

October 21, 2025

To: Board Members, Green Corridor
Via: Paul Winkeljohn, Executive Director
Fm: Herb Marlowe, Consultant

Subject: Draft Agenda and Discussion Documents for October 30th, workshop

1. Attached you will find a draft agenda for the workshop along with a draft work plan. These topics were generated via interviews with those of you whom I was able reach by phone.
2. If I have not been able to speak with you, please feel free to suggest additional topics and feel free to call me at 352 339 6090 if you would prefer to discuss those with me.
3. For those whom I was able to speak, please provide me with any clarification or correction in case I mis-understood your points. Also please feel free to add other items that may have arisen since we spoke.
4. In order for us to get these materials to you in a timely manner before the Board meeting please provide any additional comments by 8:00 AM, Monday, October 27th.
5. If you would please send your email comments via Paul simply for internal coordination.

Green Corridor

Property Assessment Clean Energy District

Workshop Meeting Agenda

Seat 9: Mayor Philip Stoddard – C	
Seat 1: Councilmember Suzy Lord	
Seat 2: Vice Mayor Mark Merwitzer	
Seat 3: Councilmember Ken Fairman	
Seat 4: Commissioner Steve Calle	
Seat 5: Vice Mayor Neil Cantor	
Seat 6: Commissioner Rhonda Anderson	
Seat 7: Mayor Francis Suarez	
Seat 8: Mayor Jonathan Groth	

Thursday
October 30, 2025
10:00 a.m.

City of South Miami City Hall
6130 Sunset Dr, South Miami, FL 33143
<https://us02web.zoom.us/j/88471950296>
1-301-715-8592 or 1-312-626-6799
Meeting ID: 884 7195 0296

1. Opening and Introductions
2. General Board Discussion
 - A. Green Corridor Potential as a State Level Entity
 - B. Purpose – what is the value of Green Corridor to other public entities, customers
 - 1) Discussion and Selective Approval of Work Plan Draft 1.0

Expansion of Services

3. Determine feasibility of expansion to commercial facilities
 - A. Lead: Executive Director
 - B. Time: 3rd Quarter, 2026
4. Conduct cost-effectiveness analysis of additional third-party administrator
 - A. Lead: Executive Director
 - B. Time: 3rd Quarter, 2026
5. Develop marketing program to Counties that have not yet adopted a PACE program
 - A. Lead: Executive Director
 - B. Time: 2nd Quarter, 2026
6. Develop educational program to inform municipalities of the PACE program
 - A. Lead: Executive Director
 - B. Time: 3rd Quarter 2026
7. Expand or increase oversight to include other PACE financing companies or contractors.
 - A. Lead: Executive Director
 - B. Time: 4th Quarter 2026

Customer Service and Protection

8. Develop one-page summary of loan amount, interest rate, payments amount, term and method that is required to be reviewed in detail and signed by all parties.
 - A. Lead: Executive Director
 - B. Time: 1st Quarter, 2026
9. Develop plan to expand the Contractor Base
 - A. Lead: Third-party Administrator
 - B. Time: 2nd Quarter, 2026
10. Continue monitoring and review of approved Contractors with periodic reports to the Board
 - A. Lead: Third-party Administrator
 - B. On-going

Community Benefits

11. Continue and expand eligible benefits to low-income persons
 - A. Lead: Executive Director
 - B. Time: 2nd Quarter, 2026
12. Develop partnerships with non-profit entities focused on community development in low-income areas
 - A. Lead: Executive Director
 - B. Time: 4th Quarter, 2026
13. Examine options for customer cooperative efforts.
 - A. Lead: Executive Director
 - B. Time: 4th Quarter, 2026

Internal Operations

14. Develop new member orientation program
 - A. Lead: Executive Director
 - B. Time: 1st Quarter, 2026
15. Develop ethical standards statement including policies on contributions, gifts, expense limitations, travel
 - A. Lead: Legal Counsel
 - B. Time: 2nd Quarter, 2026
16. Include a workshop component of quarterly Board meetings for general discussion, education and review of work plan status
 - A. Lead: Executive Director
 - B. Time: 1st Quarter, 2026
17. Provide monthly status reports to the Board between Board meetings
 - A. Lead: Executive Director

B. Time: 1st Quarter, 2026

18. Develop Internal Communication and Role Responsibilities chart for Board members to clarify Best Internal Source for questions.

A. Lead: Executive Director

B. Time: 1st Quarter, 2026

Board Development

19. Discussion – Given the time constraints each of you are under, how can the time you give to this Board be best used? How can this work add more value to the work you do for your community? For the purposes for which you entered public life?

20. Adjournment

This meeting is open to the public. In accordance with the Americans with Disabilities Act of 1990, persons needing special accommodation or a sign language interpreter to participate in this proceeding should contact the district manager at 954-721-8681 for assistance no later than four days prior to the meeting. Pursuant to Florida Statutes Section 286.0105, the District hereby advises the public that if a person decides to appeal any decision made by this board with respect to any matter considered at its meeting or hearing, he or she will need a record of the proceedings, and that for such purpose, the affected person may need to ensure that verbatim record of the proceeding is made, which record includes the testimony and evidence upon which the appeal is to be based this notice does not constitute consent by the District for the introduction or admission of otherwise inadmissible or irrelevant evidence, nor does it authorize challenges or appeals not otherwise allowed by law. For more information, please visit the website: <http://greencorridor.cddsites.net/>