

**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 September 1, 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

**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)
Lee Schaffler	Strategic Property Partners, LLC (SPP)
Jim Shimberg (via telephone)	Strategic Property Partners, LLC (SPP)
Daniel Corwin	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. Supervisors Madison, Spada and Presiga were present in person. Supervisor Fuentes was not present at roll call. Supervisor Regan was not present.

**SECOND ORDER OF BUSINESS**

**Public Comments**

There were no public comments.

**THIRD ORDER OF BUSINESS**

**Public Hearing on Adoption of Fiscal Year  
2021/2022 Budget**

**A. Proof/Affidavit of Publication**

The affidavit of publication was included for informational purposes.

**B. Consideration of Resolution 2021-08, Relating to the Annual Appropriations and Adopting the Budgets for the Fiscal Year Beginning October 1, 2021, and Ending September 30, 2022; Authorizing Budget Amendments; and Providing an Effective Date**

Mr. Wrathell presented Resolution 2021-08. He reviewed the proposed Fiscal Year 2022 budget, highlighting any line item differences, compared for the Fiscal Year 2021 budget, and explained the reasons for any adjustments. This would be a Developer-funded budget; a Developer Funding Agreement would be presented later in the meeting.

Mr. Wrathell stated that a budget amendment for Fiscal Year 2021 would be presented as well because legal costs associated with the Boundary Amendment caused the CDD to exceed budget.

**Mr. Fuentes joined the meeting at 1:07 p.m.**

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

No members of the public spoke.

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

**On MOTION by Mr. Spada and seconded by Mr. Presiga, with all in favor, Resolution 2021-08, Relating to the Annual Appropriations and Adopting the Budgets for the Fiscal Year Beginning October 1, 2021, and Ending September 30, 2022; Authorizing Budget Amendments; and Providing an Effective Date, was adopted.**

**FOURTH ORDER OF BUSINESS**

**Consideration of Budget Funding Agreement for Fiscal Year 2021/2022 Budget**

Mr. Wrathell presented the Budget Funding Agreement for Fiscal Year 2021/2022. Mr. Johnson confirmed that the Agreement was identical in form to the prior Funding Agreement.

**On MOTION by Ms. Madison and seconded by Mr. Fuentes, with all in favor, the Budget Funding Agreement for Fiscal Year 2021/2022 Budget, was approved.**

**FIFTH ORDER OF BUSINESS**

**Consider of Resolution 2021-09, Relating to the Amendment of the Annual Budget for the Fiscal Year Beginning October 1, 2020, and Ending September 30, 2021**

Mr. Wrathell presented Resolution 2021-09. He reviewed the proposed Fiscal Year 2021 Budget Amendment and highlighted line item adjustments and noted the CDD will be required to have an independent audit.

When asked if there were any pending expenses related to the boundary amendment, Mr. Johnson replied no and stated he was not aware of any further legislative efforts the CDD would need to undertake.

Ms. Little asked what threshold was met to require an independent audit.

Mr. Wrathell believed the amount mirrored the same \$60,000 requirement as for CDDs and referred to several Florida Statutes.

Mr. Johnson confirmed that Improvement Districts follow the same requirements and Statutes as for CDDs.

**On MOTION by Mr. Presiga and seconded by Mr. Fuentes, with all in favor, Resolution 2021-09, Relating to the Amendment of the Annual Budget for the Fiscal Year Beginning October 1, 2020, and Ending September 30, 2021, as presented, was adopted.**

**SIXTH ORDER OF BUSINESS**

**Acceptance of Unaudited Financial Statements as of July 31, 2021**

Mr. Wrathell presented the Unaudited Financial Statements as of July 31, 2021.

**On MOTION by Mr. Fuentes and seconded by Ms. Madison, with all in favor, the Unaudited Financial Statements as of July 31, 2021, were accepted.**

**SEVENTH ORDER OF BUSINESS**

**Approval of June 2, 2021 Regular Meeting Minutes**

Mr. Wrathell presented the June 2, 2021 Regular Meeting Minutes.

**On MOTION by Mr. Spada and seconded by Ms. Madison, with all in favor, the June 2, 2021 Regular Meeting Minutes, as presented, were approved.**

**EIGHTH ORDER OF BUSINESS**

**Staff Reports**

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

Mr. Johnson stated that the legislation effort was completed and he received the Landowner ratification today.

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

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

The next meeting would be held October 6, 2021, unless canceled.

**NINTH ORDER OF BUSINESS**

**Board Members' Comments/Requests**

There were no Board Members' comments or requests.

**TENTH ORDER OF BUSINESS**

**Public Comments**

There being no public comments, the next item followed.

**ELEVENTH ORDER OF BUSINESS**

**Adjournment**

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

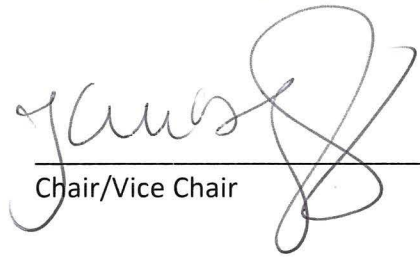
**On MOTION by Mr. Presiga and seconded by Mr. Fuentes, with all in favor, the meeting adjourned at 1:19 p.m.**

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]



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Secretary/Assistant Secretary



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Chair/Vice Chair