

**MINUTES OF MEETING  
BLACKWELL  
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Blackwell Community Development District held a Regular Meeting on December 16, 2025 at 10:00 a.m., at the Hampton Inn and Suites by Hilton – Tampa/Wesley Chapel, 2740 Cypress Ridge Blvd., Wesley Chapel, Florida 33544.

**Present:**

Bill Fife (via telephone)	Chair
Owen Budorick	Vice Chair
Pete Williams	Assistant Secretary
Clay Kollenbaum	Assistant Secretary
Ed Suchora (via telephone)	Assistant Secretary

**Also present:**

Kristen Suit	District Manager
Jordan Lansford	Wrathell, Hunt and Associates, LLC (WHA)
Bennett Davenport (via telephone)	District Counsel
Steve Sanford (via telephone)	Bond Counsel

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Ms. Suit called the meeting to order at 10:03 a.m.

Ms. Suit administered the Oath of Office to Mr. Suchora, which will be witnessed, notarized and verbally verified by a Notary at his location.

Supervisors Kollenbaum, Williams, and Budorick were present. Supervisors Fife and Suchora attended via telephone.

**SECOND ORDER OF BUSINESS**

**Public Comments**

No members of the public spoke.

**THIRD ORDER OF BUSINESS**

**Administration of Oath of Office to Elected Supervisor Ed Suchora (the following will be provided in a separate package)**

This occurred during the First Order of Business. Mr. Suchora is aware of the following:

- A. Updates and Reminders: Ethics Training for Special District Supervisors and Form 1**
- B. Membership, Obligations and Responsibilities**
- C. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees**

**D. Form 8B: Memorandum of Voting Conflict for County, Municipal and other Local Public Officers**

**FOURTH ORDER OF BUSINESS**

**Consideration of Resolution 2026-10, Electing and Removing Officers of the District and Providing for an Effective Date**

Ms. Suit presented Resolution 2026-10. Mr. Williams nominated the following slate:

Chair	Bill Fife
Vice Chair	Owen Budorick
Assistant Secretary	Pete Williams
Assistant Secretary	Ed Suchora
Assistant Secretary	Clay Kollenbaum

No other nominations were made.

The following prior appointments by the Board remain unaffected by this Resolution:

Secretary	Craig Wrathell
Assistant Secretary	Kristen Suit
Assistant Secretary	Jordan Lansford
Treasurer	Craig Wrathell
Assistant Treasurer	Jeff Pinder

**On MOTION by Mr. Williams and seconded by Mr. Budorick, with all in favor, Resolution 2026-10, Electing, as nominated, and Removing Officers of the District and Providing for an Effective Date, was adopted.**

**FIFTH ORDER OF BUSINESS**

**Presentation of Engineer’s Report**

Ms. Suit stated the Engineer’s Report is unchanged since it was last presented. She stated that the error previously noted in the Total CIP Costs has not yet been corrected. The District Engineer will update the Engineer’s Report to reflect Total CIP Costs of \$15,470,000.

**SIXTH ORDER OF BUSINESS**

**Presentation of Supplemental Special Assessment Methodology Report**

Ms. Suit presented the First Supplemental Special Assessment Methodology Report dated December 16, 2025. She reviewed the pertinent information and discussed the

Development Program, Capital Improvement Plan (CIP), Financing Program, Assessment Methodology, lienability tests, special and peculiar benefits to the units, True-up Mechanism and the Appendix Tables. She noted the following:

- The total CIP costs are estimated at \$15,470,000.
- The total par amount of bonds, including the costs of financing, capitalized interest and debt service reserve, is \$6,860,000 to finance an estimated \$5,643,400 in CIP costs.
- The Development Plan envisions 321 total units.

Mr. Williams noted the need to confirm whether the intention is for both Single-family 45' and Single-family 55' lots to have the same ERU weight of 1.0.

**SEVENTH ORDER OF BUSINESS**

**Consideration of Resolution 2026-07, Authorizing the Issuance of Not Exceeding \$8,000,000 Blackwell Community Development District, Special Assessment Bonds, Series 2026 (2026 Project) (the "2026 Bonds") to Finance Certain Public Infrastructure Within the District; Determining the Need for a Negotiated Limited Offering of the 2026 Bonds and Providing for a Delegated Award of Such Bonds; Appointing the Underwriter for the Limited Offering of the 2026 Bonds; Approving the Form of and Authorizing the Execution and Delivery of a Bond Purchase Contract With Respect to the 2026 Bonds; Authorizing the Use of that Certain Master Trust Indenture Previously Approved With Respect to the 2026 Bonds; Approving the Form Of and Authorizing the Execution and Delivery of A First Supplemental Trust Indenture Governing the 2026 Bonds; Approving the Form of and Authorizing the Distribution of a Preliminary Limited Offering Memorandum; Approving the Execution and Delivery of a Final Limited Offering Memorandum; Approving the Form of and Authorizing the Execution of a Continuing Disclosure Agreement, and Appointing a Dissemination Agent; Approving the Application of Bond Proceeds; Authorizing Certain Modifications to the Assessment**

**Methodology Report and Engineer’s Report; Making Certain Declarations; Providing for the Registration of the 2026 Bonds Pursuant to the DTC Book-Entry Only System; Authorizing the Proper Officials to do All Things Deemed Necessary in Connection With the Issuance, Sale and Delivery of the 2026 Bonds; and Providing for Severability, Conflicts and an Effective Date**

Mr. Sanford presented Resolution 2026-07, which accomplishes the following:

- Authorizes a principal amount of bonds not exceeding \$8,000,000 to finance a portion of the public infrastructure necessary for the development of the 2026 Project.
- Approves the forms of Exhibits A through D attached to the Resolution, including the Bond Purchase Contract, Preliminary Limited Offering Memorandum, Continuing Disclosure Agreement, and a First Supplemental Trust Indenture.
- Authorizes making any necessary changes to the Engineer’s Report and Methodology Report, in connection with marketing the bonds, without the need for a Special Meeting.

**On MOTION by Mr. Williams and seconded by Mr. Budorick, with all in favor, Resolution 2026-07, Authorizing the Issuance of Not Exceeding \$8,000,000 Blackwell Community Development District, Special Assessment Bonds, Series 2026 (2026 Project) (the “2026 Bonds”) to Finance Certain Public Infrastructure Within the District; Determining the Need for a Negotiated Limited Offering of the 2026 Bonds and Providing for a Delegated Award of Such Bonds; Appointing the Underwriter for the Limited Offering of the 2026 Bonds; Approving the Form of and Authorizing the Execution and Delivery of a Bond Purchase Contract With Respect to the 2026 Bonds; Authorizing the Use of that Certain Master Trust Indenture Previously Approved With Respect to the 2026 Bonds; Approving the Form Of and Authorizing the Execution and Delivery of A First Supplemental Trust Indenture Governing the 2026 Bonds; Approving the Form of and Authorizing the Distribution of a Preliminary Limited Offering Memorandum; Approving the Execution and Delivery of a Final Limited Offering Memorandum; Approving the Form of and Authorizing the Execution of a Continuing Disclosure Agreement, and Appointing a Dissemination Agent; Approving the Application of Bond Proceeds; Authorizing Certain Modifications to the Assessment Methodology Report and Engineer’s Report; Making Certain Declarations; Providing for the Registration of the 2026 Bonds Pursuant to the DTC Book-Entry Only System; Authorizing the Proper Officials to do All Things Deemed Necessary in Connection With the Issuance, Sale and Delivery of the 2026 Bonds; and Providing for Severability, Conflicts and an Effective Date, was adopted.**

**EIGHTH ORDER OF BUSINESS**

**Consideration of Resolution 2026-08, Setting Forth the Specific Terms of the District’s Special Assessment Bonds, Series 2026 (Series 2026 Project) (“Bonds”); Making Certain Additional Findings and Confirming and/or Adopting an Engineer’s Report and a Supplemental Assessment Report; Delegating Authority to Prepare Final Reports and Update this Resolution: Confirming the Maximum Assessment Lien Securing the Bonds; Addressing the Allocation and Collection of the Assessments Securing the Bonds; Addressing Prepayments; Addressing True-Up Payments; Providing for the Supplementation of the Improvement Lien Book; and Providing for Conflicts, Severability and an Effective Date**

Ms. Suit presented Resolution 2026-08.

**On MOTION by Mr. Williams and seconded by Mr. Budorick, with all in favor, Resolution 2026-08, Setting Forth the Specific Terms of the District’s Special Assessment Bonds, Series 2026 (Series 2026 Project) (“Bonds”); Making Certain Additional Findings and Confirming and/or Adopting an Engineer’s Report and a Supplemental Assessment Report; Delegating Authority to Prepare Final Reports and Update this Resolution: Confirming the Maximum Assessment Lien Securing the Bonds; Addressing the Allocation and Collection of the Assessments Securing the Bonds; Addressing Prepayments; Addressing True-Up Payments; Providing for the Supplementation of the Improvement Lien Book; and Providing for Conflicts, Severability and an Effective Date, was adopted.**

**NINTH ORDER OF BUSINESS**

**Consideration of Issuer’s Counsel Documents**

- A. Collateral Assignment**
- B. Completion Agreement**
- C. Declaration of Consent**
- D. True-Up Agreement**
- E. Notice of Special Assessments**
- F. Disclosure of Public Finance**

**On MOTION by Mr. Williams and seconded by Mr. Budorick, with all in favor, the Collateral Assignment, Completion Agreement, Declaration of Consent, True-Up Agreement, Notice of Special Assessments, and Disclosure of Public Finance, were approved.**

**TENTH ORDER OF BUSINESS**

**Consideration of Resolution 2026-09, Extending the Terms of Office of All Current Supervisors to Coincide with the General Election Pursuant to Section 190.006, Florida Statutes; Providing for Severability; and Providing an Effective Date**

Ms. Suit presented Resolution 2026-09, which extends the terms of Seats 3, 4 and 5 to the November 2028 General Election and Seats 1 and 2 to the 2030 General Election.

**On MOTION by Mr. Williams and seconded by Mr. Budorick, with all in favor, Resolution 2026-09, Extending the Terms of Office of All Current Supervisors to Coincide with the General Election Pursuant to Section 190.006, Florida Statutes; Providing for Severability; and Providing an Effective Date, was adopted.**

**ELEVENTH ORDER OF BUSINESS**

**Discussion/Consideration/Ratification: Performance Measures/Standards & Annual Reporting Form**

**A. October 1, 2024 - September 30, 2025**

Ms. Suit stated Goal 2.1, the District Engineer’s Annual Inspection of CDD infrastructure, will be removed for Fiscal Year 2025.

**B. October 1, 2025 - September 30, 2026**

**On MOTION by Mr. Williams and seconded by Mr. Budorick, with all in favor, the 2025 Goals and Objectives Reporting, as amended, was ratified; and the Goals and Objectives Reporting Fiscal Year 2026 Performance Measures and Standards, were approved.**

**TWELFTH ORDER OF BUSINESS**

**Consideration of Resolution 2026-06, Designating the Location of the Local District Records Office and Providing an Effective Date**

This item was deferred.

**THIRTEENTH ORDER OF BUSINESS**

**Acceptance of Unaudited Financial Statements as of October 31, 2025**

**On MOTION by Mr. Williams and seconded by Mr. Budorick, with all in favor, the Unaudited Financial Statements as of October 31, 2025, were accepted.**

**FOURTEENTH ORDER OF BUSINESS**

**Approval of October 28, 2025 Public Hearings, Regular Meeting and Audit Committee Meeting Minutes**

**On MOTION by Mr. Williams and seconded by Mr. Budorick, with all in favor, the October 28, 2025 Public Hearings, Regular Meeting and Audit Committee Meeting Minutes, as presented, were approved.**

**FIFTEENTH ORDER OF BUSINESS**

**Staff Reports**

**A. District Counsel: Kutak Rock LLP**

Mr. Davenport reminded the Board Members to complete the required four hours of ethics training by the December 31 deadline.

**B. District Engineer: WRA Engineering**

There was no report.

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

- **NEXT MEETING DATE: January 27, 2026 at 10:30 AM**
  - **QUORUM CHECK**

**SIXTEENTH ORDER OF BUSINESS**

**Board Members' Comments/Requests**

There were no Board Members' comments or requests.

**SEVENTEENTH ORDER OF BUSINESS**

**Public Comments**

No members of the public spoke.

**EIGHTEENTH ORDER OF BUSINESS**

**Adjournment**

**On MOTION by Mr. Budorick and seconded by Mr. Kollenbaum, with all in favor, the meeting adjourned at 10:24 a.m.**

  
Secretary/Assistant Secretary

  
Chair/Vice Chair