

THE HEIGHTS COMMUNITY DEVELOPMENT DISTRICT

July 20, 2017 Minutes of the Public Hearing and Regular Meeting

Minutes of the Public Hearing and Regular Meeting

The Public Hearing and Regular Meeting of the Board of Supervisors for The Heights Community Development District was held on **Thursday, July 20, 2017 at 4:00 p.m.** at the offices of SoHo Capital, Inc. located at 2330 W. Horatio Street, Tampa, FL 33606.

1. CALL TO ORDER/ROLL CALL

Brian Lamb called the Public Hearing and Regular Meeting of the Board of Supervisors of The Heights Community Development District to order on **Thursday, July 20, 2017 at 4:05 p.m.**

Board Members Present and Constituting a Quorum:

Adam Harden	Chairman
Chas Bruck	Vice Chairman
Matt Suggs	Supervisor
Frank Scalfaro	Supervisor

Staff Members Present:

Brian Lamb	Meritus
Dan Molloy	District Counsel
Todd Amaden	District Engineer

There were no members of the general public in attendance.

2. PUBLIC COMMENT ON AGENDA ITEMS

There were no public comments on agenda items.

3. PUBLIC HEARING ON DECLARING SPECIAL ASSESSMENTS

A. Open the Public Hearing on Declaring Special Assessments

MOTION TO:	Open the Public Hearing.
MADE BY:	Supervisor Harden
SECONDED BY:	Supervisor C. Bruck
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	4/0 - Motion passed unanimously

45 **B. Staff Presentations**

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47 Mr. Amaden went over the Engineer's Report. Mr. Lamb went over the Master Assessment
48 Methodology.

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50 **C. Public Comments**

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52 There were no public comments.

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54 **D. Close the Public Hearing on Declaring Special Assessments**

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56 MOTION TO: Close the Public Hearing.
57 MADE BY: Supervisor Harden
58 SECONDED BY: Supervisor C. Bruck
59 DISCUSSION: None further
60 RESULT: Called to Vote: Motion PASSED
61 4/0 - Motion passed unanimously

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63 **E. Consideration of Resolution 2017-09; Declaring Special Assessments**

- 64 **i. Master Assessment Methodology Report**
65 **ii. District Engineer's Report**

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67 Mr. Lamb went over the resolution with the Board.

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69 MOTION TO: Approve Resolution 2017-09 in substantial form.
70 MADE BY: Supervisor C. Bruck
71 SECONDED BY: Supervisor Harden
72 DISCUSSION: None further
73 RESULT: Called to Vote: Motion PASSED
74 4/0 - Motion passed unanimously

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77 **4. BUSINESS ITEMS**

- 78 **A. General Matters Related to Funding**
79 **B. General Matters Related to Infrastructure Construction Bids**

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81 Mr. Molloy briefly reviewed the construction bid with the Board.

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MOTION TO:	Accept the RIPA construction bid, conditioned on the ability to fund it, and authorize the Chair to sign the assignment of the construction contract from the developer to the District when the funds are available.
MADE BY:	Supervisor Harden
SECONDED BY:	Supervisor C. Bruck
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion passed unanimously

C. Discussion on Construction Funding Agreement

Mr. Molloy went over the Construction Funding Agreement.

MOTION TO:	Adopt the Construction Funding Agreement in substantial form and authorize the Chair to negotiate with the development entity to finalize the agreement in conjunction with District Counsel and get an executed agreement back to the Board the next meeting.
MADE BY:	Supervisor Harden
SECONDED BY:	Supervisor C. Bruck
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion passed unanimously

D. General Matters of the District

Mr. Lamb stated that he has a copy of the updated TIF for the Board to look over.

5. SUPERVISOR REQUESTS AND AUDIENCE COMMENTS

There were no supervisor requests or audience comments.

120 **6. ADJOURNMENT**
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122	MOTION TO:	Adjourn.
123	MADE BY:	Supervisor Harden
124	SECONDED BY:	Supervisor C. Bruck
125	DISCUSSION:	None further
126	RESULT:	Called to Vote: Motion PASSED
127		4/0 - Motion passed unanimously

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129 **Please note the entire meeting is available on disc.*

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131 **These minutes were done in summary format.*

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

136 **Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed**
137 **meeting held on 8-24-2017.**

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144 **Signature**
Assem Harden
145 **Printed Name**

146 **Title:**
147 **Chairman**
148 **Vice Chairman**

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144 **Signature**
Brian Lamb
145 **Printed Name**

146 **Title:**
147 **Secretary**
148 **Assistant Secretary**



Recorded by Records Administrator


Signature

5-9-2018
Date