed on Property Owners in Connection with the Renewpace Program; Providing an Effective Date and for Other Purposes, as presented.

The Board was polled:

Supervisor	Jurisdiction	Vote
Alternate Elizabeth Eassa	Town of Lantana	Yes
Alternate Darrion Scott	Town of Mangonia Park	Yes
Wayne Messam	Town of Miramar	Yes
Dave Robau	City of Pensacola	Yes
Tricia Wisner	City of North Port	Yes

The **motion** carried 5-0.

J. Administrative Matters

1. Discussion Regarding Conference Stipend

A discussion ensued amongst the Board members regarding the available conferences to attend, their locations, and the amount of cost attending those conferences could be. Supervisor Messam suggested looking at other governmental entities' policies on the topic and to bring back a resolution or policy for Board approval at the next meeting. Staff agreed.

K. Board Member Comments

There were no Board member comments.

L. Adjournment

A **motion** made by Alternate Eassa, seconded by Alternate Scott to adjourn the meeting at 2:27 p.m., as presented.

The Board was polled:

Supervisor	Jurisdiction	Vote
Alternate Elizabeth Eassa	Town of Lantana	Yes
Alternate Darrion Scott	Town of Mangonia Park	Yes
Wayne Messam	Town of Miramar	Yes
Dave Robau	City of Pensacola	Yes
Tricia Wisner	City of North Port	Yes

The **motion** carried 5-0.

Chairman/Vice Chair

Secretary/Asst. Secretary



INFORMATION REPORT

DATE: SEPTEMBER 11, 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 9/3/2025)

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

- Jobs created: 16,991

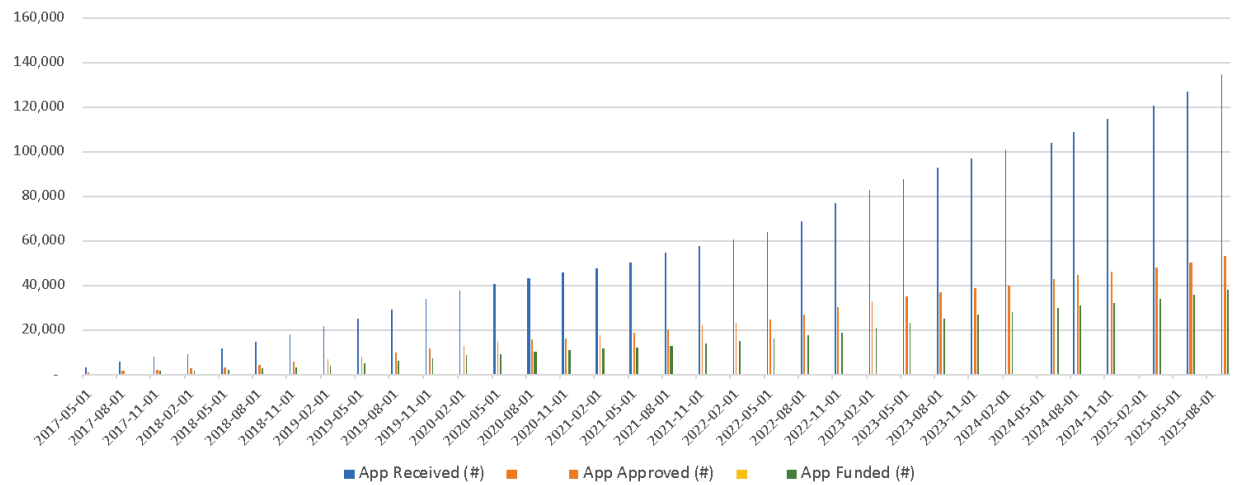
- Utility bill savings electricity (lifetime): \$ 283,536,218
- Utility bill savings natural gas (lifetime): \$43,436,741
- Lifetime energy generation & savings:
 - Renewable energy generated (kWh): 946,138,984
 - Energy saved (kWh): 473,032,235
 - Therms saved: 34,473,604
 - Green House Gas Reductions: 586,212 metric tons

Below is a summary of program application statistics.

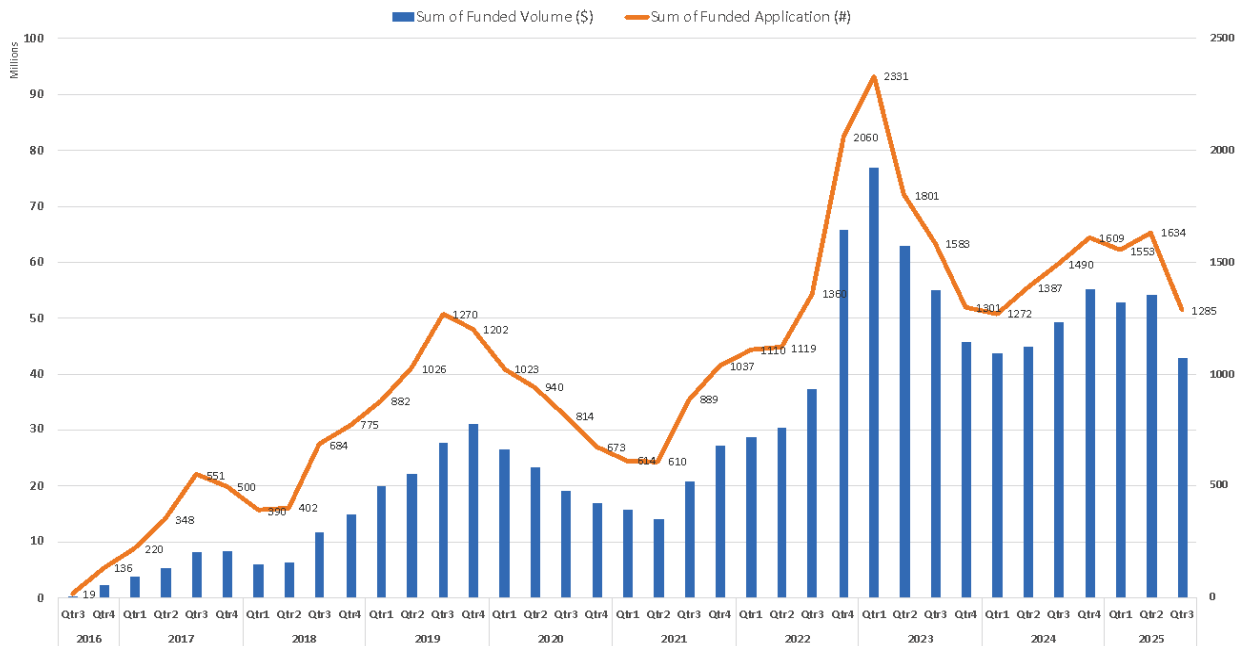
As of 9/3/2025	11/9/2023	02/12/2024	6/11/2024	8/21/2024	11/19/2024	3/4/2025	6/5/2025	9/3/2025
# Applications	97,512	101,360	104,278	109,230	115,201	120,881	127,533	135,171
Total App Value	\$2,687,976,472	\$2,858,991,723	\$2,954,903,381	\$3,140,514,156	\$3,346,745,619	\$3,545,750,301	\$3,761,125,412	\$4,011,015,516
Average Assessment Value	\$26,418	\$26,869	\$27,172	\$27,405	\$27,661	\$28,028	\$28,329	\$28,548
Notice to Proceed (#/\$)*	38,768 / \$1,080,768,080	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
Funded (#/\$)	27,074 / \$715,592,313	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
# Active Contractors	759	725	726	741	754	802	886	892
# Counties Approved (RPACE)	25	24	24	24	24	25	25	25

**Inclusive of funded projects*

Counts of App Received, Approved, Funded



Funded Application Volume



*Q3 2025 up to 9/3/2025

As of 9/3/2025	# of Applications	Total Application Value	NTP # / \$*	Funded (#/\$)
Town of Lantana	271	\$8,073,953	117 / \$3,339,853	79 / \$2,187,321
Town of Mangonia Park	36	\$1,152,920	20 / \$676,076	12 / \$275,343
City of North Port	753	\$16,937,048	339 / \$6,230,067	278 / \$4,921,350
City of Pensacola	100	\$3,077,987	6 / \$154,709	2 / \$49,031
City of Cooper City	475	\$15,407,549	182/ \$6,375,801	143 / \$4,875,513

*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 100 unresolved complaints. Complaints are addressed through outreach to the property owner(s) and contractor (if applicable). Complaints were resolved in an average of 67 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 9/3/2025):

- Number of complaints received and resolved since program launch in 2016: 1,589
- Complaint Rate: 4.2%
- Contractor related complaints: 1426
- Most common categories of complaints: Workmanship; Delayed/Incomplete Projects

II. UPDATE ON MARKETING EFFORTS

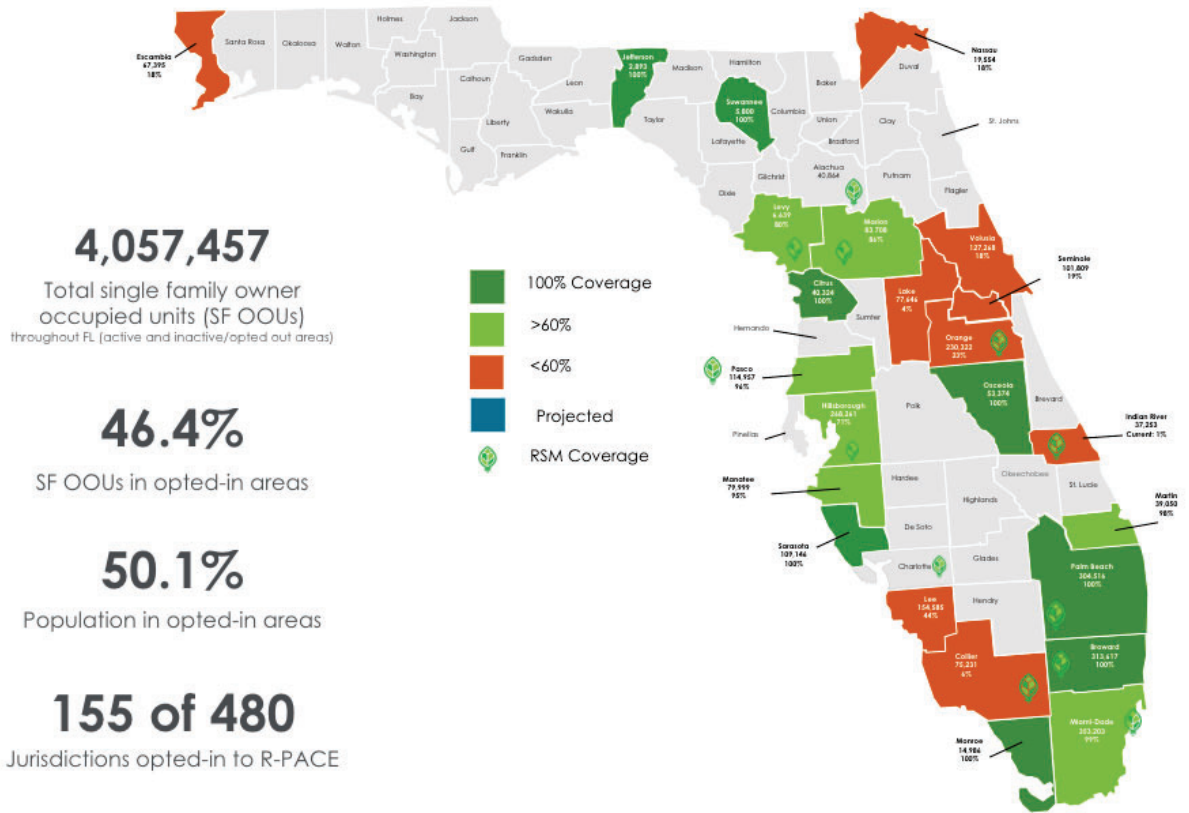
Any updates will be provided at the Authority Board meeting.

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

ESCAMBIA

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

OSCEOLA

- Kissimmee*
- St. Cloud*
- Unincorporated County

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*

HILLSBOROUGH

- Unincorporated County

HIGHLANDS

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

INDIAN RIVER

- Fellsmere

PALM BEACH

- Atlantis*
- Belle Glade*
- Boca Raton*
- Boynton Beach
- Briny Breezes*
- Cloud Lake*
- Delray Beach
- Glen Ridge*
- Golf
- Greenacres*
- Gulfstream*
- Haverhill*

<ul style="list-style-type: none"> • Lauderhill* • 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* 	<ul style="list-style-type: none"> • <i>Sebastian</i> • Unincorporated County (CPACE) 	<ul style="list-style-type: none"> • 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
CHARLOTTE (CPACE)	JEFFERSON	
<ul style="list-style-type: none"> • Punta Gorda • Unincorporated County 	<ul style="list-style-type: none"> • Monticello* • Unincorporated County 	
CITRUS	LAKE	
<ul style="list-style-type: none"> • Inverness* • Crystal River* • Unincorporated County 	<ul style="list-style-type: none"> • Eustis (CPACE) • Leesburg • Mount Dora 	
	LEE	
	<ul style="list-style-type: none"> • Bonita Springs • Cape Coral • Estero • Fort Myers 	
	LEVY	
	<ul style="list-style-type: none"> • Williston • Unincorporated County 	
	MANATEE	
	<ul style="list-style-type: none"> • Bradenton* • Bradenton Beach* • Palmetto* • Unincorporated County 	
	MARION	
	<ul style="list-style-type: none"> • Unincorporated County 	
COLLIER	MARTIN	
<ul style="list-style-type: none"> • Naples • Unincorporated County (CPACE) 	<ul style="list-style-type: none"> • Sewall's Point • Stuart • Unincorporated County 	
COLUMBIA	MIAMI-DADE	
<ul style="list-style-type: none"> • Unincorporated County (CPACE) 	<ul style="list-style-type: none"> • Aventura • Biscayne Park • Coral Gables • 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 	
DUVAL		
<ul style="list-style-type: none"> • Jacksonville (CPACE) 		
		PASCO
		<ul style="list-style-type: none"> • Port Richey • Zephyrhills • Unincorporated County
		PINELLAS
		<ul style="list-style-type: none"> • Gulfport (CPACE)
		SARASOTA
		<ul style="list-style-type: none"> • North Port* • Sarasota* • Venice* • Unincorporated County
		SEMINOLE
		<ul style="list-style-type: none"> • Longwood • Oviedo • Sanford
		ST. JOHNS
		<ul style="list-style-type: none"> • Unincorporated County (CPACE)
		SUWANNEE
		<ul style="list-style-type: none"> • Branford • Live Oak • Unincorporated County

- North Miami Beach
- Opa-Locka
- Palmetto Bay
- Pinecrest
- South Miami
- Surfside
- Sweetwater
- Virginia Gardens
- West Miami
- 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
- Belle Isle
- Ocoee (CPACE)
- Orlando
- Winter Garden (CPACE)
- Winter Haven (CPACE)
- Winter Park
- Unincorporated County (CPACE)

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 Hillsborough County Tax Collector is also currently being negotiated.

Publication Date
2025-08-29

Subcategory
Miscellaneous Notices

Notice of Public Hearing
and Regular Board Meeting of the
Florida Green Finance Authority

NOTICE IS HEREBY GIVEN that the Board of Supervisors (Board) of the Florida Green Finance Authority (Authority) will hold a Public Hearing & Regular Board Meeting on September 11, 2025, at 2:00 P.M. (EST) at the Town of Lantana located at 500 Greynolds Circle, Lantana, Florida 33462.

The purpose of the Public Hearing is to receive public comment on the Fiscal Year 2025/2026 Proposed Final Budget of the Florida Green Finance Authority. A copy of the Budget and/or the Agenda may be obtained from the Authority's website or at the offices of the Authority Manager, 2501A Burns Road, Palm Beach Gardens, Florida 33410, during normal business hours. The purpose of the Regular Board Meeting is for the Board to consider any other business which may properly come before it. The meetings are open to the public and will be conducted in accordance with the provisions of Florida law. Meetings may be continued as found necessary to a time and place specified on the record.

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 Lantana (Actual Meeting Location)

500 Greynolds Circle

Lantana, FL 33462

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

8/22, 8/29/25 #11584088

Publication Date
2025-08-29

Subcategory
Miscellaneous Notices

Notice of Public Hearing
and Regular Board Meeting of the
Florida Green Finance Authority

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

FLORIDA GREEN

FINANCE AUTHORITY

www.flgfa.org

PUBLISH: SARASOTA HERALD-TRIBUNE (SARASOTA) 08/22/25 & 08/29/25 #11584078

Publication Date
2025-08-29

Subcategory
Miscellaneous Notices

Notice of Public Hearing
and Regular Board Meeting of the
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Meetings may be cancelled from time to time without advertised notice.

FLORIDA GREEN FINANCE AUTHORITY

www.flgfa.org

8/22, 8/29/25 #11584178

RESOLUTION NO. 2025-05

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

WHEREAS, the Florida Green Finance Authority has prepared a Proposed Budget and Final Special Assessment Roll for Fiscal Year 2025/2026 and has held a duly advertised Public Hearing to receive public comments on the Proposed Budget and Final Special Assessment Roll; and,

WHEREAS, following the Public Hearing and the adoption of the Proposed Budget and Final Assessment Roll, the Florida Green Finance Authority is now authorized to levy non-ad valorem assessments upon the properties within the District.

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

Section 1. The Final Budget and Final Special Assessment Roll for Fiscal Year 2025/2026 attached hereto as Exhibit “A” is approved and adopted, and the assessments set forth therein shall be levied.

Section 2. The 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 11th day of September, 2025.

ATTEST:

FLORIDA GREEN FINANCE AUTHORITY

By: _____
Secretary/Assistant Secretary

By: _____
Chairperson/Vice Chairperson

Florida Green Finance Authority

**Final Budget For
Fiscal Year 2025/2026
October 1, 2025 - September 30, 2026**

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- III COMMERCIAL BUDGET**
- IV RESIDENTIAL BUDGET**
- V PARTICIPANTS**
- VI COMMERCIAL BONDS**

FINAL BUDGET
FLORIDA GREEN FINANCE AUTHORITY
FISCAL YEAR 2025/2026
OCTOBER 1, 2025 - SEPTEMBER 30, 2026
(Combined Commercial and Residential)

	FISCAL YEAR 2025/2026 BUDGET
REVENUES	
Projected Carry Forward Surplus	100,000
O & M Funding Contributions	270,000
O & M Assessments (Commercial)	0
Loan Revenues (Residential)	20,121,895
Loan Revenues (Commercial)	0
Other Revenue - Commercial Closing Fees	10,000
Other Revenue - Administrator Cost Sharing	167,600
Interest Income	300
TOTAL REVENUES	\$ 20,669,795
VARIABLE EXPENDITURES	
Assessment Roll	276,595
Miscellaneous	10,000
TOTAL VARIABLE EXPENDITURES	\$ 286,595
FIXED EXPENDITURES	
Management	48,000
Legal	90,000
Audit Fees	16,500
Insurance	15,000
Legal Advertisements	9,000
Travel/Conference	15,000
New County Set-up Fee	1,000
Dues & Subscriptions	1,200
Trustee Fees	4,000
Website Management	2,000
Miscellaneous - postage, office supplies, etc.	1,500
Commercial Closing Fee	60,000
Palm Beach County Pace Project Fees	20,000
Financial Advisory Fees	10,000
TOTAL FIXED EXPENDITURES	\$ 293,200
TOTAL EXPENDITURES	\$ 579,795
REVENUES LESS EXPENDITURES	\$ 20,090,000
Loan Payments (Residential)	(19,700,000)
Loan Payments (Commercial)	0
BALANCE	\$ 390,000
Fees (Residential)	(280,000)
Fees (Commercial)	0
Excess/ (Shortfall)	\$ 110,000
Program Reinvestment (Residential)	(100,000)
Program Reinvestment (Commercial)	(10,000)
Net Excess/ (Shortfall)	\$ -
Projected Fiscal Year-End Fund Balance	100,000

Approx. Participants As Of August 2025: 25,145 (this number will decrease as prepaid & matured loans are removed from the roll).

Approx. Additions For 2025/2026 (before prepayments have been removed): 6,356

DETAILED FINAL BUDGET
FLORIDA GREEN FINANCE AUTHORITY
FISCAL YEAR 2025/2026
OCTOBER 1, 2025 - SEPTEMBER 30, 2026
(Combined Commercial and Residential)

	FISCAL YEAR 2023/2024 ACTUAL	FISCAL YEAR 2024/2025 BUDGET	FISCAL YEAR 2025/2026 BUDGET	COMMENTS
REVENUES				
Projected Carry Forward Surplus	0	100,000	100,000	
O & M Funding Contributions	187,470	270,000	270,000	No Change From 2024/2025 Budget
O & M Assessments (Commercial)	0	0	0	BrandsMart Has Paid Off 2015-1 Bond
Loan Revenues (Residential)	43,799,364	20,025,905	20,121,895	Loan Revenues (Residential)
Loan Revenues (Commercial)	500	0	0	Loan Revenues (Commercial)
Other Revenue - Commercial Closing Fees	2,500	10,000	10,000	
Other Revenue - Administrator Cost Sharing	151,105	87,050	167,600	
Interest Income	38,427	300	300	Interest Estimated At \$25 Per Month
TOTAL REVENUES	\$ 44,179,366	\$ 20,493,255	\$ 20,669,795	
VARIABLE EXPENDITURES				
Assessment Roll	243,088	221,155	276,595	25,145 X \$11 - Based On Approximate Participants
Miscellaneous	0	10,000	10,000	Miscellaneous
TOTAL VARIABLE EXPENDITURES	\$ 243,088	\$ 231,155	\$ 286,595	
FIXED EXPENDITURES				
Management	43,910	48,000	48,000	No Change From 2024/2025 Budget
Legal	101,773	75,000	90,000	\$15,000 Increase From 2024/2025 Budget
Audit Fees	0	16,500	16,500	Per Contract
Insurance	3,956	3,900	15,000	Insurance Estimate
Legal Advertisements	3,123	9,000	9,000	No Change From 2024/2025 Budget
Travel/Conference	0	0	15,000	New Budget Item
New County Set-up Fee	0	1,000	1,000	Estimated At One New County
Dues & Subscriptions	815	1,200	1,200	No Change From 2024/2025 Budget
Trustee Fees	0	4,000	4,000	No Change From 2024/2025 Budget
Website Management	1,500	2,000	2,000	No Change From 2024/2025 Budget
Miscellaneous - postage, office supplies, etc.	2,724	1,500	1,500	No Change From 2024/2025 Budget
Commercial Closing Fee	60,485	0	60,000	New Budget Item
Palm Beach County Pace Project Fees	19,124	0	20,000	New Budget Item
Financial Advisory Fees	0	10,000	10,000	Financial Advisory Fees
TOTAL FIXED EXPENDITURES	\$ 237,410	\$ 172,100	\$ 293,200	
TOTAL EXPENDITURES	\$ 480,498	\$ 403,255	\$ 579,795	
REVENUES LESS EXPENDITURES	\$ 43,698,868	\$ 20,090,000	\$ 20,090,000	
Loan Payments (Residential)	(43,284,422)	(19,700,000)	(19,700,000)	Loan Payments (Residential)
Loan Payments (Commercial)	(485)	0	0	Loan Payments (Commercial)
BALANCE	\$ 413,961	\$ 390,000	\$ 390,000	
Fees (Residential)	(476,378)	(280,000)	(280,000)	Fees (Residential)
Fees (Commercial)	(15)	0	0	Fees (Commercial)
Excess/ (Shortfall)	\$ (62,432)	\$ 110,000	\$ 110,000	
Program Reinvestment (Residential)	0	(100,000)	(100,000)	Program Reinvestment (Residential)
Program Reinvestment (Commercial)	0	(10,000)	(10,000)	Program Reinvestment (Commercial)
Net Excess/ (Shortfall)	\$ (62,432)	\$ -	\$ -	
Projected Fiscal Year-End Fund Balance	0	100,000	100,000	

Approx. Participants As Of August 2025: 25,145 (this number will decrease as prepaid & matured loans are removed from the roll).

Approx. Additions For 2025/2026 (before prepayments have been removed): 6,356

FINAL BUDGET
FLORIDA GREEN FINANCE AUTHORITY
FISCAL YEAR 2025/2026
OCTOBER 1, 2025 - SEPTEMBER 30, 2026
(Commercial Only)

	FISCAL YEAR 2025/2026 COMMERCIAL BUDGET
REVENUES	
O & M Assessments (Commercial)	0
Bond/Loan Revenues (Commercial)	See Commercial Bond Page
Other Revenue - Commercial Closing Fees	10,000
Other Revenue - Administrator Cost Sharing	167,600
Other Revenue - Buy In	0
TOTAL REVENUES	\$ 177,600
VARIABLE EXPENDITURES	
Miscellaneous	1,000
TOTAL VARIABLE EXPENDITURES	\$ 1,000
FIXED EXPENDITURES	
Management	24,000
Legal	45,000
Audit Fees	8,250
Insurance	7,500
Legal Advertisements	4,500
Travel/Conference	7,500
New County Set-up Fee	500
Dues	600
Trustee Fees	2,000
Website Management	1,000
Miscellaneous - postage, office supplies, etc.	750
Commercial Closing Fee	60,000
Palm Beach County Pace Project Fees	0
Financial Advisory Fees	5,000
TOTAL FIXED EXPENDITURES	\$ 166,600
TOTAL EXPENDITURES	\$ 167,600
REVENUES LESS EXPENDITURES	\$ 10,000
Bond/Loan Payments (Commercial)	0
BALANCE	\$ 10,000
Fees (Commercial)	0
Excess/ (Shortfall)	\$ 10,000
Program Reinvestment/Carryover Credit	(10,000)
Net Excess/ (Shortfall)	\$ -
Projected Fiscal Year-End Fund Balance	\$ -

NOTE: A separate spreadsheet is kept to track provider specific carryover credit that can be applied to quarterly invoices.

FINAL BUDGET
FLORIDA GREEN FINANCE AUTHORITY
FISCAL YEAR 2025/2026
OCTOBER 1, 2025 - SEPTEMBER 30, 2026
(Residential Only)

	FISCAL YEAR 2025/2026 RESIDENTIAL BUDGET
REVENUES	
Projected Carry Forward Surplus	100,000
O & M Funding Contributions	270,000
Loan Revenues (Residential)	20,121,895
Interest Income	300
TOTAL REVENUES	\$ 20,492,195
VARIABLE EXPENDITURES	
Assessment Roll	276,595
Miscellaneous	9,000
TOTAL VARIABLE EXPENDITURES	\$ 285,595
FIXED EXPENDITURES	
Management	24,000
Legal	45,000
Audit Fees	8,250
Insurance	7,500
Legal Advertisements	4,500
Travel/Conference	7,500
New County Set-up Fee	500
Dues	600
Trustee Fees	2,000
Website Management	1,000
Miscellaneous - postage, office supplies, etc.	750
Commercial Closing Fee	0
Palm Beach County Pace Project Fees	20,000
Financial Advisory Fees	5,000
TOTAL FIXED EXPENDITURES	\$ 126,600
TOTAL EXPENDITURES	\$ 412,195
REVENUES LESS EXPENDITURES	\$ 20,080,000
Loan Payments (Residential)	(19,700,000)
BALANCE	\$ 380,000
Fees (Residential)	(280,000)
Excess/ (Shortfall)	\$ 100,000
Program Reinvestment (Residential)	(100,000)
Net Excess/ (Shortfall)	\$ -
Projected Fiscal Year-End Fund Balance	100,000

Approx. Participants As Of August 2025: 25,145 (this number will decrease as prepaid & matured loans are removed from the roll).

Approx. Additions For 2025/2026 (before prepayments have been removed): 6,356

**FLORIDA GREEN FINANCE AUTHORITY
PARTICIPANTS AS OF AUGUST 2025**

COUNTY	COMMENCING FISCAL YEAR 2022/2023	COMMENCING FISCAL YEAR 2023/2024	COMMENCING FISCAL YEAR 2024/2025	COMMENCING FISCAL YEAR 2025/2026	TOTAL *
Alachua	2	0	0	0	49
Brevard	280	256	8	1	843
Broward	1,020	2,147	1,736	1,894	10,358
Charlotte	87	11	0	0	375
Citrus	66	81	87	94	407
Collier	0	0	1	0	52
Escambia	0	1	1	0	3
Hernando	0	0	0	0	238
Highlands	0	0	1	0	1
Hillsborough	0	0	0	42	1,423
Indian River	1	1	2	0	4
Jefferson	0	0	0	0	1
Lake	1	0	3	1	5
Lee	44	89	83	55	348
Levy	4	7	2	14	40
Manatee	90	113	142	94	708
Marion	60	149	110	214	696
Martin	19	58	21	24	188
Miami-Dade	1358	2,253	1,723	2,084	10,000
Monroe	3	7	7	2	29
Okeechobee	5	18	3	0	26
Orange	34	35	71	94	404
Osceola	101	118	100	129	911
Palm Beach	580	1,334	1,230	1,321	6,255
Pasco	110	147	85	167	1,464
Polk	14	21	17	0	73
Sarasota	112	142	97	89	712
Seminole	3	11	16	18	77
Suwannee	0	1	0	3	4
Volusia	7	19	22	16	73
Sub-Total	4,001	7,019	5,568	6,356	35,767
Less Prepayments	1,692	1,692	2,422	1,316	10,622
Total	2,309	5,327	3,146	5,040	25,145

Notes:

1. *Includes totals from years prior to those shown.
2. Prepayments include matured loans.
3. 2025/2026 numbers are approximates.
4. 2025/2026 prepayment numbers will continue to accumulate until the start of next year's enrollment.

**FLORIDA GREEN FINANCE AUTHORITY
COMMERCIAL BONDS AS OF AUGUST 2025**

BOND ISSUE	ORIGINAL PAR AMOUNT	CURRENT PAR AMOUNT	MATURITY DATE	ANNUAL ASSESSMENT AMOUNT
Series 2014 Loan (E&M Spirits)	\$46,550.00	\$0.00	May 2023	\$9,429.07
Series 2015-1 (Brandsmart Project)	\$2,225,700.00	\$0.00	Paid off	\$0.00
Series 2018 (Dadeland Mall Project)	\$2,595,468.73	\$1,212,490.52	November 2028	\$350,856.55
Series 2018A (Orlando Outlets Project)	\$5,562,289.94	\$4,215,060.80	November 2039	\$496,899.34
Series 2020-A (Avid Viera)	\$3,471,908.43	\$0.00	Paid off	\$0.00
Series 2020-B (Home 2-Palm Bay)	\$3,930,000.00	\$3,698,363.22	November 2046	\$312,209.65
Series 2020-C (Hyatt-Palm Bay)	\$5,643,500.00	\$5,310,868.39	November 2046	\$447,438.17
Series 2020-D (Pruitt Health - Lutz)	\$3,340,018.09	\$3,211,680.59	November 2047	\$261,701.69
Series 2021-1 (Le Meridien)	\$37,650,000.00	\$36,047,715.42	November 2047	\$2,689,983.39
Series 2021-2 (Sheraton - Palmetto)	\$30,600,000.00	\$30,024,684.65	November 2048	\$2,418,304.48
Series 2022-1 (Pruitt Health - Pensacola)	\$5,335,050.00	\$5,235,879.97	November 2048	\$422,279.36
Series 2022-2 (Certus Waterford Lakes)	\$7,200,000.00	\$7,069,369.65	November 2048	\$572,722.58
Series 2022-3 (Spanish Moss Apartments)	\$3,961,068.11	\$3,961,068.11	November 2047	\$333,839.33
Series 2022-4 (Certus Vero Beach)	\$8,640,000.00	\$8,640,000.00	November 2050	\$684,084.69
Series 2023 (Proper South Beach)	\$31,569,161.68	\$0.00	Paid off	\$0.00
Series 2023 (Marriott Palmetto)	\$14,400,000.00	\$14,400,000.00	November 2053	\$1,251,355.67
Series 2024 (Delray Beach Market)	\$14,515,442.07	\$14,515,442.07	November 2053	\$0.00
Total	\$180,686,157.05	\$137,542,623.39		\$10,251,103.97

Note:

BrandsMart Paid Off Series 2015-1 Bond In 2021.

Avid Viera Paid Off Series 2020-A Bond In 2023.

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.

WHEREAS, the original Interlocal Agreement Between the Florida Green Finance Authority, the Town of Lantana and the Town of Mangonia Park established that the Town Manager of Lantana, or designee, shall serve as the Chair of the Authority Board for the initial four (4) year term and that a representative of the Town of Mangonia Park shall serve as the Vice Chair of the Authority Board for the initial four (4) year term; and

WHEREAS, the Second Amended and Restated Interlocal Agreement Forming the Florida Green Finance Authority (“ILA”) states that the Authority shall be governed by a seven (7) member Board of Directors; and

WHEREAS, the Authority Board reached its full seven (7) member capacity for the first time since inception in April 2018; and

WHEREAS, the ILA requires that the Board of Supervisors (“Board”) be governed by a Chair, a Vice Chair, a Secretary and a Treasurer; and

WHEREAS, the ILA provides that the Secretary and Treasurer officer roles may be delegated to a member of Staff; and

WHEREAS, the ILA requires that the Chair and Vice-Chair be elected from the current Board membership for a term of one (1) year to commence on October 1st of each year; and

WHEREAS, the ILA requires that the Board reorganize no later than September 30th of each year for the subsequent fiscal year; and

WHEREAS, the Board desires to make the following appointments in accordance with the ILA.

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 appoints _____ as Chair of the Board of Supervisors, effective October 1, 2025. This appointment shall remain valid for one (1) year.

SECTION 2. The Board of Supervisors of the Florida Green Finance Authority hereby appoints _____ as Vice Chair of the Board of Supervisors, effective October 1, 2025. This appointment shall remain valid for one (1) year.

SECTION 3. The Board of Supervisors of the Florida Green Finance Authority hereby continues the delegation of the officer roles of Secretary and Treasurer to Todd Wodraska, Special District Services, Inc., or his designee. This delegation shall remain valid for one (1) year.

SECTION 4. This Resolution shall become effective immediately upon its passage and adoption.

PASSED AND ADOPTED this 11th day of September, 2025.

FLORIDA GREEN FINANCE AUTHORITY

By: _____
Chair

ATTEST:

Andrew Karmeris, Authority Secretary

Approved as to form and legal sufficiency

Amity R. Barnard, Authority General Counsel

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.

WHEREAS, it is necessary for the Florida Green Finance Authority to establish a regular meeting schedule for fiscal year 2025/2026; and

WHEREAS, the Board of Supervisors of the Florida Green Finance Authority desires to adopt the regular meeting schedule for fiscal year 2025/2026, including meeting locations and times, as set forth in Exhibit “A”; and

WHEREAS, due to the fact that unforeseen circumstances occur from time to time which may require a regularly scheduled meeting to have to be re-scheduled, including but not limited to the lack of a quorum to conduct business, the Board of Supervisors further desires to provide for an administrative process to effectuate such regular meeting re-scheduling when needed.

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 regular meeting schedule, time and location for meetings of the Florida Green Finance Authority for fiscal year 2025/2026 which is attached hereto as Exhibit “A”, is hereby adopted by the Board of Supervisors.

Section 3. The Board of Supervisors directs the Secretary of the Florida Green Finance Authority to publish the adopted regular meeting schedule for fiscal year 2025/2026.

Section 4. In the event that a regularly scheduled meeting as set forth on Exhibit “A” hereto has to be re-scheduled due to unforeseen circumstances, including but not limited to the lack of a quorum to conduct business, the Secretary of the Florida Green Finance Authority is hereby authorized and directed to re-schedule such meeting to an available date and time,

preferably at the same location as the originally scheduled meeting if possible, falling as soon as practical after the regularly scheduled meeting date. In such event, the Secretary of the Florida Green Finance Authority shall convene the originally scheduled meeting for the sole purpose of announcing on the record the date, time and location of the re-scheduled meeting. The Florida Green Finance Authority General Counsel shall also attend the convening of the originally scheduled meeting and shall be present for the announcement of the date, time and place of the re-scheduled meeting.

PASSED, ADOPTED and EFFECTIVE this 11th day of September, 2025.

ATTEST:

FLORIDA GREEN FINANCE AUTHORITY

By: _____
Secretary

By: _____
Chair

**FLORIDA GREEN FINANCE AUTHORITY
FISCAL YEAR 2025/2026 REGULAR MEETING SCHEDULE**

NOTICE IS HEREBY GIVEN that the Board of Supervisors of the Florida Green Finance Authority will hold Regular Meetings at **2:00 p.m. EST** on the following dates at the specified locations:

Meetings to be held at the Town of Mangonia Park Municipal Center located at 1755 East Tiffany Drive, Mangonia Park, Florida 33407 on the following dates:

**December 4, 2025
June 4, 2026**

Meetings to be held at the Town of Lantana located at 500 Greynolds Circle, Lantana, Florida 33462 on the following dates:

**March 5, 2026
September 10, 2026**

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

If any person decides to appeal any decision made with respect to any matter considered at these meetings, 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 any of these meetings should contact the District 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 particular meeting.

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

FLORIDA GREEN FINANCE AUTHORITY

www.flgfa.org

**PUBLISH: PALM BEACH POST (PALM BEACH)
 SARASOTA HERALD-TRIBUNE (SARASOTA)
 PENSACOLA NEWS JOURNAL (ESCAMBIA)**

____/____/____
____/____/____
____/____/____

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.**

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 2024/2025 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 11th day of September, 2025.

ATTEST:

FLORIDA GREEN FINANCE AUTHORITY

By: _____
Secretary/Assistant Secretary

By: _____
Chairperson/Vice Chairperson

Florida Green Finance Authority

Amended Final Budget For Fiscal Year 2024/2025 October 1, 2024 - September 30, 2025

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- I AMENDED FINAL OPERATING FUND BUDGET**
- II COMMERCIAL BONDS RECAP**

AMENDED FINAL BUDGET
FLORIDA GREEN FINANCE AUTHORITY
OPERATING FUND
FISCAL YEAR 2024/2025
OCTOBER 1, 2024 - SEPTEMBER 30, 2025

	FISCAL YEAR 2024/2025 BUDGET 10/1/24 - 9/30/25	AMENDED FINAL BUDGET 10/1/24 - 9/30/25	YEAR TO DATE ACTUAL 10/1/24 - 9/29/25
REVENUES			
Carry Forward Surplus	100,000	0	0
O & M Funding Contributions	270,000	225,052	205,052
Loan Revenues (Residential)	20,025,905	53,230,047	53,230,047
Bond/Loan Revenues (Commercial)	0	5,180,029	5,180,029
Other Revenue - Commercial Closing Fees	10,000	0	0
Other Revenue - Administrator Cost Sharing	87,050	73,136	73,136
Other Revenue - Miscellaneous	0	0	0
Interest Income	300	26,500	25,629
TOTAL REVENUES	\$ 20,493,255	\$ 58,734,764	\$ 58,713,893
VARIABLE EXPENDITURES			
Assessment Roll	221,155	300,000	0
Miscellaneous	10,000	10,000	0
TOTAL VARIABLE EXPENDITURES	\$ 231,155	\$ 310,000	\$ -
FIXED EXPENDITURES (Residential & Commercial)			
Management	48,000	48,000	44,000
Legal	75,000	90,000	74,902
Audit Fees	16,500	16,500	0
Insurance	3,900	9,852	9,852
Legal Advertisements	9,000	3,500	1,961
New County Set-up Fee	1,000	0	0
Dues & Subscriptions	1,200	815	815
Trustee Fees	4,000	0	0
Website Management	2,000	1,500	1,375
Miscellaneous - Postage, Office Supplies, Etc.	1,500	3,500	2,783
Commercial Closing Fee	0	14,152	14,152
Palm Beach County Pace Project Fees	0	30,000	0
Financial Advisory Services	10,000	0	0
TOTAL FIXED EXPENDITURES	\$ 172,100	\$ 217,819	\$ 149,840
TOTAL EXPENDITURES	\$ 403,255	\$ 527,819	\$ 149,840
REVENUES LESS EXPENDITURES	\$ 20,090,000	\$ 58,206,945	\$ 58,564,053
Loan Payments (Residential)	(19,700,000)	(53,569,022)	(53,569,022)
Bond/Loan Payments (Commercial)	0	(4,182,490)	(4,182,490)
BALANCE	\$ 390,000	\$ 455,433	\$ 812,541
Fees (Residential)	(280,000)	(565,912)	(565,912)
Fees (Commercial)	0	(93,058)	(93,058)
Excess/ (Shortfall)	\$ 110,000	\$ (203,537)	\$ 153,571
Program Reinvestment	(110,000)	0	0
Net Excess/ (Shortfall)	\$ -	\$ (203,537)	\$ 153,571

Fund Balance As Of 9/30/2024
Projected FY 2024/2025 Activity
Projected Fund Balance As Of 9/30/2025

\$284,549
(\$203,537)
\$81,012

**AMENDED FINAL BUDGET
FLORIDA GREEN FINANCE AUTHORITY
COMMERCIAL BONDS RECAP
FISCAL YEAR 2024/2025
OCTOBER 1, 2024 - SEPTEMBER 30, 2025**

BOND ISSUE	ORIGINAL PAR AMOUNT	CURRENT PAR AMOUNT	MATURITY DATE	ANNUAL ASSESSMENT AMOUNT	FISCAL YEAR 2024/2025 PRINCIPAL PAYMENTS	FISCAL YEAR 2024/2025 INTEREST PAYMENTS
Series 2014 Loan (E&M Spirits)	\$46,550.00	\$0.00	----	\$9,429.07	----	----
Series 2015-1 (Brandsmart Project)	\$2,225,700.00	\$0.00	----	\$0.00	----	----
Series 2018 (Dadeland Mall Project)	\$2,595,468.73	\$1,212,490.52	November 2028	\$350,856.55	\$263,324.89	\$76,379.46
Series 2018A (Orlando Outlets Project)	\$5,562,289.94	\$4,695,846.56	November 2039	\$496,899.34	\$186,039.50	\$300,062.38
Series 2020-A (Avid Viera)	\$3,471,908.43	\$0.00	----	\$294,927.30	----	----
Series 2020-B (Home 2 - Palm Bay)	\$3,930,000.00	\$3,698,363.22	November 2046	\$312,209.65	\$81,663.86	\$219,885.45
Series 2020-C (Hyatt - Palm Bay)	\$5,643,500.00	\$5,310,868.39	November 2046	\$447,438.17	\$117,269.73	\$315,756.62
Series 2020-D (Pruitt Health - Lutz)	\$3,340,018.09	\$3,211,680.59	November 2047	\$261,701.69	\$65,986.25	\$189,159.97
Series 2021-1 (Le Meridien)	\$37,650,000.00	\$36,868,662.45	November 2047	\$2,689,983.39	\$0.00	\$913,709.45
Series 2021-2 (Sheraton - Palmetto)	\$30,600,000.00	\$30,024,684.65	November 2048	\$2,418,304.48	\$575,315.35	\$1,751,800.78
Series 2022-1 (Pruitt Health - Pensacola)	\$5,335,050.00	\$5,235,879.97	November 2048	\$422,279.36	\$99,170.03	\$309,742.93
Series 2022-2 (Certus Waterford Lakes)	\$7,200,000.00	\$7,069,369.65	November 2048	\$572,722.58	\$130,630.35	\$217,175.00
Series 2022-3 (Spanish Moss Apartments)	\$3,961,068.11	\$3,961,068.11	November 2047	\$333,839.33	\$0.00	\$247,600.87
Series 2022-4 (Certus Vero Beach)	\$8,640,000.00	\$8,640,000.00	November 2050	\$684,084.69	\$0.00	\$671,134.80
Series 2023-1 (Proper South Beach)	\$31,569,161.68	\$0.00	----	\$0.00	\$31,569,161.68	\$1,578,458.08
Series 2023-2 (Marriott Palmetto)	\$14,400,000.00	\$14,400,000.00	November 2053	\$1,251,355.67	\$0.00	\$605,900.00
Series 2024 (Delray Beach Market)	\$14,515,442.07	\$14,515,442.07	November 2053	\$0.00	\$0.00	\$0.00
Total	\$180,686,157.05	\$138,844,356.18		\$10,546,031.27	\$33,088,561.64	\$7,396,765.79
Notes:						
BrandsMart Paid Off Series 2015-1 Bond In May 2021.						
Avid Viera Paid Off Series 2020-A Bond In February 2024.						
Proper South Beach Paid Off Series 2023-1 Bond In June 2025.						

September 11, 2025

AGENDA ITEM SUMMARY

To: Chair Dritz, Vice Chair Metcalf and Supervisors Robau, Wisner and McMahon
From: Andrew Karmeris, 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 is being provided to the Board for discussion purposes only at the September 11, 2025 Board meeting, with formal action to occur at a subsequent meeting if so directed by the Board.



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.