

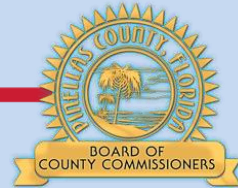


Doing Things!

**Pinellas County Attorney's Office
Proposed PACE Ordinance**

November 28, 2017

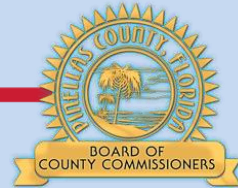




Proposed PACE Ordinance

Special thanks to:

- Mike Meidel, Cindy Margiotta - Economic Development
- Jake Stowers, Renea Vincent, Chris Moore – Planning Department
- Other Local Governments
- PACE Stakeholders



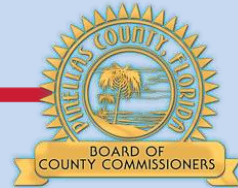
Proposed PACE Ordinance

Workshop with BCC on May 18, 2017

- Purpose of ordinance was to set a floor for PACE Programs seeking to operate within Pinellas County
- Comments were received at the workshop from PACE Providers and their representatives, and contractors

BCC meeting on August 15, 2017

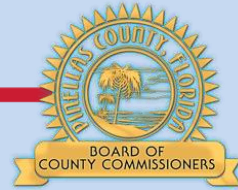
- BCC gave direction to meet with Stakeholders to address issues raised



Proposed PACE Ordinance

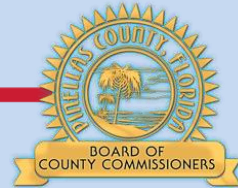
Board policy direction contained in proposed ordinance:

- Make the ordinance countywide and provide for Municipalities to opt out
- Allow PACE to serve both Residential and Non-residential properties
- Provide for consumer protections approaching those associated with mortgages
- Provide for no prepayment penalties for Residential assessments



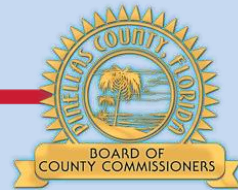
Discussed at August 15 Meeting

- “Applying **Truth in Lending Act** to PACE is illegal;” “PACE Providers can’t comply”
- “Complicated **Municipal Participation;**” Can cities participate in PACE sooner than 120 days?
- **Prepayment Penalties** for Commercial are “consistent with market and industry practices”
- **ENERGY STAR** certification, or **Solar System Monitoring Devices**, add costs
- **Reporting Requirements** are too onerous or public



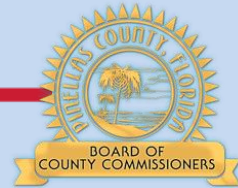
PACE Stakeholder Forum meeting

- Held on October 4, 2017
- Invited participants from all PACE providers within the state and other stakeholders that had expressed interest in the ordinance
- 13 Non-County staff participants



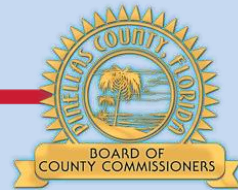
Revisions as a result of Stakeholder Forum meeting and comments received:

- Removed references to Truth in Lending Act
- Removed any restrictions on prepayment penalties for Non-residential assessments
- Modified online monitoring to mandatory for solar systems unless owner rejects in writing
- Ties County financial requirements to Fair Market Value rather than Property Appraiser Just Value
- Allows reliance on third party experts to set Eligible Measures
- Reporting requirements reduced



Results of Process

- Incorporated all changes discussed and resolved at Stakeholder Forum among those attending
- Accommodated many comments received from individuals after the Stakeholder Forum meeting
- Declined to make changes that were unique to one entity not raised and discussed at Stakeholder Forum
- Received positive feedback that most if not all PACE Providers will be able to comply with provisions



Questions?