

## MINUTES

### **CLEAN ENERGY DEVELOPMENT BOARD OF THE CITY OF ST. LOUIS, MISSOURI**

#### **QUARTERLY BOARD MEETING**

**Tuesday, August 20, 2019, 3:00 p.m.**

1520 MARKET STREET, SUITE 2000, SLDC BOARD ROOM

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**DIRECTORS PRESENT:** Patrick Justis, President  
Shelby Watson, Vice President  
Emily Andrews, Treasurer  
Otis Williams, Secretary

**DIRECTORS ABSENT:** Sid Koltun, Assistant Treasurer

**STAFF PRESENT:** Peter Phillips, Michelle Stuckey, and Bonnie Wade

**COUNSEL PRESENT:** Jacqueline Harris

**GUESTS PRESENT:** Byron DeLear, Ygrene Energy Fund  
Crystal Crawford, Ygrene Energy Fund (by phone)  
Emily Goodwin, Ygrene Energy Fund (by phone)  
Todd Velnosky, Rockwood Asset Management  
Scott Zajac, Rockwood Asset Management  
Ross Maynard, Rockwood Asset Management  
Justin Fezzi, Husch Blackwell LLP  
Ted Williamson, Rubin Brown LLP  
Connor Murch, RAHILL Capital, LLC (by phone)  
Sal Tarsia, CounterpointeRSE (by phone)

**MEDIA PRESENT:** None

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### CALL TO ORDER

With a quorum of three (3) Directors being present, Chairman Justis called the Board Meeting to order at 3:03 p.m.; and roll was called. [Director Watson joined the meeting later.]

#### Roll Call:

Director Andrews, Director Williams, and Chairman Justis

### APPROVAL OF MINUTES

Chairman Justis called for a motion to approve the Minutes of the May 2, 2019 Quarterly Board Meeting. Director Andrews made a motion to approve the May 2nd Minutes, and Director Williams seconded the motion. Following a voice vote, the Minutes of the May 2, 2019 Quarterly Board Meeting were unanimously approved with all three (3) Directors present (Andrews, Williams, and Chairman Justis) voting Aye. Chairman Justis called for a motion to approve each of the Minutes of the Special Phone Meetings that needed approval: September 27,

2018, May 31, 2019, June 14, 2019, June 25, 2019, and July 31, 2019. Director Williams made a motion to approve the Minutes of the September 27, 2018 phone meeting, and Director Andrews seconded the motion. Following a voice vote, the Minutes of the September 27, 2018 phone meeting were unanimously approved with all three (3) Directors present (Andrews, Williams, and Chairman Justis) voting Aye. Director Williams made a motion to approve the Minutes of the May 31, 2019 phone meeting, and Director Andrews seconded the motion. Following a voice vote, the Minutes of the May 31, 2019 phone meeting were unanimously approved with all three (3) Directors present (Andrews, Williams, and Chairman Justis) voting Aye. Director Williams made a motion to approve the Minutes of the June 14, 2019 phone meeting, and Director Andrews seconded the motion. Following a voice vote, the Minutes of the June 14, 2019 phone meeting were unanimously approved with all three (3) Directors present (Andrews, Williams, and Chairman Justis) voting Aye. Director Williams made a motion to approve the Minutes of the June 25, 2019 phone meeting, and Director Williams seconded the motion. Following a voice vote, the Minutes of the June 25, 2019 phone meeting were unanimously approved with all three (3) Directors present (Andrews, Williams, and Chairman Justis) voting Aye. Director Williams made a motion to approve the Minutes of the July 31, 2019 phone meeting, and Director Andrews seconded the motion. Following a voice vote, the Minutes of the July 31, 2019 phone meeting were unanimously approved with all three (3) Directors present (Andrews, Williams, and Chairman Justis) voting Aye.

**RESOLUTION NO. 19-CEDB-07 – APPROVING A PROJECT FOR ONE YORK, LLC; MAKING FINDINGS RELATED THERETO, AND AUTHORIZING THE NEGOTIATION AND EXECUTION OF DOCUMENTS IN CONNECTION THEREWITH**

Peter Phillips presented the Resolution to approve the One York, LLC project, and Todd Velnovsky from Rockwood spoke about the project, and Director Williams also commented on the project. After discussion, Chairman Justis called for a motion to approve Resolution 19-CEDB-07. Director Andrews made such motion; Director Williams seconded the motion; and following a voice vote, Resolution 19-CEDB-07 was unanimously approved with all three (3) Directors present (Andrews, Williams, and Chairman Justis) voting Aye.

**FINANCIAL REPORT**

Todd Williamson from Rubin Brown presented the draft quarterly financial report for the fiscal year ended June 30, 2019, and responded to questions from the Board. Director Watson entered the meeting during discussion of the financial report by the Board.

**ADMINISTRATOR UPDATES**

Byron DeLear spoke with the Board on the commercial report. Scott Zajac and Todd Velnosky spoke on the comparison of PACE and other home improvement programs. Chairman Justis requested that the Board members reflect on responses from Ygrene and Rockwood for the upcoming decision for next year.

**OTHER BUSINESS**

Chairman Justis reminded the Board about our next meeting date and to respond to him with any thoughts. Director Williams wants the Board members and Rockwood and Ygrene to participate in the economic development strategy meetings coming up in early September. He also mentioned the Smart City initiative.

**ADJOURNMENT**

As there was no further business to discuss, Chairman Justis called for a motion to adjourn; Director Watson made the motion; Director Williams seconded the motion; and the Board Meeting was declared adjourned at 4:40 p.m.

Respectfully submitted,

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Patrick Justis, President

Executed version is kept on file at:  
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1520 Market Street, Suite 2000  
St. Louis, Missouri 63103