

City of Port St. Lucie

121 SW Port St. Lucie Blvd.
Port St. Lucie, Florida 34984



Meeting Agenda

Monday, August 18, 2025

9:00 AM

Council Chambers, City Hall

City Council Workshop

Shannon M. Martin, Mayor

Jolien Caraballo, Vice Mayor, District IV

Stephanie Morgan, Councilwoman, District I

Dave Pickett, Councilman, District II

Anthony Bonna, Sr., Councilman, District III

Please visit www.cityofpsl.com/tv for new public comment options.

1. Meeting Called to Order**2. Roll Call****3. Pledge of Allegiance****4. Public to be Heard****5. Special Presentations**

- 5.a** Hear Presentation on the Property Assessed Clean Energy
(PACE) Programs

[2025-757](#)**6. New Business**

- 6.a** Hear Options for BMX Facility Operational Structure

[2025-742](#)**7. Adjourn**

Notice: No stenographic record by a certified court reporter will be made of the foregoing meeting. Accordingly, if a person decides to appeal any decision made by the City Council, board, agency, or commission with respect to any matter considered at such meeting or hearing, he or she will need a record of the proceedings, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. (F.S. 286.0105)

Notice: Public and Press are invited to review all the backup for Council Meetings. Copies are available in the City Clerk's Office on Wednesday, Thursday, Friday, and Monday before Council Meetings. On Meeting nights, a copy of backup material is available in the reception area of City Hall for public review. Please leave the agenda and backup material in good order for others to review.

Notice: Anyone wishing to speak during Public to be Heard is asked to fill out a yellow Participation Card and submit it to the City Clerk. Anyone wishing to speak on any Agenda Item is asked to fill out a green Participation Card and submit it to the City Clerk. Participation Cards are available on the side table in Council Chambers, at the reception desk in City Hall lobby, and in the City Clerk's Office.

Notice: In accordance with the Americans with Disabilities Act of 1990, persons needing special accommodation to participate in this proceeding should contact the City Clerk's Office at 772-871-5157.

As a courtesy to the people recording the meeting, please turn all cell phones to silent or off. Thank you.



Agenda Summary

2025-757

Agenda Date: 8/18/2025

Agenda Item No.: 5.a

Placement: Proclamations and Special presentations

Action Requested: Discussion

Hear Presentation on the Property Assessed Clean Energy (PACE) Programs

Submitted By: Teresa Lamar-Sarno, Chief Assistant City Manager

Strategic Plan Link: The City's Goal of a high-performing city government organization.

Executive Summary (General Business): Council Member Anthony Bonna, Jr. requested to prepare an agenda item to present to the City Council on an update on the PACE programs .

Presentation Information: The following representatives will be in attendance:

- Chris Peterson, SVP Gov Affairs, FortiFi Financial
- Eddie Metzger for Ygrene Energy Fund
- Matthew Choy, Gov Affairs Director for Renew Financial
- Rachel Hobbs, SVP Gov Affairs for Home Run Financing

Staff Recommendation: Request that the Council hear the presentation.

Background: n/a

Issues/Analysis: n/a

Financial Information: n/a

Special Consideration: n/a

Location of Project: n/a

Attachments: Presentation.

NOTE: All of the listed items in the "Attachment" section above are in the custody of the City Clerk. Any item(s) not provided in City Council packets are available upon request from the City Clerk.


Internal Reference Number: n/a

Legal Sufficiency Review:

N/A

MEMORANDUM

TO: JESUS MEREJO, CITY MANAGER
TERESA LAMAR-SARNO, ACTING CITY MANAGER
RICHARD BERRIOS, CITY ATTORNEY
SALLY WALSH, CITY CLERK

FROM: COUNCILMAN ANTHONY BONNA 

SUBJECT: REQUEST TO ADD PACE PROGRAMS INFORMATIONAL
PRESENTATION TO AUGUST 18 WORKSHOP AGENDA

DATE: JULY 29, 2025

Pursuant to Council discussion at the July 28, 2025, Council meeting, I am formally requesting that an informational presentation and discussion regarding PACE (Property Assessed Clean Energy) Programs be added to the August 18 Workshop Meeting agenda.

The presentation will include a PowerPoint prepared for this item and is expected to take approximately 30 minutes.

Given the current circumstances, it is an appropriate time for Council to receive an update on PACE programs. St. Lucie County has established a PACE program, and the City will need to determine whether to participate in the County's program, opt out, or establish its own. Additionally, Representative Dana Trabulsy, a member of our legislative delegation, championed SB 770, which introduced new consumer protections for PACE programs. The City's litigation regarding the rogue government entity that was previously operating a PACE program is also nearing resolution. These factors collectively present an opportunity for Council to receive an informational update and discuss the next steps.

Note: This request is for informational purposes only. I am not requesting any research or recommendations from staff at this time, nor am I requesting any Council action.



RENEW
FINANCIAL™



Home Run
Financing



PORT ST LUCIE

RESIDENTIAL

PAGE 101

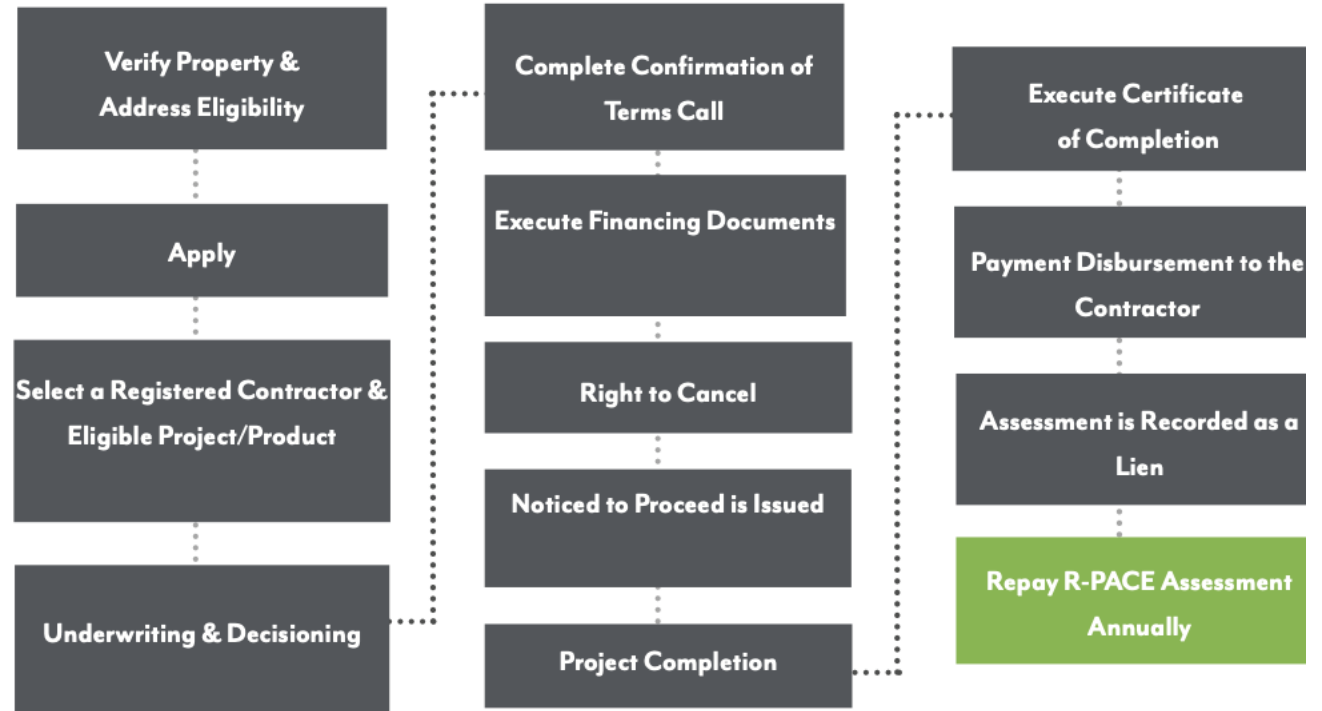
WHAT IS PACE?

- PACE (Property Assessed Clean Energy) is an innovative mechanism for financing energy efficiency, wind mitigation and renewable energy improvements for property owners.
- PACE financing is repaid as a non-ad valorem special assessment on the property's regular tax bill and is treated the same way as other local public benefit assessments such as neighborhood improvement or special taxing districts.

WHAT IS A PACE ASSESSMENT?

- **Voluntary** non-ad valorem assessment
- Annual installment on property tax bill (no discount on PACE assessment)
- Assessment is attached to the property, not the property owners' credit
- Repaid over a fixed term at a fixed interest rate
- Term does not exceed the useful life of the improvement, 20-year max
- No pre-payment penalty (residential)
- Uniform Method of Collection Agreement with Tax Collector for placement & fee structure

APPLYING FOR PACE



TYPES OF IMPROVEMENTS

IMPACT
WINDOWS &
DOORS

ROOFING

HVAC:
HEATING &
COOLING

SOLAR
PANELS &
STORAGE

BACKUP
POWER
GENERATORS

LIGHTING

INSULATION

WATER
HEATERS

POOL PUMPS
& POOL
HEATERS

- Repairing, replacing, or improving a central sewerage system, converting an onsite sewage treatment and disposal system to a central sewerage system, or, if no central sewerage system is available, removing, repairing, replacing, or improving an onsite sewage treatment and disposal system to an advanced system or technology.
- Providing flood and water damage mitigation and resiliency improvements, prioritizing repairs, replacement, or improvements that qualify for reductions in flood insurance premiums, including raising a structure above the base flood elevation to reduce flood damage; constructing a flood diversion apparatus, drainage gate, or seawall improvement; purchasing flood-damage-resistant building materials; or making electrical, mechanical, plumbing, or other system improvements that reduce flood damage.
- Installing and affixing a permanent generator.

ADDITIONAL QUALIFYING IMPROVEMENTS UNDER SB770

BENEFITS TO RESIDENTIAL PROPERTY OWNERS



PACE covers up to 100% upfront cost. Not credit based.



Financing terms up to 20 years with fixed interest rates (8-9%)



Interest rates based on selected repayment term, not on borrower's financial profile or project size.



Available to residential & commercial property owners. Homestead not required.



Potential to reduce utility bills and realize savings on property insurance.



Can be combined with utility, local and federal incentive programs.

QUALIFICATIONS FOR PROPERTY OWNERS

Must be current
on property taxes
for last 3 years.

Must be current
on mortgage.

Not in active
bankruptcy.

No involuntary
liens against
property.

Max funding of
20% of just value
of the property.

Ability to pay test
is required.

PACE CONSUMER PROTECTIONS



Review of eligible measures, fair pricing



Property owner ability to pay requirements



Identity Verification



3-day Right to cancel



Transparent terms and fees



Documents Translated



'Know Before You Owe' Disclosures



Confirmation of Terms call with property owners.



Payment to contractor after installation



Dispute Resolution



Verification of contractor license & permits

SB770 – PACE CONSUMER PROTECTIONS IN STATUTE

- The total amount of any non-ad valorem assessment for a residential property under the PACE Act does not exceed 20 percent of the just value of the property as determined by the property appraiser.
- The financing agreement does not utilize a negative amortization schedule, a balloon payment, or prepayment fees or fines other than a nominal administrative costs.
- All property taxes and any other assessments, including non-ad valorem assessments, levied on the same bill as the property taxes are current and have not been delinquent for the preceding three years, or the property owner's period of ownership, whichever is less.
- There are no outstanding fines or fees related to zoning or code enforcement violations issued by a county or municipality unless the qualifying improvement will remedy the zoning or code violation.
- There are no involuntary liens, including, but not limited to, construction liens on the residential property.
- There are no notices of default or other evidence of property-based debt delinquency have been recorded and not released during the preceding three years or the property owner's period of ownership, whichever is less.
- The property owner is current on all mortgage debt on the residential property.

- The property owner has not been subject to a bankruptcy proceeding within the last five years unless it was discharged or dismissed more than two years before the date on which the property owner applied for financing.
- The residential property is not subject to an existing home equity conversion mortgage or reverse mortgage product.
- The financing agreement does not exceed the weighted average useful life of the qualified improvements to which the greatest portion of funds disbursed under the assessment contract is attributable, not to exceed 20 years.
- The total estimated annual payment amount for all financing agreements entered into under this section on the residential property does not exceed ten percent of the property owner's annual household income.
- If the qualifying improvement is for the conversion of an onsite sewage treatment and disposal system to a central sewerage system, whether the property owner has utilized all available local government funding for such conversions and is unable to obtain financing for the improvement on more favorable terms through a local government program designed to support such conversions.
- Whether there are any current financing agreements on the residential property, or if the property owner has obtained or sought to obtain additional qualifying improvements on the same property that have not been recorded.

SB770 – PACE CONSUMER PROTECTIONS IN STATUTE

- The Auditor General must conduct an operational audit of each program administrator authorized under s. 163.081 or s.163.082, including any third-party administrators, for compliance with the provisions of ss. 163.08-163.086 and any adopted ordinance at least once every 3 years. The Auditor General may stagger evaluations; however, every program must be evaluated at least once by September 1, 2028. The Auditor General shall adopt rules pursuant to s. 218.39 requiring each program administrator to report whether it offers a program authorized pursuant to s. 163.081 or s. 163.082, and other pertinent information. Each program administrator and, if applicable, third-party administrator, must post the most recent report on its website.

ACCOUNTABLE
TO FLORIDA
STATE AUDITOR
GENERAL

RESIDENTIAL PROPERTY PROGRAM AUTHORIZATION

(a) A program administrator may only offer a program for financing qualifying improvements to residential property within the jurisdiction of a County or municipality if the County or municipality has authorized by ordinance or resolution the program administrator to administer the program for financing qualifying improvements to residential property. The authorized program must, at a minimum, meet the requirements of this section.

(b) Pursuant to this section or as otherwise provided by law or pursuant to a County's or municipality's home rule power, a County or municipality may enter into an interlocal agreement providing for a partnership between one or more counties or municipalities for the purpose of facilitating a program to finance qualifying improvements to residential property located within the jurisdiction of the Counties or municipalities that are party to the agreement.

**SB770 –
HOME RULE
POWER
CODIFIED**

CONTRACTOR QUALITY ASSURANCE

Contractor license,
background check, social
media, workers' comp,
and bond/insurance
screening

Training and registration,
including a code of
conduct agreement and
marketing guidelines

Watch lists, contractor
reviews, ongoing skills
assessment, monitoring

BENEFITS TO LOCAL GOVERNMENTS



ENVIRONMENTAL BENEFITS,
AND HELPS LOCAL
GOVERNMENTS ACHIEVE
SUSTAINABILITY GOALS.



STRUCTURAL HARDENING
OF PROPERTIES TO PROTECT
AGAINST WIND DAMAGE.



IMPROVES BUILDING STOCK
AND CREATES LOCAL JOBS
FOR CONTRACTORS.



NO COST OR LIABILITY TO
THE GOVERNMENT AND NO
PUBLIC FUNDS ARE USED.

Contact Information:

Chris Peterson

SVP Government Affairs

FortiFi Financial

(858) 616-7500

chris@fortifi.com

Jennifer Rojo-Suarez

Senior Director, Government Affairs

Renew Financial

(305) 915-1801

jrojosuarez@renewfinancial.com

Mark Scheffel

VP Government Affairs

Ygrene Energy Fund

(303) 523-3497

mark.scheffel@ygrene.com

Rachel Hobbs

SVP Government Affairs

HomeRun Financing

(408) 207-5750

rachel@homerunfinancing.com



Agenda Summary

2025-742

Agenda Date: 8/18/2025

Agenda Item No.: 6.a

Placement: New Business

Action Requested: Motion / Vote

Hear Options for BMX Facility Operational Structure

Submitted By: Zakariya M. Sherman, Executive Project Manager, Parks and Recreation

Strategic Plan Link: The City's Goal to enjoy culture, nature and fun activities.

Executive Summary (General Business): The purpose of this agenda item is to engage the City Council in a discussion regarding the operational model for the new All-Wheel Adaptive BMX Racetrack currently under construction. This checkpoint will allow Council to review key options, consider programming and revenue strategies, and help guide how the facility will be staffed and managed long-term to ensure community access, high usage, and financial sustainability.

Presentation Information: Brad Keen, Director, Parks & Recreation

Staff Recommendation: Move that the Council select a preferred operational model for the new All-Wheel Adaptive BMX Racetrack, choosing between Option 1, a hybrid model in partnership with a 501(c)(3) organization that would handle sanctioned events, or Option 2, a full City operation.

Alternate Recommendations:

1. Move that the Council amend the recommendation and select a preferred operational model for the new All-Wheel Adaptive BMX Racetrack, choosing between Option 1, a hybrid model in partnership with a 501(c)(3) organization that would handle sanctioned events, or Option 2, a full City operation.
2. Move that the Council reject both options and provide staff with direction.

Background: On July 10, 2023, the City contracted with Action Sports Design to lead the design of the BMX facility in Tradition Regional Park. Following completion of the design, the City Council approved a construction contract on June 23, 2025, also awarded to Action Sports Design, to oversee the buildout of the project. Construction is expected to take approximately four months, weather permitting.

To prepare for operational planning and long-term management, staff conducted site visits to several BMX tracks across Florida, including Okeetee BMX in Palm Beach County, the nation's top-ranked track, and Oldsmar BMX Supercross Track, home to an Olympic-caliber track. Additional visits to high-performing tracks in Austin, San Antonio, and Houston, Texas, were completed in July to evaluate various operating structures, staffing models, and programming approaches.

Two primary management models have emerged: (1) a hybrid model in partnership with a 501(c)(3)

organization that would handle sanctioned racing and related programming, and (2) a fully City-operated model. Unlike most BMX facilities nationwide, which limit access to sanctioned events, the City's track is designed as an all-wheel adaptive facility that will be open to the public during non-sanctioned event hours. This unique approach will provide a regional amenity serving a wide range of users-including bicycles, scooters, skateboards, and more-while also creating consistent revenue opportunities to support long-term financial sustainability.

Issues/Analysis: The decision on the operational structure will determine how the facility is staffed, programmed, and sustained over the long term. A hybrid partnership with a 501(c)(3) reduces City staffing needs slightly, and incorporates volunteer involvement, but the partner organization would receive nearly all revenue from USA BMX-sanctioned races and programming. A fully City-operated model ensures direct oversight, consistent service delivery, and alignment with City recreation priorities, though it requires a larger staffing commitment. Under this model, the City would also retain all revenues generated by the facility.

The facility is expected to achieve high community use, generate meaningful revenue through rentals, programming, and special events, and distinguish Port St. Lucie as home to one of the nation's first publicly accessible all-wheel adaptive BMX tracks.

Financial Information: Construction of the All-Wheel Adaptive BMX Racetrack was approved by City Council on June 23, 2025, and is funded through the FY25 Capital Improvement Program (CIP), Parks & Recreation Department. Operational funding will depend on the management model selected by Council: **Option 1** (Hybrid Model with 501(c)(3)): The City would fund general site operations and oversight through the Parks & Recreation Department, General Fund. The partner organization would administer USA BMX sanctioned programming and retain related revenues; however, City staff would still need to be present during sanctioned events to support safety, facility oversight, coordination and maintenance. **Option 2** (Full City Operation): Operating costs, including 6-10 staff positions, utilities, and maintenance, would be budgeted within the Parks & Recreation Department, General Fund.

Special Consideration: Construction of the BMX facility is underway with an anticipated completion timeline of approximately four months, weather permitting. Operational planning needs to proceed now to recruit and train staff, finalize agreements, and prepare programming in time for opening. Delay in selecting a management model could impact the City's ability to have the facility fully staffed and programmed upon completion.

Location of Project: Tradition Regional Park 13120 SW Tradition Parkway, Port St. Lucie 34987

Business Impact Statement: N/A

Attachments:

1. USA BMX Operational Plan Presentation

NOTE: All of the listed items in the "Attachment" section above are in the custody of the City Clerk. Any item(s) not provided in City Council packets are available upon request from the City Clerk.

Internal Reference Number: N/A

Legal Sufficiency Review:
N/A



BMX Facility Operational Model – Overview & Options

Prepared for City Manager | July 2025

Presented by Zak Sherman, Parks & Recreation

Purpose of Presentation:

- Provide a progress update on the BMX facility
- Share findings from research and site visits
- Present operational models under consideration
- Outline staffing and revenue opportunities
- Request direction on preferred approach



Where We Are Now:

- Construction contract approved June 23, 2025
- Groundbreaking underway; 4-month timeline (weather permitting)
- Operational planning now a key priority
- Focus: Access, programming, financial sustainability



Background Timeline

- Feb 2, 2023 – Letter of Intent to USA BMX
- July 10, 2023 – Design contract awarded to Action Sports Design
- June 23, 2025 – Construction contract approved
- Site visits completed: Okeeheelee and Oldsmar in Florida; Travis County, San Antonio, and Houston in Texas
 - *Our track will be unique — believed to be the only BMX facility of its kind designed for public access.*
- Emerging decision: City-run vs. hybrid operational model
 - *A City-operated component is expected under any model*

Facility Highlights & Programming Potential

- PSL's BMX track will be the only one of its kind to offer scheduled free public access.
- Accommodates bikes, scooters, skateboards, RC cars (all inclusive)
- All-wheel adaptive surface = lower maintenance, high usability
- Open access during non-sanctioned hours
- Youth clinics, after-school programs, team practices, and private rentals
- Potential UCI pump track qualifier eligibility

Our Guiding Goals

- Maximize use by residents and visitors
- Support daily programming and event hosting
- Generate revenue to support sustainability
- Align with national best practices

Operational Model Options

Option 1: Hybrid Model

- City oversees site; 501(c)(3) partner handles USA-BMX sanctioned programming
- Potentially less City staff required; more volunteer-led programming in evenings
- 501(c)(3) collects revenue from USA BMX sanctioned activities
- City retains revenue from general use and rentals outside race times
- Potential staff requirements: 6-8 FTEs

Option 2: City-Run Model

- City oversees all operations: staffing, scheduling, maintenance, programming, rentals, races, sponsorships, and revenue generation
- All revenues flow directly to the City to support operations, programming, and long-term maintenance
- Coverage supports all regular hours, evenings, weekends, and all BMX-sanctioned and special events
- Staff requirements: 6–10 FTEs

Revenue Opportunities

- Bike Rentals – \$31,200
- Weekly Clinics & Practices – \$20,000
- Local Races (70/year) – \$105,000
- Track Rentals – \$15,000
- Concessions & Merchandise – \$40K–\$70K
- Sponsorships – \$10K–\$20K
- State/National Race/UCI Pump Qualifier – \$TBD

Note: Revenue projections assume a seven-day operational schedule with appropriate marketing support and the ability to hire coaches as 1099 contractors. A 20–30% year-over-year growth rate is considered reasonable under these conditions.



Estimated Total Annual Revenue: \$221,200



Recommended Option – City-Run:

- Ensures full City control over daily use and programming
- Retains revenues from rentals, concessions, races, special events, and sponsorships
 - BMX sanctioned events revenue subject to sanctioning fees
- Supports expanded community access (open rides, clinics, afterschool programming, and children's safety play space)
- Allows for more consistent branding and maintenance standards



Revenue Structure Options

General Fund: Most common model for Parks & Recreation assets

Revenues help offset costs, but may not fully fund operations

Allows for broader public access and integration with other City services

Recommended starting point for BMX operations

Potential Future Option – Enterprise Fund: Typically used for high-revenue, self-sustaining facilities (e.g., golf courses, marinas)

Requires ability to fully cover operating and capital costs from program-generated revenue

May be considered if BMX revenues demonstrate sustained growth over time

Next Steps

- Await legal review of the draft USA BMX sanctioning agreement (submitted)
- Prepare staffing plan:
 - If City-run: hire all staff
 - If hybrid model: hire necessary staff and coordinate with a 501(c)(3) for USA BMX-sanctioned events
- Work with USA BMX to develop a full-year programming and event schedule

Questions?