

**MINUTES OF MEETING  
WATER STREET TAMPA  
IMPROVEMENT DISTRICT**

The Board of Supervisors of the Water Street Tampa Improvement District held a Regular Meeting on December 2, 2020 at 1:00 p.m., at Strategic Property Partners, LLC, 615 Channelside Drive, Suite 204, Tampa, Florida 33602.

**Present were:**

Kim Madison	Chair
Damian Presiga	Assistant Secretary
Michael Spada	Assistant Secretary

**Also present were:**

Craig Wrathell	District Manager
Jonathan Johnson	District Counsel
Gregory Feldkamp	Strategic Property Partners
Sonya Little	Strategic Property Partners
Jim Shimberg	Strategic Property Partners

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Mr. Wrathell called the meeting to order at 1:24 p.m. He stated that Supervisors Presiga and Spada were elected at the recent Landowners' Election and the Oath of Office was administered before this meeting. Supervisors Madison, Presiga and Spada were present. Supervisors Nelson and Taube were not present.

**SECOND ORDER OF BUSINESS**

**Public Comments**

There being no public comments, the next item followed.

**THIRD ORDER OF BUSINESS**

**Administration of Oath of Office to Newly Elected Supervisors, Damian Presiga [SEAT 1] and Michael Spada [SEAT 4] (*the***

*following to be provided in a separate package)*

Mr. Wrathell stated he reviewed the following items with Supervisors Presiga and Spada prior to the meeting:

- A. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees**
- B. Membership, Obligations and Responsibilities**
- C. Financial Disclosure Forms**
  - I. Form 1: Statement of Financial Interests**
  - II. Form 1X: Amendment to Form 1, Statement of Financial Interests**
  - III. Form 1F: Final Statement of Financial Interests**
- D. Form 8B: Memorandum of Voting Conflict**

**FOURTH ORDER OF BUSINESS**

**Consideration of Resolution 2021-01, Canvassing and Certifying the Results of the Landowners' Election of Supervisors Held Pursuant to Section 190.006(2), Florida Statutes, and Providing for an Effective Date**

Mr. Wrathell presented Resolution 2021-01 and recapped the Landowners' Election results as follows:

Seat 1	Damian Presiga	38 Votes	Four-year Term
Seat 4	Michael Spada	38 Votes	Four-year Term

**On MOTION by Mr. Presiga and seconded by Mr. Spada, with all in favor, Resolution 2021-01, Canvassing and Certifying the Results of the Landowners' Election of Supervisors Held Pursuant to Section 190.006(2), Florida Statutes, and Providing for an Effective Date, was adopted.**

**FIFTH ORDER OF BUSINESS**

**Consideration of Resolution 2021-02, Designating a Chair, a Vice Chair, a Secretary, Assistant Secretaries, a Treasurer and an Assistant Treasurer of the Water Street Tampa Improvement District, and Providing for an Effective Date**

Mr. Wrathell presented Resolution 2021-02. Mr. Spada nominated the following slate of officers:

Chair	Kim Madison
Vice Chair	Rhonda Nelson
Secretary	Craig Wrathell
Assistant Secretary	Damian Presiga
Assistant Secretary	Michael Spada
Assistant Secretary	Josh Taube
Assistant Secretary	Cindy Cerbone
Assistant Secretary	Daniel Rom
Treasurer	Craig Wrathell
Assistant Treasurer	Jeff Pinder

No other nominations were made.

**On MOTION by Ms. Madison and seconded by Mr. Presiga, with all in favor, Resolution 2021-02, Designating a Chair, a Vice Chair, a Secretary, Assistant Secretaries, a Treasurer and an Assistant Treasurer of the Water Street Tampa Improvement District, as nominated, and Providing for an Effective Date, was adopted.**

**SIXTH ORDER OF BUSINESS**

**Consideration of Amendment to District Boundaries**

- A. Consider Draft Bill**
- B. Consider Boundary Amendment Funding Agreement**
- C. Consider Letter Agreement**
- D. Sketches**
- E. Resolution 2021-03, Directing the Chairman, Board Members and District Staff to Seek Legislation Amending the District Boundaries, Approving Agreements To Fund the Boundary Amendment Process And Authorizing Such Other Actions as Are Necessary In Furtherance of the Boundary Amendment Process; and Providing an Effective Date**

Mr. Johnson stated the Landowner/Developer proposed amending the District's boundaries. He presented the exhibits, which were in substantially final form, and stated that the Developer would fund the legal fee costs associated with this. The exhibits and the legislative process were discussed.

Mr. Feldkamp noted that the following change should be made to the Strategic Property Partners address in the Funding Agreement:

Change "Suite 201" to "Suite 204"

**On MOTION by Mr. Presiga and seconded by Mr. Spada, with all in favor, Resolution 2021-03, Directing the Chairman, Board Members and District Staff to Seek Legislation Amending the District Boundaries, Approving Agreements To Fund the Boundary Amendment Process And Authorizing Such Other Actions as Are Necessary In Furtherance of the Boundary Amendment Process; and Providing an Effective Date, was adopted.**

**SEVENTH ORDER OF BUSINESS**

**Acceptance of Unaudited Financial  
Statements as of October 31, 2020**

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

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

**EIGHTH ORDER OF BUSINESS**

**Approval of September 2, 2020 Telephonic  
Public Hearing and Regular Meeting  
Minutes**

Mr. Wrathell presented the September 2, 2020 Telephonic Public Hearing and Regular Meeting Minutes.

**On MOTION by Ms. Madison and seconded by Mr. Spada, with all in favor, the September 2, 2020 Telephonic Public Hearing and Regular Meeting Minutes, as presented, were approved.**

**NINTH ORDER OF BUSINESS**

**Staff Reports**

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

There being nothing further to report, the next item followed.

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

- **NEXT MEETING DATE: January 6, 2021 at 1:00 P.M.**
  - **QUORUM CHECK**

The next meeting, scheduled for January 6, 2021, would be canceled if not necessary.

**TENTH ORDER OF BUSINESS**

**Board Members' Comments/Requests**

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

**ELEVENTH ORDER OF BUSINESS**

**Public Comments**

There being no public comments, the next item followed.

**TWELFTH ORDER OF BUSINESS**

**Adjournment**

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

**On MOTION by Mr. Presiga and seconded by Mr. Spada, with all in favor, the meeting adjourned at 1:38 p.m.**

[SIGNATURES APPEAR ON THE NEXT PAGE]



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Secretary/Assistant Secretary



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Chair/Vice Chair