



AGENDA

COMMITTEE OF THE WHOLE WORKSHOP BOARD OF COUNTY COMMISSIONERS

Board Chambers
Suite 100
Ernie Lee Magaha Government Building - First Floor
221 Palafox Place

June 12, 2014
9:00 a.m.

Notice: This meeting is televised live on ECTV and recorded for rebroadcast on the same channel. Refer to your cable provider's channel lineup to find ECTV.

1. Call to Order

(PLEASE TURN YOUR CELL PHONE TO THE SILENCE OR OFF SETTING.)
2. Was the meeting properly advertised?
3. Warrington Tax Collector's Office (NO BACKUP PROVIDED)
(Janet Holley, Tax Collector - 30 min)
 - A. Board Discussion
 - B. Board Direction
4. Central Booking and Detention Center Update (BACKUP TO BE DISTRIBUTED UNDER SEPARATE COVER)
(Larry Newsom - 15 min)
 - A. Board Discussion
 - B. Board Direction
5. Nine Mile Road PD&E Roadway Project (If required after the Florida-Alabama Transportation Planning Organization Meeting on June 11, 2014) (NO BACKUP PROVIDED)
(April Williams, American Consulting Professionals - 10 min)
 - A. Board Discussion
 - B. Board Direction
6. Property Assessed Clean Energy (PACE) Program (REFERRED FROM THE APRIL 10, 2014, COMMITTEE OF THE WHOLE WORKSHOP)
(Commissioner Robinson/Alison Rogers - 20 min)
 - A. Board Discussion
 - B. Board Direction

7. Implementing a Jail Advisory Committee (REFERRED FROM THE APRIL 29, 2014, BCC MEETING) (NO BACKUP PROVIDED)
(Commissioner May - 20 min)
 - A. Board Discussion
 - B. Board Direction

8. Education and Crime Prevention (REFERRED FROM THE APRIL 29, 2014, BCC MEETING) (NO BACKUP PROVIDED)
(Commissioner May - 20 min)
 - A. Board Discussion
 - B. Board Direction

9. Adjourn

Committee of the Whole

3.

Meeting Date: 06/12/2014

Issue: Warrington Tax Collector's Office

From: Janet Holley, Tax Collector

Information

Recommendation:

Warrington Tax Collector's Office (NO BACKUP PROVIDED)

(Janet Holley, Tax Collector - 30 min)

A. Board Discussion

B. Board Direction

Committee of the Whole

4.

Meeting Date: 06/12/2014

Issue: Central Booking and Detention Center Update

From: Larry Newsom, Assistant County Administrator

Information

Recommendation:

Central Booking and Detention Center Update (BACKUP TO BE DISTRIBUTED UNDER SEPARATE COVER)

(Larry Newsom - 15 min)

A. Board Discussion

B. Board Direction

Committee of the Whole

5.

Meeting Date: 06/12/2014

Issue: Nine Mile Road PD&E Roadway Project

From: Larry Newsom, Interim County Administrator

Information

Recommendation:

Nine Mile Road PD&E Roadway Project (If required after the Florida-Alabama Transportation Planning Organization Meeting on June 11, 2014) (NO BACKUP PROVIDED)

(April Williams, American Consulting Professionals - 10 min)

A. Board Discussion

B. Board Direction

Committee of the Whole

6.

Meeting Date: 06/12/2014

Issue: Property Assessed Clean Energy Program

From: Grover Robinson

Information

Recommendation:

Property Assessed Clean Energy (PACE) Program (REFERRED FROM THE APRIL 10, 2014, COMMITTEE OF THE WHOLE WORKSHOP)

(Commissioner Robinson/Alison Rogers - 20 min)

A. Board Discussion

B. Board Direction

Attachments

PACE Issue Paper 61214



**BOARD OF COUNTY COMMISSIONERS
ESCAMBIA COUNTY, FLORIDA**

June 12, 2014 Committee of the Whole

TO: Board of County Commissioners
FROM: Keith Wilkins, Director, Community & Environment Department
DATE: June 12, 2014
RE: Property Assessed Clean Energy (PACE) Program
Issue: Consideration of Adopting a Property Assessed Clean Energy Program

Background:

The PACE Program is a voluntary property energy conservation finance mechanism that allows financing of energy efficiency upgrades to be repaid through an ad valorem assessment. This program is financed by several organizations and collected through local Tax Collectors and levied by local Property Appraisers through agreements with those Constitutional Officers. Enforcement for the collection of the assessments is conducted by the finance organization. Enactment requires authorization of a Resolution and selection of such finance/administrative organization by the local government entity such as a County Commission. Examples of PACE activity in Florida by local governments are included below. We have a letter of interest in a program from Simon Enterprises, owners of Cordova and University Mall properties and Simon has utilized the program to retrofit other properties they own and manage across the country. They are a known supporter of the program.

National

- 31 states and D.C. have enabled commercial PACE programs (New legislative efforts for PACE are underway in Arizona, Indiana, Kentucky, Massachusetts, New Hampshire, Pennsylvania, and West Virginia).
- There are 7 active residential PACE programs
- PACE is available in over 400 municipalities nationwide
- The Western Riverside Council of Governments in California currently has the most successful PACE program in the Country and it include both residential and commercial. The results of the program thus far (3 years in operation):
 - 31,000 applications
 - 10,050 projects completed and funded (\$188 million)
 - 99% of people have paid their assessments (1% default rate)
- Commercial PACE projects to date number 200 at a value of \$63 Million in improvements (the largest project is \$7 Million in improvements for the Los Angeles Hilton)
- Operated under the California Statewide Communities Development Authority (CSCDA), the CaliforniaFIRST residential PACE program will launch this summer in 17 California counties and 167 cities
- More and more local governments are moving to a “Open Market PACE approach” where they allow multiple PACE programs to operate: Here is an article on the trend,

<http://www.prnewswire.com/news-releases/cities-and-counties-across-california-adopt-open-pace-marketplace-strategy-210325031.html>

State of Florida

- There are still PACE programs in operation in Florida (the Green Corridor District (7 municipalities in Miami Dade County), the Florida Green Energy Works Program (11 municipalities + Martin County= 12 local governments), the Florida PACE Funding Agency (City of Kissimmee, Nassau County and Flagler County).
- Only the Green Corridor and the Florida Green Energy Works programs have actually begun accepting and processing applications for financing
- Leon, Pinellas, Pasco and Miami Dade Counties are all in varying degrees of collecting information to launch PACE in their communities
- Broward County is in negotiations with both the Green Corridor and Florida Green Energy Works programs (they will be the first County in Florida to allow multiple PACE programs "Open Market PACE" to operate within its jurisdiction)

Florida Green Energy Works Program:

- Martin County plus 11 cities across 4 counties: (Town of Lantana, City of Lake Worth, Town of Mangonia Park, City of West Palm Beach, City of Delray Beach, City of Boynton Beach and Village of Tequesta in Palm Beach County; City of Fellsmere and City of Sebastian in Indian River County; City of Stuart in Martin County; City of Gulfport in Pinellas County).
- Focused on commercial properties currently until issues surround residential properties are resolved.
- Multi-jurisdictional program formed through interlocal agreement pursuant to Section 163.01, F.S. Any local government in the State can participate now without further action except passage of Resolution to execute Interlocal. Includes 7 Board members (3 currently filled) with formation of "regional" Boards as more regional programs develop.
- www.floridagreenenergyworks.com
- Agreements in place with Palm Beach County Property Appraiser and Tax Collector and are being provided to other County entities for establishment of levy and collection system.
- Source of capital: open market, any source of capital including national and local banks as well as private equity funds.

Green Corridor Program:

- 7 cities within Miami-Dade County: Miami Shores; Pinecrest; Cutler Bay; Palmetto Bay; South Miami; Miami (Commercial & Multi-Family Only); Coral Gables (Commercial Only).
- 5 participating cities will complete residential and commercial projects. Programs documents include a disclosure to property owners that they may have issues with their mortgage lender if they complete a residential PACE project.
- Program only includes the 7 municipalities pursuant to interlocal agreement. New participating local governments have to form a new multi-jurisdictional entity to launch a new "corridor".
- https://ygrene.us/fl/green_corridor
- Status unknown in terms of actual levy and collection system.
- Source of capital: interlocal entity or underlying local government issues bonds for purchase by unknown investors.

Florida PACE Funding Agency:

- Nassau County, Flagler County and City of Kissimmee
- Includes residential and commercial projects.
- Governments participate through a “Subscription Agreement” providing control of program over to Board consisting of representatives from City of Kissimmee, Flagler County and Miami-Dade County.
- www.floridapace.gov
- Status unknown in terms of actual levy and collection status.
- Seeking a combination of a bond issuance and private capital provided by Samas.

Other local government activities:

- Lee County in negotiations with a PACE vendor for last 7 months after competitive bid.
- Leon County launching negotiations with a PACE vendor after a competitive bid.
- Broward re-launching competitive bid process after terminating original year-long bid process.
- Pinellas has issued a competitive bid.
- Hillsborough completed Request for Information likely to move forward with competitive bid.
- City of Tarpon Springs completed Request for Information, timeframes to move forward unknown.

Funding:

Funding is not required by Escambia County. All funding, financing, marketing, administrative and collection enforcement is provided by the financing company.

Board Direction:

The Board consider to either opt into an existing program or conduct a solicitation for PACE services.

Committee of the Whole

7.

Meeting Date: 06/12/2014

Issue: Implementing a Jail Advisory Committee

From: Lumon May, District 3 Commissioner

Information

Recommendation:

Implementing a Jail Advisory Committee (REFERRED FROM THE APRIL 29, 2014, BCC MEETING) (NO BACKUP PROVIDED)

(Commissioner May - 20 min)

A. Board Discussion

B. Board Direction

Committee of the Whole

8.

Meeting Date: 06/12/2014

Issue: Education and Crime Prevention

From: Lumon May, District 3 Commissioner

Information

Recommendation:

Education and Crime Prevention (REFERRED FROM THE APRIL 29, 2014, BCC MEETING)

(NO BACKUP PROVIDED)

(Commissioner May - 20 min)

A. Board Discussion

B. Board Direction
