
MINUTES OF MEETING

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

**SOUTH SHORE CORPORATE PARK INDUSTRIAL
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the South Shore Corporate Park Industrial Community Development District was held on **Wednesday, August 13, 2014 at 9:08 a.m.** at the office of Rizzetta & Company, Inc., located at 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614.

Present and constituting a quorum:

Mike Harryman	Board Supervisor, Chairman
Doug Dieck	Board Supervisor, Vice Chairman
Brian Smith	Board Supervisor, Assistant Secretary

Also present were:

Matthew Huber	District Manager, Rizzetta & Company, Inc.
Pete Williams	Vice President, Rizzetta & Company, Inc.
Christine Hanlon	District Manager, Rizzetta & Company, Inc.
Brooke DiVito	Financial Analyst, Rizzetta & Company, Inc.
Brianne Beirl	Financial Analyst, Rizzetta & Company, Inc.
Tucker Mackie	District Counsel, Hopping Green & Sams
Dave Kemper	District Engineer, Stantec <i>(via conf. call)</i>
Tonja Stewart	District Engineer, Stantec <i>(via conf. call)</i>
Mark Straley	Representative, Inland Group <i>(via conf. call)</i>
Janet Heintz	Representative, Inland Group <i>(via conf. call)</i>
Drew Kreikemeier	Representative, Inland Group <i>(via conf. call)</i>
Nicole Grimaldi	Representative, Inland Group <i>(via conf. call)</i>

FIRST ORDER OF BUSINESS

Call to Order and Roll Call

Mr. Huber called the meeting to order and read the roll call. Mr. Huber noted that a revised agenda was distributed by email.

<p>On a Motion by Mr. Dieck, seconded by Mr. Smith, with all in favor, the Board of Supervisors approved the revised agenda for South Shore Corporate Park Industrial Community Development District.</p>

SECOND ORDER OF BUSINESS

Audience Comments

No audience members present.

THIRD ORDER OF BUSINESS

Consideration of the Minutes of Board of Supervisors Regular Meeting held on June 4, 2014

On a Motion by Mr. Smith, seconded by Mr. Dieck, with all in favor, the Board of Supervisors approved the Minutes of the Board of Supervisors Regular Meeting held on June 4, 2014 for South Shore Corporate Park Industrial Community Development District.

FOURTH ORDER OF BUSINESS

Consideration of Operations & Maintenance Expenditures for May and June 2014

On a Motion by Mr. Harryman, seconded by Mr. Smith, with all in favor, the Board of Supervisors approved the Operation and Maintenance Expenditures for May 2014 in the amount of \$20,220.37 and June 2014 in the amount of \$12,959.14 as presented for South Shore Corporate Park Industrial Community Development District.

FIFTH ORDER OF BUSINESS

Ratification of Pay Requests

On a Motion by Mr. Harryman, seconded by Mr. Dieck, with all in favor, the Board of Supervisors ratified Pay Request for Project Improvements for May 1-31, 2014 in the amount of \$2,972,244.80 and June 1-30, 2014 in the amount of \$0.00 as presented for South Shore Corporate Park Industrial Community Development District.

SIXTH ORDER OF BUSINESS

Presentation of September 30, 2013 Audit

Mr. Huber presented the September 30, 2013 Audit prepared by Grau & Associates. Mr. Dieck noted that the payment for Lot 9 was paid after the fiscal year, and was not represented within the September 30, 2013 audit report and will show as pre-paid as received on October 1, 2013.

On a Motion by Mr. Dieck, seconded by Mr. Smith, with all in favor, the Board of Supervisors accepted the September 30, 2013 Audit as presented for South Shore Corporate Park Industrial Community Development District.

SEVENTH ORDER OF BUSINESS

**Consideration/Approval of Execution of
Warranty Deeds Associated with
Acquisition of Infrastructure and Land
Associated with the 30th Street Segment
(under separate cover)**

Ms. Mackie provided a brief overview related to the approval of the execution of the warranty deeds.

On a Motion by Mr. Smith, seconded by Mr. Dieck, with all in favor, the Board of Supervisors approved the Warranty Deeds associated with the Acquisition of Infrastructure and Land Associated with the 30th Street Segment in the amount of \$2,591,104.00 for South Shore Corporate Park Industrial Community Development District.

EIGHTH ORDER OF BUSINESS

**Consideration of Perpetual Easement
Agreement; 30th Street Segment 2
Mitigation Area**

Ms. Mackie presented the Perpetual Easement Agreement to the Board.

On a Motion by Mr. Dieck, seconded by Mr. Harryman, with all in favor, the Board of Supervisors approved the Perpetual Easement Agreement; 30th Street Segment 2 Mitigation Area for South Shore Corporate Park Industrial Community Development District.

NINTH ORDER OF BUSINESS

**Consideration of Permanent Access
Easement Agreement; 30th Street Segment
2 Mitigation Area**

Ms. Mackie presented the Permanent Access Easement to the Board.

On a Motion by Mr. Smith, seconded by Mr. Harryman, with all in favor, the Board of Supervisors approved the Permanent Access Easement Agreement; 30th Street Segment 2 Mitigation Area for South Shore Corporate Park Industrial Community Development District.

TENTH ORDER OF BUSINESS

**Public Hearing on Fiscal Year 2014/2015;
Final Budget – Consideration of
Resolution 2014-06; Annual Appropriation
(Budget under separate cover)**

Ms. Mackie & Mr. Huber asked for a motion to open the public hearing.

On a Motion by Mr. Smith, seconded by Mr. Harryman, with all in favor, the Board of Supervisors opened the Public Hearing South Shore Corporate Park Industrial Community Development District.

Ms. Mackie advised the Board that the budget and operation and maintenance assessment would need to be approved together and that two parcels were not included in the original assessment roll, therefore all landowners would need to be re-noticed. A discussion ensued. Resolution 2014-06 will be tabled until the regular meeting for September 3, 2014 will be cancelled.

On a Motion by Mr. Smith, seconded by Mr. Harryman, with all in favor at 9:39 a.m., the Board continued the public hearing to September 9, 2014 at 9:00 a.m. at Rizzetta & Company, Inc., located at 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614. for South Shore Corporate Park Industrial Community Development District.

ELEVENTH ORDER OF BUSINESS

**Public Hearing on Imposition of Special
Assessments – Consideration of Resolution
2014-07; Imposing Special Assessments
(Budget under separate cover)**

This item was tabled.

TWELFTH ORDER OF BUSINESS

**Consideration of Direct Collection of
Special Assessments**

This item was tabled.

THIRTEENTH ORDER OF BUSINESS

Consideration of Certain Matters Related to District Funding (*under separate cover*) – Presentation of Revised Maximum Assessment Lien Roll – Phase 1

Ms. Mackie provided an overview of the revised maximum assessment lien roll.

On a Motion by Mr. Harryman seconded by Mr. Dieck, with all in favor, the Board of Supervisors approved the revised maximum assessment roll for South Shore Corporate Park Industrial Community Development District.

FOURTEENTH ORDER OF BUSINESS

Consideration of Certain Matters Related to District Funding (*under separate cover*) – Presentation of Second Promissory Payment Agreement by and Between the South Shore Corporate Park Industrial Community Development District and South Shore Corporate Park, LLC

Ms. Mackie presented the Second Promissory Payment Agreement.

On a Motion by Mr. Smith seconded by Mr. Dieck, with all in favor, the Board of Supervisors approved the Second Promissory Payment Agreement by and Between the South Shore Corporate Park Industrial Community Development District and South Shore Corporate Park, LLC for South Shore Corporate Park Industrial Community Development District.

FIFTEENTH ORDER OF BUSINESS

Consideration of Resolution 2014-10; Setting Landowners Election

Mr. Huber presented Resolution 2014-10 to the Board.

On a Motion by Mr. Dieck seconded by Mr. Harryman, with all in favor, the Board of Supervisors adopted Resolution 2014-10; Setting Landowners Election for November 4, 2014 at 9:00 a.m. to be held at the office of Rizzetta & Company, Inc., located at 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614 for South Shore Corporate Park Industrial Community Development District.

SIXTEENTH ORDER OF BUSINESS

**Consideration of Resolution 2014-11;
Setting Annual Meeting Schedule for FY
2014-2015**

Mr. Huber presented Resolution 2014-11 to the Board. A brief discussion ensued. The November 5, 2014 meeting was changed to November 4, 2014 to coincide with the Landowner's Election.

On a Motion by Mr. Smith seconded by Mr. Dieck, with all in favor, the Board of Supervisors adopted Resolution 2014-11; Setting Annual Meeting Schedule for FY 2014-2015 as amended for South Shore Corporate Park Industrial Community Development District.

SEVENTEENTH ORDER OF BUSINESS

Staff Reports

- A. District Counsel
No Report.
- B. District Engineer
No Report. Mr. Kemper noted the deadline for submitting transfer of documents of public improvements is August 27, 2014 with the Board of County Commissions meeting being held on October 7, 2014. Mr. Kemper recommended a not to exceed amount of \$2,500 for baseline events, and will distribute total annual estimates within the next week. The first inspection must be completed within the next thirty (30) days.

On a Motion by Mr. Dieck, seconded by Mr. Harryman, with all in favor, the Board of Supervisors authorized a not to exceed amount of \$2,500.00 for operations & maintenance baseline improvements for South Shore Corporate Park Industrial Community Development District.

- C. District Manager
Mr. Huber noted that the next public hearing and special meeting of the Board of Supervisors' is Monday, September 8, 2014 at 9:00 a.m. at the office of Rizzetta & Company, Inc., located at 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614.

EIGHTEENTH ORDER OF BUSINESS

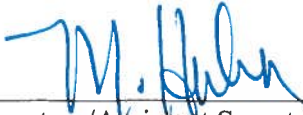
Supervisor Requests

There were no supervisor requests.

NINETEENTH ORDER OF BUSINESS

Adjourned

On a Motion by Mr. Harryman, seconded by Mr. Smith, with all in favor the Board adjourned the meeting at 9:37 a.m. for South Shore Corporate Park Industrial Community Development District.



Secretary/Assistant Secretary



Chairman/Vice Chairman