

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

The Board of Supervisors of the Water Street Tampa Improvement District held a Regular Meeting on June 2, 2021 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
Damian Presiga	Assistant Secretary
Jorge Fuentes	Assistant Secretary
Jennifer (Jenn) Regan	Assistant Secretary

Also present were:

Craig Wrathell	District Manager
Kristen Suit	Wrathell, Hunt and Associates, LLC (WHA)
Lindsay Whelan (via telephone)	District Counsel
Sonya Little	Strategic Property Partners, LLC (SPP)
Jim Shimberg	Strategic Property Partners, LLC (SPP)

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Wrathell called the meeting to order at 1:05 p.m. All Supervisors were present.

SECOND ORDER OF BUSINESS

Public Comments

There being no public comments, the next item followed.

THIRD ORDER OF BUSINESS

Presentation of Audited Financial Statements for Fiscal Year Ended September 30, 2020, Prepared by Carr, Riggs & Ingram, LLC

Mr. Wrathell presented the Audited Financial Statements for Fiscal Year Ended September 30, 2020. There were no findings, irregularities or instances of noncompliance; it was a clean audit.

FOURTH ORDER OF BUSINESS

**Consideration of Resolution 2021-05,
Accepting the Audited Financial
Statements for the Fiscal Year Ended
September 30, 2020**

Mr. Wrathell presented Resolution 2021-05.

**On MOTION by Ms. Madison and seconded by Mr. Presiga, with all in favor,
Resolution 2021-05, Accepting the Audited Financial Statements for the Fiscal
Year Ended September 30, 2020, was adopted.**

FIFTH ORDER OF BUSINESS

**Consider of Resolution 2021-06, Approving
a Proposed Budget for Fiscal Year
2021/2022 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 2021-06. He reviewed the proposed Fiscal Year 2022 budget, which was almost identical to the Fiscal year 2021 budget. A budget amendment may be necessary for Fiscal Year 2021, due to unbudgeted boundary amendment expenses.

Mr. Wrathell stated that he spoke to Mr. Feldkamp about possibly having the assessments on the November County tax bill; the Board must make the decision soon. He discussed the assessment billing process and timeline. The Board decided to table this until the following fiscal year.

**On MOTION by Mr. Presiga and seconded by Ms. Regan, with all in favor,
Resolution 2021-06, Approving a Proposed Budget for Fiscal Year 2021/2022
and Setting a Public Hearing Thereon Pursuant to Florida Law, for September 1,
2021 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 2021-07,
Designating Dates, Times and Location for
Regular Meetings of the Board of
Supervisors of the District for Fiscal Year
2021/2022**

Mr. Wrathell presented Resolution 2021-07.

**On MOTION by Mr. Spada and seconded by Mr. Fuentes, with all in favor,
Resolution 2021-07, Designating Dates, Times and Location for Regular
Meetings of the Board of Supervisors of the District for Fiscal Year 2021/2022,
was adopted.**

SEVENTH ORDER OF BUSINESS

**Discussion: Memorandum of
Understanding Section 448.095; Florida
Statutes/E-Verify Requirements**

Ms. Whelan stated that, under new legislation, the District must register with E-Verify. This would involve the District verifying that anyone working for the District, including contractors providing services to the District, is eligible to work in the United States. Ms. Whelan stated that, going forward, this requirement will be incorporated into all new Contractor Agreements and, by way of execution, the contractors will signify that they will comply with the E-Verify requirements, as provided by the law.

EIGHTH ORDER OF BUSINESS

**Acceptance of Unaudited Financial
Statements as of April 30, 2021**

Mr. Wrathell presented the Unaudited Financial Statements as of April 30, 2021.

**On MOTION by Ms. Madison and seconded by Mr. Spada, with all in favor, the
Unaudited Financial Statements as of April 30, 2021, were accepted.**

NINTH ORDER OF BUSINESS

**Approval of February 3, 2021 Regular
Meeting Minutes**

Mr. Wrathell presented the February 3, 2021 Regular Meeting Minutes.

On MOTION by Mr. Presiga and seconded by Ms. Regan, with all in favor, the February 3, 2021 Regular Meeting Minutes, as presented, were approved.

TENTH ORDER OF BUSINESS

Staff Reports

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

• Update: Boundary Amendment Legislation

Ms. Whelan stated that boundary amendment legislation passed and was awaiting signature by the Governor. Once executed, a Landowner referendum must be scheduled within 90 days. She would keep the Landowners posted. Staff and SPP representatives would coordinate to schedule a Landowner's meeting. Mr. Shimberg stated Mr. Pierce expected the Governor to sign the legislature within the next few days; after which, they plan to send thank you letters to a couple of legislators who were very helpful in this matter.

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

• NEXT MEETING DATE: July 7, 2021 at 1:00 P.M.

○ QUORUM CHECK

The next meeting would be held July 7, 2021, unless canceled.

ELEVENTH ORDER OF BUSINESS

Board Members' Comments/Requests

The newly appointed Board Members were reminded to file their Statement of Financial disclosure form to avoid being fined.

TWELFTH ORDER OF BUSINESS

Public Comments

There being no public comments, the next item followed.

THIRTEENTH ORDER OF BUSINESS

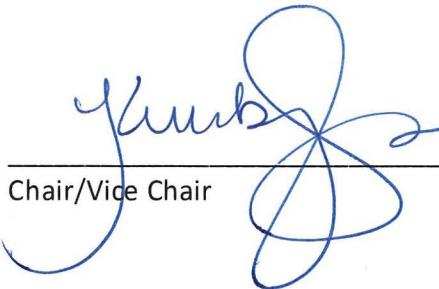
Adjournment

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

On MOTION by Ms. Madison and seconded by Mr. Fuentes, with all in favor, the meeting adjourned at 1:26 p.m.



Secretary/Assistant Secretary



Chair/Vice Chair