WATER STREET TAMPA

IMPROVEMENT DISTRICT

September 2, 2020

BOARD OF SUPERVISORS

TELEPHONIC PUBLIC HEARING AND MEETING AGENDA

Water Street Tampa Improvement District

OFFICE OF THE DISTRICT MANAGER
2300 Glades Road, Suite 410W●Boca Raton, Florida 33431
Phone: (561) 571-0010●Toll-free: (877) 276-0889●Fax: (561) 571-0013

August 26, 2020

ATTENDEES:
Please identify yourself each time you speak to facilitate accurate transcription of meeting minutes.

TO ATTEND BY TELEPHONE
CALL-IN NUMBER: 1-888-354-0094
CONFERENCE ID: 2144145

Board of Supervisors
Water Street Tampa Improvement District

Dear Board Members:

The Board of Supervisors of the Water Street Tampa Improvement District will hold a Telephonic Public Hearing and Regular Meeting on September 2, 2020 at 1:00 p.m., at **1-888-354-0094, Conference ID 2144145.** The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments
3. Public Hearing on Adoption of Fiscal Year 2020/2021 Budget
   - A. Proof/Affidavit of Publication
   - B. Consideration of Resolution 2020-06, Relating to the Annual Appropriations and Adopting the Budgets for the Fiscal Year Beginning October 1, 2020, and Ending September 30, 2021; Authorizing Budget Amendments; and Providing an Effective Date
4. Consideration of Budget Funding Agreement for Fiscal Year 2020/2021 Budget
5. Consideration of Resolution 2020-07, Amending Resolution 2020-02 to Re-Set the Date, Time and Place of the Public Hearing Regarding the Adoption of Rules of Procedure; Ratifying Publication of Notice of Such Hearing; and Providing an Effective Date
6. Consideration of Resolution 2020-08, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2020/2021 and Providing for an Effective Date
7. Acceptance of Unaudited Financial Statements as of July 31, 2020
8. Consideration of May 6, 2020 Telephonic Public Meeting Minutes
9. Staff Reports
   - A. District Counsel: *Hopping Green & Sams, P.A.*

B. District Manager: *Wrathell, Hunt and Associates, LLC*

10. Board Members' Comments/Requests

11. Public Comments

12. Adjournment

"Further, please be advised that the Florida Governor's Office has declared a state of emergency due to the Coronavirus (COVID-19). As reported by the Center for Disease Control and World Health Organization, COVID-19 can spread from person-to-person through small droplets from the nose or mouth, including when an individual coughs or sneezes. These droplets may land on objects and surfaces. Other people may contract COVID-19 by touching these objects or surfaces, then touching their eyes, nose or mouth. Therefore, merely cleaning facilities, while extremely important and vital in this crisis, may not be enough to stop the spread of this virus.

"That said, the District wants to encourage public participation in a safe and efficient manner. Toward that end, anyone wishing to listen and participate in the meeting can dial in at **1-888-354-0094, Conference ID: 2144145.** Additionally, participants are encouraged to submit questions and comments to the District's manager at wrathellc@whhassociates.com or by calling (561) 571-0010 by September 1, 2020 at 12:00 p.m., in advance of the meeting to facilitate the Board's consideration of such questions and comments during the meeting.

Should you have any questions or concerns, please do not hesitate to contact me directly at (561) 719-8675.

Sincerely,

Craig Wrathell
District Manager

WATER STREET TAMPA
IMPROVEMENT DISTRICT

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(1 Pages)

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Tampa Bay Times
August 16, 2020
Miscellaneous Notices

WATER STREET TAMPA IMPROVEMENT DISTRICT NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2020/2021 BUDGET; NOTICE OF POSSIBLE REMOTE PROCEDURES DURING PUBLIC HEALTH EMERGENCY DUE TO COVID-19; AND NOTICE OF REGULAR BOARD OF SUPERVISORS MEETING. The Board of Supervisors (Board) of the Water Street Tampa Improvement District (District) will hold a public hearing on September 2, 2020 at 1:00 p.m., at the offices of Strategic Property Partners, LLC, 615 Channelside Drive, Suite 204, Tampa, FL 33602 for the purpose of hearing comments and objections on the adoption of the proposed budget (Proposed Budget) of the District for the fiscal year beginning October 1, 2020 and ending September 30, 2021 (Fiscal Year 2020/2021). A regular board meeting of the District will also be held at that time where the Board may consider any other business that may properly come before it. A copy of the agenda and Proposed Budget may be obtained at the offices of the District Manager, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010 (District Managers Office), during normal business hours, or by visiting the District's website at http://wstid.net/.

It is anticipated that the public hearing and meeting will take place at the location provided above. In the event that the COVID-19 public health emergency prevents the hearing and meeting from occurring in-person, the District may conduct the public hearing by telephone or video conferencing communications media technology pursuant to governmental orders, including but not limited to Executive Orders 20-52, 20-69, 20-150 and 20-179 issued by Governor DeSantis, and any extensions or supplements thereof, and pursuant to Section 120.54(5)(b)2., Florida Statutes.

While it may be necessary to hold the above referenced public hearing and meeting utilizing communications media technology due to the current COVID-19 public health emergency, the District fully encourages public participation in a safe and efficient manner. To that end, anyone wishing to listen to and/or participate in the meeting can do so telephonically at 1-888-354-0094 Conference Code: 2144145. Participants are strongly encouraged to submit questions and comments to the District Manager's Office at wrathellc@whhassociates.com or by calling (561) 571-0010 by September 1, 2020 at 12:00 p.m., in advance of the meeting to facilitate the Board's consideration of such questions and comments during the meeting.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. The public hearing and meeting may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when Board Supervisors or District Staff may participate by speaker telephone. Any person requiring special accommodations at this hearing and meeting because of a disability or

physical impairment should contact the District Office at (877) 276-0889 at least forty-eight (48) hours prior to the hearing and meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based. District Manager

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WATER STREET TAMPA
IMPROVEMENT DISTRICT

3B

RESOLUTION 2020-06

THE ANNUAL APPROPRIATION RESOLUTION OF THE WATER STREET TAMPA IMPROVEMENT DISTRICT ("DISTRICT") RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGETS FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2020, AND ENDING SEPTEMBER 30, 2021; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Water Street Tampa Improvement District (hereinafter the "District") is a local unit of special-purpose government created and existing pursuant to Chapter 2018-183, Laws of Florida, and being situated entirely within the City of Tampa; and

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors ("Board") of the Water Street Tampa Improvement District ("District") a proposed budget ("Proposed Budget") for the fiscal year beginning on October 1, 2020 and ending September 30, 2021 ("Fiscal Year 2020/2021"); and

WHEREAS, at least sixty (60) days prior to the adoption of the Proposed Budget, the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of Chapter 2018-183(6)(4)(c), Laws of Florida; and

WHEREAS, the Board set the date for a public hearing thereon and caused notice of such public hearing to be given by publication; and

WHEREAS, the District Manager posted the Proposed Budget on the District's website at least two days before the public hearing; and

WHEREAS, Chapter 2018-183(6)(4)(b), Laws of Florida, requires that the Board, by passage of the Annual Appropriation Resolution, adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year; and

WHEREAS, the District Manager has prepared a Proposed Budget, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE WATER STREET TAMPA IMPROVEMENT DISTRICT:

SECTION 1. BUDGET

a. The Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District's Local Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.

b. The Proposed Budget, attached hereto as **Exhibit "A,"** as amended by the Board, is hereby adopted in accordance with the provisions of Chapter 2018-183(6)(4)(b), Laws of Florida ("Adopted Budget"), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.

c. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District's Local Records Office and identified as "The Budget for the Water Street Tampa Improvement District for the Fiscal Year Ending September 30, 2021."

d. The Adopted Budget shall be posted by the District Manager on the District's official website within thirty (30) days after adoption, and shall remain on the website for at least two (2) years.

SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for Fiscal Year 2020/2021, the sum of $67,265 to be raised by the levy of assessments and otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	$67,265
TOTAL ALL FUNDS	$67,265

SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2020/2021 or within sixty (60) days following the end of the Fiscal Year 2020/2021 may amend its Adopted Budget for that fiscal year as follows:

a. The Board may authorize an increase or decrease in line item appropriations within a fund by motion recorded in the minutes if the total appropriations of the fund do not increase.

b. The District Manager or Treasurer may authorize an increase or decrease in line item appropriations within a fund if the total appropriations of the fund do not increase and if the aggregate change in the original appropriation item does not exceed $10,000 or 10% of the original appropriation.

c. By resolution, the Board may increase any appropriation item and/or fund to reflect receipt of any additional unbudgeted monies and make the corresponding change to appropriations or the unappropriated balance.

d. Any other budget amendments shall be adopted by resolution and consistent with Florida law.

The District Manager or Treasurer must establish administrative procedures to ensure that any budget amendments are in compliance with this Section 3 and Section 189.016, *Florida Statutes*, among other applicable laws. Among other procedures, the District Manager or Treasurer must ensure that any amendments to budget under subparagraphs c. and d. above are posted on the District's website within five (5) days after adoption and remain on the website for at least (2) years.

SECTION 4. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED this 2nd day of September, 2020**.**

Attest:

WATER STREET TAMPA IMPROVEMENT DISTRICT

_____
Secretary/Assistant Secretary

_____
Chair/Vice Chair, Board of Supervisors

Exhibit A: Fiscal Year 2020/2021 Budget

Exhibit A: Fiscal Year 2020/2021 Budget

WATER STREET TAMPA
IMPROVEMENT DISTRICT
FISCAL YEAR 2021
PROPOSED BUDGET
PREPARED APRIL 28, 2020

WATER STREET TAMPA
IMPROVEMENT DISTRICT
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WATER STREET TAMPA
IMPROVEMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2021

	Fiscal Year 2020				
	Adopted FY 2020 Budget	Actual through 3/31/2020	Projected through 9/30/2020	Total Actual & Projected	Proposed FY 2021 Budget
REVENUES					
Landowner contributions	$ 67,255	$ 33,634	$ 32,894	$ 66,528	$ 67,265
Total revenues	67,255	33,634	32,894	66,528	67,265
EXPENDITURES					
Professional & administration					
District engineer	2,000	-	2,000	2,000	2,000
General counsel	20,000	6,102	13,898	20,000	20,000
District manager	25,000	12,500	12,500	25,000	25,000
Audit[2]	5,000	3,000	2,000	5,000	5,000
Postage	750	-	750	750	750
Printing and binding	250	125	125	250	250
Insurance - GL & POL	11,000	11,275	(275)	11,000	11,000
Legal advertising	1,500	360	1,140	1,500	1,500
Miscellaneous- bank charges	675	144	531	675	675
Website:					
Hosting & updates	705	-	-	-	705
ADA compliance	200	-	200	200	210
Annual district filing fee	175	175	-	175	175
Total expenditures	67,255	33,681	32,869	66,550	67,265
Net increase/(decrease) of fund balance	-	(47)	25	(22)	-
Fund balance - beginning (unaudited)	-	22	(25)	22	-
Fund balance - ending (projected)	$ -	$ (25)	$ -	$ -	$ -

[1]These items will be realized when bonds are issued.
[2]These items will be realized the year after the issuance of bonds.

WATER STREET TAMPA
IMPROVEMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES

EXPENDITURES

Professional & administration

District engineer	$ 2,000
The District engineer will provide engineering, consulting and construction services to the District while crafting solutions with sustainability for the long-term interests of the community while recognizing the needs of government, the environment and maintenance of the District's facilities.	
General counsel	20,000
Hopping Green & Sams will provide legal representation for issues relating to public finance, public bidding, rulemaking, open meetings, public records, real property dedications, conveyances and contracts.	
District manager	25,000
Wrathell, Hunt and Associates, LLC specializes in managing special districts in the State of Florida by combining the knowledge, skills and experience of a team of professionals to ensure compliance with all governmental requirements of the District, develops financing programs, administers the issuance of tax exempt bond financings and operates and maintains the assets of the District.	
Debt service fund accounting: master bonds[1]	-
Arbitrage rebate calculation[2]	-
To ensure the District's compliance with all tax regulations, annual computations are necessary to calculate the arbitrage rebate liability.	
Audit[2]	5,000
The District is required to undertake an independent examination of its books, records and accounting procedures each year. This audit is conducted pursuant to Florida State Law and the Rules of the Auditor General.	
Postage	750
Mailing agenda packages, overnight deliveries, correspondence, etc.	
Printing and binding	250
Insurance - GL & POL	11,000
The District carries general liability and public officials liability insurance. The limit of liability is set at $5,000,000 for general liability and $5,000,000 for public officials liability.	
Legal advertising	1,500
The District advertises for monthly meetings, special meetings, public hearings, public bids, etc.	
Miscellaneous- bank charges	675
Bank charges, automated AP routing and other miscellaneous expenses incurred during the year.	
Website:	
Hosting & updates	705
ADA compliance	210
Annual district filing fee	175
Annual fee paid to the Florida Department of Economic Opportunity.	
Dissemination agent[1]	-
The District must annually disseminate financial information in order to comply with the requirements of Rule 15c2-12 under the Securities & Exchange Act of 1934.	
Trustee (related to master bonds)[2]	-
Annual fees paid for services provided as trustee, paying agent and registrar.	
Total expenditures	$ 67,265

[1]These items will be realized when bonds are issued.

[2]These items will be realized the year after the issuance of bonds.

WATER STREET TAMPA
IMPROVEMENT DISTRICT

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WATER STREET TAMPA IMPROVEMENT DISTRICT
BUDGET FUNDING AGREEMENT FOR FISCAL YEAR 2020/2021 BUDGET

THIS BUDGET FUNDING AGREEMENT (the "Agreement") is made and entered into this 2nd day of September, 2020, by and between:

WATER STREET TAMPA IMPROVEMENT DISTRICT, a local unit of special-purpose government established and existing pursuant to Chapter 2018-183, Laws of Florida, and Chapter 189, *Florida Statutes*, and located entirely within the City of Tampa and Hillsborough County, Florida ("District"), and

STRATEGIC PROPERTY PARTNERS LLC, a Delaware limited liability company and the developer of the lands in the District ("Developer"), and having a mailing address of 615 Channelside Drive, Suite 201, Tampa, Florida 33602.

RECITALS

WHEREAS, the Water Street Tampa Improvement District (hereinafter the "District") is a local unit of special-purpose government created and existing pursuant to Chapter 2018-183, Laws of Florida, and being situated entirely within the City of Tampa and Hillsborough County, Florida, for the purpose of planning, financing, constructing, operating and/or maintaining certain infrastructure; and

WHEREAS, the District, pursuant to Chapter 2018-183, Laws of Florida, and Chapter 189, Florida Statutes, is authorized to levy such taxes, special assessments, fees and other charges as may be necessary in furtherance of the District's activities and services; and

WHEREAS, Developer presently is developing the majority of all real property ("**Property**") within the District, which Property will benefit from the timely construction and acquisition of the District's facilities, activities and services and from the continued operations of the District; and

WHEREAS, the District is adopting its general fund budget for Fiscal Year 2020/2021, which fiscal year begins on October 1, 2020 concludes on September 30, 2021 (the "FY 2021 Budget"); and

WHEREAS, the FY 2021 Budget, which both parties recognize may be amended from time to time in the sole discretion of the District, is attached hereto and incorporated herein by reference as **Exhibit A**; and

WHEREAS, the District has the option of levying non-ad valorem assessments on all land, including the Property owned by the Developer, that will benefit from the activities, operations and services set forth in the FY 2021 Budget, or utilizing such other revenue sources as may be available to it; and

WHEREAS, in lieu of levying assessments on the Property, the Developer is willing to provide such funds as are necessary to allow the District to proceed with its operations as described in **Exhibit A**; and

WHEREAS, the Developer agrees that the activities, operations and services provide a special and peculiar benefit equal to or in excess of the costs reflected on **Exhibit A** to the Property; and

WHEREAS, the Developer has agreed to enter into this Agreement in lieu of having the District levy and collect any non-ad valorem assessments as authorized by law against the Property located within the District for the activities, operations and services set forth in **Exhibit A**;

NOW, THEREFORE, based upon good and valuable consideration and the mutual covenants of the parties, the receipt of which and sufficiency of which are hereby acknowledged, the parties agree as follows:

SECTION 1. The Developer agrees to make available to the District the monies necessary for the operation of the District, as called for in the FY 2021 Budget attached hereto as **Exhibit A**, within fifteen (15) days of written request by the District. Amendments to the FY 2021 Budget as shown on **Exhibit A** adopted by the District at a duly noticed meeting shall have the effect of amending this Agreement without further action of the parties. Funds provided hereunder shall be placed in the District's general checking account. In no way shall the foregoing in any way affect the District's ability to levy special assessments upon the property within the District, including the Property, in accordance with Florida law, to provide funds for any unfunded expenditures whether such expenditures are the result of an amendment to the District's FY 2021 Budget or otherwise. These payments are made by Developer in lieu of operation and maintenance assessments which might otherwise be levied or imposed by the District.

SECTION 2. This instrument shall constitute the final and complete expression of the agreement between the parties relating to the subject matter of this Agreement. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both of the parties hereto.

SECTION 3. The execution of this Agreement has been duly authorized by the appropriate body or official of all parties hereto, each party has complied with all the requirements of law, and each party has full power and authority to comply with the terms and provisions of this instrument.

SECTION 4. This Agreement may be assigned, in whole or in part, by either party only upon the written consent of the other, which consent shall not be unreasonably withheld. In the event that Developer sells or otherwise disposes of its business or of all or substantially all of its assets relating to the lands within the District, including the Property, Developer will expressly require that the purchaser agree to be bound by the terms of this Agreement. In the event of such sale or disposition, Developer may place into escrow an amount equal to the then unfunded portion of the adopted FY 2021 Budget to fund any budgeted expenses that may arise during the remainder of the fiscal year and provide the District evidence of assignment of this Agreement to the purchaser. Upon confirmation of the deposit of said funds into escrow, and evidence of such assignment to, and assumption by the purchaser, the Developer's obligation under this Agreement shall be deemed fulfilled and this Agreement terminated with respect to Developer's obligations. The parties hereto recognize that Developer is responsible for expenditures of the District in the FY 2021 Budget and that expenditures approved by the Board may exceed the amount adopted in the FY 2021 Budget. Developer shall notify the District in writing ninety (90) days prior to an anticipated sale or disposition of all or substantially all of the Property.

SECTION 5. A default by either party under this Agreement shall entitle the other to all remedies available at law or in equity, which shall include, but not be limited to, the right of damages, injunctive relief and specific performance and specifically including the ability of the District to enforce any and all payment obligations under this Agreement in the manner described in Paragraph 3 above.

SECTION 6. This Agreement is solely for the benefit of the parties hereto and no right or cause of action shall accrue upon or by reason hereof, to or for the benefit of any person or entity not a party hereto. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or entity other than the parties hereto any right, remedy or claim under or by reason of this Agreement or any provisions or conditions hereof; and all of the provisions, representations, covenants and conditions herein contained shall inure to the sole benefit of and shall be binding upon the parties hereto and their respective representatives, successors and assigns subject to the terms of Paragraph 6 above.

SECTION 7. This Agreement and the provisions contained herein shall be construed, interpreted and controlled according to the laws of the State of Florida. Venue shall be in Hillsborough County, Florida.

SECTION 8. This Agreement has been negotiated fully between the parties as an arm's length transaction. The parties participated fully in the preparation of this Agreement with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, the parties are each deemed to have drafted, chosen and selected the language, and the doubtful language will not be interpreted or construed against any party.

SECTION 9. The Agreement shall be effective after execution by both parties hereto. The enforcement provisions of this Agreement shall survive its termination, until all payments due under this Agreement are paid in full.

SECTION 10. In the event that either party is required to enforce this Agreement by court proceedings or otherwise, then the parties agree that the substantially prevailing party shall be entitled to recover from the other all costs incurred, including reasonable attorneys' fees, paralegal fees and expert witness fees and costs for trial, alternative dispute resolution, or appellate proceedings.

IN WITNESS WHEREOF, the parties execute this Agreement the day and year first written above.

Attest:

_____
Secretary/Assistant Secretary

WATER STREET TAMPA IMPROVEMENT DISTRICT

_____
Chairperson, Board of Supervisors

STRATEGIC PROPERTY PARTNERS LLC, a Delaware limited liability company

_____
Witness

_____
By: _____
Its: _____

Exhibit A: Fiscal Year 2020/2021 General Fund Budget
Exhibit B: Description of the Property

EXHIBIT A

Fiscal Year 2020/2021 General Fund Budget

EXHIBIT B

Description of the Property

That part of Section 24, Township 29 South, Range 18 East, and Section 19, Township 29 South, Range 19 East, all lying within the City of Tampa, Hillsborough County, Florida, lying within the following described boundaries to wit:

Begin at the intersection of the Centerline of Morgan Street and the Centerline of Garrison Avenue as shown on HENDRY & KNIGHT'S MAP OF THE GARRISON, per map or plat thereof as recorded in Plat Book 2, page 73, of the Public Records of Hillsborough County, Florida; run thence Easterly, along the centerline of said Garrison Avenue, (the same being an un-named street shown on REVISED MAP OF BELL'S ADDITION TO TAMPA per map or plat thereof as recorded in Plat Book 1, page 96 of the Public Records of Hillsborough County, Florida), to the

Southerly projection of the Easterly boundary of the Tampa South Crosstown Expressway; run thence Northerly and Northeasterly, along said Easterly boundary as established by Official Record Book 3530, page 157, City of Tampa Ordinance 97-240, Official Record Book 3510, page 1148, Official Record Book 3509, page 108, City of Tampa Ordinance 2001-128, and Official Record Book 3826, page 184, of the Public Records of Hillsborough County, Florida, to the Northern-most corner of said Official Record Book 3826, page 184, said point lying on the West boundary of Nebraska Avenue as shown on aforementioned REVISED MAP OF BELL'S ADDITION TO TAMPA; run thence Easterly to the Centerline of said Nebraska avenue, the same being shown as Governor Avenue on MAP OF FINLEY AND CAESAR SUBDIVISION per map or plat thereof as recorded in Plat Book 1, page 84, of the Public Records of Hillsborough County, Florida; run thence Northerly to the Centerline of Finley Street as shown on said MAP OF FINLEY AND CAESAR SUBDIVISION; run thence East to the West boundary of Tangent Avenue (being shown as on un-named Avenue on said MAP OF FINLEY AND CAESAR SUBDIVISION; run thence Southerly, along said West boundary, to the Southeast corner of Lot 13, Block 15 of said Subdivision; run thence Southerly to the Northeast corner of Lot 6, Block 1 of A.W. GILCHRIST'S OAK GROVE ADDITION TO TAMPA per map or plat thereof as recorded in Plat Book 2, page 31, of the Public Records of Hillsborough County, Florida); run thence South, along the East boundary of Lots 6 and 16, Block 1, Lots 6 and 16, Block 4, and Lot 6, Block 5, and the projections thereof to the Easterly projection of the Centerline of Carew Avenue (also formerly known as Platt Street), as shown on CHAMBERLINS SUBDIVISION per map or plat thereof as recorded in Plat Book 1, page 104, of the Public Records of Hillsborough County, Florida; (the same being shown on HENDRY & KNIGHT'S MAP OF CHAMBERLAINS per map or plat thereof as recorded in Plat Book 5, page 10, of the Public Records of Hillsborough County, Florida); thence Easterly along said Centerline projection, to the Northeasterly projection of the Easterly boundary of Water Lot 70 of aforementioned HENDRY & KNIGHT'S MAP OF CHAMBERLAINS; run thence Southwesterly along said projection, Easterly boundary, and its Southwesterly projection, to the Centerline of Garrison Channel per the Tampa Port Authority Bulkhead Lines as established by Hillsborough County Port Authority on September 15, 1960, December 5, 1961, and April 5, 1963, and filed for record in Plat Book 42, page 37, of the Public Records of Hillsborough County, Florida; run thence Southwesterly along said Centerline to the Southerly projection of the Centerline of Franklin Street as shown on aforementioned HENDRY & KNIGHT'S MAP OF THE GARRISON; run thence Northwesterly along said projection, and said Centerline, to the centerline of Water Street as shown on said HENDRY & KNIGHT'S MAP OF THE GARRISON; run thence Northeasterly along said Centerline to the Centerline of Florida Avenue as shown on said HENDRY & KNIGHT'S MAP OF THE GARRISON; run thence Northwesterly along said Centerline to the Centerline of Carew Avenue as

shown on said HENDRY & KNIGHT'S MAP OF THE GARRISON; run thence Northeasterly along said Centerline to the Centerline of Morgan Street as shown on said HENDRY & KNIGHT'S MAP OF THE GARRISON; run thence Northwesterly along said Centerline to a point of intersection with the Southeasterly projection of the Southwesterly boundary of those lands described in Official Record Book 3166, page 225 of the Public Records of Hillsborough County, Florida; run thence along said projection and said Southwesterly boundary, to the Northwest corner of said lands; run thence along the Northerly boundary of said lands, and its Northeasterly projection, to the Centerline of aforementioned Morgan Street; run thence Northwesterly along said Centerline to the Centerline of Hampton Avenue (now known as Brorein Street) as shown on said HENDRY & KNIGHT'S MAP OF THE GARRISON; run thence Southwesterly along said Centerline to the Southerly projection of the Easterly boundary of those lands described in Official Record Book 22204, page 1038 of the Public Records of Hillsborough County, Florida; run thence Northwesterly along said projection and said Easterly Boundary, to the Northeast corner of said lands; run thence Southwesterly along the Northerly boundary of said lands, and its Westerly projection, to the Centerline of Florida Avenue as shown on said HENDRY & KNIGHT'S MAP OF THE GARRISON; run thence Northwesterly along said Centerline to the Westerly projection of the Southerly boundary of those lands shown on map of survey prepared by Curtis G. Humphreys (Sullivan, Humphreys & Sullivan), dated November 13, 1958 (Order No. C2592), said map being on file with the City Tampa Survey Deportment, said boundary, being the some line as the North boundary of those lands described in Official Record Book 3565, page 1895, and Official Record Book 4041, page 1405, of the Public Records of Hillsborough County, Florida; run thence Northeasterly, along said boundary and its Easterly projection, to the Centerline of Morgan Street as shown on aforementioned REVISED MAP OF BELL'S ADDITION TO TAMPA; run thence Southeasterly along said Centerline to the centerline of aforementioned Garrison Avenue; run thence East, 2.0 feet, more or less, to the Point of Beginning.

LESS AND EXCEPT THEREFROM:

Block 99 of HENDRY & KNIGHT'S MAP OF THE GARRISON, per map or plat thereof as recorded in Plat Book 2, page 73, of the Public Records of Hillsborough County, Florida, less that portion thereof conveyed to Tampa-Hillsborough County Expressway Authority by deed recorded in Official Record Book 3036, page 1173, of the Public Records of Hillsborough County, Florida.

ALSO LESS AND EXCEPT THEREFROM:

Lots 6, 8, and 10 through 15, inclusive, of Block 11, MAP OF FINLEY AND CAESAR SUBDIVISION per map or plat thereof as recorded in Plat Book 1, page 84, of the Public Records of Hillsborough County, Florida, together with those portions of Finley Street and vacated alleys abutting thereon.

WATER STREET TAMPA
IMPROVEMENT DISTRICT

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RESOLUTION 2020-07

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WATER STREET TAMPA IMPROVEMENT DISTRICT AMENDING RESOLUTION 2020-02 TO RE-SET THE DATE, TIME AND PLACE OF THE PUBLIC HEARING REGARDING THE ADOPTION OF RULES OF PROCEDURE; RATIFYING PUBLICATION OF NOTICE OF SUCH HEARING; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, Water Street Tampa Improvement District (the "District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated entirely within Hillsborough County, Florida; and

WHEREAS, the Board of Supervisors of the District (the "Board") is authorized by Section 190.011(5) and (10), *Florida Statutes*, to adopt rules and orders pursuant to Chapter 120, *Florida Statutes*.

WHEREAS, the Board previously adopted Resolution 2020-02 and set a public hearing regarding the District's adoption of Rules of Procedure for September 2, 2020, at 1:00 p.m., at 2651 W. Eau Gallie Boulevard, Suite A, Melbourne, Florida 32935, or remotely by means of Zoom communications media technology and/or telephone if necessitated by the circumstances; and

WHEREAS, due to the need for additional time to advertise the notices for the public hearing as required by Chapter 120, *Florida Statutes*, the Board has determined that it is in the best interest of the District to reschedule the public hearing regarding the Rules of Procedure and hereby ratifies the District Manager's publication of notice of the same in accordance with Florida law.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE WATER STREET TAMPA IMPROVEMENT DISTRICT:

SECTION 1. Resolution 2020-01 is hereby amended to change the date of the public hearing on the District's intent to adopt Rules of Procedure to **_____, 2020, at 1:00 p.m. at Strategic Property Partners, LLC, 615 Channelside Drive, Suite 204, Tampa, FL 33602.**

Due to public health concerns related to COVID-19, the hearing may be conducted remotely by means of Zoom communications media technology and/or by telephone pursuant to Executive Orders 20-52, 20-69, and 20-150, issued by Governor DeSantis, and any extensions or supplements thereof, and pursuant to Section 120.54(5)(b)2., Florida Statutes. Additional information about how the hearing will be held may be obtained by contacting the District Manager's Office by mail at 2300 Glades Road, Suite 410W, Boca Raton, Florida, 33431, or by phone at 561-571-0010.

SECTION 2. The prior publication of notice of the hearing in accordance with Section 120.54, *Florida Statutes* is hereby ratified.

SECTION 3. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 2nd day of September, 2020.

ATTEST:	**WATER STREET TAMPA IMPROVEMENT DISTRICT**
_____	_____
Secretary/Assistant Secretary	Chair/Vice Chair, Board of Supervisors

WATER STREET TAMPA
IMPROVEMENT DISTRICT

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RESOLUTION 2020-08

A RESOLUTION OF THE WATER STREET TAMPA IMPROVEMENT DISTRICT DESIGNATING DATES, TIMES AND LOCATIONS FOR REGULAR MEETINGS OF THE BOARD OF SUPERVISORS OF THE DISTRICT FOR FISCAL YEAR 2020/2021 AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the Water Street Tampa Improvement District ("District") is a local unit of special-purpose government created and existing pursuant to Chapter 2018-183, Laws of Florida ("Act"), and Chapter 189, Florida Statutes, being situated entirely within the City of Tampa and Hillsborough County, Florida; and

WHEREAS, the Board of Supervisors of the District ("Board") is statutorily authorized to exercise the powers granted to the District; and

WHEREAS, all meetings of the Board shall be open to the public and governed by the provisions of Chapter 286, *Florida Statutes*; and

WHEREAS, the Board is statutorily required to file annually, with the local governing authority and the Florida Department of Economic Opportunity, a schedule of its regular meetings.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE WATER STREET TAMPA IMPROVEMENT DISTRICT:

SECTION 1. ADOPTING REGULAR MEETING SCHEDULE. Regular meetings of the District's Board shall be held during Fiscal Year 2020/2021 as provided on the schedule attached hereto as **Exhibit A**.

SECTION 2. FILING REQUIREMENT. In accordance with Section 189.015(1), *Florida Statutes*, the District's Secretary is hereby directed to file a schedule of the District's regular meetings annually with the City of Tampa and Hillsborough County and the Florida Department of Economic Opportunity.

SECTION 3. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED this 2nd day of September, 2020.

Attest:

WATER STREET TAMPA IMPROVEMENT DISTRICT

_____
Secretary/Assistant Secretary

_____
Chair/Vice Chair, Board of Supervisors

Exhibit A

WATER STREET TAMPA IMPROVEMENT DISTRICT		
BOARD OF SUPERVISORS FISCAL YEAR 2020/2021 MEETING SCHEDULE		
LOCATION *Strategic Property Partners, LLC, 615 Channelside Drive, Suite 204, Tampa, FL 33602*		
DATE	**POTENTIAL DISCUSSION/FOCUS**	**TIME**
October 7, 2020	**Regular Meeting**	**1:00 PM**
November 4, 2020	**Regular Meeting**	**1:00 PM**
December 2, 2020	**Regular Meeting**	**1:00 PM**
January 6, 2021	**Regular Meeting**	**1:00 PM**
February 3, 2021	**Regular Meeting**	**1:00 PM**
March 3, 2021	**Regular Meeting**	**1:00 PM**
April 7, 2021	**Regular Meeting**	**1:00 PM**
May 5, 2021	**Telephonic Public Meeting**	**1:00 PM**
June 2, 2021	**Regular Meeting**	**1:00 PM**
July 7, 2021	**Regular Meeting**	**1:00 PM**
August 4, 2021	**Regular Meeting**	**1:00 PM**
September 1, 2021	**Public Hearing & Regular Meeting**	**1:00 PM**

Exception:

**January meeting date is one week later to accommodate New Year's Day holiday.*

WATER STREET TAMPA
IMPROVEMENT DISTRICT

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WATER STREET TAMPA
IMPROVEMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
JULY 31, 2020

WATER STREET TAMPA
IMPROVEMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
JULY 31, 2020

	General Fund	Total Governmental Funds
ASSETS		
Cash	$ 36,455	$ 36,455
Total assets	$ 36,455	$ 36,455
LIABILITIES AND FUND BALANCES		
Liabilities:		
Landowner advance	$ 36,455	$ 36,455
Total liabilities	36,455	36,455
Fund balances:		
Unassigned	-	-
Total fund balances	-	-
Total liabilities and fund balances	$ 36,455	$ 36,455

WATER STREET TAMPA
IMPROVEMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDED JULY 31, 2020

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Landowner contribution	$ 3,454	$ 50,336	$ 67,255	75%
Total revenues	3,454	50,336	67,255	75%
EXPENDITURES				
Professional & administrative				
District engineer	-	-	2,000	0%
General counsel	1,330	13,067	20,000	65%
District manager	2,083	20,833	25,000	83%
Audit	-	3,000	5,000	60%
Postage	-	-	750	0%
Printing and binding	21	208	250	83%
Insurance - GL & POL	-	11,275	11,000	103%
Legal advertising	-	871	1,500	58%
Miscellaneous- bank charges	20	224	675	33%
Website:				
Hosting & updates	-	705	705	100%
ADA compliance	-	-	200	0%
Annual district filing fee	-	175	175	100%
Total professional & administrative	3,454	50,358	67,255	75%
Excess/(deficiency) of revenues over/(under) expenditures	-	(22)	-	
Fund balances - beginning	-	22	-	
Fund balances - ending	$ -	$ -	$ -	

WATER STREET TAMPA
IMPROVEMENT DISTRICT

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MINUTES OF MEETING
WATER STREET TAMPA
IMPROVEMENT DISTRICT

The Board of Supervisors of the Water Street Tampa Improvement District held a Telephonic Public Meeting on May 6, 2020 at 1:00 p.m., at **1-888-354-0094, Conference ID 2144145.**

Present at the meeting, via telephone, were:

Kim Madison	Chair
Rhonda Nelson	Vice Chair
Scott Kelley	Assistant Secretary
Josh Taube	Assistant Secretary
Damian Presiga	Assistant Secretary

Also present, via telephone, were:

Craig Wrathell	District Manager
Cindy Cerbone	Wrathell, Hunt and Associates, LLC
Daniel Rom	Wrathell, Hunt and Associates, LLC
Jonathan Johnson	District Counsel
Greg Feldkamp	Strategic Property Partners
Sonia Little	Strategic Property Partners

FIRST ORDER OF BUSINESS **Call to Order/Roll Call**

Mr. Wrathell called the meeting to order at 1:02 p.m. In consideration of the COVID-19 pandemic, this meeting was being held telephonically, as permitted under the Florida Governor's Executive Order 20-69, which allows local governmental public meetings to occur via telephone. The meeting was advertised to be telephonic and the meeting agenda was posted on the District's website.

Supervisors Madison, Nelson, Kelley and Taube were present, telephonically. Supervisor Presiga was not present at roll call.

SECOND ORDER OF BUSINESS **Public Comments**

There being no public comments, the next item followed.

THIRD ORDER OF BUSINESS **Consideration of Resolution 2020-01, Approving a Proposed Budget for Fiscal Year 2020/2021 and Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date**

Mr. Wrathell presented Resolution 2020-01. He reviewed the proposed Fiscal Year 2021 budget highlighting line item increases, decreases and adjustments, compared to the Fiscal Year 2020 budget, and explained the reasons for any adjustments.

Mr. Presiga joined the meeting, via telephone, at 1:09 p.m.

On MOTION by Ms. Nelson and seconded by Mr. Presiga, with all in favor, Resolution 2020-01, Approving a Proposed Budget for Fiscal Year 2020/2021 and Setting a Public Hearing Thereon Pursuant to Florida Law for September 2, 2020 at 1:00 p.m., at the offices of Strategic Property Partners, LLC, 615 Channelside Drive, Suite 204, Tampa, FL 33602; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date, was adopted.

FOURTH ORDER OF BUSINESS **Discussion: Updated Provisions of District's Rules of Procedure**

A. Amended and Restated Rules of Procedure

The Amended and Restated Rules of Procedure were provided for informational purposes.

B. Resolution 2020-02, To Designate Date, Time and Place of Public Hearing and Authorization to Publish Notice of Such Hearing for the Purpose of Adopting Amended and Restated Rules of Procedure; and Providing an Effective Date

Mr. Wrathell presented Resolution 2020-02.

On MOTION by Ms. Nelson and seconded by Mr. Presiga, with all in favor, Resolution 2020-02, To Designate Date, Time and Place of Public Hearing for September 2, 2020 at 1:00 p.m., at the offices of Strategic Property Partners, LLC, 615 Channelside Drive, Suite 204, Tampa, FL 33602; and Authorization to Publish Notice of Such Hearing for the Purpose of Adopting Amended and Restated Rules of Procedure; and Providing an Effective Date, was adopted.

FIFTH ORDER OF BUSINESS **Consideration of Resolution 2020-03, Designating a Date, Time and Location for a Landowners' Meeting and Election; Providing for Publication; Establishing Forms for the Landowner Election; and Providing for Severability and an Effective Date**

Mr. Wrathell presented Resolution 2020-03. Seats 1 and 4, currently held by Supervisors Presiga and Kelley, respectively, would be up for election. Ms. Nelson asked if the same Supervisors could be reelected to the Board. Mr. Wrathell responded affirmatively.

On MOTION by Ms. Nelson and seconded by Mr. Kelley, with all in favor, Resolution 2020-03, Designating a Date, Time and Location of November 17, 2020 at 1:00 p.m., at the offices of Strategic Property Partners, LLC, 615 Channelside Drive, Suite 204, Tampa, FL 33602 for a Landowners' Meeting and Election; Providing for Publication; Establishing Forms for the Landowner Election; and Providing for Severability and an Effective Date, was adopted.

SIXTH ORDER OF BUSINESS **Presentation of Audited Financial Statements for Fiscal Year Ended September 30, 2019, Prepared by Carr, Riggs & Ingram, LLC**

Mr. Wrathell presented the Audited Financial Statements for Fiscal Year Ended September 30, 2019. There were no findings, irregularities or instances of noncompliance; it was a clean audit.

SEVENTH ORDER OF BUSINESS **Consideration of Resolution 2020-04, Accepting the Audited Financial Statements for the Fiscal Year Ended September 30, 2019**

Mr. Wrathell presented Resolution 2020-04.

On MOTION by Mr. Presiga and seconded by Ms. Nelson, with all in favor, Resolution 2020-04, Accepting the Audited Financial Statements for the Fiscal Year Ended September 30, 2019, was adopted.

EIGHTH ORDER OF BUSINESS **Consideration of Resolution 2020-05, Adopting an Internal Controls Policy Consistent with Section 218.33, Florida Statutes; Providing an Effective Date**

Mr. Wrathell presented Resolution 2020-05.

On MOTION by Ms. Nelson and seconded by Mr. Kelley, with all in favor, Resolution 2020-05, Adopting an Internal Controls Policy Consistent with Section 218.33, Florida Statutes; Providing an Effective Date, was adopted.

NINTH ORDER OF BUSINESS **Acceptance of Unaudited Financial Statements as of March 31, 2020**

Mr. Wrathell presented the Unaudited Financial Statements as of March 31, 2020.

On MOTION by Ms. Nelson and seconded by Mr. Presiga, with all in favor, the Unaudited Financial Statements as of March 31, 2020, were accepted.

TENTH ORDER OF BUSINESS **Consideration of August 7, 2019 Public Hearing and Regular Meeting Minutes**

Mr. Wrathell presented the August 7, 2019 Public Hearing and Regular Meeting Minutes.

On MOTION by Ms. Nelson and seconded by Mr. Presiga, with all in favor, the August 7, 2019 Public Hearing and Regular Meeting Minutes, as presented, were approved.

ELEVENTH ORDER OF BUSINESS Staff Reports

A. District Counsel: *Hopping, Green & Sams, P.A.*

There being no report, the next item followed.

B. District Manager: *Wrathell, Hunt and Associates, LLC*

- **NEXT MEETING DATE: June 3, 2020 at 1:00 P.M**.

The next meeting, scheduled for June 3, 2020, may be cancelled if not necessary.

TWELFTH ORDER OF BUSINESS Board Members' Comments/Requests

There being no Board Members' comments or requests, the next item followed.

THIRTEENTH ORDER OF BUSINESS Public Comments

There being no public comments, the next item followed.

FOURTEENTH ORDER OF BUSINESS Adjournment

There being no further business to discuss, the meeting adjourned.

On MOTION by Ms. Nelson and seconded by Mr. Presiga, with all in favor, the meeting adjourned at 1:29 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

_____ _____

Secretary/Assistant Secretary Chair/Vice Chair