

**GRANT AGREEMENT BETWEEN ALACHUA COUNTY AND THE LYDIA B. STOKES
FOUNDATION FOR THE INITIATION AND MAINTENANCE OF A COMMUNITY
INVESTMENT FUND THROUGH MUNICIPAL UTILITY SAVINGS ACHIEVED VIA A
GRANT-FUNDED SOLAR ARRAY NO. 14802**

This Agreement (“Agreement”) is made by and between Alachua County, Florida, a political subdivision and charter county of the State of Florida, by and through its Board of County Commissioners (the “County” or ”Applicant”) and the Lydia B. Stokes Foundation, a 501c3 nonprofit organized as a New Jersey Trust operating out of McSoley McCoy & CO at 118 Tilley Dr, Ste 202, S Burlington, VT 05403 (the “Foundation”), who are collectively referred to as the “Parties”.

WHEREAS, the County is a governmental entity as described under Section 170(c)(1) of the Internal Revenue Code, and is eligible to receive this grant for exclusively public purposes; and

WHEREAS, the Foundation is a 501c3 nonprofit organization which grants funds for the purpose of promoting any religious, charitable, scientific, literary, or educational project; and

WHEREAS the County applied for funds from the Foundation for the installation of solar panels to generate long-term utility savings; and

WHEREAS the County will utilize a portion of cost savings from the installation of solar panels to replenish a Community Investment Fund (CIF) to assist citizens in energy burdened neighborhoods by providing funds for energy efficiency and weatherization; and

WHEREAS, the Foundation found the County’s application met funding criteria of the Foundation; and

WHEREAS, the Parties desire to enter into this Agreement to award and implement the grant.

NOW, THEREFORE, in consideration of the mutual promises and covenants contained herein, and other good and valuable consideration, the receipt of which is acknowledged, the Parties agree as follows:

1. **Recitals**. The Parties agree that the recitals set forth above are true, correct and are incorporated into this Agreement.
2. **Term**. The term of this Agreement shall commence upon execution of this Agreement by both Parties and continue through the installation of the solar panels and the disbursement of energy savings revenue into the CIF, unless earlier terminated as provided below. The County's performance and obligation to pay under this Agreement is contingent upon a specific annual appropriation by the Alachua County Board of County Commissioners. The Parties hereto understand that this Agreement is not a commitment of future appropriations.
3. **Grant Funding**.
 - 3.1. In accordance with the terms and conditions of this Agreement, the Foundation agrees to provide grant funding to the County to be utilized by the County for the programs or events described in **Exhibit “1”**, attached hereto and incorporated (collectively hereinafter

- referred as “Project”), in an amount not to exceed \$110,000.00 (“grant funding”). This amount includes \$100,000.00 for the installation of solar panels on a County facility and \$10,000.00 to be used as seed funding for the CIF.
- 3.2. The County shall use the Foundation’s grant of \$110,000.00 only in a manner consistent with its tax-exempt status under Section 170(c)(1), to be used for exclusively public purposes and for the specific project described herein. The County accepts and will discharge full control of this grant and its disposition, and takes responsibility for complying with this Grant Agreement’s terms and conditions. If the grant is a project grant, the County reaffirms that the project’s current budget accurately reflects the County’s intention to expend the amount of this grant before December 31, 2026, on activities with respect to the project which do not involve the influencing of legislation, or the outcome of any specific public election, or carry on directly or indirectly any voter registration drive within the meaning of Section 4945 of the Internal Revenue Code.
 - 3.3. In the event the installation of the solar panels exceed the grant amount of \$100,000.00 designated for this purpose the County agrees to provide funding to cover the differential of installing the system, subject to budget availability.
 - 3.4. If the grant is a general support grant, it shall not be earmarked for any project for, or for transmittal to, any other entity or person, even if the County’s application and/or scope of work expresses expenditure intentions. No general support grant funds are earmarked for purposes of influencing legislation and the County cannot expend any part of the general support grant in any way that violates its tax-exempt status.
 - 3.5. The County reaffirms that the project’s current budget accurately reflects the County’s intention to expend the amount of this grant before December 31, 2026, on activities with respect to the project and that no expenditure of funds will involve the influencing of legislation.
 - 3.6. A written acknowledgement is required from the County that includes the amount of funds awarded, and a statement confirming whether any goods or services were received in return.
 - 3.7. The County shall use this grant in a timely manner and shall repay to the Foundation any portion of the grant not so used. If the County terminates the program before the 30-year expected duration of solar savings contributions to the CIF, the County shall pay the full \$279,837 into the Fund or its successor and continue to provide community investment funds per the terms of the Fund until all monies are expended in accordance with the project terms.
 - 3.8. This grant does not obligate the Foundation to provide the County with additional financial support. The Foundation shall pay this grant to the County promptly upon approval of this proposal by the Alachua County Board of Commissioners, and receipt of a signed counterpart of this Grant Agreement.
4. **Reports.**
- 4.1. The County shall make periodic reports to the Foundation in a PDF file via email due at completion of each phase of the project as designated in the proposal timeline, and, upon completion of the initial decision making, and expenditure of the CIF seed funding. Send one copy addressed to the Foundation, with Lydia B Stokes foundation in the subject line to addressed to lydiabstokesfoundation@gmail.com and one copy to the Trustee who contacted the County initially, at that Trustee’s email address nvderen2@gmail.com, with

Lydia B. Stokes Foundation in the subject line.

4.2. The report shall briefly describe how the grant was expended, and how, and to what extent, any project for which the grant was made, was accomplished, and where the organization has progressed over the course of the past year.

5. **Public Records.** The County shall receive the Foundation's approval prior to releasing information about this grant to the media. The Parties understand that the parties must comply with Chapter 119 Florida statutes and must release responsive records related to the grant if requested.

6. **Notice.** Except as otherwise provided in this Agreement, any notice from either Party to the other Party must be in writing and delivered by hand delivery with receipt or sent by certified mail, return receipt requested, to the addresses below. All notices will be deemed delivered five (5) business days after mailing. Each Party may change its mailing address by giving the other Party, written notice of election to change the address.

To Contractor:

c/o McSoley McCoy & CO ATTN: Brenda
LaBerge
118 Tilley Dr, Ste 202
S Burlington, VT 05403
(802) 658-1808
blaberge@cpavt.com

To County:

ATTN: Resiliency Office
14 NE 1st Ave
Gainesville, FL 32601
(352) 264-6800
EPD-Reception@alachuacounty.us

cc: With a copy electronically sent to:

Alachua County Procurement, Attn: Contracts
acpur@alachuacounty.us

Clerk of Court, Attn Finance & Accounting
dmw@alachuaclerk.org

7. **Governing Law and Venue.** The laws of the State of Florida shall govern this Agreement, and the duties and obligations stated within this Agreement. Sole and exclusive venue for all actions arising under this Agreement shall be in a court of competent jurisdiction in and for Alachua County, Florida.

8. **Amendment and Assignment.** The Parties may only modify or amend this Agreement by a mutual written agreement of the Parties. Neither Party will assign or transfer any interest in this Agreement without prior written consent of the other Party. The County and Contractor each bind the other and their respective successors and assigns in all respects to all of the terms, conditions, covenants, and provisions of this Agreement.

9. **Force Majeure.** The Parties will exercise every reasonable effort to meet their respective duties under this Agreement but will not be liable for delays resulting from force majeure or other causes beyond their reasonable control, including, but not limited to, compliance with any government laws or regulation, acts of nature, fires, strikes, national disasters, wars, riots, transportation problems and any other cause whatsoever beyond the reasonable control of the Parties. Any such cause will reasonably extend the performance of the delayed duty to the extent of the delay so incurred and so agreed by the Parties.

10. **Counterparts.** This Agreement may be executed in any number of and by the different Parties hereto on separate counterparts, each of which when so executed shall be deemed to be an original, and such counterparts shall together constitute but one and the same instrument. Receipt via email with pdf attachment by a party or its designated legal counsel of an executed counterpart of this Amendment shall constitute valid and sufficient delivery in order to complete execution and delivery of this Amendment and bind the Parties to the terms hereof.

11. **Severability and Ambiguity.** It is understood and agreed by the Parties that if any of the provisions of the Agreement shall contravene or be invalid under the laws of the State of Florida, such contravention or invalidity shall not invalidate the entire Agreement, but it shall be construed as if not containing the particular provision(s) held to be invalid, and the rights and obligations of the Parties shall be construed and enforced accordingly. This Agreement shall not be construed more strictly against one Party than against the other Party, merely due to fact that it may have been prepared by one of the Parties. Each Party represents and agrees that it has had the opportunity to seek the advice of appropriate professionals, including legal counsel, in the review and execution of this Agreement.

12. **Electronic Signatures.** The Parties agree that an electronic version of this Agreement shall have the same legal effect and enforceability as a paper version. The Parties further agree that this Agreement, regardless of whether in electronic or paper form, may be executed by use of electronic signatures. Electronic signatures shall have the same legal effect and enforceability as manually written signatures. Delivery of this Agreement or any other document contemplated hereby bearing a manually written or electronic signature, by electronic mail in “portable document format” (“.pdf”) form, or by any other electronic means intended to preserve the original graphic and pictorial appearance of a document, will have the same effect as physical delivery of the paper document bearing an original or electronic signature.

13. **Entire Agreement.** This Agreement constitutes the entire Agreement and supersedes all prior written or oral agreements, understandings, or representations of the Parties.

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IN WITNESS WHEREOF, the Parties have caused this Agreement to be executed on the respective dates under each signature: by Alachua County, Florida by its representative who is authorized to sign, and by Professional, through its duly authorized representative.

THE LYDIA B. STOKES FOUNDATION

By: Nancy V. Deren

Print: Nancy V. Deren

Title: Trustee

Date: 08/21/2025

ALACHUA COUNTY, FLORIDA

By: _____,
_____, Chair

Board of County Commissioners

Date: _____

ATTEST

APPROVED AS TO FORM

J.K. "Jess" Irby, Esq., Clerk
(SEAL)

Alachua County Attorney's Office

EXHIBIT 1. Alachua County Community Investment Fund Scope of Work

Project Overview

As lead applicant with the EMPOWER Coalition, Alachua County submitted a proposal on January 21, 2025 to request funding for a solar pilot project which would serve to generate seed funding for energy efficiency and resiliency upgrades in three (3) priority, energy-burdened neighborhoods, as part of the County's ongoing commitment to improving affordable housing and reduce energy burden among low-income residents. The proposed project includes two components:

- Component 1 (\$100,000) will be put towards the installation of solar panels to generate long-term utility bill savings that would annually replenish the Community Investment Fund (CIF) for the lifetime of the panels, which is estimated to be 30 years. Alachua County's Environmental Protection Department has committed to funding any project overages for the project up to \$13,000 for the construction of the solar installation.
- Component 2 (\$10,000) would serve as seed funding for the CIF, which would allow the EMPOWER Coalition to create a local CIF Advisory Board to work with Alachua County contractors to disburse funds to the priority communities, per the terms of this and associated agreements.

Community-Led Approach and Equity

- A vital aspect of this project is its alignment with the goals of the Department of Energy's Communities LEAP technical assistance grant program, of which Alachua County is the lead recipient through its participation in the EMPOWER Coalition. Through the LEAP grant's technical assistance, Alachua County and community partners have: Community Capacity in Three Energy-Burdened Neighborhoods. Built strong relationships with residents, identify barriers to clean energy implementation, and foster community ownership of clean energy initiatives.
- Solar Energy Implementation Planning. Explored various solar options through use of the National Renewable Energy Laboratory (NREL) Renewable Energy Optimization Tool (REOpt) which runs numerous models of potential installations before identifying a design that maximizes the return on investment for County buildings.
- Energy Efficiency and Weatherization. Identified opportunities for energy savings and promoted energy-efficient practices.
- Funding Opportunities and Resource Development. Identified and pursued funding opportunities to support the project's goals. By leveraging the expertise and resources provided by Communities LEAP, Alachua County is well-positioned to

implement the proposed solar energy project and create a more sustainable and equitable future for its residents.

Through NREL's technical assistance, the proposed program builds on the County's existing infrastructure and goals, including:

- Energy Conservation Investment Program (ECIP). This internal program supports the installation of solar panels on county-owned facilities, directly contributing to reduced greenhouse gas emissions and county energy costs. To date, \$1.2 million from the ECIP fund has supported the installation of over 600 kW of solar on County-owned facilities. This program is the template for Alachua County's Community Investment Fund (CIF).
- 2019 – 2040 Comprehensive Plan Energy Element. The County's Comprehensive Plan prioritizes energy conservation, energy efficiency, and renewable energy production, making the proposed solar project a strategic step toward achieving these goals.
- Climate Vulnerability Assessment. The recent (2024) Alachua County Climate Vulnerability Assessment highlights the importance of climate resilience and sustainable energy solutions. The solar pilot project directly addresses these concerns by expanding renewable energy generation capacity, reducing energy cost burdens, greenhouse gas emissions and mitigating the impacts of climate change.
- Alachua County Energy Efficiency Program (ACEEP). This program completed its pilot in 2024 and is growing into a full, \$2.5 million program in 2025. ACEEP contracts with local non-profits Rebuilding Together North Central Florida and the Community Weatherization Coalition to install energy efficiency and weatherization upgrades of up to \$15,000 in the homes of low-income (50% AMI or less) renters in Alachua County. ACEEP provides the programmatic infrastructure to support an expansion of weatherization services to the renter and homeowner residents in the County's priority communities.

Component 1: Construction of a solar array on the Alachua County Facility Management Office building

Facilities Management Office Pilot Project Description

Pilot Project Overview

The Facilities Management Office will be the CIF's pilot project. We intend to build a 54kW rooftop system and have it online by December 31, 2026. The facility will be the first contributing project to the CIF.

In the time since the original proposal submission, it is the County's intent to repurpose the building from serving the Facilities Department to serving the Growth Management Department. Any reference to the Facilities Management Office OR the Growth Management Building refer to the same building, and does not indicate a change in this

project's scale, location, or intent.

Facility Overview

Facility Name	(former) Facilities Management Office (current) Growth Management Building
Address	915 SE 5th St, Gainesville, FL 32601
Utility Service Provider	Gainesville Regional Utilities (GRU)
Facility Size (SF)	8,644 sq ft (3,600 sq ft south-facing)
Estimated consumption	166 kWh/day (60,782 kWh/year)
System Productivity	76,692 kWh/year
Cost of Energy	\$23.95/day (\$8,744/year)
Unit Cost of Energy	\$0.204/kWh

Proposed Solar Photovoltaic Installation

Solar Deployment Area	Size (square feet)	kW	Est. System Cost
Rooftop	3,600	54	\$113,400
Total	3,600	54	\$113,400

Map of Proposed Installation

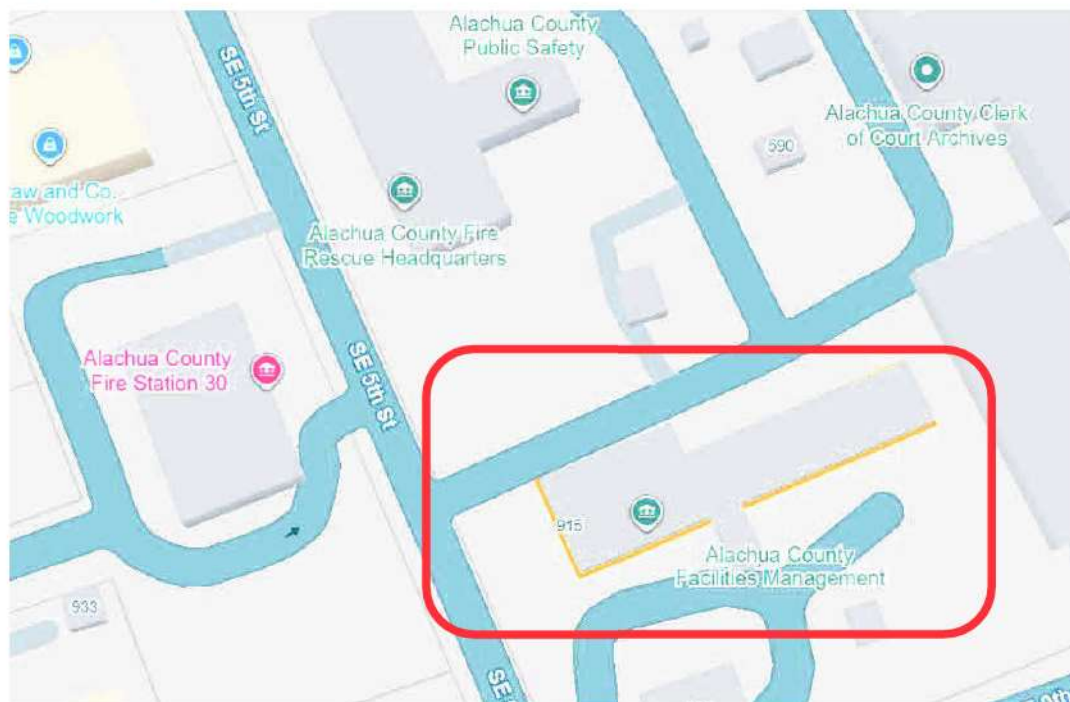


Figure 1 Facilities Management Building Pilot Project Location

Anticipated 30-yr Facilities Management Building* Pilot Project Contributions

Based on modeling analyses and projections, the table below shows anticipated productivity and savings generated by the solar installation, and the expected net contribution of utility bill savings to the CIF over the 30-year lifetime of the solar panels. Approximately 90% of anticipated energy savings from the solar installation, (after deducting for insurance and maintenance costs) will be distributed annually to the CIF to fund weatherization upgrades home repairs and other benefits for Alachua County residents in priority communities. Also shown in the table below are the anticipated net annual and total \$279,837 in contributions to the CIF over the expected 30—year period of the project.

Year	Total System Size kW	Annual Productivity per kW	Estimated Productivity kWh (1)	Savings Per kWh (2)	Energy Value (3)	10% Savings to Partner Institution	Estimated Insurance (4)	Estimated Maintenance (5)	Net Contribution to the Community Fund
1	54	1318.22	71,184	\$0.20	\$14,237	(\$1,424)	(\$270)	(\$486)	\$12,057
2	54	1318.22	70,611	\$0.21	\$14,475	(\$1,448)	(\$1,727)	(\$3,124)	\$8,177
3	54	1318.22	70,042	\$0.21	\$14,718	(\$1,472)	(\$1,770)	(\$3,218)	\$8,258
4	54	1318.22	69,479	\$0.22	\$14,964	(\$1,496)	(\$1,815)	(\$3,314)	\$8,339
5	54	1318.22	68,919	\$0.22	\$15,215	(\$1,521)	(\$1,860)	(\$3,414)	\$8,419
6	54	1318.22	68,364	\$0.23	\$15,470	(\$1,547)	(\$1,906)	(\$3,516)	\$8,501
7	54	1318.22	67,814	\$0.23	\$15,729	(\$1,573)	(\$1,954)	(\$3,622)	\$8,580
8	54	1318.22	67,268	\$0.24	\$15,992	(\$1,599)	(\$2,003)	(\$3,730)	\$8,660
9	54	1318.22	66,727	\$0.24	\$16,260	(\$1,626)	(\$2,053)	(\$3,842)	\$8,739
10	54	1318.22	66,190	\$0.25	\$16,532	(\$1,653)	(\$2,104)	(\$3,957)	\$8,818
11	54	1318.22	65,657	\$0.26	\$16,809	(\$1,681)	(\$2,157)	(\$4,076)	\$8,895
12	54	1318.22	65,128	\$0.26	\$17,091	(\$1,709)	(\$2,211)	(\$4,198)	\$8,973
13	54	1318.22	64,604	\$0.27	\$17,377	(\$1,738)	(\$2,266)	(\$4,324)	\$9,049
14	54	1318.22	64,084	\$0.28	\$17,668	(\$1,767)	(\$2,323)	(\$4,454)	\$9,124
15	54	1318.22	63,568	\$0.28	\$17,964	(\$1,796)	(\$2,381)	(\$4,588)	\$9,199
16	54	1318.22	63,056	\$0.29	\$18,265	(\$1,826)	(\$2,440)	(\$4,725)	\$9,273
17	54	1318.22	62,549	\$0.30	\$18,571	(\$1,857)	(\$2,501)	(\$4,867)	\$9,346
18	54	1318.22	62,045	\$0.30	\$18,882	(\$1,888)	(\$2,564)	(\$5,013)	\$9,417
19	54	1318.22	61,546	\$0.31	\$19,198	(\$1,920)	(\$2,628)	(\$5,163)	\$9,487
20	54	1318.22	61,050	\$0.32	\$19,520	(\$1,952)	(\$2,694)	(\$5,318)	\$9,556
21	54	1318.22	60,559	\$0.33	\$19,847	(\$1,985)	(\$2,761)	(\$5,478)	\$9,623
22	54	1318.22	60,071	\$0.34	\$20,179	(\$2,018)	(\$2,830)	(\$5,642)	\$9,689
23	54	1318.22	59,588	\$0.34	\$20,517	(\$2,052)	(\$2,901)	(\$5,812)	\$9,752
24	54	1318.22	59,108	\$0.35	\$20,861	(\$2,086)	(\$2,973)	(\$5,986)	\$9,815
25	54	1318.22	58,632	\$0.36	\$21,210	(\$2,121)	(\$3,048)	(\$6,165)	\$9,876
26	54	1318.22	58,160	\$0.37	\$21,565	(\$2,157)	(\$3,124)	(\$6,350)	\$9,935
27	54	1318.22	57,692	\$0.38	\$21,926	(\$2,193)	(\$3,202)	(\$6,541)	\$9,991
28	54	1318.22	57,228	\$0.39	\$22,294	(\$2,229)	(\$3,282)	(\$6,737)	\$10,045
29	54	1318.22	56,767	\$0.40	\$22,667	(\$2,267)	(\$3,364)	(\$6,939)	\$10,097
30	54	1318.22	56,310	\$0.41	\$23,047	(\$2,305)	(\$3,448)	(\$7,147)	\$10,147
Totals			1,904,000		\$549,047	(\$54,905)	(\$73,976)	(\$144,296)	\$279,837

(1) PV Watts at 91% site efficiency, 0.80 derate factor, and 0.005 annual degradation.

(2) Electricity is priced at an assumed rate of \$0.132/kWh, increasing at 2.5% annually.

(3) Energy Savings \$ = Estimated Productivity x Savings per kWh.

(4) Insurance is estimated at \$5.00/kW annually, increasing at 2.5% annually.

(5) Maintenance cost is estimated at \$9/kW, increasing by 3% per year.

*In the time since the proposal's submission and the present, the decision was made for the Growth Management Department to be in this building instead of the Facilities Department. Future documentation may reflect this change, but this does not indicate a change in the location, building structure, or project change.

Government Approvals

Permits for Solar and Rehabilitation Work

Alachua County will initiate the permitting process once funding is secured and the PV system design is finalized. Permits and an interconnect agreement will be required for all solar panel installations. Energy efficiency-related rehabilitation work will also require permits. The City of Gainesville, Florida, reviews and approves permits for facility improvements at the proposed solar pilot location, including solar panel installation and rehabilitation work on any incorporated properties. Gainesville Regional Utilities is responsible for approving the interconnect agreement establishing the net metering of the solar installations within its service territory.

Site Control

This proposal allocates grant funds for a solar panel installation on an exclusively government-owned property. This ensures that the County maintains complete control over the project site and can exercise its rights and responsibilities as the landowner. The County owns the specific properties where the solar panels are installed. This ownership gives the County legal title to the land, granting it the necessary rights and permissions to carry out the solar project. Furthermore, Alachua County has implemented capital improvement policies mandating that all new construction projects within county facilities be solar-ready.

Operations and Maintenance

Alachua County will ensure its grant-funded solar panel installations on government-owned facilities have long-term sustainability and optimal performance through comprehensive operations and maintenance (O&M) plans. The County's Facilities Management Department will be responsible for the day-to-day oversight and maintenance of county-managed solar installations.

To mitigate risks and ensure the longevity of the solar panels, all PV systems will be required to have a manufacturer's warranty. The vendor installing the systems will also provide a detailed operations manual outlining proper maintenance procedures and troubleshooting guidelines. To facilitate effective management, the vendor will train facilities staff on system operations, including remote telemetry monitoring.

To optimize energy production and address potential issues proactively, facility staff may contract with specialized vendors for annual panel cleaning and long-term maintenance and

repair of system components. This approach will help to maximize the system's energy output and minimize downtime due to equipment failures.

Pilot Project Timeline for Component 1: Solar Installation

Note: This is a general timeline, and specific timelines may vary based on permitting processes, weather conditions, and unforeseen challenges. Regular project management and oversight will ensure timely completion and adherence to the project budget.

Phase 1: Project Initiation and Planning (September 2025 – December 2025)

Task 1.1: Develop Project Scope of Work for solar installation

Task 1.2: Coordinate with GRU for Net Metering Agreement

Task 1.3: Finalize technical specifications and detailed work plan for solar installation

Task 1.4: Develop final construction plans and specification

SUBMIT FINAL PLANS TO LYDIA B. STOKES (LBS) FOUNDATION

Phase 2: Procurement and Contract Awards (January 2026 – April 2026)

Task 2.1: Issue Solicitation for Solar PV System Design, Procurement, and Installation

Task 2.2: Review Solicitation Responses and Select Contractor

Task 2.3: Finalized signed contract with selected contractor

SUBMIT REPORT TO LBS FOUNDATION ON CONTRACTOR SELECTED INCLUDING SELECTED PROPOSAL

Phase 3: Project Execution and Commissioning (May 2026 – August 2026)

Task 3.1: Design and Permitting

Task 3.2: Construction and Installation

Task 3.3: Connection to electrical grid (i.e. project “online” per IRA reimbursement requirements)

SUBMIT REPORT TO LBS FOUNDATION ON INITIATION AND COMPLETION OF INSTALLATION INCLUDING FINAL BUDGET REPORT

IF APPLICABLE, SUBMIT VERIFICATION TO LBS FOUNDATION THAT PROJECT SUBMITTED FOR IRA FEDERAL REIMBURSEMENT

Component 2: Creation and Management of a Community Investment Fund and Advisory Board

Since May of 2022, the EMPOWER Coalition has worked together to support underserved neighbors in three collaborating priority neighborhoods in Alachua County with high energy burdens (Springhill and Sugarhill, Greater Duval, and SWAG) —with a focus on lowering energy bills, providing opportunities for access to solar benefits, improving local resilience assets, sharing information about solar and other clean energy opportunities, and empowering

community members to explore green, well-paying careers. Bringing together County and City governments, educational institutions, private sector, local non-profit and neighborhood associations, EMPOWER has been supported by two federal grants for technical assistance. With the support of these two grants, our Coalition has agreed upon two objectives:

1. Develop and pilot a Community Investment Fund run by Alachua County. The program will result in the installation of grant-funded solar panels on Alachua County buildings. In return, Alachua County will use the same mechanism in place for the County's Energy Conservation Investment Program (ECIP) to move the energy savings derived from the solar installation into a Community Investment Fund (CIF) that will support energy efficiency, weatherization, and other initiatives in the three priority neighborhoods.
2. Encourage programmatic collaboration with three priority neighborhoods by attending informational and capacity building meetings for residents to learn about how they can increase their neighborhood resilience through home repairs, energy efficiency and weatherization and prepare them to participate in decision-making about these improvements.

Development of the Community Investment Fund (CIF)

Since June of 2024, two EMPOWER partners, the Cultural Arts Coalition (CAC) and the Community Weatherization Coalition (CWC), have hosted five (5) working meetings (June, August and December 2024; March and April of 2025) with representatives from the three priority neighborhoods which are EMPOWER Coalition members. At these meetings, the CAC and CWC have worked directly with community members to develop a process and criteria for evaluating and selecting homes in these neighborhoods that need weatherization/repairs and to work with CWC to carry out upgrades of selected homes using grant funds from the CAC and the CWC. In these meetings, neighborhood representatives defined criteria for selecting homes; developed a scoring system and application form using those criteria; learned about the costs and benefits of various weatherization improvements; and used this approach to allocate funds available to implement needed upgrades and repairs to homes selected from the priority neighborhoods.

Alachua County supports the establishment of a Community Investment Fund (CIF) Board as a 100% community board, unaffiliated with Alachua County. Alachua County understands that this Board would be established by the EMPOWER Coalition and may contact contractors with regards to implementation of this program and recommended allocation of CIF program funds. Final authority for the allocation and disbursement of funds lies with Alachua County, and Alachua County will coordinate disbursement of these funds through home repair contracts and programs such as ACEEP through a dedicated account. Recommendations about the allocation of CIF funds may be made by a CIF Board established by the EMPOWER Coalition. If a CIF Board is created and in existence, County representatives with housing or weatherization expertise may attend CIF Board meetings to provide information to the CIF Board and make report to the Board of County Commissioners. Nothing in this document should be used to prevent changes in the makeup of the CIF Board if such changes are determined to be necessary and approved by appropriate CIF Board procedures.

Pilot Project Timeline for Alachua County Solar Leasing Pilot Project

Note: This is a general timeline, and specific timelines may vary based on permitting processes, weather conditions, and unforeseen challenges. Regular project management and oversight will ensure timely completion and adherence to the project budget.

Phase 1: Project Initiation and Planning (September 2025 – November 2025)

Task 1.4: Finalize Guidelines for Community Investment Fund (CIF)

Phase 2: Procurement and Contract Awards (December 2025 – March 2026)

Task 2.1: Establish Dedicated CIF with initial \$10,000 Seed Funding

Task 2.2: Award Contract to manage CIF

SUBMIT REPORT TO LYDIA B. STOKES (LBS) FOUNDATION ON ESTABLISHMENT OF FUND AND CONTRACT TO MANAGE CIF AND BOARD

Phase 3: Project Execution and Commissioning (April 2026 – July 2026)

Task 3.1: Initial allocations of Community Investment Fund for home upgrades and repairs

FINAL REPORT TO LBS FOUNDATION AFTER COMPLETION OF INITIAL ALLOCATIONS FOR HOME IMPROVEMENTS MADE BY THE COMMUNITY INVESTMENT FUND ADVISORY BOARD





Alachua County Grant Agreement

Final Audit Report

August 21, 2025

Created:	August 21, 2025
By:	blaberge@cpavt.com(blaberge@cpavt.com)
Status:	ESigned
Transaction ID:	2G1ENGNUYUG4XC8GJUW8ZAA7UW
Documents:	14802 GRANT AGREEMENT BETWEEN ALACHUA COUNTY AND THE LYDIA B.- STOKES FOUNDATION FOR Solar Panel Installation 82125.docx

"Alachua County Grant Agreement" History

-  Document emailed to Nancy Deren(nvderen2@gmail.com) for signature
8/21/2025 15:33:42 PM Eastern Daylight Time
-  Document viewed by Nancy Deren(nvderen2@gmail.com)
8/21/2025 15:35:02 PM Eastern Daylight Time - IP address: 38.186.34.228
-  Document e-signed by Nancy Deren(nvderen2@gmail.com)
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