

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

The Board of Supervisors of the Water Street Tampa Improvement District held a Public Hearing and Regular Meeting on June 4, 2025 at 1:00 p.m., at Strategic Property Partners, LLC, 615 Channelside Drive, Suite 204, Tampa, Florida 33602.

**Present:**

Kim Madison	Chair
Michael Spada	Vice Chair
Amanda Clemons	Assistant Secretary
Michael Greene	Assistant Secretary

**Also present:**

Kristen Suit	District Manager
Jordan Lansford	Wrathell, Hunt and Associates LLC
Jonathan Johnson (via telephone)	District Counsel

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Ms. Suit called the meeting to order at 1:01 p.m. Supervisors Madison, Spada, Greene and Clemons were present. Supervisor Presiga was absent.

**SECOND ORDER OF BUSINESS**

**Public Comments**

No members of the public spoke.

**THIRD ORDER OF BUSINESS**

**Public Hearing on Adoption of Fiscal Year 2025/2026 Budget**

**On MOTION by Mr. Spada and seconded by Ms. Madison, with all in favor, the Public Hearing was opened.**

- A. Proof/Affidavit of Publication**
- B. Consideration of Resolution 2025-05, Relating to the Annual Appropriations and Adopting the Budget(s) for the Fiscal Year Beginning October 1, 2025, and Ending September 30, 2026; Authorizing Budget Amendments; and Providing an Effective Date**

Ms. Suit presented Resolution 2025-25. She reviewed the proposed Fiscal Year 2026 budget; this is the same budget as presented at the last meeting. This is a landowner-funded, with expenses paid as they are incurred.

No affected property owners or members of the public spoke.

**On MOTION by Mr. Greene and seconded by Ms. Clemons, with all in favor, the Public Hearing was closed.**

**On MOTION by Mr. Greene and seconded by Mr. Spada, with all in favor, Resolution 2025-05, Relating to the Annual Appropriations and Adopting the Budget(s) for the Fiscal Year Beginning October 1, 2025, and Ending September 30, 2026; Authorizing Budget Amendments; and Providing an Effective Date, was adopted.**

**FOURTH ORDER OF BUSINESS**

**Consideration of Budget Funding Agreement Fiscal Year 2026**

Ms. Suit presented the Budget Funding Agreement for Fiscal Year 2026 between the CDD and Strategic Property Partners LLC.

**On MOTION by Ms. Madison and seconded by Mr. Greene, with all in favor, the Budget Funding Agreement Fiscal Year 2026, was approved.**

**FIFTH ORDER OF BUSINESS**

**Consideration of Resolution 2025-06, Electing Jordan Lansford as Assistant Secretary of the District, and Providing for an Effective Date**

Ms. Suit presented Resolution 2025-06. This Resolution is to add Jordan Lansford to the slate of officers; prior appointments by the Board remain unchanged by this Resolution.

**On MOTION by Ms. Clemons and seconded by Ms. Madison, with all in favor, Resolution 2025-06, Electing Jordan Lansford as Assistant Secretary of the District, and Providing for an Effective Date, was adopted.**

**SIXTH ORDER OF BUSINESS**

**Consideration of Resolution 2025-07, Approving the Florida Statewide Mutual Aid Agreement; Providing for Severability; and Providing for an Effective Date**

**On MOTION by Mr. Greene and seconded by Mr. Spada, with all in favor, Resolution 2025-07, Approving the Florida Statewide Mutual Aid Agreement; Providing for Severability; and Providing for an Effective Date, was adopted.**

**On MOTION by Ms. Madison and seconded by Mr. Greene, with all in favor, the Unaudited Financial Statements as of April 30, 2025, were accepted.**

**EIGHTH ORDER OF BUSINESS**

**Approval of April 2, 2025 Regular Meeting  
Minutes**

The following changes were made:

Line 20: Delete "Sonya Little" and "Strategic Property Partners, LLC (SPP)"

Line 26: Change "Clemmons" to "Clemons"

**On MOTION by Mr. Spada and seconded by Mr. Greene, with all in favor, the April 2, 2025 Regular Meeting Minutes, as amended, were approved.**

**NINTH ORDER OF BUSINESS**

**Staff Reports**

**A. District Counsel: Kutak Rock LLP**

There was no report.

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

- **NEXT MEETING DATE: July 2, 2025 at 1:00 PM**
  - **QUORUM CHECK**

The July 2, 2025 meeting will be canceled.

**TENTH ORDER OF BUSINESS**

**Board Members' Comments/Requests**

There were no Board Members' comments or requests.

**ELEVENTH ORDER OF BUSINESS**

**Public Comments**

No members of the public spoke.

**TWELFTH ORDER OF BUSINESS**

**Adjournment**

**On MOTION by Ms. Madison and seconded by Mr. Spada, with all in favor, the meeting adjourned at 1:08 p.m.**


WATER STREET TAMPA  
IMPROVEMENT DISTRICT

June 4, 2025



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Secretary/Assistant Secretary



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Chair/Vice Chair