

**MINUTES OF MEETING
PTC COMMUNITY DEVELOPMENT DISTRICT**

An Organizational Meeting of the PTC Community Development District was held on May 13, 2022 at 11:00 a.m., at the Hampton Inn & Suites by Hilton - Tampa/Wesley Chapel, 2740 Cypress Ridge Blvd., Wesley Chapel, Florida 33544.

Present at the meeting were:

Michael Wolf	Chair
Ryan Sampson (via telephone)	Vice Chair
Bob Tankel	Assistant Secretary
Clifton Fischer (via telephone)	Assistant Secretary
Jake Essman	Assistant Secretary

Also present were:

Craig Wrathell	District Manager
Kristen Suit	Wrathell, Hunt and Associates, LLC
Lauren Gentry	District Counsel
Grace Kobitter (via telephone)	KE Law Group, LLC
Boyan Pargov	Interim District Engineer
Sete Zare (via telephone)	MBS Capital Markets, LLC

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Wrathell called the meeting to order at 11:07 a.m.

Mr. Michael Wolf, Mr. Bob Tankel and Mr. Jake Essman, who were named in the Petition to Establish the District as the Initial Board of Supervisors, were present, in person. Mr. Ryan Sampson and Mr. Clifton Fischer, who were named in the Petition to Establish the District as the Initial Board of Supervisors, were attending via telephone.

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

GENERAL DISTRICT ITEMS

THIRD ORDER OF BUSINESS

Administration of Oath of Office to Elected Board of Supervisors *(the following will also be provided in a separate package)*

Mr. Wrathell, a Notary of the State of Florida and duly authorized, administered the Oath of Office to Mr. Wolf, Mr. Tankel and Mr. Essman.

Mr. Fischer and Mr. Sampson took the Oath of Office in the presence of a notary at their locations.

- A. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees**
- B. Membership, Obligations and Responsibilities**
- C. Financial Disclosure Forms**
 - I. Form 1: Statement of Financial Interests**
 - II. Form 1X: Amendment to Form 1, Statement of Financial Interests**
 - III. Form 1F: Final Statement of Financial Interests**
- D. Form 8B: Memorandum of Voting Conflict**

Mr. Wrathell and Ms. Gentry reviewed the above items. Affiliated Supervisors were advised to submit Form 8B to disclose their continuing conflict as Landowner or Developer representatives serving on the Board. Each Supervisor’s Form 8B will be kept on file and attached to the executed meeting minutes.

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2022-01, Electing the Officers of the District and Providing for an Effective Date

Mr. Wrathell presented Resolution 2022-01. Mr. Wolf nominated the following slate of officers:

- | | |
|---------------------|-----------------|
| Chair | Michael Wolf |
| Vice Chair | Ryan Sampson |
| Secretary | Craig Wrathell |
| Assistant Secretary | Clifton Fischer |
| Assistant Secretary | Jacob Essman |
| Assistant Secretary | Bob Tankel |
| Assistant Secretary | Kristen Suit |

Treasurer

Craig Wrathell

Assistant Treasurer

Jeff Pinder

No other nominations were made.

On MOTION by Mr. Tankel and seconded by Mr. Essman, with all in favor, Resolution 2022-01, Electing the Officers of the District, as nominated, and Providing for an Effective Date, was adopted.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2022-02, Designating a Date, Time, and Location for Landowners’ Meeting of the District, and Providing for an Effective Date

Mr. Wrathell presented Resolution 2022-02.

On MOTION by Mr. Tankel and seconded by Mr. Essman, with all in favor, Resolution 2022-02, Designating a Date, Time, and Location of June 24, 2022 at 11:00 a.m., at the Hampton Inn & Suites by Hilton - Tampa/Wesley Chapel, 2740 Cypress Ridge Blvd., Wesley Chapel, Florida 33544, if available, for a Landowners’ Meeting of the District, and Providing for an Effective Date, was adopted.

ORGANIZATIONAL MATTERS

SIXTH ORDER OF BUSINESS

Consideration of the Following Organizational Matters:

- A. Resolution 2022-03, Appointing and Fixing the Compensation of the District Manager; Appointing a Methodology Consultant in Contemplation of the Issuance of Special Assessment Bonds; Appointing a Designated Investment Representative to Administer Investment Direction with Regard to District Funds; and Providing an Effective Date**
 - Agreement for District Management Services: *Wrathell, Hunt and Associates, LLC***

Mr. Wrathell presented Resolution 2022-03. He reviewed the Fee Schedule and Management Agreement.

On MOTION by Mr. Tankel and seconded by Mr. Essman, with all in favor, Resolution 2022-03, Appointing and Fixing the Compensation of Wrathell, Hunt and Associates, LLC as the District Manager; Appointing a Methodology Consultant in Contemplation of the Issuance of Special Assessment Bonds; Appointing a Designated Investment Representative to Administer Investment Direction with Regard to District Funds; and Providing an Effective Date, was adopted.

B. Resolution 2022-04, Appointing Legal Counsel for the District, Authorizing Compensation and Providing for an Effective Date

- **Fee Agreement: *KE Law Group, LLC***

Ms. Gentry presented Resolution 2022-04 and the Fee Agreement.

On MOTION by Mr. Wolf and seconded by Mr. Tankel, with all in favor, Resolution 2022-04, Appointing KE Law Group, LLC as Legal Counsel for the District, Authorizing Compensation and Providing for an Effective Date, was adopted.

C. Resolution 2022-05, Designating a Registered Agent and Registered Office of the District and Providing for an Effective Date

Mr. Wrathell presented Resolution 2022-05.

On MOTION by Mr. Essman and seconded by Mr. Tankel, with all in favor, Resolution 2022-05, Designating Craig Wrathell as the Registered Agent and 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 as the Registered Office of the District and Providing for an Effective Date, was adopted.

D. Resolution 2022-06, Appointing and Fixing the Compensation of the Interim District Engineer and Providing an Effective Date

- **Interim Engineering Services Agreement: *Heidt Design, LLC***

Mr. Wrathell presented Resolution 2022-06 and the Interim Engineering Services Agreement and accompanying Exhibits.

On MOTION by Mr. Wolf and seconded by Mr. Essman, with all in favor, Resolution 2022-06, Appointing Heidt Design, LLC, and Fixing the Compensation of the Interim District Engineer and Providing an Effective Date, was adopted.

E. Authorization of Request for Qualifications (RFQ) for Engineering Services

Mr. Wrathell presented the RFQ for Engineering Services and Competitive Selection Criteria.

On MOTION by Mr. Wolf and seconded by Mr. Essman, with all in favor, the Request for Qualifications (RFQ) for Engineering Services and Competitive Selection Criteria and authorizing Staff to advertise, was approved.

F. Board Member Compensation: 190.006 (8), F.S.

Mr. Wrathell stated each Board Member is eligible to receive compensation of \$200 per meeting, up to a maximum amount of \$4,800 per year.

On MOTION by Mr. Wolf and seconded by Mr. Tankel, with all in favor, acceptance of Board Member compensation, was approved.

G. Resolution 2022-07, Designating the Primary Administrative Office and Principal Headquarters of the District and Providing an Effective Date

This item was deferred.

H. Resolution 2022-08, Designating the Location of the Local District Records Office and Providing an Effective Date

This item was deferred.

I. Resolution 2022-09, Setting Forth the Policy of the PTC Community Development District Board of Supervisors with Regard to the Support and Legal Defense of the Board of Supervisors, District Officers, and Retained Staff; and Providing for an Effective Date

- **Authorization to Obtain General Liability and Public Officers' Insurance**

Mr. Wrathell presented Resolution 2022-09.

On MOTION by Mr. Wolf and seconded by Mr. Tankel, with all in favor, Resolution 2022-09, Setting Forth the Policy of the PTC Community Development District Board of Supervisors with Regard to the Support and Legal Defense of the Board of Supervisors, District Officers, and Retained Staff; and Providing for an Effective Date, was adopted.

On MOTION by Mr. Wolf and seconded by Mr. Essman, with all in favor, authorizing Staff to obtain General Liability and Public Officers' Insurance, was approved.

- J. Resolution 2022-10, Providing for the Public's Opportunity to Be Heard; Designating Public Comment Periods; Designating a Procedure to Identify Individuals Seeking to Be Heard; Addressing Public Decorum; Addressing Exceptions; and Providing for Severability and an Effective Date**

Mr. Wrathell presented Resolution 2022-10. This Resolution sets forth the CDD's policy for public comments at meetings and outlines the procedures for public comments.

On MOTION by Mr. Wolf and seconded by Mr. Essman, with all in favor, Resolution 2022-10, Providing for the Public's Opportunity to Be Heard; Designating Public Comment Periods; Designating a Procedure to Identify Individuals Seeking to Be Heard; Addressing Public Decorum; Addressing Exceptions; and Providing for Severability and an Effective Date, was adopted.

- K. Resolution 2022-11, Providing for the Appointment of a Records Management Liaison Officer; Providing the Duties of the Records Management Liaison Officer; Adopting a Records Retention Policy; and Providing for Severability and Effective Date**

Mr. Wrathell presented Resolution 2022-11.

On MOTION by Mr. Wolf and seconded by Mr. Essman, with all in favor, Resolution 2022-11, Providing for the Appointment of a Records Management Liaison Officer; Providing the Duties of the Records Management Liaison Officer; Adopting a Records Retention Policy; and Providing for Severability and Effective Date, was adopted.

- L. **Resolution 2022-12, Granting the Chair and Vice Chair the Authority to Execute Real and Personal Property Conveyance and Dedication Documents, Plats and Other Documents Related to the Development of the District’s Improvements; Approving the Scope and Terms of Such Authorization; Providing a Severability Clause; and Providing an Effective Date**

Mr. Wrathell presented Resolution 2022-12. This Resolution grants the Chair and Vice Chair the authority to work with the District Engineer, District Counsel and District Staff and to execute certain documents in between meetings, to avoid delays in construction.

On MOTION by Mr. Wolf and seconded by Mr. Essman, with all in favor, Resolution 2022-12, Granting the Chair and Vice Chair the Authority to Execute Real and Personal Property Conveyance and Dedication Documents, Plats and Other Documents Related to the Development of the District’s Improvements; Approving the Scope and Terms of Such Authorization; Providing a Severability Clause; and Providing an Effective Date, was adopted.

- M. **Resolution 2022-13, Ratifying the Recording of the Notice of Establishment of the PTC Community Development District and Providing for an Effective Date**

Mr. Wrathell presented Resolution 2022-13.

On MOTION by Mr. Wolf and seconded by Mr. Essman, with all in favor, Resolution 2022-13, Ratifying the Recording of the Notice of Establishment of the PTC Community Development District and Providing for an Effective Date, was adopted.

- N. **Authorization of Request for Proposals (RFP) for Annual Audit Services**

Mr. Wrathell presented the RFP For Annual Audit Services.

- **Designation of Board of Supervisors as Audit Committee**

On MOTION by Mr. Wolf and seconded by Mr. Essman, with all in favor, the Request for Proposals for Annual Auditing Services, authorizing the District Manager to advertise and designating the Board of Supervisors as the Audit Committee, was approved.

- O. **Strange Zone, Inc., Quotation #M22-1020 for Website Creation & Development, Website Maintenance, Website Hosting & Email, Domain Registration, SSL Certificates**
Mr. Wrathell presented the Strange Zone, Inc. (SZI) proposal.

On MOTION by Mr. Wolf and seconded by Mr. Essman, with all in favor, the Strange Zone, Inc., Quotation #M22-1020 for Website Creation & Development, Website Maintenance, Website Hosting & Email, Domain Registration, SSL Certificates, in the amount of \$1,679.99, was approved.

- P. **ADA Site Compliance Proposal for Technological Auditing, Accessibility Policy and Compliance Shield, Technical Support**
Mr. Wrathell presented the ADA Site Compliance (ADASC) proposal.

On MOTION by Mr. Wolf and seconded by Mr. Essman, with all in favor, the ADA Site Compliance Proposal for Technological Auditing, Accessibility Policy and Compliance Shield, Technical Support, in the amount of \$210 per year, was approved.

- Q. **Resolution 2022-14, To Designate the Date, Time and Place of a Public Hearing and Authorization to Publish Notice of Such Hearing for the Purpose of Adopting Rules of Procedure; and Providing an Effective Date**
 - I. **Rules of Procedure**
 - II. **Notices**
 - **Notice of Rule Development**
 - **Notice of Rulemaking**
Mr. Wrathell presented Resolution 2022-14.

On MOTION by Mr. Wolf and seconded by Mr. Essman, with all in favor, Resolution 2022-14, To Designate the Date, Time and Place of July 22, 2022 at 11:00 a.m., at the Hampton Inn & Suites by Hilton - Tampa/Wesley Chapel, 2740 Cypress Ridge Blvd., Wesley Chapel, Florida 33544, if available, for the Public Hearing and Authorization to Publish Notice of Such Hearing for the Purpose of Adopting Rules of Procedure; and Providing an Effective Date, was adopted.

- R. **Resolution 2022-15, Adopting the Annual Meeting Schedule for Fiscal Year 2021/2022; and Providing for an Effective Date**

This item was deferred.

BANKING MATTERS

SEVENTH ORDER OF BUSINESS

Consideration of the Following Banking Matters:

- A. **Resolution 2022-16, Designating a Public Depository for Funds of the District; Authorizing Certain Officers of the District to Execute and Deliver Any and All Financial Reports Required by Rule, Statute, Law, Ordinance or Regulation; and Providing an Effective Date**

Mr. Wrathell presented Resolution 2022-16.

On MOTION by Mr. Wolf and seconded by Mr. Essman, with all in favor, Resolution 2022-16, Designating Truist Bank as the Public Depository for Funds of the District; Authorizing Certain Officers of the District to Execute and Deliver Any and All Financial Reports Required by Rule, Statute, Law, Ordinance or Regulation; and Providing an Effective Date, was adopted.

- B. **Resolution 2022-17, Directing the District Manager to Appoint the District Manager, Secretary, Treasurer, and Assistant Treasurer as Signors on the Local Bank Account and Providing an Effective Date**

Mr. Wrathell presented Resolution 2022-17. Resolution 2022-17 would be updated to add the Chair as an account signor. Funding requests should be emailed to Mr. Wolf.

On MOTION by Mr. Wolf and seconded by Mr. Essman, with all in favor, Resolution 2022-17, as amended, Directing the District Manager to Appoint the District Manager, Chair, Secretary, Treasurer, and Assistant Treasurer as Signors on the Local Bank Account and Providing an Effective Date, was adopted.

- C. **Resolution 2022-18, Authorizing the District Manager or Treasurer to Execute the Public Depositors Report; Authorizing the Execution of Any Other Financial Reports as Required by Law; Providing for an Effective Date**

Mr. Wrathell presented Resolution 2022-18.

On MOTION by Mr. Wolf and seconded by Mr. Essman, with all in favor, Resolution 2022-18, Authorizing the District Manager or Treasurer to Execute the Public Depositors Report; Authorizing the Execution of Any Other Financial Reports as Required by Law; Providing for an Effective Date, was adopted.

BUDGETARY MATTERS

EIGHTH ORDER OF BUSINESS

Consideration of the Following Budgetary Matters:

- A. **Resolution 2022-19, Approving the Proposed Budgets for Fiscal Years 2021/2022 and 2022/2023 and Setting a Public Hearing Thereon Pursuant to Florida Law and Providing for an Effective Date**

Mr. Wrathell presented Resolution 2022-19. He presented the proposed Fiscal Year 2022 budget, which will be a partial year, Landowner-funded budget, with expenses funded as they are incurred. He presented the proposed Fiscal Year 2023 budget, highlighting any line item increases, decreases and adjustments, compared to the Fiscal Year 2022 budget, and explained the reasons for any adjustments.

On MOTION by Mr. Wolf and seconded by Mr. Essman, with all in favor, Resolution 2022-19, Approving the Proposed Budgets for Fiscal Years 2021/2022 and 2022/2023 and Setting a Public Hearing Thereon Pursuant to Florida Law for July 22, 2022 at 11:00 a.m., at the Hampton Inn & Suites by Hilton - Tampa/Wesley Chapel, 2740 Cypress Ridge Blvd., Wesley Chapel, Florida 33544, if available, and Providing for an Effective Date, was adopted.

- B. **Fiscal Years 2021/2022 and 2022/2023 Budget Funding Agreement**

Mr. Wrathell presented the Fiscal Years 2021/2022 and 2022/2023 Budget Funding Agreement.

On MOTION by Mr. Wolf and seconded by Mr. Essman, with all in favor, the Fiscal Years 2021/2022 and 2022/2023 Budget Funding Agreement, and authorizing the Chair to execute, was approved.

- C. **Resolution 2022-20, Adopting the Alternative Investment Guidelines for Investing Public Funds in Excess of Amounts Needed to Meet Current Operating Expenses, in Accordance with Section 218.415(17), Florida Statutes, and Providing an Effective Date**
Mr. Wrathell presented Resolution 2022-20.

On MOTION by Mr. Wolf and seconded by Mr. Essman, with all in favor, Resolution 2022-20, Adopting the Alternative Investment Guidelines for Investing Public Funds in Excess of Amounts Needed to Meet Current Operating Expenses, in Accordance with Section 218.415(17), Florida Statutes, and Providing an Effective Date, was adopted.

- D. **Resolution 2022-21, Authorizing the Disbursement of Funds for Payment of Certain Continuing Expenses Without Prior Approval of the Board of Supervisors; Authorizing the Disbursement of Funds for Payment of Certain Non-Continuing Expenses Without Prior Approval of the Board of Supervisors; Providing for a Monetary Threshold; and Providing for an Effective Date**
Mr. Wrathell presented Resolution 2022-21.

On MOTION by Mr. Wolf and seconded by Mr. Essman, with all in favor, Resolution 2022-21, Authorizing the Disbursement of Funds for Payment of Certain Continuing Expenses Without Prior Approval of the Board of Supervisors; Authorizing the Disbursement of Funds for Payment of Certain Non-Continuing Expenses Without Prior Approval of the Board of Supervisors; Providing for a Monetary Threshold; and Providing for an Effective Date, was adopted.

- E. **Resolution 2022-22, Adopting a Policy for Reimbursement of District Travel Expenses; and Providing for Severability and an Effective Date**
Mr. Wrathell presented Resolution 2022-22.

On MOTION by Mr. Wolf and seconded by Mr. Essman, with all in favor, Resolution 2022-22, Adopting a Policy for Reimbursement of District Travel Expenses; and Providing for Severability and an Effective Date, was adopted.

- F. Resolution 2022-23, Adopting Prompt Payment Policies and Procedures Pursuant to Chapter 218, Florida Statutes; Providing a Severability Clause; and Providing an Effective Date**

This item was deferred.

- G. Resolution 2022-24, Adopting an Internal Controls Policy Consistent with Section 218.33, Florida Statutes; Providing an Effective Date**

Mr. Wrathell presented Resolution 2022-24

On MOTION by Mr. Wolf and seconded by Mr. Essman, with all in favor, Resolution 2022-24, Adopting an Internal Controls Policy Consistent with Section 218.33, Florida Statutes; Providing an Effective Date, was adopted.

BOND FINANCING RELATED MATTERS

NINTH ORDER OF BUSINESS

Consideration of the Following Bond Financing Related Matters:

- A. Bond Financing Team Funding Agreement**

Mr. Wrathell presented the Bond Financing Team Funding Agreement.

On MOTION by Mr. Wolf and seconded by Mr. Essman, with all in favor, the Bond Financing Team Funding Agreement, in substantial form, was approved.

- B. Engagement of Bond Financing Professionals**

- I. Resolution 2022-25, Appointing an Investment Banker in Contemplation of the Issuance of PTC Community Development District Special Assessment Revenue Bonds [MBS Capital Markets, LLC]**

Mr. Wrathell presented the MBS Capital Markets, LLC, Agreement for Underwriting Services and G-17 Disclosure. The Underwriter’s fee will be 2% of the par amount of bonds issued, contingent upon successful closing of the bonds.

On MOTION by Mr. Wolf and seconded by Mr. Essman, with all in favor, Resolution 2022-25, Appointing MBS Capital Markets, LLC, as Investment Banker in Contemplation of the Issuance of PTC Community Development District Special Assessment Revenue Bonds, was adopted.

II. Resolution 2022-26, Appointing Bond Counsel in Contemplation of the Issuance of PTC Community Development District Bonds [Akerman LLP]

Mr. Wrathell presented the Akerman LLP Bond Counsel Agreement. Fees are typically authorized by Resolution before bond issuance and are contingent upon bonds closing.

On MOTION by Mr. Wolf and seconded by Mr. Essman, with all in favor, Resolution 2022-26, Appointing Akerman LLP as Bond Counsel in Contemplation of the Issuance of PTC Community Development District Bonds, was adopted.

III. Resolution 2022-27, Appointing Trustee, Paying Agent and Registrar in Contemplation of the Issuance of PTC Community Development District Bonds [US Bank Trust Company, N.A.]

Mr. Wrathell presented the US Bank Trust Company, N.A. Annual Trustee, Paying Agent, Registrar Agreement.

On MOTION by Mr. Wolf and seconded by Mr. Essman, with all in favor, Resolution 2022-27, Appointing US Bank Trust Company, N.A. as Trustee, Paying Agent and Registrar in Contemplation of the Issuance of PTC Community Development District Bonds, was adopted.

C. Resolution 2022-28, Designating a Date, Time, and Location of a Public Hearing Regarding the District's Intent to Use the Uniform Method for the Levy, Collection, and Enforcement of Non-Ad Valorem Special Assessments as Authorized by Section 197.3632, Florida Statutes; Authorizing the Publication of the Notice of Such Hearing as Authorized by Section 190.021, Florida Statutes; and Providing an Effective Date

Mr. Wrathell presented Resolution 2022-28. This Resolution enables placement of the assessments on the tax bill utilizing the Property Appraiser and Tax Collector.

On MOTION by Mr. Wolf and seconded by Mr. Essman, with all in favor, Resolution 2022-28, Designating a Date, Time, and Location of June 24, 2022 at 11:00 a.m., at the Hampton Inn & Suites by Hilton - Tampa/Wesley Chapel, 2740 Cypress Ridge Blvd., Wesley Chapel, Florida 33544, if available, for a Public Hearing Regarding the District's Intent to Use the Uniform Method for the Levy, Collection, and Enforcement of Non-Ad Valorem Special Assessments as Authorized by Section 197.3632, Florida Statutes; Authorizing the Publication of the Notice of Such Hearing as Authorized by Section 190.021, Florida Statutes; and Providing an Effective Date, was adopted.

D. Presentation of Master Engineer's Report

Mr. Pargov presented the Master Engineer's Report dated May 13, 2022. The Master Engineer's Report includes the Capital Improvement Plan (CIP) and outlines the master infrastructure, including the roadways, off-site utilities, stormwater management system, water, wastewater, landscaping, hardscape and professional services.

Mr. Wrathell reviewed the costs for all eligible infrastructure improvements related to the CIP, shown in Table 3, and stated the Cost Estimate Summary totals \$102,310,000. He asked if contingencies were built into these figures. Mr. Pargov replied affirmatively and provided a review of the improvements listed in Table 3.

E. Presentation of Master Special Assessment Methodology Report

Mr. Wrathell presented the Master Special Assessment Methodology Report dated May 13, 2022. He discussed the Development Program and the special and peculiar benefits to the units related to the CIP. He noted the following:

- The CDD consists of approximately 966.87 acres.
- The current Development Plan envisions 4,000,000 square feet of industrial space, 3,500 multi-family residential units, 400,000 square feet of retail space, 725,000 square feet of office space and 300 hotel rooms.
- The CIP, which includes a contingency, is estimated at \$102,310,000.
- The total par amount of bonds, including the cost of financing, capitalized interest and debt service reserve, will be \$130,265,000.

Mr. Wrathell discussed assessments, lienability tests, the True-Up Mechanism and Appendix Tables.

Discussion ensued regarding the Equivalent Residential Units (ERUs) for multi-family units, some of which will be rental units.

Mr. Wrathell discussed options for infrastructure donations from the Developer on behalf of rental units and other revisions that might be addressed in the Supplemental Methodology.

Operation & Maintenance (O&M) assessments, creating additional classifications for industrial units and possible revisions to the Report were discussed.

Ms. Gentry stated, if the maximum amount of par debt is agreed upon, the authority to refine product types could be delegated to the Chair in Resolution 2022-29.

Mr. Wrathell noted that Table 1 might be adjusted as previously discussed.

F. Resolution 2022-29, Declaring Special Assessments; Designating the Nature and Location of the Proposed Improvements; Declaring the Total Estimated Cost of the Improvements, the Portion to be Paid by Assessments, and the Manner and Timing in Which the Assessments are to be Paid; Designating the Lands Upon Which the Assessments Shall be Levied; Providing for an Assessment Plat and a Preliminary Assessment Roll; Addressing the Setting of Public Hearings; Providing for Publication of this Resolution; and Addressing Conflicts, Severability and an Effective Date

Mr. Wrathell presented Resolution 2022-29 and read the title.

Ms. Gentry noted that the Master Assessment Methodology, attached as Exhibit B, will be subject to the Chair's finalization of those product types and ERU allocations discussed.

On MOTION by Mr. Wolf and seconded by Mr. Essman, with all in favor, Resolution 2022-29, as amended to delegate to the Chair authority to work with the Methodology Consultant to consider any adjustments to product types and ERU allocations included in Exhibit B; Declaring Special Assessments; Designating the Nature and Location of the Proposed Improvements; Declaring the Total Estimated Cost of the Improvements, the Portion to be Paid by Assessments, and the Manner and Timing in Which the Assessments are to be Paid; Designating the Lands Upon Which the Assessments Shall be Levied; Providing for an Assessment Plat and a Preliminary Assessment Roll; Addressing the Setting of Public Hearings for July 22, 2022 at 11:00 a.m., at the Hampton Inn & Suites by Hilton - Tampa/Wesley Chapel, 2740 Cypress Ridge

Blvd., Wesley Chapel, Florida 33544, if available; Providing for Publication of this Resolution; and Addressing Conflicts, Severability and an Effective Date, was adopted.

- G. Resolution 2022-30, Authorizing the Issuance of Not Exceeding \$135,265,000 Principal Amount PTC Community Development District Special Assessment Revenue Bonds in One or More Series, for the Purpose of Financing the Construction and/or Acquisition by the District of the Public Improvements and Community Facilities Permitted by the Provisions of Chapter 190, Florida Statutes and the Ordinance Establishing the District; Approving a Form of a Master Trust Indenture; Approving and Appointing a Trustee; Authorizing the Commencement of Validation Proceedings Relating to the Foregoing Bonds; Authorizing and Approving Other Matters Relating to the Foregoing Bonds; and Providing an Effective Date**

Ms. Gentry presented Resolution 2022-30, which accomplishes the following:

- Authorizes issuance of not to exceed \$135,265,000 aggregate principal amount of bonds.
- Authorizes the CIP as described in the Engineer's Report.
- Approves the form of the Master Trust Indenture, included as Exhibit A, in substantial form.
- Appoints US Bank Trust Company, N.A. as the Trustee, Paying Agent and Registrar.
- Authorizes and directs District Counsel and Bond Counsel to file for bond validation.

On MOTION by Mr. Wolf and seconded by Mr. Essman, with all in favor, Resolution 2022-30, Authorizing the Issuance of Not Exceeding \$135,265,000 Principal Amount PTC Community Development District Special Assessment Revenue Bonds in One or More Series, for the Purpose of Financing the Construction and/or Acquisition by the District of the Public Improvements and Community Facilities Permitted by the Provisions of Chapter 190, Florida Statutes and the Ordinance Establishing the District; Approving a Form of a Master Trust Indenture; Approving and Appointing a Trustee; Authorizing the Commencement of Validation Proceedings Relating to the Foregoing Bonds; Authorizing and Approving Other Matters Relating to the Foregoing Bonds; and Providing an Effective Date, was adopted.

TENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel: *KE Law Group, PLLC*

There was no report.

B. District Engineer (Interim): *Heidt Design, LLC*

There was no report.

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

There was no report.

ELEVENTH ORDER OF BUSINESS

Board Members' Comments/Requests

There were no Board Members' comments or requests.

TWELFTH ORDER OF BUSINESS

Public Comments

No members of the public spoke.

THIRTEENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Wolf and seconded by Mr. Essman, with all in favor, the meeting adjourned at 12:45 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]


Secretary/Assistant Secretary


Chair/Vice Chair