

RESOLUTION NO. 19-17

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DELRAY BEACH, FLORIDA CREATING AN ADDITIONAL PROPERTY ASSESSED CLEAN ENERGY (PACE) PROGRAM WITHIN THE CITY AND JOINING THE GREEN CORRIDOR PROPERTY ASSESSMENT CLEAN ENERGY (PACE) DISTRICT AS A NON-VOTING MEMBER; AUTHORIZING THE EXECUTION OF A NON-EXCLUSIVE MEMBERSHIP AGREEMENT WITH THE GREEN CORRIDOR PROPERTY ASSESSMENT CLEAN ENERGY (PACE) DISTRICT; PROVIDING DIRECTIONS TO THE CLERK; PROVIDING FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

WHEREAS, Section 163.08, Florida Statutes (the “PACE Act”) authorizes counties, municipalities, and certain separate local government entities to establish and administer financing programs pursuant to which owners of real property may obtain funding for energy conservation and efficiency, renewable energy and wind resistance improvements (as referred to therein, the “Qualifying Improvements”), and repay such funding through voluntary special assessments, sometimes referred to as non-ad valorem assessments, levied upon the improved property pursuant to financing agreements between the owner thereof and the local government; and

WHEREAS, pursuant to the PACE Act, local governments may enter into a partnership with other local governments for the purpose of providing and financing Qualifying Improvements, and a PACE program may be administered by a third party at the discretion of the local government; and

WHEREAS, PACE programs not only assist residents and business owners in reducing their carbon footprint and energy costs, but also stimulate the local economy by the creation of needed construction jobs; and

WHEREAS, on August 6, 2012, the Town of Cutler Bay, Village of Palmetto Bay, Village of Pinecrest, City of South Miami, Miami Shores Village, City of Coral Gables, and City of Miami, entered into an interlocal agreement, which is recorded in the Official Records of Miami-Dade County at Book 28217 Pages 0312-333, creating a separate legal entity known as the Green Corridor Property Assessment Clean Energy (PACE) District (the “District”); and

WHEREAS, given the wide spread energy and economic benefits of PACE programs, the City Commission desires for the City of Delray Beach to join the District as a non-voting member by entering into a Membership Agreement, in substantially the form attached hereto as Exhibit “A,” (“Membership Agreement”) in order for property owners within the City of Delray Beach to obtain from the District the upfront financing for Qualifying Improvements; and

WHEREAS, the City Commission deems it in the best interest of the citizens and residents of the City of Delray Beach to adopt this Resolution.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF DELRAY BEACH, FLORIDA AS FOLLOWS:

Section 1. Recitals. The foregoing recitals are incorporated in this Resolution as though fully set forth herein and are approved and adopted.

Section 2. Creation of Additional PACE Program. The City Commission hereby creates an additional PACE Program pursuant to Section 163.08, Florida Statutes, for the purpose of the District providing upfront financing to property owners for Qualifying Improvements, which program will be administered by the District's third-party administrator.

Section 3. Approval of Membership Agreement. The City Commission hereby approves of the Membership Agreement with the District, in substantially the form attached hereto as Exhibit "A."

Section 4. Authorization. The City Commission hereby authorizes the Mayor to execute the Membership Agreement with the District, in substantially the form attached hereto as Exhibit "A," subject to approval by the City Attorney as to form and legality.

Section 5. Directions to Clerk. The City Clerk or designee of this office is directed to send a certified copy of this Resolution to the District's Manager at Governmental Management Services – South Florida, LLC, 5385 N. Nob Hill Road, Sunrise, Florida 33351 within ten (10) days of adoption.

Section 6. Effective Date. This Resolution shall be effective immediately upon adoption.

PASSED and ADOPTED this ____ day of _____, 2017.

Cary Glickstein, Mayor

Attest:

City Clerk

Approved as to form and legality:

R. Max Lohman, City Attorney

EXHIBIT "A"

**MEMBERSHIP AGREEMENT BETWEEN THE
GREEN CORRIDOR PROPERTY ASSESSMENT CLEAN ENERGY (PACE) DISTRICT
AND THE CITY OF DELRAY BEACH**

This Membership Agreement (the "Membership Agreement") is entered into this ___ day of ____, 2017, by and between the Green Corridor Property Assessment Clean Energy (PACE) District, a public body corporate and politic (the "Green Corridor"), and the City of Delray Beach, Florida, a municipality of the State of Florida (the "City of Delray Beach") (collectively, the "Parties") for the purpose of providing a PACE program within the City's municipal boundaries.

RECITALS

WHEREAS, on August 6, 2012, the Green Corridor was created as a separate legal entity pursuant to Section 163.01(7), Florida Statutes, to finance qualifying improvements in accordance with Section 163.08, Florida Statutes; and

WHEREAS, on _____, 2017, the City of Delray Beach adopted Resolution 19-17 agreeing to join the Green Corridor as a non-voting member in order to finance qualifying improvements in the City of Delray Beach in accordance with Section 163.08, Florida Statutes; and

WHEREAS, the Parties have determined that entering into this Membership Agreement is in the best interest and welfare of the property owners within the Green Corridor and the City of Delray Beach.

NOW, THEREFORE, in consideration of the terms and conditions, promises and covenants hereinafter set forth, the Parties agree as follows:

1. **Recitals Incorporated.** The above recitals are true and correct and incorporated herein.
2. **Purpose.** The purpose of this Membership Agreement is to facilitate the financing of qualifying improvements for property owners within the City of Delray Beach in accordance with Section 163.08, Florida Statutes, by virtue of the City's joining the Green Corridor as a non-voting member and utilizing the Green Corridor's existing program (the "Program").
3. **Qualifying Improvements.** The City of Delray Beach shall allow the Green Corridor to provide financing of qualifying improvements, as defined in Section 163.08, Florida Statutes, on properties within the City of Delray Beach.
4. **Non-Exclusive.** The Green Corridor Program is non-exclusive, meaning the City of Delray Beach specifically reserves the right to join any other entity providing a similar program under Section 163.08, Florida Statutes, or create its own program under Section 163.08, Florida Statutes.

5. Program Guidelines: The Parties agree the City of Delray Beach has implemented local program requirements for any PACE program to be offered in the City of Delray Beach through the adoption of Ordinance No. 13-17; and this ordinance sets forth the pricing rules, enforcement mechanisms and the minimum reporting required of all PACE programs within the City of Delray Beach. The Parties agree that if the City of Delray Beach's Ordinance No. 13-17 is repealed, the Program to be offered in the City of Delray Beach will be wholly governed by the Green Corridor's Program Guidelines. If the City of Delray Beach desires to implement its own local program guidelines at a future date, it may do so upon sixty (60) day's written notice to the Green Corridor. Any such local program guidelines can be amended and changed only by the authorized designee of the City of Delray Beach. These local program guidelines shall be consistent with the Green Corridor's guidelines. The City of Delray Beach may adopt more restrictive guidelines than that of the Green Corridor. However, if there is a conflict between the Green Corridor's guidelines and the City of Delray Beach's guidelines, the Green Corridor's guidelines shall control.
6. Boundaries. Pursuant to this Membership Agreement, the boundaries of the Green Corridor shall include the legal boundaries of the City of Delray Beach, which boundaries may be limited, expanded, or more specifically designated from time to time by the City of Delray Beach by providing written notice to the Green Corridor. As contemplated in the Interlocal Agreement (as defined in Section 8) and as supplemented by this Membership Agreement, the Green Corridor will, on a non-exclusive basis, levy voluntary non ad valorem special assessments on the benefitted properties within the boundaries of the City of Delray Beach to help finance the costs of qualifying improvements for those individual properties. Those properties receiving financing for qualifying improvements shall be assessed from time to time, in accordance with Section 163.08, Florida Statutes and other applicable law. Notwithstanding termination of this Membership Agreement or notice of a change in boundaries by the City of Delray Beach as provided for above, those properties that have received financing for qualifying improvements shall continue to be a part of the Green Corridor, until such time that all outstanding debt has been satisfied.
7. Financing Agreement. The Parties agree that the Green Corridor may enter into a financing agreement, pursuant to Section 163.08, Florida Statutes, with property owner(s) within the City of Delray Beach who obtain financing through the Green Corridor.
8. Amended and Restated Interlocal Agreement. The Parties agree that the City of Delray Beach shall be subject to all terms, covenants, and conditions of the Amended and Restated Interlocal Agreement recorded in the Official Records of Miami-Dade County at Official Records Book 28217, Page 0312, which created the Green Corridor (the "Interlocal Agreement"). In the event of any conflict between the Interlocal Agreement and this Membership Agreement, this Membership Agreement shall control the rights and obligations of the City of Delray Beach.

9. Responsibilities of the Green Corridor; Indemnification. The Green Corridor shall be solely responsible for all matters associated with origination, funding, financing and administration of each of the Green Corridor's authorized non-ad valorem assessments, including responding to any complaints or inquiries by participants, tax certificate holders, lenders or others relating to the Program's special assessments, the Program's financing agreements, the Program's qualifying improvements, or any other aspect of the Program. The Parties understand that indemnification of the Green Corridor members is provided for in Section 16 of the Interlocal Agreement, and that such provisions shall apply to the City of Delray Beach.
10. Agreements with Tax Collector, Property Appraiser and Municipalities. The Green Corridor acknowledges that the City of Delray Beach has no authority to bind the County Tax Collector and the County Property Appraiser, and the Green Corridor will be required to enter into separate agreement(s) with the County Tax Collector and/or the County Property Appraiser, which shall establish the fees (if any) to be charged by the Tax Collector and Property Appraiser for the collection or handling of the Program's special assessments.
11. Resale or Refinancing of a Property. The Green Corridor recognizes that some lenders may require full repayment of the Program's special assessments upon resale or refinancing of a property subject to the Program's special assessments. The Green Corridor agrees to provide written disclosure of this matter to all City of Delray Beach property owners that may utilize the Program.
12. Term. This Membership Agreement shall remain in full force and effect from the date of its execution by both Parties. Any Party may terminate this Membership Agreement upon ninety (90) days prior written notice.
13. Consent. This Membership Agreement and any required resolution or ordinance of an individual Party shall be considered the City of Delray Beach's consent to joining the Green Corridor and participation therein, as required by Section 163.08, Florida Statutes.
14. Voting Rights. The Parties agree that the City of Delray Beach shall be a non-voting member of the Green Corridor for the term of this Membership Agreement.
15. Notices. Any notices to be given hereunder shall be in writing and shall be deemed to have been given if sent by hand delivery, recognized overnight courier (such as Federal Express), or by written certified U.S. mail, with return receipt requested, addressed to the Party for whom it is intended, at the place specified. For the present, the Parties designate the following as the respective places for notice purposes:

If to Green Corridor:
Paul Winkeljohn, Executive Director
Green Corridor
5385 Nob Hill Rd.
Sunrise, FL 33351

If to:
The City of Delray Beach
Attn: City Manager
100 NW First Avenue
Delray Beach, FL 33444-2612

With a Copy to:
The City of Delray Beach
Attn: City Attorney
200 NW First Avenue
Delray Beach, FL 33444

16. Amendments. It is further agreed that no modification, amendment or alteration in the terms or conditions herein shall be effective unless contained in a written document executed by the Parties hereto.
17. Joint Effort. The preparation of this Membership Agreement has been a joint effort of the Parties hereto and the resulting document shall not, solely as a matter of judicial construction, be construed more severely against one of the Parties than the other.
18. Merger. This Membership Agreement incorporates and includes all prior negotiations, correspondence, agreements, or understandings applicable to the matters contained herein; and the Parties agree that there are no commitments, agreements, or understandings concerning the subject matter of this Membership Agreement that are not contained in this document. Accordingly, the Parties agree that no deviation from the terms hereof shall be predicated upon any prior representations or agreements, whether oral or written. It is further agreed that no change, amendment, alteration, or modification in the terms and conditions contained herein shall be effective unless contained in a written document, executed with the same formality, and of equal dignity herewith by all Parties to this Membership Agreement.
19. Assignment. The respective obligations of the Parties set forth in this Membership Agreement shall not be assigned, in whole or in part, without the written consent of the other Party hereto.
20. Records. The Parties shall each maintain their own respective records and documents associated with this Membership Agreement in accordance with the requirements for records retention set forth in Chapter 119, Florida Statutes.

21. No Third Party Beneficiaries. It is the intent and agreement of the Parties that this Agreement is solely for the benefit of the Parties and no person not a party hereto shall have any rights or privileges hereunder.
22. Severability. In the event a portion of this Membership Agreement is found by a court of competent jurisdiction to be invalid, the remaining provisions shall continue to be effective.
23. Venue. The exclusive venue of any legal or equitable action against the City of Delray Beach that arises out of or relates to this Membership Agreement shall be the appropriate state court in Miami-Dade County.
24. Effective Date. This Membership Agreement shall become effective upon the execution by the Parties hereto.

[signature page follows]

IN WITNESS WHEREOF, the Parties hereto have made and executed this Membership Agreement on this ____ day of _____, 2017.

ATTEST:

**GREEN CORRIDOR PROPERTY
ASSESSMENT CLEAN ENERGY
(PACE) DISTRICT**

By: _____
District Secretary

By: _____
Paul Winkeljohn, Executive Director

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:

By: _____
Weiss Serota Helfman Cole &
Bierman, P.L., District Attorney

ATTEST:

THE CITY OF DELRAY BEACH

By: _____
_____, City Clerk

By: _____
Cary Glickstein, Mayor

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:

By: _____
R. Max Lohman, City Attorney

[SIGNATURE PAGE TO MEMBERSHIP AGREEMENT]