

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

A Landowners' Meeting of the Water Street Tampa Improvement District was held on September 1, 2021 at 1:15 p.m., at Strategic Property Partners, LLC, 615 Channelside Drive, Suite 204, Tampa, Florida 33602.

**Present at the meeting were:**

Craig Wrathell	District Manager
Kristen Suit	Wrathell, Hunt and Associates, LLC (WHA)
Jonathan Johnson (via telephone)	District Counsel
Sonya Little	SPP, LLC - Proxy Holder for Multiple Property Owners
Jim Shimberg (via telephone)	SPP, LLC

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Mr. Wrathell called the meeting to order at 1:18 p.m. The purpose of the Landowners' Meeting was to conduct a referendum vote regarding the approval of the Boundary Amendment to Chapter 2021-252, recently approved by the State legislative level and the House Bill signed into law by the Governor.

**SECOND ORDER OF BUSINESS**

**Affidavit/Proof of Publication**

The affidavit of publication was included for informational purposes.

**THIRD ORDER OF BUSINESS**

**Election of Chair to Conduct Landowners' Meeting**

Ms. Little agreed to Mr. Wrathell serving as Chair to conduct the Landowners' Meeting.

**FOURTH ORDER OF BUSINESS**

**Referendum Vote: Approval of Boundary  
Amendment to Chapter 2021-252**

**A. Casting of Ballots**

Mr. Wrathell stated that he attended a conference call with District Counsel and Counsel for the Landowner, prior to the meeting, to discuss the Property Appraiser's rolls being outdated, as four properties were listed under incorrect names.

**I. Determine Number of Voting Units Represented**

A total of 38 voting units were represented, all by proxy.

**II. Determine Number of Voting Units Assigned by Proxy**

Mr. Wrathell stated that the following voting units were assigned by proxy to Ms. Little:

Crestline Acquisitions Group LLC	3 voting units
Florida Whiting Properties LLC	5 voting units
MWS Hotel LLC	3 voting units
Pinnacle Channelside Properties LLC	4 voting units
WST 1000 Water Street Development LLC	1 voting unit
WST 1001 Water Street LLC	1 voting unit
WST 1010 Water Street LLC	2 voting units
WST 1045 Cumberland LLC	2 voting units
WST 1077 Water Street LLC	1 voting unit
WST 500 Channelside LLC	1 voting unit
WST 815 Water Street LLC	3 voting units
WST Block B2 LLC	1 voting unit
WST Mill M. LLC	3 voting unit

The following is the correct entity name and Folio # for the property that the Property Appraiser had identified as owned by Cumberland Jefferson Properties LLC:

WST District Cooling LLC, Folio #196305-2308	1 voting unit
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The following is the correct entity name and Folio # for the property that the Property Appraiser had identified by its former name Morgan Street Channelside Properties, LLC:

WST 400 Channelside LLC Folio #196305-2292	4 voting units
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The following is the correct entity name and Folio # for the property that the Property Appraiser had identified by its former name WST J.W. Marriott LLC:

WST J.W. M., LLC Folio #193893-0005                      3 voting units

Discussion ensued regarding whether there was a missing proxy for Channelside Cumberland Properties LLC. Mr. Wrathell stated a sufficient number of voting units for the vote to carry were already represented, so it was not necessary for any votes to be cast on behalf of Channelside Cumberland Properties LLC.

Ms. Little was authorized to cast up to 38 votes.

**B. Ballot Tabulation and Results**

Ms. Little cast 38 votes affirming the Boundary Amendment to Chapter 2021-252; therefore, the vote carried and the referendum was approved.

Mr. Johnson stated the referendum is an archaic legislative requirement that is an affirmation that the Landowners who granted the petition and requested the amendment are confirming they are satisfied with the efforts.

**FIFTH ORDER OF BUSINESS**

**Landowners' Questions/Comments**

There were no Landowners' questions or comments.

**SIXTH ORDER OF BUSINESS**

**Adjournment**

There being no further business to discuss, the meeting adjourned at 1:25 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

**WATER STREET TAMPA  
IMPROVEMENT DISTRICT**

**September 1, 2021**



Secretary/Assistant Secretary



Chair/Vice Chair