

MINUTES

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

SLDC BOARD ROOM

ANNUAL BOARD MEETING VIA ZOOM – REGULAR SESSION

THURSDAY, OCTOBER 29, 2020, 3:00 P.M.

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

DIRECTORS ABSENT: None

STAFF PRESENT: Peter Phillips, Catherine Werner, Amanda Bloomfield,
and Bonnie Wade

COUNSEL PRESENT: Jacqueline Harris

GUESTS PRESENT: Byron DeLear, Ygrene Energy Fund
Todd Velnosky, Rockwood Asset Management
Ted Williamson, Rubin Brown LLP
Justin Fezzi, Husch Blackwell LLP
Brad Ketcher, Ketcher Law Firm
Cathy Evans, Ygrene
Gerry Connolly, Project TIF
John Kahrhoff, IBEW Local 1

MEDIA PRESENT: None

CALL TO ORDER

With a quorum of four (4) Directors being present, Chairman Justis called the Board Meeting to order at 3:07 p.m.; and roll was called.

Roll Call:

Director Andrews, Director Koltun, Director Williams and Chairman Justis

APPROVAL OF MINUTES

Chairman Justis called for a motion to approve the Minutes of the August 6, 2020 Quarterly Board Meeting. Director Williams made a motion to approve the August Minutes, and Director Andrews seconded the motion. Following a voice vote, the Minutes of the August 6, 2020 Quarterly Board Meeting were unanimously approved with all four (4) Directors present [Andrews, Koltun, Williams, and Chairman Justis] voting Aye.

FINANCIAL REPORTS

Ted Williamson from Rubin Brown presented a draft of the Quarterly Financial Report for the first quarter ended September 30, 2020 for review, for the fiscal year beginning July 1, 2020, and he responded to questions from the Board. He mentioned that there was little activity. He then presented the final Fourth Quarter Financial Report for the fiscal year ended June 30, 2020. After approval, the numbers from this report are put into a fiscal year-end report that will be sent to the State Auditor's Office. [Director Watson joined the meeting during this presentation.]

Per Mr. Williamson's request, Chairman Justis called for a motion to accept the Quarterly Financial Reports of the first quarter of the fiscal year beginning July 1, 2020, and of the fourth quarter of the fiscal year ended June 30, 2020. Director Andrews made the motion to accept both reports; Director Watson seconded the motion; roll was called; and the Quarterly Financial Report for the first quarter of FY 20-21 and the final Quarterly Financial Report for the fourth quarter of FY 19-20 were unanimously accepted with all five (5) Directors present [Andrews, Koltun, Watson, Williams, and Chairman Justis] voting Aye.

Mr. Williamson then presented to the Board the Missouri Local Government Financial Statement that will be filed with the State Auditor's Office based on the FY 19-20 final report that was just accepted. He explained the various portions that are filled out on the Statement. At Ms. Harris' request, Chairman Justis called for a motion to accept the Financial Statement for filing with the State Auditor's Office. Director Koltun made the motion to accept the Financial Statement; Director Williams seconded the motion; roll was called; and the MO Local Government Financial Statement was unanimously accepted with all five (5) Directors present [Andrews, Koltun, Watson, Williams, and Chairman Justis] voting Aye.

RESOLUTION 20-CEDB-05 – APPROVING AND AUTHORIZING THE ELECTION OF OFFICERS OF THE BOARD

Jacqueline Harris presented the Resolution to the Board regarding re-election of officers of the Board every year at the Board's Annual Meeting in November. That requirement was waived, as we had to schedule the meeting at the end of October. We are re-electing Patrick Justis as President, Shelby Watson as Vice President, Emily Andrews as Treasurer, Sid Koltun as Assistant Treasurer, Otis Williams as Secretary, and Michelle Stuckey and Bonnie Wade as Assistant Secretaries. After discussion, Chairman Justis called for a motion to approve Resolution 20-CEDB-05. Director Williams made the motion to approve the Resolution; Director Andrews second the motion; roll was called; and Resolution 20-CEDB-05 was unanimously approved with all five (5) Directors present [Andrews, Koltun, Watson, Williams, and Chairman Justis] voting Aye.

PROGRAM ADMINISTRATOR UPDATES:

RESIDENTIAL & SMALL COMMERCIAL PROGRAM UPDATE:

Byron DeLear gave the report on residential/small commercial program activity. There are now 97 authorized residential contractors working with the program, as 20 new contractors were added to the list. There are 17 minority-owned and 8 woman-owned contractors, 26% of the total. In the small commercial program, 19% of the contractors are minority-owned or woman-owned businesses. Mr. DeLear indicated that a new DocuSign process passed in Missouri HB

1655, which allows for electronic signatures on PACE Assessment Contracts. He also noted that the mortgage deed date restriction has been eliminated.

COMMERCIAL PROGRAM UPDATE:

Todd Velnosky gave the report on various commercial projects, which included activity from 2015 through 2020.

OTHER BUSINESS

There was nothing brought up during Other Business.

ROLL CALL VOTE TO MOVE INTO CLOSED SESSION

Chairman Justis called for a motion to move into Closed Session under Section 610.021(12) RSMo. regarding the contract which was extended and will end next year. Director Andrews made the motion to move into Closed Session; Director Watson seconded the motion; roll was called; and the motion to move into Closed Session was unanimously approved with all five (5) Directors present [Andrews, Koltun, Watson, Williams and Chairman Justis] voting Aye.

All guests left the meeting at 3:21 p.m., with the exception of Mr. Phillips and Ms. Werner.

RETURN TO OPEN SESSION / ADJOURNMENT

After returning to open session, and with no further business to discuss, at 4:28 p.m. Director Williams, in the absence of Chairman Justis, called for a motion to adjourn; Director Koltun made the motion; Director Watson seconded the motion; Director Williams asked all to say Aye; and the Board Meeting was declared adjourned at 4:29 p.m.

Respectfully submitted,

Patrick Justis, President

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