

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

The Board of Supervisors of the Water Street Tampa Improvement District held a Regular Meeting on May 4, 2022 at 1:00 p.m., at Strategic Property Partners, LLC, 615 Channelside Drive, Suite 204, Tampa, Florida 33602.

Present were:

Kim Madison	Chair
Michael Spada	Vice Chair
Jorge Fuentes	Assistant Secretary
Jennifer Regan	Assistant Secretary

Also present were:

Craig Wrathell	District Manager
Kristen Suit	Wrathell, Hunt and Associates, LLC (WHA)
Jonathan Johnson (via telephone)	District Counsel
Sonya Little	Strategic Property Partners, LLC (SPP)
Isaac Joiner	Student Intern at SPP

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Wrathell called the meeting to order at 1:02 p.m. Supervisors Madison, Spada, Fuentes and Regan were present, in person. Supervisor Presiga was not present.

SECOND ORDER OF BUSINESS

Public Comments

There were no public comments.

THIRD ORDER OF BUSINESS

Ratification of HGS Transition Letter

- **Consideration of Kutak Rock LLP Retention and Fee Agreement**

Mr. Wrathell presented the Transition Letter and Retention and Fee Agreement.

On MOTION by Mr. Spada and seconded by Mr. Fuentes, with all in favor, the transition letter of District Counsel Services from Hopping Green & Sams to Kutak Rock LLP was ratified and the Kutak Rock LLP Retention and Fee Agreement, was approved.

Consideration of Resolution 2022-01, Canvassing and Certifying the Results of the Landowners' Referendum Regarding the Amendment to Chapter 2018-183, Laws of Florida, and Providing for an Effective Date

Mr. Wrathell presented Resolution 2022-01. The Landowners' Referendum was held on September 1, 2021, with 38 votes being cast to approve the boundary amendment.

On MOTION by Ms. Madison and seconded by Mr. Spada, with all in favor, Resolution 2022-01, Canvassing and Certifying the Results of the Landowners' Referendum Regarding the Amendment to Chapter 2018-183, Laws of Florida, and Providing for an Effective Date, was adopted.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2022-02, Approving a Proposed Budget for Fiscal Year 2022/2023 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 2022-02. He reviewed the proposed Fiscal Year 2023 budget, highlighting differences, compared to the Fiscal Year 2022 budget. It is a Landowner-funded budget, with expenses being funded as incurred. The following change was made:

Page 2, General Counsel: Change "Hopping Green & Sams" to Kutak Rock LLP"

On MOTION by Mr. Fuentes and seconded by Ms. Regan, with all in favor, Resolution 2022-02, Approving a Proposed Budget for Fiscal Year 2022/2023, as amended, and Setting a Public Hearing Thereon Pursuant to Florida Law on September 7, 2022 at 1:00 p.m., at Strategic Property Partners, LLC, 615 Channelside Drive, Suite 204, Tampa, Florida 33602; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date, was adopted.

SIXTH ORDER OF BUSINESS

Consideration of Resolution 2022-03, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year

**2022/2023 and Providing for an Effective
Date**

Mr. Wrathell presented Resolution 2022-03. Board Members are not required to attend Landowners' Meeting. He will coordinate with Ms. Little on appointment of a proxy holder.

On MOTION by Mr. Spada and seconded by Ms. Madison, with all in favor, Resolution 2022-03, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2022/2023 and Providing for an Effective Date, was adopted.

SEVENTH ORDER OF BUSINESS

**Presentation of Audited Financial
Statements for Fiscal Year Ended
September 30, 2021, Prepared by Carr,
Riggs & Ingram, LLC**

Mr. Wrathell presented the Audited Financial Report for the Fiscal Year Ending September 30, 2021 and noted the pertinent information. Expenses exceeded budget due to legal expenses associated with the boundary amendment; however, Landowner contributions offset the costs. There were no findings, recommendations or deficiencies on internal control or instances of noncompliance; it was a clean audit.

EIGHTH ORDER OF BUSINESS

**Consideration of Resolution 2022-04,
Accepting the Audited Financial
Statements for the Fiscal Year Ended
September 30, 2021**

Mr. Wrathell presented Resolution 2022-04.

On MOTION by Ms. Regan and seconded by Ms. Madison, with all in favor, Resolution 2022-04, Accepting the Audited Financial Statements for the Fiscal Year Ended September 30, 2021, was adopted.

NINTH ORDER OF BUSINESS

**Consideration of Resolution 2022-05,
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 2022-05. Seats 2, 3 and 5, currently held by Supervisor Madison, Fuentes and Regan, respectively, will be up for election.

On MOTION by Ms. Madison and seconded by Mr. Spada, with all in favor, Resolution 2022-05, Designating a Date, Time and Location of November 8, 2022 at 1:00 p.m., at Strategic Property Partners, LLC, 615 Channelside Drive, Suite 204, Tampa, Florida 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.

TENTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of March 31, 2022

Mr. Wrathell presented the Unaudited Financial Statements as of March 31 2022.

On MOTION by Ms. Madison and seconded by Mr. Fuentes, with all in favor, the Unaudited Financial Statements as of March 31, 2022, were accepted.

ELEVENTH ORDER OF BUSINESS

Approval of Minutes

Mr. Wrathell presented the following:

- A. September 1, 2021 Public Hearing and Regular Meeting**
- B. September 1, 2021 Landowners' Meeting**

On MOTION by Mr. Spada and seconded by Ms. Madison, with all in favor, the September 1, 2021 Public Hearing and Regular Meeting and September 1, 2021 Landowners' Meeting Minutes, as presented, were approved.

TWELFTH ORDER OF BUSINESS

Staff Reports

A. District Counsel: *Kutak Rock LLP*

- Statutory Changes from 2021 Legislative Session**

Memorandums detailing the following Statutory changes were included:

- I. Prompt Payment Policies**

Mr. Johnson stated the District's Prompt Payment Policies and Procedures were updated to comply with the new "Local Government Property Payment Act" legislation.

- **Consideration of Resolution 2022-06, Adopting Prompt Payment Policies and Procedures Pursuant to Chapter 218, Florida Statutes; Providing a Severability Clause; and Providing an Effective Date**

Mr. Wrathell presented Resolution 2022-06.

On MOTION by Mr. Fuentes and seconded by Ms. Regan, with all in favor, Resolution 2022-06, Adopting Prompt Payment Policies and Procedures Pursuant to Chapter 218, Florida Statutes; Providing a Severability Clause; and Providing an Effective Date, was adopted.

II. Public Records Exemptions

III. Publication of Legal Notices

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

- **NEXT MEETING DATE: June 1, 2022 at 1:00 P.M.**
 - **QUORUM CHECK**

The June, July and August meetings will most likely be canceled, unless necessary.

THIRTEENTH ORDER OF BUSINESS

Board Members' Comments/Requests

There were no Board Members' comments or requests.

FOURTEENTH ORDER OF BUSINESS

Public Comments

There were no public comments.

FIFTEENTH ORDER OF BUSINESS

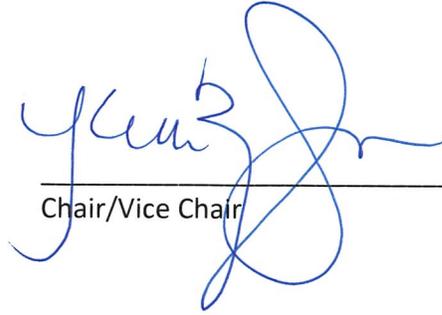
Adjournment

On MOTION by Mr. Spada and seconded by Mr. Fuentes, with all in favor, the meeting adjourned at 1:30 p.m.



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Secretary/Assistant Secretary



A cursive handwritten signature in blue ink, featuring a large loop at the top and a long horizontal stroke at the bottom.

Chair/Vice Chair