



**PORT TAMPA BAY  
MONTHLY BUSINESS MEETING  
SEPTEMBER 17, 2019 - 9:30 AM**

**A. Invocation - Pledge**

**Resolution in Recognition of Former Commissioner - Mr. Carl Lindell, Jr.**

**Audubon Recognition of Support of Port Tampa Bay**

**Public Comment**

**B. Minutes and Financial Statement**

- 1. Approval of Minutes of August 20, 2019 Board Meeting**
- 2. Presentation and Approval of Financial Statement for Eleven Months Ending August 31, 2019**

**C. Consent Agenda**

- 1. Approval of EPC Minor Work Permit No. 67781 - Submerged Lands Rule Variance for Private Residential Dock at 8721 Palisades Drive, Tampa, Florida**
- 2. Approval of EPC Minor Work Permit No. 67956 - Submerged Lands Rule Variance for Private Residential Dock at 2620 South Dundee Street, Tampa, Florida**
- 3. Approval of Submerged Lands Lease with KCB Enterprises, Inc.**
- 4. Approval of Submerged Lands Lease with Mid-America Apartments, L.P.**
- 5. Approval of the Removal of Unserviceable and Surplus Property from Port Tampa Bay's Asset Records**
- 6. Approval of Work Authorization to WSP USA Inc. for Consultant Services for Berth 219 Expansion**
- 7. Approval of One Year Extension of Bond Counsel Contract**
- 8. Approval of the Extension of Boat Tour Agreement with The Florida Aquarium, Inc.**
- 9. Approval of Proposed Changes to Port of Tampa Tariff No. 14**

**D. Regular Agenda**

- 1. Approval of the Award of Federal Government Relations Consultant Services Agreement**
- 2. Approval of FY 2020 Funding and Extension of Continuing Service Contracts**
- 3. Approval of FY 2020 Funding for Continuing Annual Services Contracts for Engineering, Environmental, Real Estate and Planning Services**
- 4. Approval of Work Order for Interim Source Removal/Remediation at the Brownfield Site Located at 1130 McCloskey Blvd., Hookers Point**
- 5. Approval of Amended and Restated Lease Agreement with Sulphuric Acid Trading Company, Inc.**
- 6. Approval of Amendment to Lease Agreement with Port Logistics Tampa Bay I, LLC**
- 7. Approval of GSL Solutions, Inc. Contract Renewal**

**E. Receipt of Reports**

- 1. Report of Legal Fees and Expense Report by Project**
- 2. Report of Monthly Aged Receivables**
- 3. Report of Contract Status**
- 4. Report of Work Permits**
- 5. Report of Expenditures Between \$50,000 and \$100,000**

**F. Executive Director Report**

**G. Presentations**

**H. New Business/Commissioners' Comments**

**I. Future Proposed Projects**

**J. Calendar of Events**

**September 25, 2019 - Final Millage Rate and FY2020 Budget Public Hearing**

**K. Date of Next Meeting**

**Tuesday, October 15, 2019, 9:30 am**

**L. Adjournment**

**A. INVOCATION AND PLEDGE**

**RESOLUTION IN RECOGNITION OF FORMER  
COMMISSIONER – MR. CARL LINDELL, JR.**

**AUDUBON RECOGNITION OF SUPPORT OF  
PORT TAMPA BAY**

**PUBLIC COMMENT**

**B. APPROVAL OF MINUTES**

**PRESENTATION AND APPROVAL OF  
FINANCIAL STATEMENT**

**C. APPROVAL OF CONSENT AGENDA**

**PORT TAMPA BAY  
Business Meeting  
August 20, 2019  
9:30 am**

The Port Tampa Bay (PTB) Business Meeting was called to order at 9:31 am with the following Board members present: Mr. Stephen W. Swindal, Chairman; Mr. Patrick H. Allman, Secretary/Treasurer; Mr. Hung T. Mai, P.E., Commissioner; Mayor Jane Castor, Commissioner; and Hon. Pat Kemp, Commissioner. There was one vacant seat on this board at the time of this meeting and newly-appointed board member, Mr. Chad Harrod was sworn-in as a Commissioner during this meeting.

The following PTB senior management staff members were present: Mr. Charles Klug, Principal Counsel; Mr. Raul Alfonso, Executive Vice President and Chief Commercial Officer; Ms. Lisa Bristol, Acting Director of Finance; Mr. John Thorington, Vice President of Government Affairs and Board Coordination; Mr. Ram Kancharla, Vice President Planning and Economic Development; Mr. Bruce Laurion, Vice President of Engineering; Mr. Wade Elliott, Vice President of Marketing; Mr. Lane Ramsfield, Vice President of Real Estate; Mr. Karl Strauch, Vice President of Branding and Regional Alliances; Ms. Joanne Toledo, Vice President of Human Resources; and Mr. Clay Hollis, Chief of Staff.

The public attendance sheet is Attachment 1.

**A. INVOCATION – PLEDGE**

Reverend Chuck Dewing gave the invocation and led the Pledge of Allegiance.

**INSTALLATION OF NEW COMMISSIONER – MR. CHAD HARROD**

The Honorable Frances Perrone administered the Oath of Office to Mr. Chad W. Harrod, installing him as the newest Port Tampa Bay Board member.

**PUBLIC COMMENT**

Mr. Bill Kuzmick, Port of Tampa Maritime Industries Association (PTMIA) President, acknowledged and thanked Mr. Tim Shusta for his service over 12 years as the PTMIA President.

**B. APPROVAL OF MINUTES OF THE JUNE 18, 2019 BOARD MEETING**

Commissioner Kemp, seconded by, Commissioner Mai, moved to approve and receive the minutes as presented. The motion carried unanimously.

**CARGO AND CRUISE QUARTERLY REPORT**

Mr. Wade Elliott, Vice President of Business Development, outlined the cargo and cruise quarterly report as presented in the agenda.

**APPROVAL OF THE FINANCIAL STATEMENT OF TEN MONTHS ENDING JULY 31, 2019**

Ms. Lisa Bristol, Port Tampa Bay acting Director of Finance, presented the financial statement and reviewed specific line items.

There being no comments, Commissioner Harrod, seconded by Commissioner Kemp, moved to approve the Financial Statement of Ten Months Ending July 31, 2019. The motion carried unanimously.

**C. APPROVAL OF THE CONSENT AGENDA**

1. **Approval of Submerged Lands Lease with Andalucia Master Association, Inc.**
2. **Approval of Submerged Lands Lease with Screamin' Willy's, LLC**
3. **Approval of Financial Deferment with Sea Wolf Holdings, LLC**
4. **Approval of Submerged Lands Lease with Tampa Sailing Squadron, Inc.**
5. **Approval of Amendment to Lease with Martin Operating Partnership, L.P.**
6. **Approval of Work Authorization to WSP USA Inc. for Consultant Services for Berth 3 Expansion**
7. **Approval of Standard Work Permit Application #19-013 – Harborside Suites, LLC – Hurricane Irma Shoreline Restoration at Little Harbor Located at 462 Bahia Del Sol Drive, Ruskin, Florida**
8. **Approval of Standard Work Permit Application #15-008 (Revision #1) – National Marine Manufacturer's Association Temporary Floating Docks for 2019 Tampa Boat and IBEX Show at the Tampa Convention Center**
9. **Approval of EPC Minor Work Permit No. 67847 – Submerged Lands Rule Variance for a Shared Private Residential Dock at 6612 A and B Surfside Boulevard, Surfside Estates Phase 1 Lots 2 and 3, Apollo Beach, Florida**
10. **Approval of the Contract Renewal with Hugh Wood, Inc. for Insurance Broker Services**
11. **Approval of Additional Funding for Contract with HCP Associates, Inc.**
12. **Approval of Amendment to Yacht Starship Dining Cruises, L.L.C. License Agreement**
13. **Approval of Container Terminal Agreement with Ports America Florida, Inc.**
14. **Approval of Discounted Berth Reservation Fee for the Use of a Portion of the Wharf Along Berth 302 by TTI Holdings, Inc.**
15. **Approval of Amendment to Lease with Maritrans Operating Company, LP**

There being no comments, Commissioner Kemp, seconded by Mayor Castor, moved to approve the consent agenda as presented. The motion carried unanimously.

**D. REGULAR AGENDA**

1. **Approval of Logistec Gulf Coast, LLC, Amendment to Lease**

Mr. Lane Ramsfield, Vice President of Real Estate, outlined the item as presented in the write-up included in the agenda.

In response to Commissioner Mai's question regarding credit for tenant improvements, Mr. Ramsfield stated that the expectation would be the tenant install an asphalt barrier that would become an environmental protection barrier.

There being no further discussion, Commissioner Allman, seconded by Commissioner Kemp, moved to authorize the President/CEO, or his designee, to execute an Amendment to the Lease with Logistec Gulf Coast, LLC in accordance with the terms listed in the agenda item, subject to review by Port counsel. The motion carried unanimously.

## **2. Approval of Amended and Restated Lease with Cargill, Incorporated d/b/a Cargill Salt**

Mr. Ramsfield outlined the item as presented in the write-up included in the agenda.

In response to Commissioner Harrod's question regarding the additional two acres, Mr. Ramsfield stated that part of the lease term included an additional two acres to use for additional staging and truck control. The additional acreage is adjacent to the tenant's current lease and is included in the initial three-year term of the restated lease. If the tenant opts to take the additional acreage then the rent would increase proportionately. With continued discussion, Mr. Ramsfield clarified that should the tenant opt to take the additional acreage, the tenant would be responsible for site improvements.

There being no further comments, Commissioner Allman, seconded by Commissioner Kemp, moved to authorize the Port President/CEO, or his designee, to execute an Amended and Restated Lease Agreement with Cargill, Incorporated, d/b/a Cargill Salt, in accordance with the terms listed in the agenda item, subject to review by Port counsel. The motion carried unanimously.

## **3. Approval of Financial Deferment with Puraglobe Florida, LLC**

Mr. Ramsfield outlined the item as presented in the write-up included in the agenda.

Mr. Daane Reinking, Managing Director, Puraglobe Florida, LLC, noted that the site is a refinery plus a blending facility. Phase one for Puraglobe is that it would complete the facility. Construction began in mid-June with approximately 15% being complete. The targeted construction completion date is mid-December. The core packaging line, which will package the motor oil that will be blended, should arrive at the end of November. Once that arrives and is installed, and construction is complete, Puraglobe will begin the commissioning phase. Once the commissioning is done it would start production for the first orders beginning the first part of 2020.

In response to Commissioner Allman's question regarding the scope of operations at Puraglobe, Mr. Reinking stated that Puraglobe's German sister company refines used motor oil into three base oils. Continued discussion revealed that Puraglobe would bring in the majority of its raw materials from Germany by water and that Puraglobe would be installing a loading arm on Berth 22.

Further discussion centered around the \$100 million investment on the property. Mr. Reinking clarified that the previous tenant, NexLube, had made that investment before shutting down the project.

There being no further comments, Commissioner Harrod, seconded by Commissioner Mai, moved to authorize the Port President/CEO, or his designee, to execute a financial deferment agreement with Puraglobe Florida, LLC, in accordance with the terms set forth in the agenda item, subject to review by Port counsel. The motion carried unanimously.

**4. Approval of Additional Funding for Project Close-out of Berth 3 Improvements Project, Contract No. 17-01016**

Mr. Bruce Laurion, Vice President of Engineering, outlined the item as presented in the write-up included in the agenda.

There being no comments, Commissioner Kemp, seconded by Commissioner Allman, moved to authorize additional funds in the amount of \$369,508.27 for final settlement of the contractor claim on the Berth 3 Improvements Contract No. 17-01016, as referenced in the agenda item, and authorize staff to execute a final change order and project close-out with Infrastructure & Industrial Constructor's Southeast, subject to final review by Port counsel. The motion carried unanimously.

**5. Approval of Award of Contract for Portwide Roadway Improvements – South Hookers Point Emergency Access Roadway; PTB Project No. 19-01314, ITB No. B-002-19**

Mr. Laurion outlined the item as presented in the write-up included in the agenda.

There was some discussion regarding the contract amount. Mr. Laurion explained that the recommended contract amount included a 10% contingency and that the actual contract amount, before the contingency, would be for \$1,402,177.05. There was further discussion regarding how staff determined to include a 10% contingency and Mr. Laurion explained that the site was all dredge fill material, which typically had a higher rate of unforeseen conditions.

There being no further comments, Commissioner Kemp, seconded by Commissioner Allman, moved to authorize the Port President/CEO, or his designee, to execute Contract No. 19-01314 with Ajax Paving Industries of FL, LLC for the Portwide Roadway Improvements-South Hookers Point Emergency Access Road, at a contract amount not to exceed \$1,542,395.05, which includes a ten percent (10%) contingency for any unforeseen conditions, all subject to final review by Port counsel. The motion carried unanimously.

**6. Approval of Elevator/Escalator Maintenance & Repair Service Contract No. 196-00719, RFP No. P-007-19**

Mr. Laurion outlined the item as presented in the write-up included in the agenda.

In response to Commissioner Mai's question regarding why the original elevator manufacturer did not submit a proposal, Mr. Laurion stated that he did not know why and also noted that the original manufacturer was installing the escalators in Cruise Terminals Two and Six.

There being no further comments, Commissioner Allman, seconded by Commissioner Kemp, moved to authorize staff to negotiate an agreement with the top ranked firm as referenced in the agenda item, and authorize the Port President/CEO, or his designee, to execute an agreement for Elevator/Escalator Maintenance & Repair Service Contract No. 19-00719, in the amount not to exceed \$427,084 for the first year of the agreement, contingent upon approval of the FY2020 Operating Budget, and subject to final review by Port counsel. The motion carried unanimously.

**7. Approval of Funding for Maintenance Dredging Contract for FY2020**

Mr. Laurion outlined the item as presented in the write-up included in the agenda.

There was some discussion regarding dredge seasons, where dredging is halted during bird nesting from April 1<sup>st</sup> through August 31<sup>st</sup>. The remaining seven months of the year is dedicated to maintenance dredging, which is the reason for this contract. There was some further discussion regarding whether independently-owned berths were being required to perform maintenance dredging. Mr. Laurion

stated that berth owners were responsible for their berth. Owners could have PTB dredge their berth or do it themselves. If they use PTB for their dredging, the dredge materials could be disposed on a spoil island, otherwise the owners would need to find a way to dispose of its dredge material themselves. PTB's spoil islands have a structure that controls water and what is released from the island while PTB is dredging. Any turbidity in the water can settle before the water goes back into the bay.

There being no further comments, Commissioner Harrod, seconded by Mayor Castor, moved to authorize the first 1-year extension of FY 2019-2021 Navigational Improvements Contract No. 18-01518, with Orion Marine Construction, Inc. and authorize funding for the same in the total amount of \$2.5 million, contingent upon final approval of the FY2020 Capital Improvement Program. The motion carried unanimously.

#### **8. Approval of Ranking of Firms and Contract Award for State Legislative Consultant Services**

Mayor Castor recused from voting on this item.

Mr. John Thorington, Vice President of Government Affairs and Board Coordination, outlined the item as presented in the write-up included in the agenda.

In response to Commissioner Harrod's question regarding the contract price of \$60,000 per annum, Mr. Thorington stated that the amount was based on what staff saw as a need and what is commiserate for what the market dictates. The rate was also the same rate as prior years.

There being no further comments, Commissioner Mai, seconded by Commissioner Harrod, moved to authorize the Port President/CEO, or his designee, to enter into negotiations and execute a contract with The Advocacy Group at Cardenas Partners, LLC and Capital City Consulting, LLC for state legislative services consultants, each for a not-to-exceed amount of \$60,000 per annum, subject to review by Port counsel. The contract with each firm would be for one year with two (2) one (1) year extension options. The motion carried five to zero with Mayor Castor recusing.

#### **9. Approval of Funding for Financial Audit Agreement with Rivero, Gordimer & Co, PA**

Ms. Lisa Bristol outlined the item as presented in the write-up included in the agenda.

There being no comments, Commissioner Allman, seconded by Mayor Castor, moved to authorize funding of the Financial Audit Agreement with Rivero, Gordimer & Co, PA in the amount of \$73,000 for audit services and \$25,000 for ancillary services. The motion carried unanimously.

#### **10. Approval of the Purchase of Public Safety Radios and Related Equipment**

Mr. Mark Dubina, Vice President of Security, outlined the item as presented in the write-up included in the agenda.

In response to Commissioner Mai's question regarding the old radios, Mr. Dubina stated that the radios would be returned to Communications International and as an authorized representative of the new radios being purchased, they can do certain types of things to the old radios to surplus or destroy them. The old radios would not be available to be utilized on PTB's frequency. Communications International has an agreement with the Sheriff's Office to not resell radios with PTB channels in them so most are destroyed at the end of their useful life for public safety.

In response to Commissioner Allman's question regarding grant funding for this purchase, Mr. Dubina noted that federal and state grants are used to put in new systems that enhance PTB security. The radios being purchased are a part of PTB's normal business model and therefore, not typically successful in grant applications because this type of purchase is viewed as normal purchasing practice.

In response to Commissioner Harrod regarding any existing devices not yet at the end of their useful lives, Mr. Dubina stated that some of the existing radios are compliant with the new standards. It is anticipated that the radios that are left over would be able to be upgraded as the system is upgraded.

Mayor Castor commented that the community benefits from all law enforcement agencies being on this proposed system so Port security can talk to the Sheriff's Office and the Tampa Police Department with everyone on the same frequency.

There being no further comments, Commissioner Kemp, seconded by Mayor Castor, moved to authorize the Port President/CEO, or his designee, to expend up to \$161,929.35 for the purchase of the PTB public safety radios, along with associated chargers, accessories and services from Communications International, subject to review by Port counsel. The motion carried unanimously.

#### **11. Approval of the Contract Award for Outside Counsel for General Support / Litigation Legal Services**

Mr. Randy Mora, Partner with Trask Daigneault Law Firm, thanked the Board for its consideration as Trask Daigneault was one of the firms being recommended for approval.

Mr. Charles Klug, Principal Counsel, outlined the item as presented in the write-up included in the agenda.

There was some discussion as to if any of the firms had been utilized before, Mr. Klug noted that Gray Robinson had been used most recently and was currently engaged. Should any conflict of interest arise with a particular firm, PTB has the option to work with a different firm.

There being no further comments, Commissioner Kemp, seconded by Commissioner Harrod, moved to authorize the Port President/CEO, or his designee, to enter into three (3) year agreements for general support/litigation legal services with each of the firms listed in the agenda item, subject to review by the Principal Counsel. The motion carried unanimously.

#### **E. RECEIPT OF REPORTS**

- 1. Report of Legal Fees by Project**
- 2. Report of Aged Account Receivables**
- 3. Report of Contract Status**
- 4. Report of Work Permits**
- 5. Report of Expenditures Between \$50,000 and \$100,000**

There being no comments, Commissioner Kemp, seconded by Mayor Castor, moved to receive the reports as presented. The motion carried unanimously.

#### **F. EXECUTIVE DIRECTOR REPORT**

Mr. Klug welcomed Port Tampa Bay's new Vice President of Operations, Brian Giuliani, who joined PTB's management team the previous month after a distinguished 26-year career with Del Monte Fresh Produce.

Mr. Klug stated that Port Tampa Bay was proud to host a recent U.S. Coast Guard Sector St. Petersburg change-of-command ceremony, as outgoing Sector Commander and Captain of the Port Holly Najarian was honored and the new Sector Commander and Captain of the Port, Matthew Thompson, officially assumed his new responsibilities.

Mr. Klug reported that the American Association of Port Authorities had recently announced the 2019 Communications Awards Program winners and PTB had received three awards, including an Award of Excellence.

Mr. Klug noted that earlier this year PTB had successfully expanded its container business with the addition of the China Ocean Shipping Company as well as the CMA CGM direct all-water container services between Asia and Tampa. Mr. Klug continued that last month Maersk, Mediterranean Shipping Company (MSC) and ZIM announced they would launch a new joint direct service from Asia to the U.S. Gulf to include weekly calls at PTB. Mr. Klug also noted that the three services represent some of the most significant commercial developments in PTB's history. Mr. Klug then thanked Paul Anderson, Raul Alfonso, Wade Elliott and the PTB staff, as well as Doug Wray and the Ports America officials who have worked so hard over the past six years to bring these services to Tampa.

Mr. Klug stated that PTB highly values the opportunity to tour the port with elected officials as well as staff, and also other public officials. PTB staff have hosted many such visits this summer, including visits from U.S. Congressman Ross Spano; Visit Florida President and CEO Dana Young; Florida Senator Janet Cruz; Federal Motor Carrier Safety Administration Administrator Ray Martinez; Florida CFO Jimmy Patronis; Jake Barr, staff member of U.S. Congresswoman Kathy Castor; and State Senator Ed Hooper.

Mr. Klug commented that Tampa Tank / Florida Structural Steel specializes in the fabrication of structural steel for various uses, and also specializes in the design and custom assembly of industrial storage tanks. The company has been a valued part of the port community for over 60 years and in most recent years has established new operations on Port property at Port Redwing. Recently the company was among six Florida manufacturers to receive the 2019 Florida Sterling Manufacturing Business Excellence Award from Governor Ron DeSantis. This award recognizes high performing manufacturers in six categories. Mr. Klug expressed congratulations on this well-deserved award to the President and CEO of Tampa Tank / Florida Structural Steel, David Hale, and his great team.

Mr. Klug reported that in Fiscal Year 2019, the Federal Port Security Grant Program funded \$100,000,000 for transportation infrastructure security activities to implement Area Maritime Transportation Security Plans and facility security plans among port authorities and non-Federal government agencies required to provide port security services. As in past years, PTB received substantial awards totaling \$1,250,775 to fund a variety of projects with a total value of over \$1,667,000 when PTB's 25% match is included. The primary focus this year was to sustain and update PTB's cybersecurity protocols, support the Hillsborough County Sheriff's Bomb Team with advance underwater bomb disposal tools, fund an additional security vessel designed to deliver equipment to on-water tactical activities and funds to design and build a hardened heavy weather building. Mr. Klug continued that these grant dollars offset expenses PTB would have incurred for maintenance and upgrades utilizing internal funding sources, and/or for new projects that would add resiliency to PTB's overall enterprise. Other local award recipients included the Hillsborough County Sheriff's Office, Hillsborough County Fire Rescue and the City of Tampa Police Department. Mr. Klug further stated he especially wanted to thank PTB Director of Security and Training Jorge Torres who was responsible for drafting and submitting PTB's Seaport Security grant proposals this year.

Mr. Klug noted that in addition to welcoming PTB's newest Board member Chad Harrod, staff wanted to offer its sincere congratulations to Chairman Steve Swindal who was reappointed to the Board earlier this month by Governor DeSantis. Chairman Swindal has served on the Board for over 11 years and as Chairman for over six years. Mr. Klug congratulated Chairman Swindal.

Mr. Klug stated that Celebrity Cruises announced the previous week that it would begin a new cruise service from Tampa in October 2020 when its vessel the Celebrity *Constellation* begins 10 and 11-night sailings to the Eastern Caribbean, the Western Caribbean, and the Southern Caribbean from Tampa as well as a brand-new "Touch Canal" itinerary that will include the Panama Canal.

## **G. PRESENTATIONS**

Mr. Klug introduced Mr. Chris Cooley, Port Tampa Bay Director of Environmental Affairs, to present an update on environmental initiatives.

Mr. Cooley stated he would be discussing environmental and sustainability issues and important things to come.

Mr. Cooley then outlined PTB's environmental initiatives and partnerships.

In response to Commissioner Mai's question regarding a spill action plan, Mr. Cooley stated that the Tampa Bay Spill Committee, consisting of PTB staff, Coast Guard, and emergency responders meets quarterly with all the petroleum users. Mr. Cooley continued that the Coast Guard had a contingency plan for a major oil spill and PTB coordinated with all the aforementioned entities through the Tampa Bay Spill Committee.

Ms. Debbie Evenson, Executive Director of Keep Tampa Bay Beautiful (KTBB), noted that Mr. Cooley sits on the KTBB Board of Directors and provides guidance and leadership to make sure KTBB was successful in the cleanups they do.

Mr. Roger Germann, Executive Director and CEO of The Florida Aquarium (Aquarium), commended Port Tampa Bay's commitment to its partnership with the Aquarium on a lot of projects such as when he and Mr. Anderson planted trees as part of an Earth Day ceremony. Mr. Germann also highlighted some of the programs the Aquarium administers to educate guests including oyster bed restoration and invasive species and natural wildlife. Mr. Germann announced that in partnership with PTB, the Aquarium was actively pursuing reactivating the Fantasy Island outdoor classroom.

Commissioner Kemp commended Mr. Cooley on his presentation and asked about the energy efficiencies, particularly the reduction of the use of electricity by 27%, with regards to the timeline. Mr. Cooley stated that the reduction occurred over a rolling average of four years. There was a brief discussion regarding renewable energy projects. Commissioner Kemp expressed she would like to see PTB produce a greater portfolio in terms of reducing its carbon footprint and greenhouse gases. There was further discussion regarding the amount of trash collected by a water goat located at the Ybor Channel as well as the other environmental initiatives that were outlined during Mr. Cooley's presentation.

The Environmental Update presentation is [Attachment 3](#).

## **H. NEW BUSINESS / COMMISSIONERS' COMMENTS**

### **SPECIAL ELECTION OF OFFICERS – VICE CHAIRMAN**

The special election of officers – vice chairman was not held.

Commissioner Allman saluted Mr. Tim Shusta for his dedication and efforts serving the port community over the past 20 years.

Commissioner Mai thanked PTB staff for the budget workshop presentation noting a job well done.

## **I. FUTURE PROPOSED PROJECTS**

Mr. Klug noted the list of upcoming projects and encouraged vendors to submit bids and/or proposals.

**J. CALENDAR OF EVENTS**

Mr. Klug outlined the following events:

**September 11, 2019 – Tentative Millage Rate and FY 2020 Budget Public Hearing, Port Tampa Bay Boardroom, 5:01 pm**

**September 14, 2019 – Anchor Ball, Bryan Glazer Family Jewish Community Center, 5:30 pm**

**September 25, 2019 – Final Millage Rate and FY 2020 Budget Public Hearing, Port Tampa Bay Boardroom, 5:01 pm**

**K. NEXT MEETINGS**

Chairman Swindal announced the next regular business meeting would be on September 17, 2019 at 9:30 am.

**L. ADJOURNMENT**

There being no further business, the meeting adjourned at 11:14 am.

ATTEST:

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Stephen W. Swindal, Chairman

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Patrick H. Allman, Secretary/Treasurer

# PORT TAMPA BAY BUSINESS MEETING

August 20, 2019 – 9:30 a.m.

## PUBLIC ATTENDANCE SIGN-IN SHEET

NAME

BUSINESS

MATT HEW STARK

STANTEC

PATRICK BLAIR

PTB

Jimmy Tucker

Martin Operating Partnerships

Brian Giuliani

PTB

Lura Willhite

PTMIA

Mike Brown

FDOT

Tim Shasta

Phelps Dunbar LLP

Kevin Freund

Levinson & Co

Beth Barthle

EPC Staff

Malcolm EDWARDS

MCPA

Philip Erbland

S&ME

Denise Young

Young BD Group LLC

Bob Nathan

Moffatt & Nichol

DAANE REINKING

PURAGLOBE

Brian Taniguchi

WSP

Marty Millburg

Ardaman

Additional spaces on next page.

# PORT TAMPA BAY BUSINESS MEETING

August 20, 2019 – 9:30 a.m.

## PUBLIC ATTENDANCE SIGN-IN SHEET

NAME

BUSINESS

Ross McMillan

Ardeman

W. GRIMM

HS Suites

Anthony Hoffman

Gannett Fleming

JATHAN RICH

FTW Financial

David Hale

772-FSS

Jason Bahamonde

772-FSS

Richard A. Harrison

Legal

Josh Kanyardian

Tampa Chamber

Debra Everson

Keep Tampa Bay beautiful

Mike Forum

HDR

Danny Romero

NOVA

Arthur Savage

A.R. Savage & Son

Ing Mattle

Yacht Stewship

NUKUFOSTER

Musfic

Thomas Zimmer

TRK

GARY GUY

FIRST Choice Marine Supply

Additional spaces available on next page.

# PORT TAMPA BAY BUSINESS MEETING

August 20, 2019 – 9:30 a.m.

## PUBLIC ATTENDANCE SIGN-IN SHEET

### NAME

### BUSINESS

MIKE MILLER

MANHATTAN CONSTRUCTION

Justin Dany

CCC

Jim Boxold

CCC

Hawes Helweg

PST

Jere White

TDH&K

Bill Kuzmick

Prinz/mulic

Ted Conner

Old Republic T.H.R.

CHARLES B. DEWING

Tampa Port Ministry

JOHN F DEWING

Tampa Port Ministry

Tom Welsh

Carsill

Brady Breamp

Moscaic

Jack Churchill

George F. Yeary Inc.

PERRY L SALUSTRO

CHARLES PERRY PARTNERS INC.

Chris Floyd

CLF Consulting

Steph Shaver

Cardenas Parker

SIATER PATLICK

CARDENAS PARKER

Additional spaces on next page.

**PORT TAMPA BAY BUSINESS MEETING**

August 20, 2019 – 9:30 a.m.

**PUBLIC ATTENDANCE SIGN-IN SHEET**

**NAME**

**BUSINESS**

ANDRÉ DUBOIS

LOGISTEE GULF COAST

ALAIN PILOTTO

✓ - ✓

Dennis Manelli

Henry Marino

Melissa Knight

Andalucia Master Assoc. Inc.

SAR Coniglio

HCP

Brian E. Henderson

HR

Additional spaces available on next page.

**PORT TAMPA BAY BUSINESS MEETING  
AUGUST 20, 2019 – 9:30 a.m.**

**PUBLIC COMMENT  
SIGN-IN SHEET**

Public Comments may be made at the beginning of the Business Meeting, and/or prior to each Agenda Item. Please specify if you plan to speak at the beginning of the meeting and/or prior to an Agenda Item and list the agenda item number.

To make comments at beginning of meeting:

**NOTE: If you wish to speak at the beginning of the meeting AND before a regular item, please sign in both places.**

<b><u>NAME / ADDRESS</u></b>	<b><u>TOPIC / AGENDA ITEM NUMBER(S)</u></b>
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Bill Koznick <sup>705</sup> Orlando

PTMIA

RANDY MARA <sup>1001 S. Ft</sup> Harrison Ave

Q2, Q8 Only if necessary <sup>Jeff</sup> Church

To make comments on specific agenda items:

<b><u>NAME / ADDRESS</u></b>	<b><u>AGENDA ITEM NUMBER(S)</u></b>
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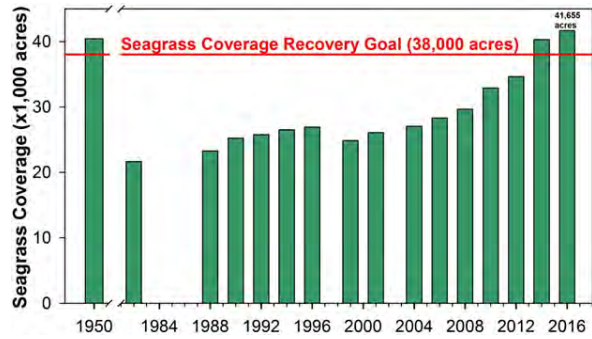
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**PLEASE NOTE:** Members of the public wishing to make a statement have three (3) minutes to address the Board of Commissioners. Prepared written statements may be submitted to the recording secretary. Persons addressing the Board shall step up to the speaker's lectern and state their names and addresses.



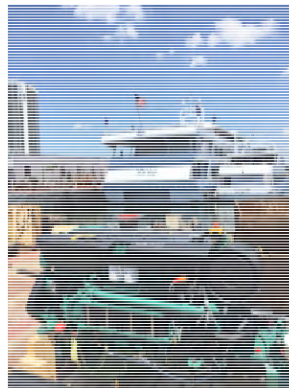
## Natural Resources

- Health of Tampa Bay
  - Bird Habitat Protection
  - Habitat Restoration
- Submerged lands management
- Beneficial use of dredge spoils
- Award winning mitigation



## Pollution Prevention

- Storm water plan
  - Tenant training
  - BMP's
- Waste clean-up
  - Legacy contamination
  - Brownfields
- Air quality & emission reductions

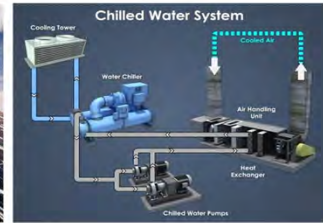


# Energy Efficiency

- Energy audit
- Strategic Energy Plan
  - AC upgrade
  - LED lighting
  - Smart lighting
  - Solar panels
- 27% reduction
- \$260k per year

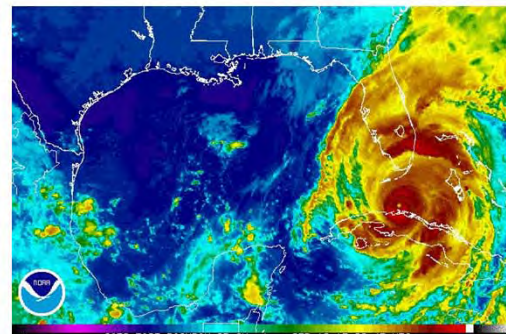


## Roadmap to Strategic Energy Planning



# Port Resiliency

- Emergency preparation & response
- Annual hurricane exercise
- Office co-location facility
- NWS StormReady
- Port's resiliency index
- Tampa Bay Spill Committee



# Recycling and Waste Elimination

- Mr. Anderson’s Sustainability Team
  - Enhanced recycling
  - Staff training
  - Eliminating single use plastics
  - Water bottle filling stations
- Marine Debris



# All About Partnerships



## Partnership with Keep Tampa Bay Beautiful

Debbie Evenson, Executive Director

- KTBB Board of Trustees
- Coastal clean-ups
- Trash-free waters
- Water Goat™
- Reduce Your Use Campaign
  - Businesses for the Bay
- More exciting things to come!



## Partnership with The Florida Aquarium

Roger Germann, President & CEO

- Earth Day Ceremony
- Harbor Tours
- Fantasy Island
- More exciting things to come!



**Port Tampa Bay**  
**Budgetary Comparative Statement of Revenues and Expenses**  
**For the eleven (11) months ending August 2019**

Description	Budget	Actual	Favorable (Unfavorable)	%
Port Usage Fees	42,126,219	42,812,092	685,872	1.6%
Rentals	16,043,387	15,474,620	(568,767)	-3.5%
Other Operating	596,883	825,066	228,183	38.2%
<b>Operating Revenue</b>	<b>58,766,489</b>	<b>59,111,777</b>	<b>345,288</b>	<b>0.6%</b>
Personnel	15,985,691	15,190,234	795,458	5.0%
Promotional	1,270,944	1,155,005	115,939	9.1%
Administrative	15,362,475	15,070,381	292,094	1.9%
<b>Operating Expense</b>	<b>32,619,110</b>	<b>31,415,620</b>	<b>1,203,490</b>	<b>3.7%</b>
<b>Operating Income</b>	<b>26,147,379</b>	<b>27,696,157</b>	<b>1,548,778</b>	<b>5.9%</b>
	44%	47%		
Interest Income	143,048	1,513,266	1,370,218	957.9%
Interest Expense	(4,682,754)	(4,560,619)	122,135	-2.6%
Ad Valorem Tax Receipts	10,129,614	10,554,938	425,324	4.2%
Other, net	(704,512)	(233,054)	471,458	-66.9%
<b>Non-Operating</b>	<b>4,885,395</b>	<b>7,274,530</b>	<b>2,389,135</b>	<b>48.9%</b>
<b>Net Income</b>	<b>31,032,775</b>	<b>34,970,687</b>	<b>3,937,913</b>	<b>12.7%</b>

**SUBJECT: EPC MINOR WORK PERMIT NO. 67781 - SUBMERGED LANDS RULE VARIANCE FOR PRIVATE RESIDENTIAL DOCK AT 8721 PALISADES DRIVE, TAMPA, FLORIDA**

**BACKGROUND:**

The Environmental Protection Commission of Hillsborough County (EPC) and Port Tampa Bay (PTB) entered into an Interlocal Agreement (Agreement) which delegates the processing and issuance of certain minor work permits to EPC. Andriy Lytvyn owns property located at 8721 Palisades Drive, Tampa, Florida. Mr. Lytvyn submitted Minor Work Permit (MWP) Application No. 67781 to EPC for permitting a replacement boatlift and adding a 10-foot by 10-foot floating platform to the existing dock structure.

The proposed replacement non-covered boatlift on the waterward end of the existing dock will have an overall length of 24.5 feet for the dock that exceeds the allowable waterward extent of docks or other structures in PTB's Submerged Lands Management Rules (Rules) of no more than 25% of the navigable width of the affected waterbody which is 22.25 feet wide.

**FACTS/COMMENTS:**

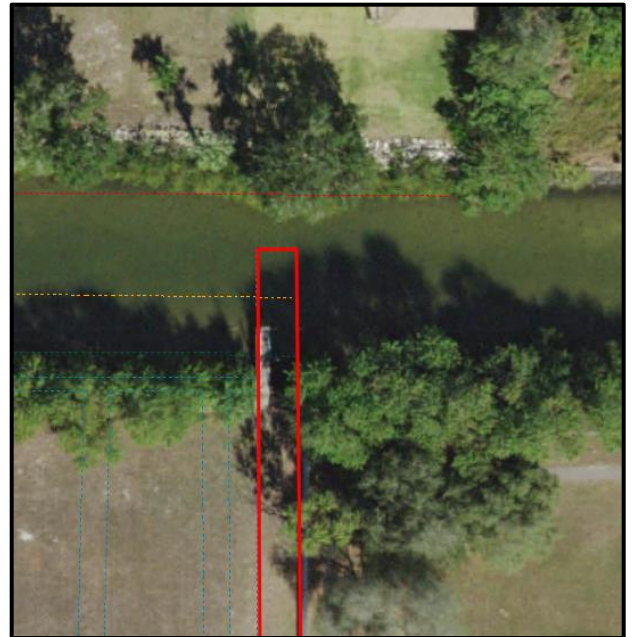
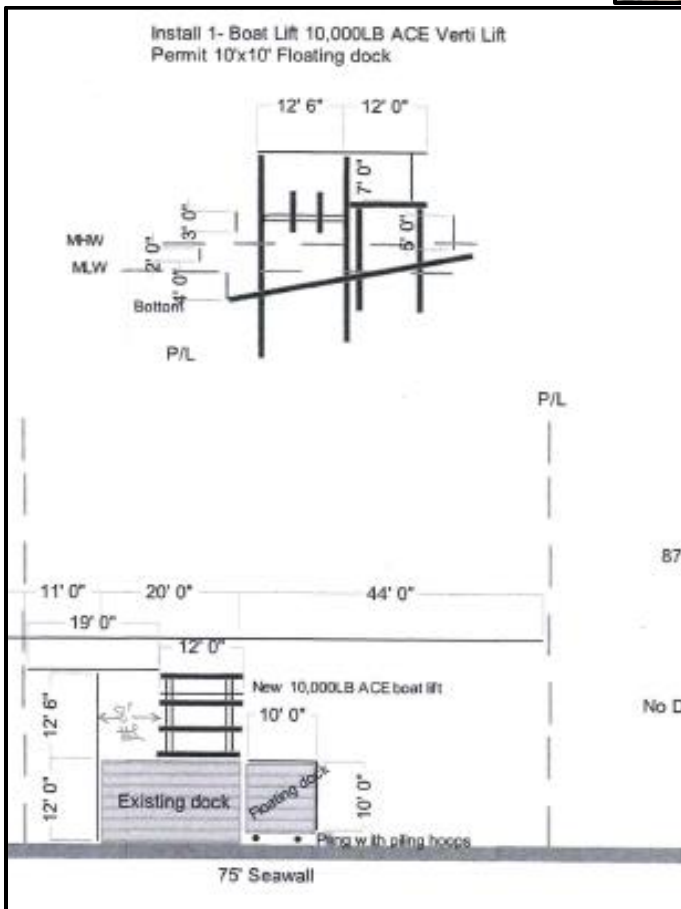
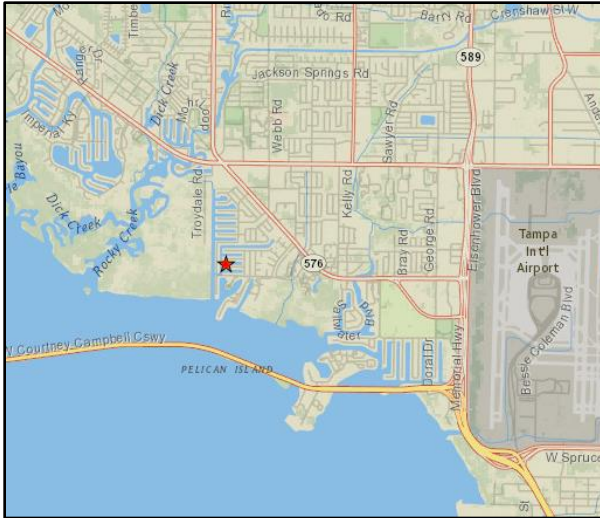
PTB's Rules regulate the waterward extent for private residential marine structures and has a variance procedure if certain conditions are met as long as the proposal is not contrary to the spirit and intent of the Rules and the variance requested arises from a unique and peculiar submerged lands or riparian property.

EPC and PTB staff have reviewed the application and recommend approval of the variance. All other aspects of the Dock are consistent with the PTB Rules.

**RECOMMENDATION:**

Authorize the Port President/CEO, or his designee, to grant the after-the-fact variance, subject to review by Port counsel.

Board Meeting  
September 17, 2019  
Environmental 158333



**SUBJECT: EPC MINOR WORK PERMIT NO. 67956 - SUBMERGED LANDS RULE VARIANCE FOR PRIVATE RESIDENTIAL DOCK AT 2620 SOUTH DUNDEE STREET, FLORIDA**

**BACKGROUND:**

The Environmental Protection Commission of Hillsborough County (EPC) and Port Tampa Bay (PTB) entered into an Interlocal Agreement (Agreement) which delegates the processing and issuance of certain minor work permits to EPC. Wade H. Faircloth, as Trustee of the Wade H. Faircloth Revocable Trust (Applicant), owns property located at 2620 South Dundee Street, Tampa, Florida. The Applicant submitted Minor Work Permit (MWP) Application No. 67956 to EPC for replacement of portions of the existing dock structure. The applicant's shoreline length is 74 linear feet.

The existing dock was permitted through PTB Minor Work Permits No. 00-383 and 03-504 to previous property owners. Over time the dock was modified and expanded with additional decking without a permit which exceeds the allowable limit of ten (10) square feet of preempted area for each linear foot of shoreline owned by an applicant along the affected waterbody for private single-family docking facilities as set forth in PTB's Submerged Lands Management Rules (Rules). The Applicant is requesting to rebuild portions of the current dock. The current dock is approximately 969 square feet which is approximately 229 square feet over the 10:1 ratio PTB Rule criteria.

**FACTS/COMMENTS:**

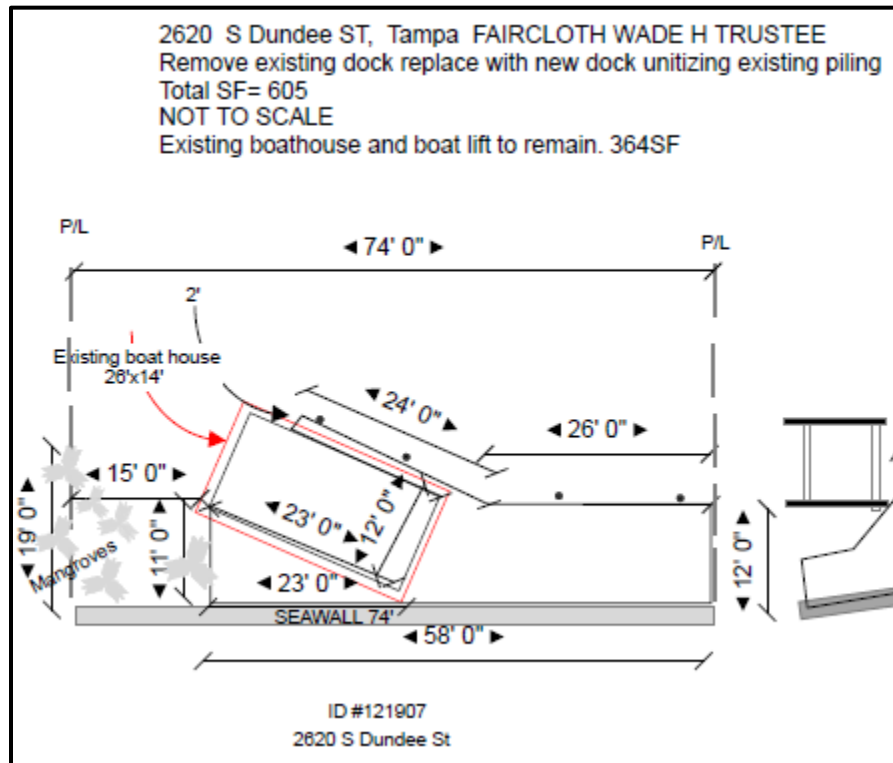
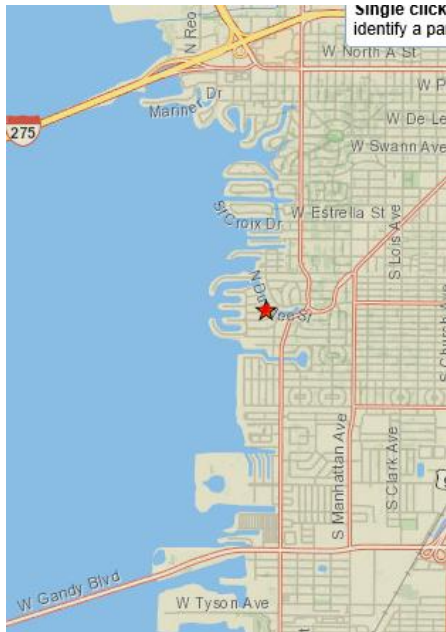
PTB's Rules regulate the allowable size for private residential marine structures and include a variance procedure if certain conditions are met as long as the proposal is not contrary to the spirit and intent of the Rules and the variance requested arises from a unique and peculiar submerged lands or riparian property.

This application would bring the Dock into compliance with PTB's Rules as all other aspects of the Dock are consistent with the Rules. Both adjacent property owners have provided executed Affidavits of No Objection. EPC and PTB staff have reviewed the application and recommend approval of the variance.

**RECOMMENDATION:**

Authorize the Port President/CEO, or his designee, to grant the after-the-fact variance, subject to review by Port counsel.

Board Meeting  
September 17, 2019  
Environmental 158336



**SUBJECT: SUBMERGED LANDS LEASE WITH KCB ENTERPRISES, INC.****BACKGROUND:**

KCB Enterprises, Inc. (KCB) owns property at 1112 Apollo Beach Boulevard in Apollo Beach and is constructing a waterfront restaurant. KCB has applied for marine construction Minor Work Permit No. 19-014 from Port Tampa Bay (PTB) for the removal of an existing multi-slip dock and construction of a new multi-slip docking facility. KCB desires to enter into a Submerged Lands Lease (Lease) to lease approximately 16,456 square feet of submerged lands from PTB for a new multi-slip docking facility to be used by the patrons or invitees of the restaurant.

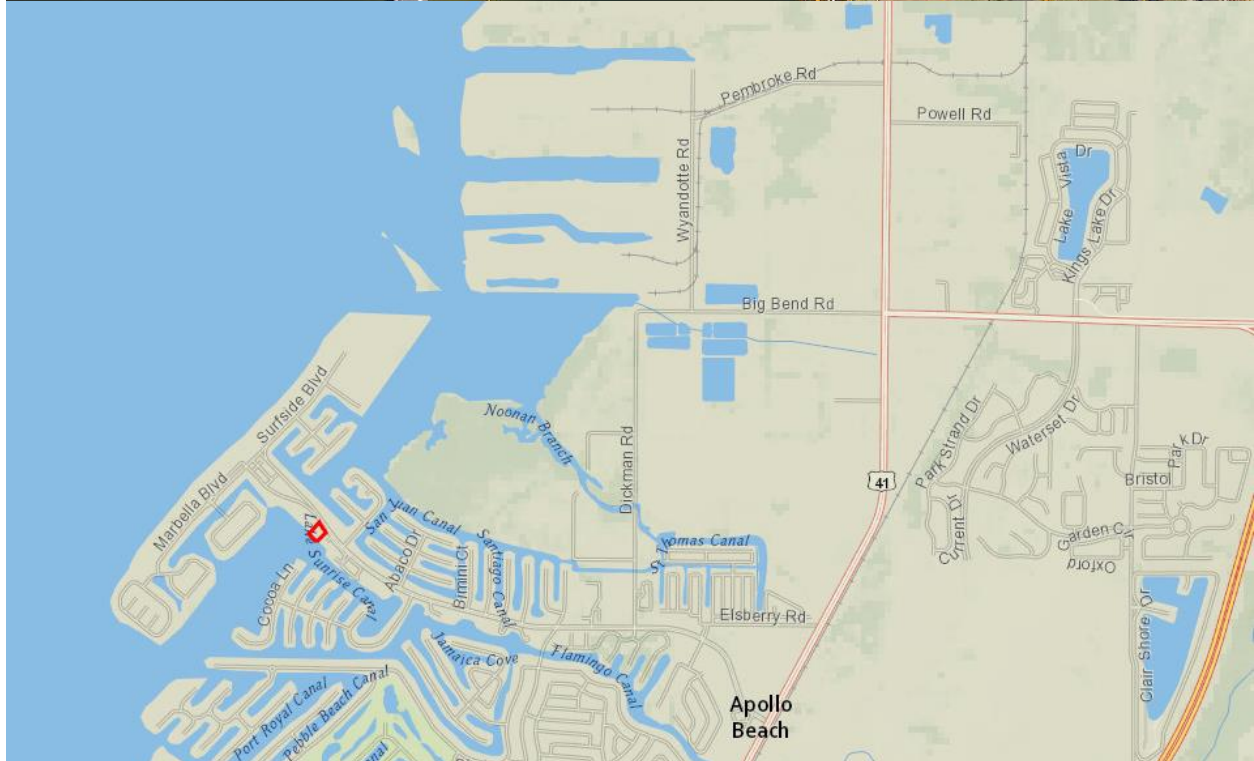
**FACTS/COMMENTS:**

- Premises:** Approximately 16,456 square feet of submerged lands.
- Term:** An initial term of five (5) years commencing upon the execution of the Lease with four (4) lease extension options of five (5) years each, subject to periodic inspection of the marine structures commencing on the execution date.
- Rent:** Annual rent would be \$2,961.59, plus applicable taxes, based upon the PTB's Submerged Lands Management Rules rate of \$0.179970 per square foot. In addition, KCB would pay a one-time additional payment of twenty-five percent (25%) of the Base Fee, which would be \$740.40, plus applicable taxes.
- Use:** The Premises would be used solely for a multi-slip docking facility for employees, patrons, and/or other invitees of the restaurant.
- Other:** KCB would be responsible for all real estate taxes, site improvements, insurance, and maintenance of the Premises, and would be required to comply with all applicable laws and regulations.
- Public Hearing:** A public hearing was held on September 6, 2019 and there were no objections.

**RECOMMENDATION:**

Authorize the Port President/CEO, or his designee, to execute a Submerged Lands Lease with KCB Enterprises, Inc., in accordance with the above terms, subject to review by Port counsel.

Board Meeting  
September 17, 2019  
Real Estate 158174





PORT TAMPA BAY

1101 Channelside Drive  
Tampa, Florida 33602  
Phone (813) 905-5033  
Fax (813) 905-5050

# Memorandum

To: A. Paul Anderson  
President and CEO

CC: Charles Klug  
Raul Alfonso

From: Heather Eblin-Crowe

Date: September 9, 2019

Subject: KCB Enterprises, Inc. - Submerged Lands Lease - Public Hearing

This public hearing was held in accordance with procedures specified in Chapter 95-488, Laws of Florida. The subject public hearing was held before me on Friday, September 6, 2019 at 10:01 a.m. Attached is the transcription of the hearing along with copies of all exhibits.

Heather Eblin-Crowe  
Hearing Officer

Date September 9, 2019

I hereby concur with the Hearing Officer's statement and recommend the President and CEO request approval by the Tampa Port Authority Board of Commissioners to approve the Submerged Lands Lease for KCB Enterprises, Inc.

Cherie Robinson  
Real Estate Project Manager

Date 9/9/2019

Attachments

**PUBLIC HEARING TRANSCRIPT**  
**September 6, 2019 at 10:01 a.m.**  
**KCB Enterprises, Inc. - Submerged Lands Lease**

**ATTENDEES**

Dan Heintze –Kim's Nursery  
Lee Te Kim – Kim's Nursery  
Cherie Robinson – Port Tampa Bay  
Barbara Baity – Port Tampa Bay

**HEARING OFFICER**

Heather Eblin-Crowe

1 **MS. EBLIN-CROWE:**

2  
3 Good morning. Today is Friday, September 6, 2019 and this public hearing is  
4 called to order at 10:01 a.m. This hearing is held under the authority and pursuant to  
5 Chapter 95-488 of the Laws of Florida. The purpose of the hearing is to hear comments  
6 from the general public and interested parties regarding the following:

7  
8 **SUBMERGED LANDS LEASE FOR KCB ENTERPRISES, INC.**

9  
10 My name is Heather Crowe and I am employed by the Tampa Port Authority, doing  
11 business as Port Tampa Bay, and have been appointed by its Board of Commissioners  
12 to serve as a hearing officer at public hearings such as the one we are conducting today.  
13 Sitting beside me is Cherie Robinson, Real Estate Project Manager, who will assist me in  
14 this hearing.

15  
16 **MS. ROBINSON:**

17  
18 KCB Enterprises, Inc., hereinafter referred to as KCB, owns property at 1112  
19 Apollo Beach Boulevard in Apollo Beach and is constructing a waterfront restaurant. KCB  
20 has applied for a marine construction permit, Minor Work Permit No. 19-014, from Port  
21 Tampa Bay for the removal of an existing multi-slip dock and the construction of a new  
22 multi-slip docking facility. KCB desires to enter into a Submerged Lands Lease to lease  
23 approximately 16,456 square feet of submerged lands from Port Tampa Bay for the new  
24 multi-slip docking facility to be used by the patrons or invitees of the restaurant.

25  
26 The initial term of the Submerged Lands Lease would be five (5) years  
27 commencing upon the execution of the lease and would have four (4) lease extension  
28 options of five (5) years each, all subject to the review and approval of Port Tampa Bay.

29  
30 The annual rent would be in accordance with the Submerged Lands Management  
31 Rules. Annual Rent for Lease Year 1 would be \$2,961.59, plus applicable taxes, based  
32 upon the Submerged Lands rate of \$0.179970 per square foot. In addition, KCB would  
33 pay a one-time additional payment of twenty-five percent (25%) of the Base Fee, which  
34 would be \$740.40, plus applicable taxes.

35  
36 KCB would be responsible for payment of all real estate taxes, any site  
37 improvements to the Premises, insurance requirements of the Premises and maintenance  
38 of the Premises. KCB shall also comply with all applicable laws and regulations.

1 At this time, I would like to offer into the record Exhibit No. 1, which is the legal ad  
2 that appeared in the August 16, 2019 issue of the Tampa Bay Times advising of this  
3 public hearing and Exhibit No. 2, which is an aerial view depicting the premises. These  
4 are the only exhibits to be offered into the record.

5  
6 That is all.

7  
8 **MS. CROWE:**

9  
10 Thank you Ms. Robinson. I will accept the exhibits and they will be entered into the  
11 record as presented.

12  
13 At this time we will take comments concerning this issue.

14  
15 Are there any comments? Hearing none.

16  
17 A transcript will be made and furnished to the Port Authority Staff. The Staff will  
18 make a recommendation to our Board of Commissioners, which will meet on September  
19 17, 2019. The Staff recommendation will be available on September 11, 2019. If there is  
20 nothing else to come before this hearing, I declare this hearing closed at 10:04 a.m.

21  
22 I, Heather Eblin-Crowe, have read and approve the form of the attached transcript  
23 of the September 6, 2019 public hearing for Submerged Lands Lease for KCB  
24 Enterprises, Inc.

25  
26  
27 Dated this 9th day of September, 2019.

28  
29  
30 

31 Heather Eblin-Crowe  
32 Public Hearing Officer

EXHIBIT NO. 1

LA19.037 TBT

000006953-01

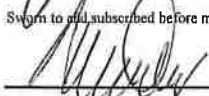
**Tampa Bay Times  
Published Daily**

STATE OF FLORIDA  
COUNTY OF Hillsborough

Before the undersigned authority personally appeared **Jill Harrison** who on oath says that he/she is **Legal Advertising Representative of the Tampa Bay Times** a daily newspaper printed in St. Petersburg, in Pinellas County, Florida; that the attached copy of advertisement, being a Legal Notice in the matter **RE: KCB Enterprises, Inc.** was published in **Tampa Bay Times: 8/16/19** in said newspaper in the issues of **Baylink Hillsborough**

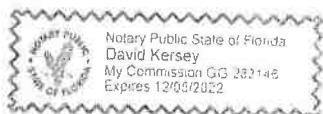
Affiant further says the said **Tampa Bay Times** is a newspaper published in Hillsborough County, Florida and that the said newspaper has heretofore been continuously published in said Hillsborough County, Florida each day and has been entered as a second class mail matter at the post office in said Hillsborough County, Florida for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

  
\_\_\_\_\_  
Signature Affiant

Sworn to and subscribed before me this **08/16/2019**  
  
\_\_\_\_\_  
Signature of Notary Public

Personally known  or produced identification

Type of identification produced \_\_\_\_\_



**PORT TAMPA BAY  
NOTICE OF PUBLIC HEARING**

Notice is hereby given of a public hearing to be held at 10:00 a.m., September 6, 2019, before the Tampa Port Authority, d/b/a Port Tampa Bay at its offices located at 1101 Channelside Drive, Tampa, Florida 33602, to hear public comments regarding the following:

**KCB ENTERPRISES, INC. -  
SUBMERGED LANDS LEASE**

Additional information is available online at [www.tampaport.com](http://www.tampaport.com). All written comments and objections directed toward the foregoing matter should be filed with Port Tampa Bay, Real Estate Department, at 1101 Channelside Drive, Tampa, Florida 33602 by 12:00 noon on September 5, 2019. Oral comments and objections may be presented at the hearing.

In accordance with the federal Americans with Disabilities Act and Section 286.26, Florida Statutes, persons with disabilities requiring reasonable accommodation to participate in this hearing should call (813) 905-5031 or fax (813) 905-5029 not later than 48 hours prior to the hearing.

**ANY PERSON WHO DECIDES TO APPEAL ANY DECISION OF THE PORT TAMPA BAY WITH RESPECT TO ANY MATTER CONSIDERED AT THIS PUBLIC HEARING WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH A PURPOSE, MAY NEED TO HIRE A COURT REPORTER TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.**

000006953 8/16/2019

# SIGN-IN SHEET

## PUBLIC HEARING FOR

### KCB ENTERPRISES, INC. – SUBMERGED LANDS LEASE

Friday, September 6, 2019 @ 10:00 A.M.

#### PLEASE PRINT THE FOLLOWING INFORMATION

	YOUR NAME (Please print)	COMPANY NAME (Please print full company name)	COMPLETE COMPANY ADDRESS (Please print full company address)	Do you plan to comment?
1.	DAN HERATZ	Kim's Nursery	5608 Hwy 41 Apollo Beach 33572 No	
2.	LETTE Kim	Kim's Nursery	" " " " " "	No
3.				
35				
4.				
5.				
6.				
7.				
8.				
9.				
10.				

**SUBJECT: SUBMERGED LANDS LEASE WITH MID-AMERICA APARTMENTS, L.P.****BACKGROUND:**

Mid-America Apartments, L.P. (Mid-America), successor in interest by merger to Post Apartment Homes, L.P., owns upland property at 3101 N. Rocky Point Drive on Old Tampa Bay and operates Post Rocky Point Apartments. Mid-America desires to lease approximately 20,364.27 square feet of submerged lands from Port Tampa Bay (PTB) for a private multi-family docking facility.

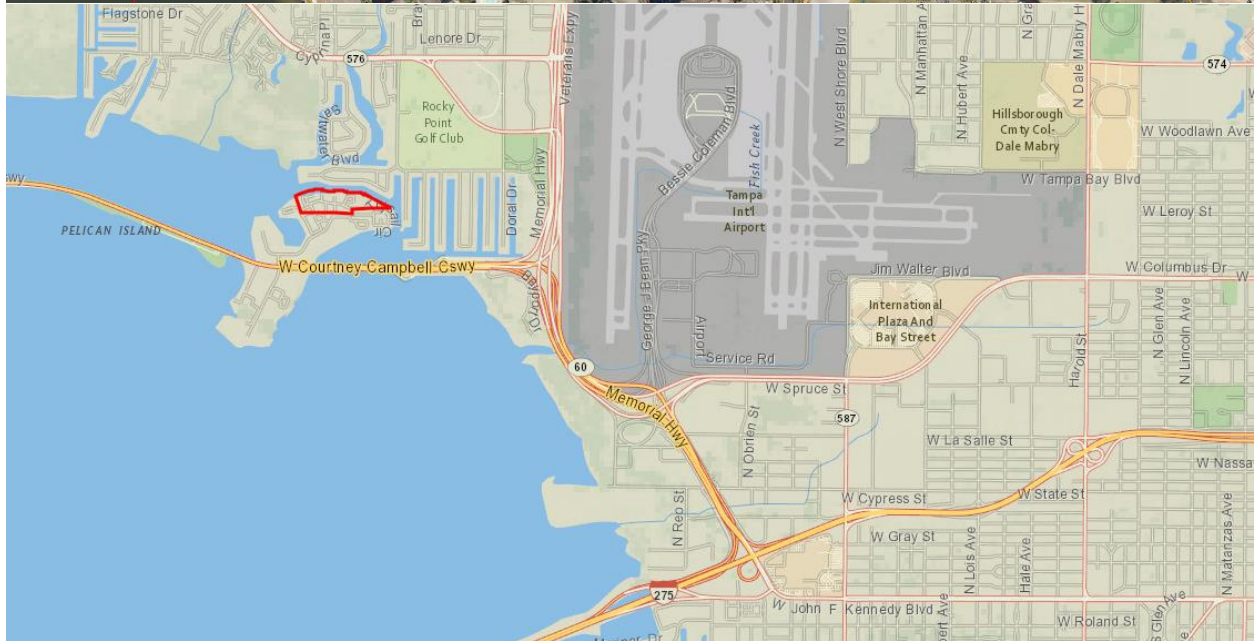
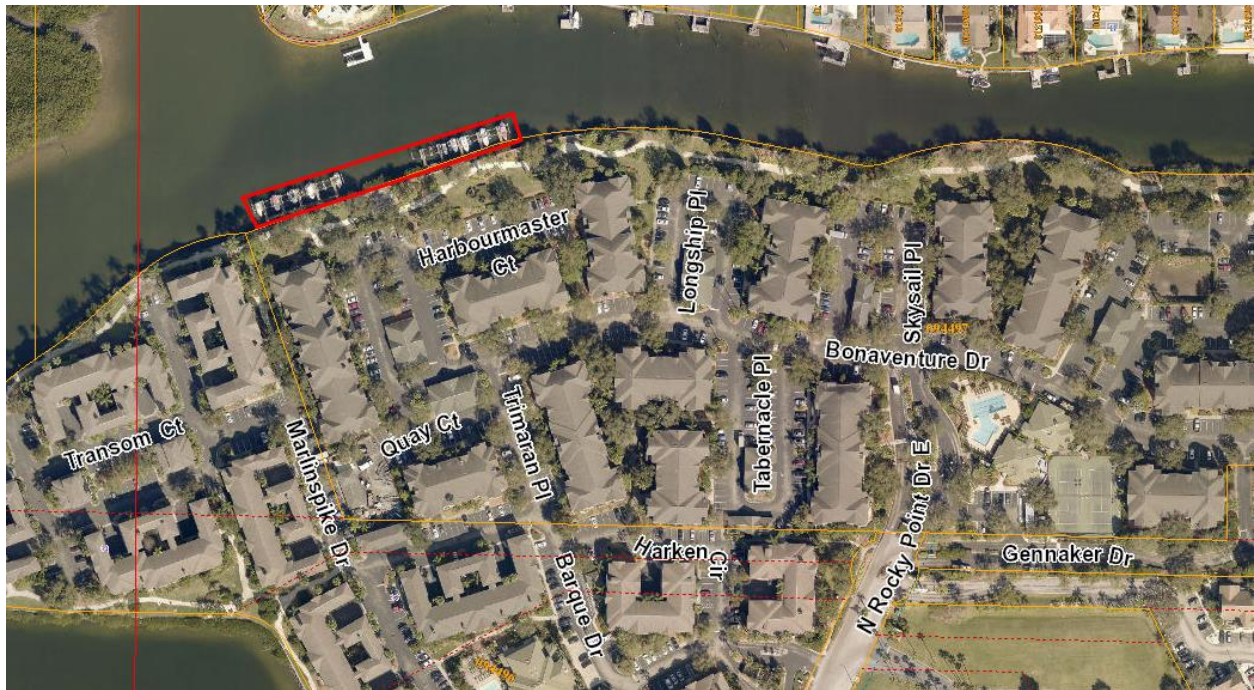
**FACTS/COMMENTS:**

- Premises:** Approximately 20,364.27 square feet (0.467 acres) of submerged land.
- Term:** An initial term of five (5) years commencing on February 1, 2020 with four (4) lease extension options of five (5) years each, subject to periodic inspection of the marine structures.
- Rent:** Annual Rent for Lease Year 1 would be \$3,664.96, plus applicable taxes, based upon the PTB Submerged Lands Management Rules (Rules) rate of \$0.179970 per square foot. In addition, Mid-America would pay a one-time additional payment of twenty-five percent (25%) of the Base Fee, which would be \$916.24, plus applicable taxes. All future Rent would be calculated in accordance with PTB's Rules.
- Use:** The Premises would be used solely for a private multi-family docking facility.
- Other:** Mid-America would be responsible for all real estate taxes, site improvements, insurance, maintenance of the Premises and would be required to comply with all applicable laws and regulations.
- Public Hearing:** A public hearing was held on September 6, 2019 and there were no objections.

**RECOMMENDATION:**

Authorize the Port President/CEO, or his designee, to execute a Submerged Lands Lease with Mid-America Apartments, L.P., in accordance with the above terms, subject to review by Port counsel.

Board Meeting  
September 17, 2019  
Real Estate 158041





PORT TAMPA BAY.

1101 Channelside Drive  
Tampa, Florida 33602  
Phone (813) 905-5033  
Fax (813) 905-5050

# Memorandum

To: A. Paul Anderson  
President and CEO

CC: Charles Klug  
Raul Alfonso

From: Heather Eblin-Crowe

Date: September 9, 2019

Subject: Mid-America Apartments, L.P. - Submerged Lands Lease - Public Hearing

This public hearing was held in accordance with procedures specified in Chapter 95-488, Laws of Florida. The subject public hearing was held before me on Friday, September 6, 2019 at 10:31 a.m. Attached is the transcription of the hearing along with copies of all exhibits.

Heather Eblin-Crowe  
Hearing Officer

Date September 9, 2019

I hereby concur with the Hearing Officer's statement and recommend the President and CEO request approval by the Tampa Port Authority Board of Commissioners to approve the Submerged Lands Lease for Mid-America Apartments, L.P.

Cherie Robinson  
Real Estate Project Manager

Date 9/9/2019

Attachments

**PUBLIC HEARING TRANSCRIPT**  
**September 6, 2019 at 10:31 a.m.**  
**Mid-America Apartments, L.P. - Submerged Lands Lease**

**ATTENDEES**

Jason Nance – Mid-America Apartments  
Cherie Robinson – Port Tampa Bay  
Barbara Baity – Port Tampa Bay

**HEARING OFFICER**

Heather Eblin-Crowe

1 **MS. EBLIN-CROWE:**

2  
3 Good morning. Today is Friday, September 6, 2019 and this public hearing is  
4 called to order at 10:31 a.m. This hearing is held under the authority and pursuant to  
5 Chapter 95-488 of the Laws of Florida. The purpose of the hearing is to hear comments  
6 from the general public and interested parties regarding the following:

7  
8 **SUBMERGED LANDS LEASE FOR MID-AMERICA APARTMENTS, L.P.**

9  
10 My name is Heather Crowe and I am employed by the Tampa Port Authority, doing  
11 business as Port Tampa Bay, and have been appointed by its Board of Commissioners  
12 to serve as a hearing officer at public hearings such as the one we are conducting today.  
13 Sitting beside me is Cherie Robinson, Real Estate Project Manager, who will assist me in  
14 this hearing.

15  
16 **MS. ROBINSON:**

17  
18 Mid-America Apartments, L.P., hereinafter referred to as Mid-America, is the  
19 successor in interest by merger to Post Apartment Homes, L.P., and owns the upland  
20 property at 3101 N. Rocky Point Drive on Old Tampa Bay and operates the Post Rocky  
21 Point Apartments. Mid-America desires to lease approximately 20,364.27 square feet or  
22 0.467 acres of submerged lands from Port Tampa Bay for a private multi-family docking  
23 facility.

24  
25 The initial term of the Submerged Lands Lease would be for five (5) years  
26 commencing on February 1, 2020 and would have four (4) lease extension options of five  
27 (5) years each, all subject to the review and approval of Port Tampa Bay.

28  
29 The annual rent for Lease Year 1 would be \$3,664.96, plus applicable taxes, based  
30 upon the Submerged Lands rate of \$0.179970 per square foot. In addition, Mid-America  
31 would pay a one-time additional payment of twenty-five percent (25%) of the Base Fee,  
32 which would be \$916.24, plus applicable taxes. All future rent would be calculated in  
33 accordance with Port Tampa Bay's Submerged Lands Management Rules.

34  
35 Mid-America shall be responsible for payment of all real estate taxes, any site  
36 improvements to the Premises, insurance requirement of the Premises and maintenance  
37 of the Premises. Mid-America shall also comply with all applicable laws and regulations.

38  
39 At this time, I would like to offer into the record Exhibit No. 1, which is the legal ad  
40 that appeared in the August 16, 2019 issue of the Tampa Bay Times advising of this  
41 public hearing and Exhibit No. 2, which is an aerial view depicting the premises. These  
42 are the only exhibits to be offered into the record.

43  
44 That is all.

1 **MS. CROWE:**

2  
3 Thank you Ms. Robinson. I will accept the exhibits and they will be entered into the  
4 record as presented.

5  
6 At this time we will take comments concerning this issue.

7  
8 Are there any comments? Hearing none.

9  
10 A transcript will be made and furnished to the Port Authority Staff. The Staff will  
11 make a recommendation to our Board of Commissioners, which will meet on September  
12 17, 2019. The Staff recommendation will be available on September 11, 2019. If there is  
13 nothing else to come before this hearing, I declare this hearing closed at 10:34 a.m.

14  
15 I, Heather Eblin-Crowe, have read and approve the form of the attached  
16 transcript of the September 6, 2019 public hearing for Submerged Lands Lease for KCB  
17 Enterprises, Inc.

18  
19  
20 Dated this 9th day of September, 2019.

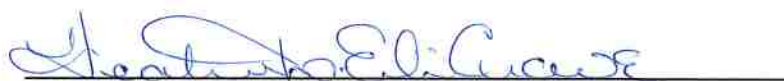
21  
22   
23 \_\_\_\_\_  
24 Heather Eblin-Crowe  
25 Public Hearing Officer

EXHIBIT NO. 1

000006946-01

Tampa Bay Times  
Published Daily

STATE OF FLORIDA  
COUNTY OF Hillsborough

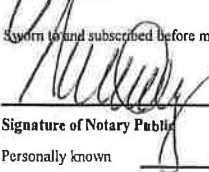
}ss

Before the undersigned authority personally appeared Jill Harrison who on oath says that he/she is Legal Advertising Representative of the Tampa Bay Times a daily newspaper printed in St. Petersburg, in Pinellas County, Florida, that the attached copy of advertisement, being a Legal Notice in the matter RE: Mid-America Apts was published in Tampa Bay Times: 8/16/19 in said newspaper in the issues of Baylink Hillsborough

Affiant further says the said Tampa Bay Times is a newspaper published in Hillsborough County, Florida and that the said newspaper has heretofore been continuously published in said Hillsborough County, Florida each day and has been entered as a second class mail matter at the post office in said Hillsborough County, Florida for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid not promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

  
Signature Affiant

Sworn to and subscribed before me this 08/16/2019

  
Signature of Notary Public

Personally known   X   or produced identification

Type of identification produced \_\_\_\_\_

**PORT TAMPA BAY  
NOTICE OF PUBLIC HEARING**

Notice is hereby given of a public hearing to be held at 10:30 a.m., September 6, 2019, before the Tampa Port Authority, d/b/a Port Tampa Bay at its offices located at 1101 Channelside Drive, Tampa, Florida 33602, to hear public comments regarding the following:

**SUBMERGED LANDS LEASE FOR  
MID-AMERICA APARTMENTS, L.P.**

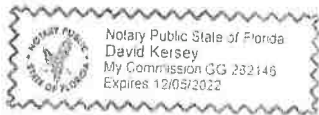
Additional information is available online at [www.tamport.com](http://www.tamport.com). All written comments and objections directed toward the foregoing matter should be filed with Port Tampa Bay, Real Estate Department, at 1101 Channelside Drive, Tampa, Florida 33602 by 12:00 noon on September 5, 2019. Oral comments and objections may be presented at the hearing.

In accordance with the federal Americans with Disabilities Act and Section 286.26, Florida Statutes, persons with disabilities requiring reasonable accommodation to participate in this hearing should call (813) 905-5031 or fax (813) 905-5029 not later than 48 hours prior to the hearing.

ANY PERSON WHO DECIDES TO APPEAL ANY DECISION OF THE PORT TAMPA BAY WITH RESPECT TO ANY MATTER CONSIDERED AT THIS PUBLIC HEARING WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH A PURPOSE, MAY NEED TO HIRE A COURT REPORTER TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

000006946 8/16/2019

LA19.036 TBT



# SIGN-IN SHEET

## PUBLIC HEARING FOR

### MID-AMERICA APARTMENTS, L.P. – SUBMERGED LANDS LEASE

Friday, September 6, 2019 @ 10:30 A.M.

#### PLEASE PRINT THE FOLLOWING INFORMATION

	YOUR NAME (Please print)	COMPANY NAME (Please print full company name)	COMPLETE COMPANY ADDRESS (Please print full company address)	Do you plan to comment?
1.	JASON NANCE	Mid America Apartments	6815 Poplar Ave, Memphis TN 38138 Suite 500	NO
2.				
3.				
4.				
5.				
6.				
7.				
8.				
9.				
10.				

**SUBJECT: REMOVAL OF UNSERVICEABLE AND SURPLUS PROPERTY FROM PORT TAMPA BAY'S ASSET RECORDS**

**BACKGROUND:**

The removal of Port Tampa Bay (PTB) property from the asset records requires specific approval by the PTB Board of Commissioners. Additionally, disposition of PTB's tangible personal property, such as equipment and vehicles, owned by local governments is subject to Section 274.06, *Florida Statutes*, which states that a governmental unit's property which is obsolete or the continued use of which is uneconomical or inefficient, or which is without commercial value may be first offered to any governmental unit and then donated, destroyed, or abandoned. Further, if the value of the property is estimated to be \$5,000 or less, it may be disposed of in the most efficient and cost-effective means as determined by the governmental unit.

**FACTS/COMMENTS:**

PTB staff has determined that the tangible personal property listed on the attachment is surplus and/or obsolete or no longer serves a useful function to PTB. Staff believes that the equipment would not be useful to other government units and recommends destroying the equipment, which is allowable under Section 274.06 of the *Florida Statutes*.

**RECOMMENDATION:**

Approve removal of the referenced asset from PTB's asset records and authorize the Port President/CEO, or his designee, to declare the subject property surplus and dispose of the item in accordance with the methodology stated above.

Board Meeting  
September 17, 2019  
Finance #158350

<b>Manufacturer/Item</b>	<b>Model</b>	<b>Serial Number</b>
Viewsonic Monitor	VP140	A583611457
Viewsonic Monitor	VP140	A583611464
Viewsonic Monitor	VP140	A583611623
Viewsonic Monitor	VP140	A583611622
Viewsonic Monitor	VP140	A583611466
Viewsonic Monitor	VP140	A583611461
Viewsonic Monitor	VP140	A583611609
Viewsonic Monitor	VP140	A583611462
Viewsonic Monitor	VP140	A583611460
Viewsonic Monitor		GU14106476
AMX device controller	NETLINX-NI-4100	210506X09B0176
AMX touch controller monitor	NXT-CV10	225901X05B0128
AMX command box	NXA-AVB/ETHERNET	225410X11B0077
CROWN amplifier	COM-TECH 210	45356
CROWN amplifier	CROWN 6CH PWR AMP CP66	381685
PANASONIC VCR	AG-2560	
TEAC DOUBLE CASSETTE	W-865R	
DENON 5 DISC CD	DCM-30	
JUICE GOOSE PDU	1800WATT	96B17793
ESE SMALL CLOCK	ES-171U	123078
ESE SMALL CLOCK	ES-993U	122112
ESE SMALL CLOCK	ES-562U	122395
6PORT VGA	P/2 DA6XI	A0C0ENB E23069
6PORT VGA	P/2 DA6XI	A0YMR0P E27131
VIDEOTEK	ADA-16 AUDIO	T02955054
DEUCE VIDEO SCALER	2200	CTA99022023
EXTRON	4PORTVGA	A0BT302 E22996 D05461
EXTRON	6PORTVGA	A0C3K1N E23010
EXTRON	AVDA6MX AMP	
GENTNER	TX37A	7749
AMX	PC2	675-2343
AMX	PC2	675-2333
AMX	PC1	670WE18B6925
AMX	AXB-232	761-10-1313
APC (UPS)	BR1500MS	3b18151552
Kodak Carousel 800 Slide Projector & trays		
Samsung Digital Presenter	SDP-950STA	
FLUSH MOUNT CEILING SPEAKER	BIG 22	
FLUSH MOUNT CEILING SPEAKER	LITTLE SPEAKERS 2	
Microphones	12 Total	
Dell Workstation	Optiplex 790	8NXSGQ1
Dell Workstation	Optiplex 9020	D8G8F42
Dell Workstation	Optiplex 9020	GHQZ282
Dell Workstation	Optiplex 790	9H352R1
Dell Workstation	Optiplex 9020	G6T4B42
Dell Workstation	Precision 7810	2075F42
Microsoft Surface	Surface Win8 128GB	16454130753
Microsoft Surface	Surface Win8 64GB	8935332453
HP Server	PL ML350372507-405	USE529CA05
Dell Laptop	Precision m4500	97SW4Q1

Dell Monitor	2007FPB	MX-0G324H-74262-11J-1LRL
Dell Monitor	2007FPB	MX-0G324H-74262-11J-2FPL
Dell Monitor	U2413F	CN-0XTXXK-72872-52C-AW8L
Dell Monitor	U2413F	CN-0XTXXK-72872-52C-AYCL
Dell Monitor	E1916H	CN-0XJ5TR-FCC00-740-EUPU-A00
Dell Monitor	P2016B	CN-0YTPD9-74261-59M-16GL
Dell Monitor	P2016T	CN-050P7W-74445-6CO-AD1B-A01
Dell Monitor	P2016B	CN-01KV92-74261-67J-1JWL-A00
Dell Monitor	P1913B	CN-0DT0PH-74261-45U-0KNL
Dell Monitor	P1913T	CN-0PVGRC-74445-47N-268U
Dell Monitor	P1913B	CN-0DT0PH-74261-45U-OK5L
Dell Monitor	P1913T	CN-0PVGRC-74445-37H-069M
Dell Monitor	P1913T	CN-0PVGRC-74445-45M-BPXL
Dell Monitor	P1913T	CN-0PVGRC-74445-334-687U
Dell Monitor	P1913B	CN-0DT0PH-74261-546-0GHL
Dell Monitor	P1913T	CN-0PVGRC-74445-45M-BPFL
Dell Monitor	P1913T	CN-0PVGRC-74445-37H-072M
Cisco	WS-C3550-24-8MI	CAT0819N04W
Cisco	WS-C2940-8TF-S	FOC1122Z3ZX
Cisco	WS-C2940-8TF-S	FOC1009Z0LZ
Cisco	WS-C2940-8TF-S	FOC1009Z0TS
Cisco	WS-C2950C-24	FHK0632Z1EX
Cisco	WS-C2950C-24	FHK0632Y1JG
Cisco	WS-C2950C-24	FHK0632Y1JL
Cisco	WS-C2960S-48TS-S V04	FOC1603Z1CV
Cisco	WS-C2960S-48TS-L V02	FOC1436Y08J
Cisco	WS-C2960XR-24PS-I V02	FDO1835B098
Cisco	SG110-16HP V02	PSZ20441JNF
Cisco	WS-C2960G-24TC-L V07	FOC1517X1U7
Cisco	CISCO2901/K9 V02	FXT152301H2
Cisco	CISCO2901/K9 V02	FXT152301GX
Cisco	WS-C2960G-24TC-L V07	FOC1435Y543
Watchguard	XTM 810	80B502A78-3E5E
Watchguard	XTM 810	80B503015-BCCD
Watchguard	XTM 810	80B5028FA-556A
Watchguard	XTM 810	80B5028FF-972B
Watchguard	XTM 25	70A609CE1-BF6B
Watchguard	XTM 25W	70A70400A-6DBE

**SUBJECT: WORK AUTHORIZATION TO WSP USA INC. FOR CONSULTANT SERVICES FOR BERTH 219 EXPANSION**

**BACKGROUND:**

The Port Tampa Bay (PTB) FY2018 Capital Improvements Program included an \$8,606,303 construction project to expand the existing wharf at Berth 219 by 305-feet that would allow vessels from Titan Cement and Port Logistics Refrigerated Services to unload simultaneously at the dock. The construction project was deemed Substantially Complete the beginning of July 2019.

The PTB Board authorized, at its February 21, 2017 Board meeting, an amended work order with WSP USA Inc., f/k/a Parsons and Brinkerhoff (WSP), in the total amount of \$382,000 to perform the engineering design, permitting and limited construction engineering and inspection services for this project.

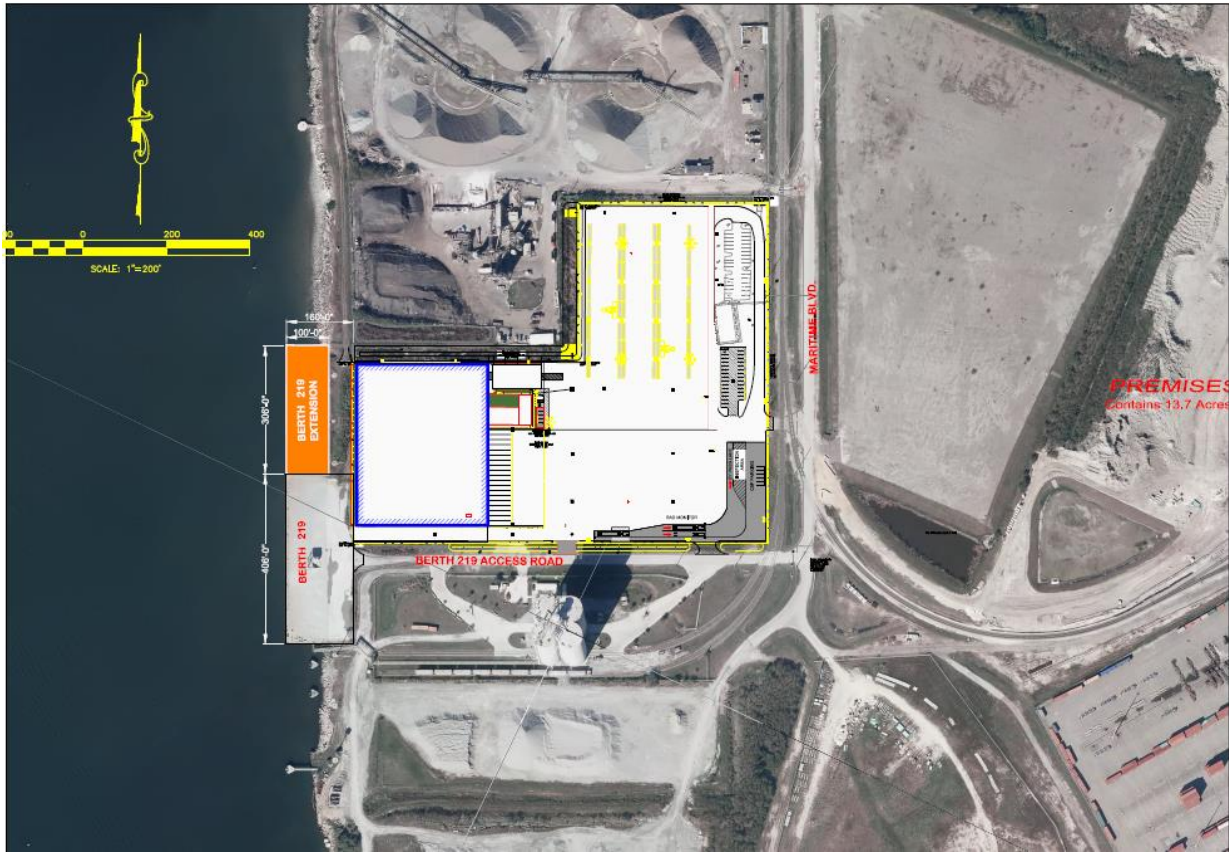
**FACTS/COMMENTS:**

During construction, the design engineer had to re-design many of the wharf structural beams due to out of tolerance concrete piling, which moved out of position when released from the driving template through no fault of the contractor. WSP provided PTB staff a proposal in amount of \$30,000.00 for the additional design work. Staff has determined that the proposal for the additional work is reasonable and recommends approval of an additional work authorization to WSP for the additional engineering services.

**RECOMMENDATION:**

Authorize the Port President/CEO, or his designee, to execute a work authorization under the General Engineering Consultancy Agreement with WSP USA Inc., in the additional amount not to exceed \$30,000.00, for the additional engineering services needed for the Berth 219 expansion Project as referenced above, subject to final review by Port counsel.

Board Meeting  
September 17, 2019  
Engineering # 158335v1



**SUBJECT: ONE-YEAR EXTENSION OF BOND COUNSEL CONTRACT****BACKGROUND:**

On August 18, 2015, the Port Tampa Bay (PTB) Board of Commissioners approved the award of PTB's bond counsel contract to Bryant Miller Olive, P.A. (BMO) for a term of one (1) year with two (2) extension options of one year each. The original term in the agreement between BMO and PTB expired September 30, 2016. On August 16, 2016, PTB Board of Commissioners approved the first one-year (1) extension option, October 1, 2016 through September 30, 2017. On September 19, 2017, the PTB Board of Commissioners approved the second one-year extension option, October 1, 2017 through September 30, 2018. On May 15, 2018, the PTB Board of Commissioners approved a one (1) year extension, October 1, 2018 through September 30, 2019, with an additional one (1) year renewal option, October 1, 2019 through September 30, 2020.

**FACTS/COMMENTS:**

Bond Counsel performs such services as advising PTB regarding the legal feasibility of proposed financings or refinancings; the preparation of documents and resolutions associated with the issuance of these financings/refinancings; and the rendering of legal opinions related to securities law, securities agreements, and arbitrage calculations. BMO has satisfactorily performed the services required under the existing contract. Staff recommends extending the existing contract with BMO for the final one (1) year extension option.

All services rendered under the contract would remain at the level stated in the original contract. Services, with the exception of fees and costs associated with the issuance or refunding of bonds, would be provided on a per assignment basis at the discretion of and with the prior approval of PTB. Fees for such services would not exceed \$60,000 per year, the same as the original contract. Fees associated with the issuance or refunding of bonds and the placement and/or pricing of interest rate swaps or other derivative products would be paid in accordance with the contract.

Funding for this contract extension will be included in the FY 2020 Operating Budget.

**RECOMMENDATION:**

Authorize the Port President/CEO, or his designee, to extend the contract for bond counsel services with Bryant Miller Olive P.A. for an additional one (1) year extension option, October 1, 2019 through September 30, 2020, under the same terms and conditions of the original contract, subject to review by Port counsel.

Board Meeting  
September 17, 2019  
Finance Department 158359/158264

**SUBJECT: EXTENSION OF BOAT TOUR AGREEMENT WITH THE FLORIDA AQUARIUM, INC.****BACKGROUND:**

Port Tampa Bay (PTB) has long collaborated with The Florida Aquarium, Inc. (The Florida Aquarium) for the usage of its passenger vessel, the *Bay Spirit II* (Vessel), together with full operating crew, for Educational Harbor Tours. The current Agreement between PTB and The Florida Aquarium will expire September 30, 2019.

**FACTS/COMMENTS:**

PTB may use the vessel up to two (2) times per week for an Educational Harbor Tour (Tour), a narrated tour that offers guests an opportunity to see a dynamic, working cargo port. The Tour is offered at no cost to guests., and other community groups. An average of approximately 600 guests per month from the region, including preschool and school-aged groups, senior groups, civic groups, individuals, etc. utilize the complimentary weekly tours.

PTB may also use the Vessel up to two (2) times per month to accommodate other special sailings (to be completed by 5:30 pm) as requested by PTB but not to exceed twenty-four (24) special sailings annually. In addition to the special sailings, PTB may use the Vessel up to two (2) times per year “after hours” (to be completed after 6:00 p.m.) to accommodate other special sailings as requested by PTB. These special sailings have enabled PTB to showcase the Port to elected officials, senior leadership from the U.S. Army Corps of Engineers and other federal agencies, leadership groups, business and community partners, and various other key constituency groups.

PTB shall pay The Florida Aquarium as compensation for the usage of the Vessel a flat rate fee not to exceed \$65,000 per year. The Florida Aquarium is solely responsible for all associated Vessel operating expenses and costs.

Funding for this agreement has been included in the proposed FY2020 budget.

**RECOMMENDATION:**

Authorize the President/CEO, or his designee, to extend the Agreement with The Florida Aquarium, Inc. for the use of its passenger vessel the *Bay Spirit II*, together with full operating crew, for the period October 1, 2019 through September 30, 2020 at a cost not to exceed \$65,000 per year and in accordance with the terms set forth above, subject to review by Port counsel.

Board Meeting  
September 17, 2019  
Government Affairs  
& Board Coordination #158309

**SUBJECT: PROPOSED CHANGES TO PORT OF TAMPA TARIFF NO. 14****BACKGROUND:**

Port Tampa Bay (PTB) reviews its tariff rates, rules, and regulations annually in the context of its cost of operations and competitive position. Port Tampa Bay staff conducted a thorough analysis of our competitive and financial position, necessary capital requirements, and operational considerations as part of the annual tariff review process in order to assess and determine whether to propose changes to PTB Tariff No. 14 (Tariff). This year, PTB staff reviewed the Tariff and Operations Manual and identified a few items of the Tariff to adjust. As required, PTB advertised the proposed changes to the Tariff in the August 8, 2019 issue of the Tampa Bay Times. In addition to the public notice in the Tampa Bay Times, PTB staff posted notice of the proposed changes and public hearing on the PTB website. A copy of the proposed changes is attached.

**FACTS/COMMENTS:**

After extensive analysis, PTB proposes the following changes to the Tariff:

1. Item C92, Short Term Land Usage – Increase rent from \$6,000 per acre per month to \$7,000 per acre per month and add requirement to execute a license agreement prior to occupancy.
2. Section I, Handling Rates, Item I38 (General Cargo); I47 (Iron, Steel, Aluminum, Brass, Bronze, Copper of Lead Articles) and I70 (Project Cargo) – Increase rates 4.5% for specified commodities. Note, 'Handling Rates' are not a PTB fee, but rather a terminal operator fee that is assessed and collected by the terminal operator.
3. Minor revisions to text for clarity purposes that will not affect rates, rules or regulations.

PTB currently does not assess a security fee and has chosen to refrain from adopting a security fee at this time, and PTB staff recommends no increase in cargo wharfage fees at this time. PTB held a public hearing on August 30, 2019 to hear comments from interested parties on proposed changes to the Tariff and there were no comments.

**RECOMMENDATION:**

Approve the proposed changes to Port of Tampa Tariff No. 14 attached hereto, with an effective date as denoted on the attachment.

Board Meeting  
September 17, 2019  
Business Development 158354

**PROPOSED CHANGES TO PORT TAMPA BAY TARIFF NO. 14  
EFFECTIVE OCTOBER 1, 2019**

The Port Tampa Bay staff has reviewed Tariff No. 14 and Operations Manual No. 5 and identified the following changes:

1. Short Term Land Usage (C92). This rule establishes a monthly base rent for expeditious use of premises, approved by PTB, for less than one-year period. Recommend to increase rent from \$6,000 per acre per month to \$7,000 per acre per month. The current rent was established in 2006 and has not changed since then. In addition, add the following sentence to the item: "*The short term tenant would execute a license agreement with terms set forth by the Tampa Port Authority prior to occupancy.*"
2. Handling fees (Section I). Ports America submitted a formal request that Port Tampa Bay increase handling rates 4.5% for the following commodities: (I38) General Cargo; (I47) Iron, Steel, Aluminum, Brass, Bronze, Copper or Lead Articles; and (I70) Project Cargo. Ports America advised that labor rates will contractually increase an average of 8.03% effective October 1, 2019. Ports America asserts that a 4.5% increase will nearly offset the increase in labor costs. The last increase in terminal handling rates was January 2014, more than 5 years ago. Ports America noted that a slight increase in labor costs occurred last year, October 1, 2018, and was absorbed without increasing fees.
3. Minor revisions to text for clarity purposes that will not affect rates, rules, or regulations.



PORT TAMPA BAY.

1101 Channelside Drive  
Tampa, Florida 33602  
Phone (813) 905-5033  
Fax (813) 905-5050

# Memorandum

To: A. Paul Anderson  
President and CEO

CC: Charles Klug  
Raul Alfonso

From: Heather Eblin-Crowe

Date: August 7, 2019

Subject: Port Tampa Bay Tariff No. 14 (Revised) - Public Hearing

This public hearing was held in accordance with procedures specified in Chapter 95-488, Laws of Florida. The subject public hearing was held before me on Friday, August 30, 2019 at 9:02 a.m. Attached is the transcription of the hearing along with copies of all exhibits.

Heather Eblin-Crowe  
Hearing Officer

Date August 30, 2019

I hereby concur with the Hearing Officer's statement and recommend the President and CEO request approval by the Tampa Port Authority Board of Commissioners to approve Port Tampa Bay Tariff No. 14 revisions.

Greg Lovelace  
Senior Director of Business Development

Date August 30, 2019

Attachments

**PUBLIC HEARING TRANSCRIPT**  
**August 30, 2019 at 9:02 a.m.**  
**Port Tampa Tariff No. 14 (Revised)**

**ATTENDEES**

David A. Nelson – Ports America  
Christyna Doege – Port Tampa Bay

**HEARING OFFICER**

Heather Eblin-Crowe

**MS. EBLIN-CROWE:**

Good morning. Today is Friday, August 30, 2019 and this public hearing is called to order at 9:02 a.m. This hearing is held under the authority and pursuant to Chapter 95-488 of the Laws of Florida. The purpose of the hearing is to hear comments from the general public and interested parties regarding the following:

**PORT OF TAMPA TARIFF NO. 14 PROPOSED CHANGES**

My name is Heather Crowe, and I am employed by the Tampa Port Authority d/b/a Port Tampa Bay, and have been appointed by its Board of Commissioners to serve as a hearing officer at public hearings such as the one we are conducting today. Sitting beside me is Greg Lovelace, Senior Director of Business Development, who will assist me in this hearing.

**MR. LOVELACE:**

First, I would like to offer into the record Exhibit No. 1 which is the legal advertisement that appeared in the Friday, August 8, 2019 issue of the Tampa Bay Times advising of this public hearing. This is the only exhibit to be entered into the record.

Port Tampa Bay reviews its tariff rates, rules, and regulations annually in the context of its cost of operations and competitive position. Port Tampa Bay staff conducted a thorough analysis of our competitive and financial position, necessary capital requirements, and operational considerations as part of the annual Tariff review process in order to assess and determine whether to propose changes to the Tariff.

Port Tampa Bay currently does not assess a security fee and has chosen to refrain from adopting a security fee at this time. In addition, Port Tampa Bay staff recommends no increase in cargo wharfage fees at this time.

Prior to submitting proposed changes to the Port Tampa Bay Board of Commissioners, a public hearing is scheduled for August 30, 2019 to receive public comment concerning the proposed changes. After extensive analysis, Port Tampa Bay proposes the following changes to Port Tampa Bay Tariff No. 14:

1. Short Term Land Usage – Item C92. This rule establishes a monthly base rent for expeditious use of premises, approved by Port Tampa Bay, for less than one-year period. Recommend to increase rent from \$6,000 per acre per month to \$7,000 per acre per month. The current rent was established in 2006 and has not changed since then. In addition, add the following sentence to the item: *“The short term tenant would execute a license agreement with terms set forth by the Tampa Port Authority prior to occupancy.”*

1           2.       Handling fees (Section I). Ports America, I'm sorry, is that, yes that's I, Ports  
 2 America submitted a formal request that Port Tampa Bay increase handling rates 4.5%  
 3 for the following commodities: Item I38 General Cargo; Item I47 Iron, Steel, Aluminum,  
 4 Brass, Bronze, Copper, Lead Articles; and Item I70 Project Cargo. Ports America advised  
 5 that labor rates will contractually increase an average of 8.03% effective October 1, 2019.  
 6 Ports America asserts that a 4.5% increase will nearly offset the increase in labor costs.  
 7 The last increase in terminal handling rates was January 2014, more than 5 years ago.  
 8 Ports America noted that a slight increase in labor costs occurred last year, October 1,  
 9 2018, and was absorbed without increasing fees.

10  
 11           3.       Minor revisions to text for clarity purposes that will not affect rates, rules, or  
 12 regulations.

13  
 14           That is all.

15  
 16 **MS. CROWE:**

17  
 18           Thank you Mr. Lovelace. I will accept the Public Hearing Legal Advertisement  
 19 exhibit and it will be entered into the record as presented.

20  
 21           At this time we will take comments concerning this issue.

22  
 23           Are there any comments? Hearing none.

24  
 25 **MS. CROWE:**

26  
 27  
 28           A transcript will be made and furnished to the Port Authority Staff. The Staff will  
 29 make a recommendation to our Board of Commissioners, which will meet on Tuesday,  
 30 September 17, 2019. The Staff recommendation will be available on Wednesday,  
 31 September 11, 2019. If there is nothing else to come before this hearing, I declare this  
 32 hearing closed at 9:06 a.m.

33  
 34           I, Heather Eblin-Crowe, have read and approve the form of the attached transcript  
 35 of the August 30, 2019 public hearing for Port Tampa Bay Tariff No. 14 (Revised).

36  
 37  
 38   Dated this 30<sup>th</sup> day of August, 2019.

39  
 40  
 41   Heather Eblin-Crowe  
 42 Heather Eblin-Crowe  
 43 Public Hearing Officer

000005513-01

**Tampa Bay Times  
Published Daily**

STATE OF FLORIDA  
COUNTY OF Hillsborough

}ss

Before the undersigned authority personally appeared **Jill Harrison** who on oath says that he/she is **Legal Advertising Representative of the Tampa Bay Times** a daily newspaper printed in St. Petersburg, in Pinellas County, Florida; that the attached copy of advertisement, being a Legal Notice in the matter **RE: Tariff No. 14** was published in **Tampa Bay Times: 8/ 8/19** in said newspaper in the issues of **Baylink Hillsborough**

Affiant further says the said **Tampa Bay Times** is a newspaper published in Hillsborough County, Florida and that the said newspaper has heretofore been continuously published in said Hillsborough County, Florida each day and has been entered as a second class mail matter at the post office in said Hillsborough County, Florida for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

**NOTICE OF PUBLIC HEARING  
PORT OF TAMPA TARIFF NO. 14**

Pursuant to Sections 7 and 19 of Chapter 95-488, Laws of Florida, the Tampa Port Authority d/b/a Port Tampa (PTB) will hold a public hearing at 9:00 a.m. Friday, August 30, 2019 at its offices located at 1101 Channelside Drive, First Floor, Tampa Florida, to hear comments from interested parties on proposed changes to the Port of Tampa Tariff No. 14, which will include:

1. Item C92, Short Term Land Usage - Increase rent from \$5,000 per acre per month to \$7,000 per acre per month and add requirement to execute a license agreement prior to occupancy.
2. Section I, Handling Rates, Item 138 (General Cargo); 147 (Iron, Steel, Aluminum, Brass, Bronze, Copper or Lead Articles) and 170 (Project Cargo) - Increase rates 4.5% for specified commodities.
3. Minor revisions to text for clarity purposes that will not affect rates, rules or regulations.

Additional Information on each of the above items is available online at the PTB website at [www.tampaport.com](http://www.tampaport.com).

All written comments and/or objections regarding this matter should be filed with Port Tampa Bay, Greg Lovelace, Senior Director of Business Development, at 1101 Channelside Drive, Tampa, Florida 33602 by 12:00 noon on Thursday, August 29, 2019. Oral comments and objections may be presented at the hearing.

In accordance with the federal Americans with Disabilities Act and Section 286.26, Florida Statutes, persons with disabilities requiring reasonable accommodation to participate in this hearing should call (813) 905-7678 or fax (813) 905-5109 no later than 48 hours prior to the hearing.

**ANY PERSON WHO DECIDES TO APPEAL ANY DECISION OF PORT TAMPA BAY WITH RESPECT TO ANY MATTER CONSIDERED AT THIS PUBLIC HEARING WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH PURPOSE, MAY NEED TO HIRE A COURT REPORTER TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.**

000005513 8/8/2019

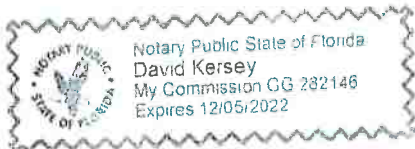
Signature Affiant

Sworn in and subscribed before me this 08/08/2019

Signature of Notary Public

Personally known     X     or produced identification

Type of identification produced \_\_\_\_\_



# SIGN-IN SHEET

PUBLIC HEARING FOR  
 PORT OF TAMPA TARIFF NO. 14 PROPOSED CHANGES  
 Friday, August 30, 2019, 9:00 a.m.

PLEASE PRINT THE FOLLOWING INFORMATION

	Your Name (Please Print)	Company Name (Please Print Full Company Name)	Complete Company Address (Please Print Full Address)	Do you plan to comment?
1.	David A. Nelson	Parts America	2510 Guy N verser Blvd Tampa, FL 33605	N
2.				
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## **D. REGULAR AGENDA**

**SUBJECT: AWARD OF FEDERAL GOVERNMENT RELATIONS CONSULTANT SERVICES AGREEMENTS**

**BACKGROUND:**

On September 20, 2016, the Port Tampa Bay (PTB) Board of Commissioners approved identical agreements for federal government relations consulting services to Van Scoyoc Associates, Inc. and Alcalde & Fay, Ltd., Inc. The original agreements were approved for one year with two one-year extension options. The final extension option with both firms expires October 31, 2019.

**FACTS/COMMENTS:**

In accordance with PTB policy, staff advertised a Request for Qualifications (RFQ) for government relations consulting services on July 12, 2019 in the Tampa Bay Times, the Florida Sentinel Bulletin, La Gaceta, as well as electronically on DemandStar (e-procurement database system). Five (5) firms participated in the July 18, 2019 mandatory pre-proposal teleconference. On August 8, 2019, PTB received proposals from Van Scoyoc Associates, Inc. (Van Scoyoc) and Alcalde & Fay, Ltd, Inc. (Alcalde & Fay). Subsequent to receipt of the proposals, Project Manager, John Thorington, Vice President of Government Affairs and Board Coordination, in coordination with PTB Procurement Director, Nancy Marino, determined that based on experience and qualifications, the proposals met or exceeded the requirements of the RFQ and that the procurement process was complete.

PTB staff recommends the selection of Van Scoyoc and Alcalde & Fay for federal government relations consulting services for a not-to-exceed annual amount of \$90,000 for each firm. Both firms, working together, have performed effectively for PTB the past three years. Most notably, the firms provided strong strategic guidance to PTB staff throughout the effort to bring the Big Bend Channel dredging project to a successful completion.

Funds for these agreements are available in the proposed FY 2020 Operating Expense budget.

**RECOMMENDATION:**

Authorize the Port President/CEO, or his designee, to enter into negotiations and execute identical agreements with Van Scoyoc Associates, Inc. and Alcalde & Fay, Ltd., Inc. for federal government relations consultant services, for a not-to-exceed annual amount of \$90,000, with a one (1) year term and two (2) one (1) year extension options for each firm, subject to review by Port counsel.

Board Meeting  
September 17, 2019  
Government Affairs & Board Coordination 158278

**SUBJECT: FY 2020 FUNDING AND EXTENSION OF CONTINUING SERVICE CONTRACTS**

**BACKGROUND:**

Port Tampa Bay (PTB) utilizes unit price contracts for grounds and landscape maintenance, elevator repairs, janitorial services, HVAC services, maintenance dredging services, environmental remediation services and marine and upland construction, repair, improvements on an as needed basis. These annual contracts are used in support of PTB staff to provide services which are generally beyond PTB staff's capability. The PTB Board has previously approved these continuing contracts in accordance with PTB's procurement process, each with a term of one year with two (2) one-year extension options, subject to annual funding. PTB staff authorizes the actual work for these unit price contracts by work order on an as-needed basis and priced based upon the contractor's bid rates. In accordance with PTB's Change Order Approval Policy for Engineering Projects, PTB staff submits any work order in excess of \$250,000 to the Board for prior approval. These contracts do not limit PTB's prerogative for bidding other related projects separately and may be terminated at PTB's convenience.

**FACTS/COMMENTS:**

Funding in the total amount of \$7,360,292 for the following contracts is proposed for the FY2020 Budget, which the PTB Board will act on at the Final Millage Rate and Fiscal Year 2020 Budget Public Hearing on September 25, 2019:

<u>Contractor Name</u>	<u>SBE</u>	<u>Type of Contract</u>	<u>FY2020 Funding</u>	<u>Budget</u>	<u>Term (years)</u>
Williams Landscaping Management Co. Inc.	SBE	Grounds Maint.	\$ 247,500	Expense	2
TCC Enterprise Inc.	SBE	Landscape Maint.	\$ 81,508	Expense	2
ThyssenKrupp		Elevator M&R	\$ 427,084*	Expense	3
Ask Solutions, Inc.	SBE	Janitorial Serv.	\$ 470,000	Expense	.08
Tampa Bay Trane		HVAC Services	\$ 84,200	Expense	1
TankTek, Inc. d/b/a Action Environmental		Environmental Remediation	\$ 300,000	Capital	1.5
Orion Marine Const.		Marine Constr.	\$1,250,000	Capital	1.5
UES and Reno Building		Upland Constr.	\$2,000,000	Capital	1.75
Orion Dredging		Maintenance Dredging	<u>\$2,500,000*</u>	Capital	2
TOTAL			\$7,360,292		
		Less Previously Approved Net Amount	<u>\$2,927,084 *</u>		
			\$4,433,208		

\* - This Item and amount were previously approved by PTB Board at the 8/20/19 PTB Board meeting.

PTB staff recommends authorizing the extension and funding of the services and contracts with the entities listed above, subject to the Board approval of the FY2020 Budget on September 25, 2019.

**RECOMMENDATION:**

Authorize the extension and funding of the nine continuing contracts for the services and entities listed, in the total net amount of \$4,433,208, contingent upon approval of the FY2020 Budget.

Board Meeting  
September 17, 2019  
Engineering 158332v1

**SUBJECT: FY2020 FUNDING FOR CONTINUING ANNUAL SERVICES CONTRACTS FOR ENGINEERING, ENVIRONMENTAL, REAL ESTATE AND PLANNING SERVICES**

**BACKGROUND:**

Port Tampa Bay (PTB) has procured several continuing contracts with professional firms to perform engineering, environmental engineering, geo-technical & testing, planning, and real estate services in support of PTB staff through PTB's procurement process. The PTB Board has previously approved these continuing contracts in accordance with PTB's procurement process. PTB may terminate these contracts at its convenience and assign work under these continuing contracts to the firms on an "as needed" basis utilizing a work order system to authorize each project assignment. In accordance with PTB's Change Order Approval Policy for Engineering Projects, PTB submits any work order in excess of \$250,000 to the PTB Board for prior approval. The PTB Board annually approves the funding of these professional services contracts.

**FACTS/COMMENTS:**

Funding in the total amount of \$3,725,000 was included in the proposed FY2020 Capital Program for the professional services contracts listed below. The funding does not represent an equal allocation of funds to each of the firms listed. Staff recommends funding and extension of these contracts as set forth below.

<b><u>Contract</u></b>	<b><u>Current Consultants</u></b>	<b><u>FY2018 Funding</u></b>	<b><u>Remaining Term</u></b>
1. Environmental Engineering	APTIM Gannett-Fleming	\$ 400,000	2.5-years
2. General Engineering & Container Engineering	Moffatt & Nichol WSP HDR	\$1,750,000	1.5-years
3. Mechanical, Electrical & Plumbing Engineering	Hall Engineering Group	\$ 200,000	1.5-years
4. Geotechnical, Testing & Engineering	Ardaman S&ME PSI	\$ 300,000	1.25-years
5. General Planning Services & Channelside Planning	Bermello & Ajamil	\$1,000,000	0.83-years
6. Real Estate Services	CBRE	<u>\$ 75,000</u>	1-year
	TOTAL	<u>\$3,725,000</u>	

**RECOMMENDATION:**

Authorize the extension and funding in the total amount of \$3,725,000 from the FY2020 Capital Improvement Program for the continuing contracts with the professional firms listed above, contingent upon approval of the FY2020 Capital Program.

**SUBJECT: WORK ORDER FOR INTERIM SOURCE REMOVAL/REMEDICATION AT THE BROWNFIELD SITE LOCATED AT 1130 MCCLOSKEY BLVD., HOOKERS POINT**

**BACKGROUND:**

The Brownfield Site located at 1130 McCloskey Blvd., on Hookers Point (Brownfield Site), has been used for shipbuilding and repair activities since World War II. Port Tampa Bay (PTB) has owned the property for approximately 70 years and has leased the property to various tenants since that time. In order to address contamination found on the property, PTB and the Florida Department of Environmental Protection (FDEP) entered into a Brownfield Site Rehabilitation Agreement (BSRA) on July 31, 2002. Pursuant to this agreement, PTB agreed to conduct site rehabilitation in a timely manner in exchange for federal, state and local incentives; including Voluntary Clean-up Tax Credits.

Beginning in 2003, PTB and its consultants have assessed the site contaminants and worked with adjacent property owners for access to assess any contaminants that may have migrated across property boundaries. Some contaminants have migrated from the Brownfield Site toward the north onto private property owned by Gulf Sulfur Services. PTB has worked with Gulf Sulfur Services and the FDEP to develop this proposal to remediate the offsite contaminants in accordance with the BSRA.

**FACTS/COMMENTS:**

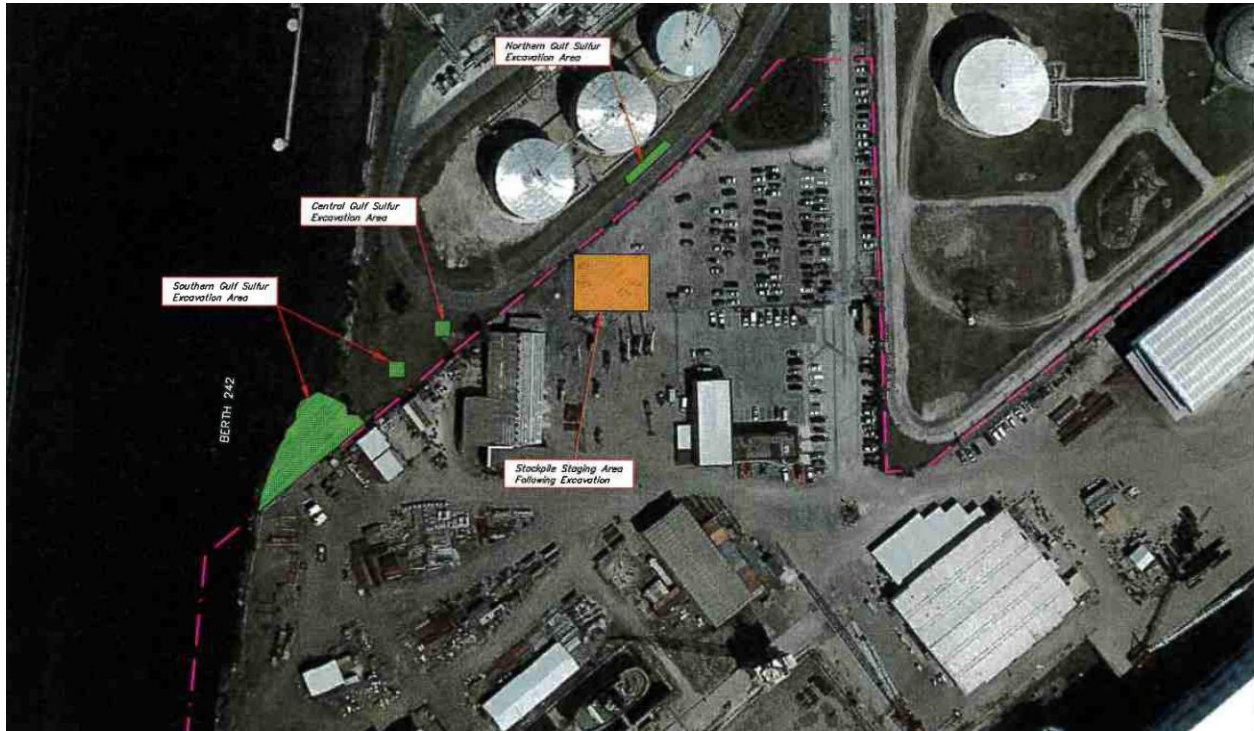
The proposed work order is for the remediation of offsite contaminants associated with the Brownfield Site. PTB staff developed the scope of services included in this agenda item in cooperation with PTB's consultants Action Environmental and Gannett Fleming, FDEP, and the adjacent property owner Gulf Sulfur Services. The proposal is based upon the negotiated rates included in PTB's current Environmental Contracts with Action Environmental and Gannett Fleming.

PTB staff recommends approval of the proposed work order for an amount not to exceed \$756,213.20. Funding for this project is included in the approved FY2019 PTB Budget. Half of these expenses will likely be eligible for Voluntary Clean-up Tax Credit incentives in the amount of up to \$378,106.60.

**RECOMMENDATION:**

Authorize the Port President/CEO, or his designee, to execute a work order in the amount not to exceed \$756,213.20 for offsite remediation at the Brownfield Site located at 1130 McCloskey Blvd., on Hookers Point, subject to review by the Port counsel.

Board Meeting  
September 17, 2019  
Environmental 158247



**SUBJECT: AMENDED AND RESTATED LEASE AGREEMENT WITH SULPHURIC ACID TRADING COMPANY, INC.**

**BACKGROUND:**

Sulphuric Acid Trading Company, Inc. (SATCO) and its predecessors have operated a terminal handling sulphuric acid and other liquid bulk products on Port Tampa Bay (PTB) property near Berth 220, since 1979. SATCO has exercised the final five (5) year extension option for its current lease with PTB to extend the lease to October 31, 2024, and now desires to amend the lease to add an additional two (2) lease extension options of ten (10) years each.

**FACTS/COMMENTS:**

PTB staff and SATCO have agreed upon the following terms for the amended and restated lease agreement:

**Premises:** Approximately 7.95 acres located at 4041 Maritime Blvd., Tampa, Florida, in close proximity to Berth 220 as outlined on Exhibit "A".

**Use:** Solely as a chemical liquid bulk terminal for the purposes of receiving, storing and distributing bulk liquid products currently approved, excluding petrochemicals.

**Berth 220:** SATCO would have non-exclusive access to Berth 220.

**Term:** The final lease extension option term currently is five (5) years from November 1, 2019 to October 31, 2024. The Lease would be amended to add two (2) lease extension options of ten (10) years each.

**Rent:** The Annual Rent for the final lease extension option term (November 1, 2019 to October 31, 2024) would be as follows:

<b>Lease Year</b>	<b>Annual Rent</b>
11/1/19 - 10/31/20	\$118,950.00
11/1/20 - 10/31/21	\$158,600.00
11/1/21 - 10/31/22	\$178,425.00
11/1/22 - 10/31/23	\$198,250.00
11/1/23 - 10/31/24	\$206,180.00

Rent for the two (2) ten (10) year lease extension options would be adjusted annually by the Consumer Price Index but not be less than 0%.

**Minimum Financial Guarantee (MFG):**

The MFG for the Premises would include rent, dockage, wharfage and throughput fees, with minimums as follows:

<b>Lease Year</b>	<b>Minimum Financial Guarantee</b>
11/1/19 - 10/31/20	\$330,000
11/1/20 - 10/31/21	\$360,000
11/1/21 - 10/31/22	\$390,000
11/1/22 - 10/31/23	\$420,000
11/1/23 - 10/31/24	\$450,000

The MFG for the two (2) ten (10) year lease extension options would be adjusted annually by the change in the Consumer Price Index but not less than 0%.

**Other:** SATCO would be responsible for real estate taxes, site improvements, insurance, and maintenance of the Premises, and compliance with seaport security, environmental and all other applicable regulations, restrictions and laws.

**Public Hearing:** PTB held a public hearing on this matter on August 30, 2019 and there were no public comments.

**RECOMMENDATION:**

Authorize the Port President/CEO, or his designee, to execute an Amended and Restated Lease Agreement with Sulphuric Acid Trading Company, Inc., in accordance with the terms set forth above, subject to review by Port counsel.

Board Meeting  
September 17, 2019  
Real Estate 158267

EXHIBIT "A"



Z:\Survey\Exhibits\Craig Roberts\SATCO.dwg, 8/6/2019 9:59:09 AM



PORT TAMPA BAY.

1101 Channelside Drive  
Tampa, Florida 33602  
Phone (813) 905-5033  
Fax (813) 905-5050

# Memorandum

To: A. Paul Anderson  
President and CEO

CC: Charles Klug  
Raul Alfonso

From: Heather Eblin-Crowe

Date: September 4, 2019

Subject: Sulphuric Acid Trading Company, Inc. - Amended and Restated Lease Agreement - Public Hearing

This public hearing was held in accordance with procedures specified in Chapter 95-488, Laws of Florida. The subject public hearing was held before me on Friday, August 30, 2019 at 10:04 a.m. Attached is the transcription of the hearing along with copies of all exhibits.

Heather Eblin-Crowe  
Hearing Officer

Date 09/05/19

I hereby concur with the Hearing Officer's statement and recommend the President and CEO request approval by the Tampa Port Authority Board of Commissioners to approve the Amended and Restated Lease Agreement with Sulphuric Acid Trading Company, Inc.

Craig Roberts  
Real Estate Project Manager

Date 9/5/2019

Attachments

**PUBLIC HEARING TRANSCRIPT**  
**August 30, 2019 at 10:04 a.m.**

**Sulphuric Acid Trading Company, Inc.**  
**Amended and Restated Lease Agreement**

**ATTENDEES**

Craig Roberts – Port Tampa Bay  
Lane Ramsfield – Port Tampa Bay  
Barbara Baity – Port Tampa Bay

**HEARING OFFICER**

Heather Eblin-Crowe

1 **MS. EBLIN-CROWE:**

2  
3 Good morning. Today is Friday, August 30, 2019 and this public hearing is called  
4 to order at 10:04 a.m. This hearing is held under the authority and pursuant to Chapter  
5 95-488 of the Laws of Florida. The purpose of the hearing is to hear comments from the  
6 general public and interested parties regarding the following:  
7

8 **AMENDED AND RESTATED LEASE AGREEMENT WITH**  
9 **SULPHURIC ACID TRADING COMPANY, INC.**

10  
11 My name is Heather Crowe and I am employed by the Tampa Port Authority, doing  
12 business as Port Tampa Bay, and have been appointed by its Board of Commissioners  
13 to serve as a hearing officer at public hearings such as the one we are conducting today.  
14 Sitting beside me is Craig Roberts, Real Estate Project Manager, who will assist me in  
15 this hearing.  
16

17 **MR. ROBERTS:**

18  
19 Sulphuric Acid Trading Company, Inc., hereinafter referred to as SATCO, and its  
20 predecessors have operated a sulphuric acid and other liquid bulk product handling  
21 terminal on Port Tampa Bay property since 1979. SATCO's current lease expires on  
22 October 31, 2019; however, SATCO has exercised the final five (5) year lease extension  
23 option for Lease Years 16 through 20 which will extend the lease to October 31, 2024.  
24 Port Tampa Bay and SATCO desire to amend the Lease to add two (2) additional lease  
25 extension options of ten (10) years each, and have agreed to the following terms:  
26

27 The Premises is approximately 7.95 acres of land located at 4041 Maritime Blvd.,  
28 Tampa, Florida near Berth 220 as shown on Exhibit "A".  
29

30 The Premises would be used as a chemical liquid bulk terminal for the purposes  
31 of receiving, storing and distributing bulk liquid products currently approved, excluding  
32 petrochemicals and would have non-exclusive access to Berth 220.  
33

34 The final lease extension option term of their current lease, which is Lease Years  
35 16 through 20, is five (5) years and will commence on November 1, 2019. The lease will  
36 be amended to add two (2) lease extension options of ten (10) years each.  
37

38 Annual Rent for Lease Year 16, which would run November 1, 2019 – October 31,  
39 2020, would be \$118,950.00.  
40

41 Annual Rent for Lease Year 17, which would run November 1, 2020 – October 31,  
42 2021, would be \$158,600.00.  
43

44 Annual Rent for Lease Year 18 would be \$178,425.00.

1 Annual Rent for Lease Year 19 would be \$198,250.00.

2  
3 Annual Rent for Lease Year 20 would be \$206,180.00.

4  
5 Rent for the two (2) ten (10) year lease extension options would increase by the  
6 Consumer Price Index each year but would not be less than 0%.

7  
8 The Minimum Financial Guarantee for the Premises would include rent, dockage,  
9 wharfage and throughput fees. The Minimum Financial Guarantee for Lease Year 16  
10 would be \$330,000.00.

11  
12 The Minimum Financial Guarantee for Lease Year 17 would be \$360,000.00.

13 The Minimum Financial Guarantee for Lease Year 18 would be \$390,000.00.

14 The Minimum Financial Guarantee for Lease Year 19 would be \$420,000.00.

15 The Minimum Financial Guarantee for Lease Year 20 would be \$450,000.00.

16  
17 The Minimum Financial Guarantee for the two (2) ten (10) year lease extension  
18 options would be adjusted by the annual increase in the Consumer Price Index but would  
19 not be less than 0%.

20  
21 SATCO would be responsible for the real estate taxes, site improvements,  
22 insurance, and maintenance of the Premises. SATCO shall also comply with all seaport  
23 security laws, environmental laws and all other applicable regulations, restrictions and  
24 laws.

25  
26 At this time, I would like to offer into the record Exhibit No. 1, which is the legal ad  
27 that appeared in the August 9, 2019 issue of the Tampa Bay Times advising of this public  
28 hearing and Exhibit No. 2 which is an aerial view depicting the Premises. These are the  
29 only exhibits to be offered into the record.

30  
31 That is all.

32  
33 **MS. CROWE:**

34  
35 Thank you Mr. Roberts. I will accept these exhibits and they will be entered into  
36 the record as presented.

37  
38 At this time we will take comments concerning this issue.

39  
40 Are there any comments? Hearing none.

1 A transcript will be made and furnished to the Port Authority Staff. The Staff will  
2 make a recommendation to our Board of Commissioners, which will meet on September  
3 17, 2019. The Staff recommendation will be available on September 11, 2019. If there is  
4 nothing else to come before this hearing, I declare this hearing closed at 10:09 a.m.

5  
6 I, Heather Eblin-Crowe, have read and approve the form of the attached  
7 transcript of the August 30, 2019 public hearing for Amended and Restated Lease  
8 Agreement with Sulphuric Acid Trading Company Inc.

9  
10  
11 Dated this 5th day of September, 2019.

12  
13  
14 

15 Heather Eblin-Crowe  
16 Public Hearing Officer

EXHIBIT NO. 1

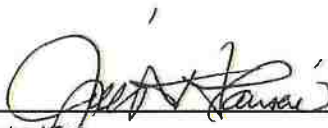
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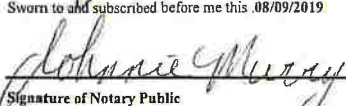
Tampa Bay Times  
Published Daily

STATE OF FLORIDA  
COUNTY OF Hillsborough

Before the undersigned authority personally appeared **Jill Harrison** who on oath says that he/she is **Legal Advertising Representative of the Tampa Bay Times** a daily newspaper printed in St. Petersburg, in Pinellas County, Florida; that the attached copy of advertisement, being a Legal Notice in the matter **RE: Sulphuric Acid Trading Co.** was published in **Tampa Bay Times: 8/9/19** in said newspaper in the issues of **Baylink Hillsborough**

Affiant further says the said **Tampa Bay Times** is a newspaper published in Hillsborough County, Florida and that the said newspaper has heretofore been continuously published in said Hillsborough County, Florida each day and has been entered as a second class mail matter at the post office in said Hillsborough County, Florida for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

  
\_\_\_\_\_  
Signature Affiant

Sworn to and subscribed before me this **08/09/2019**  
  
\_\_\_\_\_  
Signature of Notary Public

Personally known  or produced identification

Type of identification produced \_\_\_\_\_



**PORT TAMPA BAY  
NOTICE OF PUBLIC HEARING**  
Notice is hereby given of a public hearing to be held at 10:00 a.m., August 30, 2019 before the Tampa Port Authority, d/b/a Port Tampa Bay at its offices located at 1101 Channelside Drive, Tampa, Florida 33602, to hear public comments regarding the following:  
**SULPHURIC ACID TRADING COMPANY, INC. AMENDED AND RESTATED LEASE AGREEMENT**  
Additional information is available online at [www.tampaport.com](http://www.tampaport.com). All written comments and objections directed toward the foregoing matter should be filed with Port Tampa Bay, Real Estate Department, at 1101 Channelside Drive, Tampa, Florida 33602 by 12:00 noon on August 29, 2019. Oral comments and objections may be presented at the hearing.  
In accordance with the federal Americans with Disabilities Act and Section 286.26, Florida Statutes, persons with disabilities requiring reasonable accommodation to participate in this hearing should call (813) 905-5031 or fax (813) 905-5029 not later than 48 hours prior to the hearing.  
**ANY PERSON WHO DECIDES TO APPEAL ANY DECISION OF THE PORT TAMPA BAY WITH RESPECT TO ANY MATTER CONSIDERED AT THIS PUBLIC HEARING WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH A PURPOSE, MAY NEED TO HIRE A COURT REPORTER TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.**  
0000005791 8/9/2019

LA19-038 TBT

# SIGN-IN SHEET

## PUBLIC HEARING FOR

### SULPHURIC ACID TRADING COMPANY, INC. – AMENDED AND RESTATED LEASE AGREEMENT

Friday, August 30, 2019 @ 10:00 A.M.

#### PLEASE PRINT THE FOLLOWING INFORMATION

	YOUR NAME (Please print)	COMPANY NAME (Please print full company name)	COMPLETE COMPANY ADDRESS (Please print full company address)	Do you plan to comment?
1.				
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*Handwritten in blue ink:*  
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STURM  
CO

**SUBJECT: AMENDMENT TO LEASE AGREEMENT WITH PORT LOGISTICS  
TAMPA BAY I, LLC**

**BACKGROUND:**

Port Logistics Tampa Bay I, LLC (Port Logistics) leases approximately 13.7 acres of land improved with an approximately 140,000 SF refrigerated warehouse along Berth 219 on Hookers Point (Premises) from Port Tampa Bay (PTB) pursuant to a lease agreement dated August 18, 2015, as amended (Lease), for the operation of a state of the art temperature controlled facility (Facility) for the handling of refrigerated commodities.

The Lease provides that Rent for the Development Period and the first two years of the Operational Period (approximately \$948,766.57) (Deferred Rent) will be deferred until the commencement of the third Operational Period year (December 1, 2019), and that Port Logistics will pay the unpaid Deferred Rent in sixty equal installments commencing December 1, 2019. Port Logistics requires the construction of an approximately two acre unimproved portion of the Premises for use in storing containers, ISO tanks, vehicles and equipment (Additional Terminal Area) and has requested a Rent credit in the amount of the Deferred Rent for the paving of the Additional Terminal Area.

In addition, Port Logistics agreed to the movement of minimum annual tonnage guarantees (MAGs) during the Operational Period of the Lease and Port Logistics has requested the deferment of the MAGs until calendar year 2021 and capping the MAGs at 125,000 tons per year.

**FACTS/COMMENTS:**

PTB staff has negotiated the following terms with Port Logistics for an amendment to the Lease:

**Payment of Deferred Rent and Construction of Additional Terminal Area:**

On or before October 15, 2019, Port Logistics would pay PTB the current Deferred Rent in the approximate amount of \$948,766.57, and on or before February 1, 2020, PTB would construct and complete the Additional Terminal Area using the same asphalt, drainage, and paving specifications (but excluding any reefer plugs) as the original existing parking areas for the storage and parking of containers, ISO tanks, vehicles and equipment. Upon completion by PTB, Port Logistics would be solely responsible for the maintenance, and repair of the Additional Terminal Area. Rent payments would commence on December 1, 2020 in the approximate amount of \$31,100 per month, plus applicable sales tax, and increasing annually thereafter as in accordance with the Lease.

**Use:**

Port Logistics would use the Premises solely for construction and operation of a state of the art temperature controlled facility for loading and unloading of containers, rail cars, tractors/trailers, and ISO tanks for domestic and international frozen and refrigerated commodities and use a portion of the Premises for the handling and storing of forest products. Port Logistics would also be permitted to perform stevedoring and other marine terminal operations, and to operate the Premises for such other uses which are normally associated with, incidental to, or in furtherance of the uses and activities permitted in the Lease, including general cargo associated with any shipping lines servicing the Premises, subject to and conditioned upon the receipt and maintenance by Port Logistics of any applicable licenses to perform such services. Port Logistics would be permitted to access and utilize the railroad line adjacent to the Premises in connection with its operations at the Premises.

**Minimum Annual Guarantee:**

Port Logistics would agree to a Minimum Annual Guarantee for the movement of 125,000 tons per year through the Facility (one way) each calendar year beginning with the year 2021 (January 1 through December 31, 2021). Port Logistics would pay PTB \$3.50 per ton for each ton below the MAG each year it fails to meet the MAG.

**Sublease:**

Port Logistics would have the right to sublease a portion of the Premises to any entity controlled by or under the control of an affiliate of Richard A. Corbett or his estate.

**RECOMMENDATION:**

Authorize the Port President/CEO or his designee, to execute an amendment to the lease agreement with Port Logistics Tampa Bay I, LLC, in accordance with the terms set forth above, subject to review by Port counsel.

Board Meeting  
September 17, 2019  
Principal Counsel #158432



**SUBJECT: GSL SOLUTIONS, INC. CONTRACT RENEWAL****BACKGROUND:**

The Port Tampa Bay (PTB) Board of Commissioners approved the ranking of firms and a contract with GSL Solutions, Inc. at its October 18, 2016 Board meeting for the design, development, hosting and maintenance of the PTB website for one year with two one-year maintenance extension options at a cost not to exceed \$65,000 for the initial year.

**FACTS/COMMENTS:**

The PTB website is a critical component to the consumer-facing side of our business. It allows for quick access to information about all aspects of our business—not limited to, information about our different lines of the shipping business, our annual cruise schedules and parking information, available real estate parcel information, harbor tour schedules and reservations, and important contact information for various departments throughout the port.

GSL Solutions, Inc. provides PTB with a customized content management system (CMS) that provides departments with an easy to use tool to update their own respective content. This secure and adaptable solution provides numerous benefits by allowing PTB to host multiple websites (porttb.com, tampasteelconference.com, and tampasafetysummit.com) and to integrate a mass email communication system. This CMS is part of the hosted solution GSL Solutions, Inc. provides PTB and would be required to maintain the current website. Consequently, it would be impracticable to advertise for new proposals for these services.

The proposed fee schedule GSL Solutions, Inc. is presenting for renewal with PTB for 2019-2020 has no price increases for hosting and services, and GSL Solutions has provided a discount block of hours based on expected use of support hours, allowing PTB staff to make requests and updates to the website as needed.

**RECOMMENDATION:**

Authorize the President/CEO, or his designee, to execute a contract with GSL Solutions, Inc. to continue their current hosting, maintenance, and upkeep for porttb.com, tampasafetysummit.com, and tampasteelconference.com for a period of three (3) years, at a cost not to exceed \$45,000 annually, subject to review by Port counsel.

Board Meeting  
September 17, 2019  
Marketing #158277

## **E. RECEIPT OF REPORTS**

**1. REPORT OF LEGAL FEES BY PROJECT**

**2. REPORT OF AGED ACCOUNTS RECEIVABLES**

**3. REPORT OF CONTRACT STATUS**

**4. REPORT OF PERMITS**

**5. REPORT OF EXPENDITURES BETWEEN  
\$50,000 - \$100,000**

## FY2019 – LEGAL FEES AND EXPENSES REPORT THROUGH AUGUST 31, 2019

### YEAR-TO-DATE LEGAL FEES AND EXPENSES

<b>Vice President - Finance</b>	<b>FY 2019 Budget</b>	<b>FY 2019 Actual</b>
• Bond Counsel -	\$ 60,000.00	\$ 0.00
• HCPD Series 2018A/2018B Bonds	\$ 0.00	\$ 0.00
<b>Year-to-Date FY 2018-19</b>	<b><u>\$ 60,000.00</u></b>	<b><u>\$ 0.00</u></b>
[ Under Budget FY2019 – \$60,000.00 ]		

<b>Principal Counsel</b>	<b>FY 2019 Budget</b>	<b>FY 2019 Actual</b>
• Price Waterhouse Coopers LLP	\$ 15,000.00	\$ 0.00
• Trenam Law	\$ 50,000.00	\$ 450.00
• Venable LLP	\$ 6,000.00	\$ 752.50
• Employment / Labor	\$ 23,000.00	\$ 13,209.00
• Environmental	\$ 23,000.00	\$ 9,080.00
• General Support / Litigation	\$ 20,000.00	\$ 32,097.78
• Hearing Master	\$ 20,000.00	\$ 0.00
• Personal Injury	\$ 40,000.00	\$ 10,305.70
<b>Year-To-Date FY 2018-19</b>	<b><u>\$197,000.00</u></b>	<b><u>\$ 65,894.98</u></b>
[ Under Budget FY2019 \$131,105.02 ]		

**FY 2019 Total Legal Fees and Expenses** **\$ 65,894.98**

### **VICE PRESIDENT – FINANCE:** **BOND COUNSEL**

<u>Outside Counsel / Matter</u>	<u>August</u>	<u>Cumulative FY To Date</u>
Bryant Miller Olive		
- General Services/Debt Issuance		
- HCPD Revenue Bonds Series 2018A/2018B		

### **PRINCIPAL COUNSEL:** **LITIGATION AND GENERAL LEGAL SUPPORT**

<u>Outside Counsel / Matter</u>	<u>August</u>	<u>Cumulative FY To Date</u>
Gray Robinson		
- General		\$ 180.00
- Unit Price Bid		
- Channelside Bay Mall [14]		
Smolker Bartlett Loeb Hinds & Thompson		
- HCPA	\$ 8,328.84	\$ 31,917.78
Trenam Law		
- General		\$ 450.00

**EMPLOYMENT / LABOR LEGAL SUPPORT**

<u>Outside Counsel / Matter</u>	<u>August</u>	<u>Cumulative FY To Date</u>
Carton Fields		
- Employee Benefits		\$ 2,166.00
Gray Robinson		
- General		
- Emp Ben [22]		
Mandelbaum Fitzsimmons		
- General		\$ 1,700.00
- Employment [EC]		
Nelson Mullins Riley & Scarborough		
- General	\$ 500.00	\$ 9,343.00

**ENVIRONMENTAL LEGAL SUPPORT**

<u>Outside Counsel / Matter</u>	<u>August</u>	<u>Cumulative FY To Date</u>
Gramling Environmental Law		
- General		\$ 1,945.00
- Tampa Scrap		
- Port Ybor		\$ 2,347.00
- MOA FDEP		\$ 397.00
- Shipyard		\$ 2,750.00

**PERSONAL INJURY LEGAL SUPPORT**

<u>Outside Counsel / Matter</u>	<u>August</u>	<u>Cumulative FY To Date</u>
Bush Graziano Rice & Platter		
- PI – JHS		\$ 135.00
- PI – M/M R		\$ 135.00
- PI – DB		\$ 180.00
- PI – SOF		\$ 225.00
GrayRobinson PA		
- PI – SB	\$ 75.00	\$ 6,675.00
- PI – JCM	\$ 225.00	\$ 2,355.70
Hamilton Miller & Birthisel PA		
- PI – FD		\$ 600.00

**ADMIRALTY AND MARITIME**

<u>Outside Counsel / Matter</u>	<u>August</u>	<u>Cumulative FY To Date</u>
Venable		
- FMC/Maritime		\$ 752.50

**HEARING MASTER**

<u>Outside Counsel / Matter</u>	<u>August</u>	<u>Cumulative FY To Date</u>
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**Monthly Aged Receivables**  
**August 31, 2019**

Customer Number	Customer Name	Current	31 - 60 Days	61 - 90 Days	91 & Over	Customer Balance
<b>Port Fees</b>						
M053	ALLIED UNIVERSAL SECURITY SERVICES	250.00	-	-	-	250.00
S036	ALTAMAR SHIPPING	170.00	430.00	-	-	600.00
T012	AMALIE OIL COMPANY	2,297.66	-	-	-	2,297.66
B152	AMBASSADOR GROUP OF NORTH AMERICA LLC	350.00	-	-	-	350.00
T127	AMBASSADOR SERVICES INC	500.00	-	-	-	500.00
M051	AMERICAN GUARD SERVICES	250.00	-	-	-	250.00
A470	AMERICAN MARINE AGENCIES	3,348.23	16,842.24	-	-	20,190.47
M050	AMERISAFETY, INC	250.00	-	-	-	250.00
D054	ANCHOR SANDBLASTING AND COATINGS, INC	240.00	-	-	-	240.00
V108	ATG TRANSPORTATION LLC	250.00	-	-	-	250.00
D071	B&D CONTRACTING, INC	20.00	-	-	-	20.00
T201	BUCKEYE TERMINALS, LLC	70,105.25	-	-	-	70,105.25
A514	BUCKEYE TERMINALS, LLC.	-	-	-	20.00	20.00
T003	CARGILL INC	(54.87)	-	-	-	(54.87)
D049	CARGILL SALT	(25.20)	-	-	-	(25.20)
S025	CARGILL SALT DIVISION	1,020.00	950.00	780.00	-	2,750.00
T131	CARNIVAL CRUISE LINES	506,754.08	-	-	-	506,754.08
T198	CEMEX CONSTRUCTION MATERIALS FLORIDA, LLC	23,081.32	5,260.31	463.39	79.80	28,884.82
T014	CENTRAL FLORIDA PIPELINE LLC	(4.34)	-	-	-	(4.34)
T183	CERES MARINE TERMINALS INC	500.00	-	-	-	500.00
T109	CITRUS PRODUCTS	8,446.83	-	-	-	8,446.83
D047	CITY OF TAMPA	440.00	-	-	-	440.00
WTC05	CLARK REPORTING SERVICE INC	753.07	-	-	-	753.07
M100	COAST TO COAST K9 TEAMS, LLC	250.00	-	-	-	250.00
Q427	COLOSSAL TRANSPORT SOLUTIONS, LLC	644.24	-	-	-	644.24
M122	CORVEL CORPORATION	-	-	-	586.06	586.06
A423	DANN OCEAN TOWING, INC	500.00	-	-	-	500.00
D063	DAVIS INDUSTRIAL	(100.00)	-	-	-	(100.00)
D059	DILLON LOGISTICS INC	320.00	-	-	-	320.00
V105	DIVERSIFIED ENVIRONMENTAL SERVICES INC	500.00	-	-	-	500.00
Q081	DONGKUK INTERNATIONAL INC	-	344.28	-	-	344.28
B105	EMBASSY LIMOUSINE & SEDAN SERVICE INC	350.00	-	-	-	350.00
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**TAMPA PORT AUTHORITY**  
**Monthly Aged Receivables**  
**August 31, 2019**

Customer Number	Customer Name	Current	31 - 60 Days	61 - 90 Days	91 & Over	Customer Balance
V076	EQ FLORIDA INC	250.00				250.00
A418	EXPRESS MARINE	595.00	-	-	-	595.00
A031	FILLETTE GREEN & CO, INC	3,060.74	-	-	-	3,060.74
T132	FLORIDA AQUARIUM	469.00	-	-	-	469.00
V057	FLORIDA COCA COLA	250.00	-	-	-	250.00
D052	FLORIDA DIRT SOURCE LLC	-	460.00	-	200.00	660.00
M080	G4S SECURE SOLUTIONS USA INC	250.00	-	-	-	250.00
A429	GAC SHIPPING (USA) INC	61,224.14	-	-	-	61,224.14
T185	GAETANO CACCIATORE INC	22,297.06	-	-	-	22,297.06
T108	GRIFFIN INDUSTRIES	2,171.20	-	-	-	2,171.20
A527	GULF HARBOR SHIPPING, LLC	250.00	-	-	-	250.00
A264	GULF MARINE REPAIR INC	140.00	2,944.85	-	-	3,084.85
T063	GULF SULPHUR SERVICES	14,464.94	-	-	-	14,464.94
C052	HAPPY'S PRODUCE	250.00	-	-	-	250.00
A500	HARBOURSIDE MARINE & TANKERMAN COMPANY	250.00	-	-	-	250.00
C003	HELLENIC SHIP SUPPLY CO	250.00	-	-	-	250.00
Q010	HUSTEEL USA INC	-	5,674.21	-	-	5,674.21
A306	INCHCAPE SHIPPING SERVICES	11,623.20	-	-	-	11,623.20
V059	INTERNATIONAL CRUISE FOOD &HOTEL SUPPLIERS INC	250.00	-	-	-	250.00
V109	INTERNATIONAL MARINE SERVICES OF FLORIDA INC.	250.00	-	-	-	250.00
A078	INTERNATIONAL SHIP REPAIR	12,276.16	-	-	-	12,276.16
C039	KANSAS MARINE COMPANY	250.00	-	-	-	250.00
A350	KIMMINS CONTRACTING	40.00	-	-	-	40.00
T116	KINDER MORGAN BULK/TBS	-	377.00	-	377.00	754.00
A003	KIRBY OFFSHORE MARINE	(840.03)	-	-	-	(840.03)
A248	LA CARRIERS, LLC	2,558.96	-	-	-	2,558.96
D065	LAKELAND PAVING COMPANY	220.00	-	-	-	220.00
T308	LOGISTEC GULF COAST LLC	51,200.93	442.57	-	-	51,643.50
S049	MARDOT LOGISTICS INC	530.00	-	-	-	530.00
A360	MARTIN GAS MARINE	10,649.18	553.00	-	-	11,202.18
T135	MARTIN MARIETTA AGGREGATES	80,327.99	-	-	-	80,327.99
T134	MARTIN OPERATING PARTNERSHIP	32,601.61	2,961.66	-	-	35,563.27
A016	MARTIN PRODUCT SALES LLC	(250.00)	-	-	-	(250.00)

**TAMPA PORT AUTHORITY**  
**Monthly Aged Receivables**  
**August 31, 2019**

Customer Number	Customer Name	Current	31 - 60 Days	61 - 90 Days	91 & Over	Customer Balance
Q364	MARUBENI ITOCHU STEEL AMERICA INC (TX)	6,404.23	-	-	-	6,404.23
Q402	MASTER PIPE DISTRIBUTION	1,846.15	-	-	-	1,846.15
T199	MEDITERRANEAN SHIPPING CO./CHARLESTON	15,051.00	14,268.00	-	-	29,319.00
C005	MELBA'S SHIP SUPPLY	250.00	-	-	-	250.00
Q425	MERFISH PIPE & SUPPLY (FL)	202.55	-	-	-	202.55
Q070	METAL ONE AMERICA	913.56	-	-	-	913.56
Q158	METALLIA, A DIVISION OF HARTREE PARTNERS LP	1,164.42	-	-	-	1,164.42
A053	MORAN TOWING CORPORATION	22,832.63	92.00	-	-	22,924.63
A430	MORAN-GULF SHIPPING AGENCIES	50,944.41	10,445.38	-	-	61,389.79
T002	MOSAIC CROP NUTRITION, LLC	7,554.93	-	-	-	7,554.93
B207	Motorcoach Class A Transportation, Inc.	350.00	-	-	-	350.00
Q426	MPST, LLC	-	231.99	-	-	231.99
M125	MS. SHINELLE A. MOYD	1,476.00	-	-	-	1,476.00
T011	MURPHY OIL USA INC	33,250.48	12,410.34	-	-	45,660.82
B190	NETWORK MOBILITY SOLUTIONS, LLC	350.00	-	-	-	350.00
A486	NORTH AMERICAN GENERAL AGENTS	3,112.30	-	-	-	3,112.30
A071	NORTON LILLY INTERNATIONAL	37,769.56	-	-	-	37,769.56
A439	NOVA INTERNATIONAL SHIPPING	8,583.18	-	-	-	8,583.18
C006	OCEANWIDE TRADING INC	250.00	-	-	-	250.00
A058	OLIN CORPORATION	377.00	-	-	-	377.00
A341	ORION MARINE CONSTRUCTION	-	101.00	-	-	101.00
A501	P & L TOWING & TRANSPORTATION	-	59.00	-	62.00	121.00
T318	PORT LOGISTICS TERMINAL OPERATIONS LLC	429.59	-	-	-	429.59
T006	PORTS AMERICA	3,263.44	169.92	-	-	3,433.36
T182	PORTS AMERICA	57,655.37	3,070.48	3,070.48	161,217.20	225,013.53
A283	PRO TRANSPORT INC, TAMPA	(150.00)	-	-	-	(150.00)
T292	PURAGLOBE FLORIDA LLC	-	216,166.08	-	-	216,166.08
V080	REPUBLIC WASTE SERVICES INC	250.00	-	-	-	250.00
Q371	SAMSUNG C&T AMERICA, INC	559.01	-	-	-	559.01
A064	SAVAGE & SON, AR	386,668.52	-	-	-	386,668.52
A531	SAVAGE MARINE MANAGEMENT COMPANY, LLC	18,440.92	-	-	-	18,440.92
A065	SEA & LAND SHIPPING	35,755.22	-	-	-	35,755.22
C040	SEA SAFE SERVICES, INC	250.00	-	-	-	250.00

**TAMPA PORT AUTHORITY**  
**Monthly Aged Receivables**  
**August 31, 2019**

Customer Number	Customer Name	Current	31 - 60 Days	61 - 90 Days	91 & Over	Customer Balance
A400	SEABULK TANKERS INC	203.32	-	-	-	203.32
A506	SEAGULL MARINE INC	500.00	-	-	-	500.00
A407	SHIP SUPPLY OF FLORIDA, INC	328.91	78.91	78.91	5,260.80	5,747.53
M124	SHORELINE FOUNDATION, INC	146.48	-	-	-	146.48
Q417	SK NETWORKS AMERICA INC	224.43	-	-	-	224.43
S061	SOUTH BAY DISTRIBUTION CO. INC.	34.00	-	-	-	34.00
S042	SOUTHERN WASTE SERVICES INC	70.00	100.00	-	-	170.00
Q421	STAMFORD STEEL CORPORATION	652.07	-	-	-	652.07
Q419	STAZ USA	446.50	-	-	-	446.50
T101	SULPHURIC ACID TRADING COMPANY	8,651.30	-	-	-	8,651.30
C033	SYSCO CORP	250.00	-	-	-	250.00
V106	TAHITIAN INN	350.00	-	-	-	350.00
T103	TAMPA BAY INTERNATIONAL TERMINALS GROUP	250.00	-	-	-	250.00
T137	TAMPA JUICE SERVICE INC	2,417.06	-	-	-	2,417.06
T195	TAMPA MARINE TERMINALS, LLC	750.00	-	-	-	750.00
T021	TAMPA PORT SERVICES, LLC	11,535.07	4,597.17	-	-	16,132.24
A384	TAMPA SHIP LLC	96.00	-	-	-	96.00
Q428	TEXAS PIPE & SUPPLY CO. INC.	143.87	-	-	-	143.87
T173	TITAN FLORIDA LLC	66,010.67	665.00	-	-	66,675.67
T150	TRADEMARK METALS RECYCLING FKA ONESTEEL	53,345.44	-	-	-	53,345.44
V082	TRADEMARK METALS RECYCLING LLC	750.00	-	-	-	750.00
A497	TRANS-ATLANTIC AGENCIES INC	35,610.30	-	-	-	35,610.30
T321	TRANSGULF LLC	-	2,949.97	322.78	-	3,272.75
T020	TRANSMONTAIGNE INC	105,481.64	-	-	-	105,481.64
T139	TROPICAL SHIPPING	250.00	-	-	-	250.00
S021	TRX SOUTHEAST (TAMPA #770)	60.00	-	-	-	60.00
A465	VALLS SHIPPING COMPANY	184,791.71	-	-	-	184,791.71
V061	VITALITY FOOD SERVICE, INC. DBA NESTLE PROFESSIONAL VITALITY	250.00	-	-	-	250.00
V078	WASTE SERVICES OF FLORIDA INC	250.00	-	-	-	250.00
A333	WEEKS MARINE INC	-	72.00	-	-	72.00
Q167	WILHELMSSEN SHIPS SERVICE	250.00	-	-	-	250.00
T056	YARA NORTH AMERICA INC	9,885.29	-	-	-	9,885.29
T171	ZIM ISRAELI NAVIGATION COMPANY	32,903.00	-	8,780.00	-	41,683.00

**TAMPA PORT AUTHORITY**  
**Monthly Aged Receivables**  
**August 31, 2019**

Customer Number	Customer Name	Current	31 - 60 Days	61 - 90 Days	91 & Over	Customer Balance
<b>Subtotal Port Fees</b>		<b>\$ 2,141,957.88</b>	<b>\$ 302,717.36</b>	<b>\$ 13,495.56</b>	<b>\$ 167,802.86</b>	<b>\$ 2,625,973.66</b>
<b><u>Lease Charges</u></b>						
L296	BATSON-COOK CO.	200.00	-	-	-	200.00
L399	CEMEX CONSTRUCTION MATERIALS FLORIDA LLC	6,013.22	-	-	-	6,013.22
L299	CEMEX CONSTRUCTION MATERIALS FLORIDA, LLC	162.05	-	-	-	162.05
L180	CENTRAL FLORIDA PIPELINE	7,776.88	-	-	-	7,776.88
L044	DIVERSIFIED MARINE TECH	16,321.74	41.43	-	-	16,363.17
L177	EAGLE WATCH HOMEOWNERS ASSOC.	1,025.36	-	-	-	1,025.36
L124	GULF MARINE REPAIR INC	120,248.18	-	-	-	120,248.18
L019	KLOECKNER METAL CORPORATION	27,116.01	-	-	-	27,116.01
L327	LENNAR HOMES LLC	-	-	-	10,000.00	10,000.00
L308	LOGISTEC GULF COAST LLC	13,446.14	-	-	-	13,446.14
L174	MARTIN MARIETTA AGGREGATES	3,060.74	-	-	-	3,060.74
L257	NEW PORT TAMPA PROPERTY, LLC	-	-	-	10,000.00	10,000.00
L324	NEXLUBE OPERATING, LLC	6,492.00	194.76	97.38	-	6,784.14
L264	PORTS AMERICA	23,012.86	-	-	-	23,012.86
L289	PROPELLER CLUB OF UNITED STATES	-	-	649.20	-	649.20
L321	TAMPA HARBOUR MARINA PARTNERS, LLC	29,792.92	-	-	-	29,792.92
L049	TAMPA PORT SERVICES, LLC	(10.00)	-	-	-	(10.00)
L239	TITAN FLORIDA LLC	29,319.73	883.73	-	-	30,203.46
L311	TTI Holdings, Inc.	29,978.76	-	-	-	29,978.76
<b>Subtotal Lease Charges</b>		<b>\$ 313,956.59</b>	<b>\$ 1,119.92</b>	<b>\$ 746.58</b>	<b>\$ 20,000.00</b>	<b>\$ 335,823.09</b>
<b><u>Accounts in Litigation/Renegotiation/Bankruptcy</u></b>						
A417	SULPHUR CARRIERS	70.74	70.74	70.74	7,168.36	7,380.58
A034	UNITED OCEAN SHIPPING	35.22	651.22	651.22	68,250.85	69,588.51

**TAMPA PORT AUTHORITY**  
**Monthly Aged Receivables**  
**August 31, 2019**

Customer Number	Customer Name	Current	31 - 60 Days	61 - 90 Days	91 & Over	Customer Balance
	Subtotal Accounts in Litigation/Renegotiation/Bankruptcy	\$ 105.96	\$ 721.96	\$ 721.96	\$ 75,419.21	\$ 76,969.09
<b>Total Aged Receivables as of August 31, 2019</b>		<b>\$ 2,456,020.43</b>	<b>\$ 304,559.24</b>	<b>\$ 14,964.10</b>	<b>\$ 263,222.07</b>	<b>\$ 3,038,765.84</b>

**TAMPA PORT AUTHORITY**  
**MONTHLY CONTRACT STATUS REPORT**  
08/31/19

Project	Contractor	Contract Financial Record #	Original Bd App Date	Amt Approved Including Amendments	Costs Incurred to Date	Percent Complete
<b>OPERATING AND NON-CAPITAL CONTRACTS:</b>						
Online Data Service Backup	Venju Solutions, Inc. (5 years @ \$50k/yr)	13-13	05/21/13	\$ 250,000	<b>135,709</b>	54.3%
Financial Advisory Service	Public Financial Management (2nd renewal)	14-16	08/20/13	\$ 60,000	<b>16,371</b>	27.3%
Secured Data Center Facility Lease	Protected Trust/IF&D Data Suites (year 4)	14-28	09/20/16	\$ 70,320	<b>58,600</b>	83.3%
Software Licensing - iSeaports	Harbour Mastery, Inc.	15-06	10/21/14	\$ 65,000	<b>43,634</b>	67.1%
Security System Maintenance & Repair	GSA Security	16-09	12/15/15	\$ 1,052,496	<b>556,933</b>	52.9%
Copier Leases (8 copiers)	Ricoh Americas Corporation	16-11	10/20/15	\$ 180,000	<b>154,723</b>	86.0%
Maintenance plan on PARCs system	Amano McGann	16-12	04/19/16	\$ 166,416	-	0.0%
SBE Uniformed Security Guard Service	Martinez & Company (year 2)	16-14	07/19/16	\$ 190,000	<b>190,716</b>	100.4%
Real Estate Consulting Services	CBRE, Inc.	16-17	08/16/16	\$ 175,000	<b>23,335</b>	13.3%
Government Relations Consultant Services	Van Scoyoc & Associates	16-18	09/20/16	\$ 90,000	<b>75,000</b>	83.3%
State Legislative Services	Ballard Partners (year 2)	16-23	08/16/16	\$ 60,000	<b>60,000</b>	100.0%
Insurance Consultants	Interisk	16-24	07/19/16	\$ 90,000	<b>30,773</b>	34.2%
State Legislative Services	Advocacy Group at Cardenas Partners (year 3)	16-25	08/16/16	\$ 60,000	<b>55,000</b>	91.7%
Employee Dental Plan	Anchor Benefit Consulting	16-26	08/16/16	\$ 43,000	<b>16,026</b>	37.3%
Elevator/Escalator Maintenance & Repair Services	ThyssenKrupp Elevator	16-27	08/16/16	\$ 295,000	<b>260,523</b>	88.3%
Website Development & Website Hosting Services	GSL Solutions	17-03	10/18/16	\$ 45,000	<b>20,400</b>	45.3%
GIS Enterprise Managed Cloud Servies	Timmons Group	17-09	11/15/16	\$ 125,000	<b>89,825</b>	71.9%
Video Production Services	Shooting Stars Post Inc	17-30	17/18/17	\$ 75,000	<b>70,015</b>	93.4%
Software Licensing - Concur	Carahsoft Technology Corp	18-05	05/15/18	\$ 221,168	<b>179,549</b>	81.2%
Law Enforcement Services	Hillsborough County Sheriff's Office	18/10	01/16/18	\$ 2,241,719	<b>2,162,501</b>	96.5%
Insurance Broker Services	Hugh Wood	18-17	05/19/17	\$ 50,000	<b>50,000</b>	100.0%
Workers Compensation Insurance	PGIT (Preferred Governmental Insurance Trust)(year 3)	19-05	08/21/18	\$ 110,669	<b>90,223</b>	81.5%
Grounds Maintenance	TCC Enterprise Inc	09-06	08/21/18	\$ 81,508	<b>51,726</b>	63.5%
Janitorial Services	ASK Solutions; All Southern Cleaning	19-08	09/20/16	\$ 446,000	<b>334,210</b>	74.9%
HVAC Monitoring, Routine Service & Repair	Tampa Bay Trane	19-12a	09/02/14	\$ 84,200	<b>62,096</b>	73.7%
Consulting Services	HCP Associates	19-14	11/13/2018	\$ 60,000	<b>72,763</b>	121.3%
Uniformed Security Guard Services	G4S Security Solutions (Year 1)	19-15	11/13/2018	\$ 2,800,000	<b>2,112,329</b>	75.4%
Grounds Maintenance	Williams Landscape Management (year 3)	19-18	08/21/18	\$ 247,500	<b>194,950</b>	78.8%
Government Relations Consultant Services	Alcalde & Fay	19-25	09/18/18	\$ 40,000	<b>61,394</b>	153.5%
				<b>\$ 9,474,996</b>	<b>\$ 7,229,324</b>	
<b>CONTINUING ANNUAL CONTRACTS:</b>						
Disaster Recovery services	Belfor USA Group (Year 1)	18-22	04/17/18	\$ 30,000	-	0.0%
Continuing Repair / Improvements Contracts	Various	17-01	09/20/16	\$ 3,700,000	\$ 3,247,814	87.8%
Professional Service Contracts	Various	17-02	09/20/16	\$ 3,540,000	\$ 1,546,882	43.7%
Professional Service Contracts	Various	18-02	07/24/17	\$ 3,560,000	\$ 2,247,416	63.1%
				<b>\$ 10,830,000</b>	<b>\$ 7,042,113</b>	

**TAMPA PORT AUTHORITY**  
**MONTHLY CONTRACT STATUS REPORT**  
**08/31/19**

Project	Contractor	Contract Financial Record #	Original Bd App Date	Amt Approved Including Amendments	Costs Incurred to Date	Percent Complete
<b>CONSTRUCTION AND CAPITAL CONTRACTS:</b>						
Port Redwing Phase III – Security Gate	QGS Development	16-15	05/17/16	\$ 2,027,146	\$ 1,935,698	95.5%
Southbay Development Phase I - Kracker Avenue Widening	Alto Construction Co	17-05	10/16/16	\$ 1,473,224	\$ 1,374,844	93.3%
Berth 302 Improvements	GLF Construction Corp	17-06	12/20/16	\$ 14,451,058	\$ 13,759,185	95.2%
Terminal 3 - roof replacement	R.F. Lusa & Sons Sheetmetal, Inc.	17-14	02/21/17	\$ 675,252	\$ 556,440	82.4%
Eastport Fill And Phase 2 Expansion Engineering Services	Moffatt & Nichol	17-18	09/19/17	\$ 1,507,800	\$ 144,200	9.6%
Southbay Sitework	Alto Construction Co	17-19	06/20/17	\$ 534,419	\$ 521,217	97.5%
Berth 219 Wharf Extension	Shoreline Construction	17-20	08/15/17	\$ 8,606,303	\$ 8,348,429	97.0%
Southbay Access Road & Security Fencing	Alto Construction Co	17-23	09/19/17	\$ 699,259	\$ 689,296	98.6%
Building to house PTB security command vehicle and intrusion barriers	Austin Construction Group	17-24	09/19/17	\$ 442,610	\$ 407,877	92.2%
Channelside Parking Garage Repairs & Improvements	Restocon Corp	17-25	09/19/17	\$ 363,800	\$ 318,401	87.5%
PTB Variable Message Signs Improvements	Traffic Control Devices Inc	17-26	09/19/17	\$ 356,756	\$ 312,212	87.5%
Berth 3 Improvements	Infrastructure & Industrial Constructors Southeast (I-ICON)	17-27	09/19/17	\$ 6,273,401	\$ 6,138,246	97.8%
Berth 214 Uplands Development	Pepper Construction	18-10-01	02/20/18	\$ 6,504,115	\$ 6,504,115	100.0%
Rail Improvements - Pendola Point	18-11 R.W. Summers Railroad Contractor, Inc	18-11	08/21/18	\$ 784,857	\$ 735,356	93.7%
Port Redwing Security Tower & Berth 300 Lighting	Himes Electrical Services	18-12	08/21/18	\$ 981,301	\$ 877,379	89.4%
Navigational Improvements	Orion Marine Construction	19-04	08/21/18	\$ 3,000,000	\$ 2,769,435	92.3%
Unit Price Dredging	Orion Marine Construction	19-01-01	08/21/18	\$ 1,350,000	\$ 830,776	61.5%
Phase 1 Terminal 2 & 6 - Baggage claim areas & CBP	Gilbane Building Company	19-10	12/18/18	\$ 5,329,508	\$ 819,857	15.4%
Berth 211 Uplands Improvements	Pepper Construction	19-16	03/19/19	\$ 19,646,396	\$ 1,522,487	7.7%
<b>CONSTRUCTION AND CAPITAL CONTRACTS:</b>				<b>\$ 77,257,206</b>	<b>\$ 49,967,133</b>	
<b>GRAND TOTAL:</b>				<b>\$ 97,562,202</b>	<b>\$ 64,238,570</b>	

**PERMIT REPORT**  
8/1/2019 – 8/30/2019

**PERMITS ISSUED**

19-020	Tim Nelson	Remove portions of existing dock/construct modified access walkway & non-covered boatlift/Little Manatee River/Ruskin
19-025	Boris Zasepky	Dock/non-covered boatlift/Little Manatee River/Ruskin
19-028	Puraglobe Syntainics, LLC	Modification of Dock/Pendola Point/Tampa
19-030	Tampa Bay Marina	Docks/mooring slips/pilings/Old Tampa Bay/Tampa

**REVISIONS**

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**VIOLATIONS**

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\*Indicates that permit was issued After-The-Fact

**PENDING APPLICATIONS SUMMARY**

<b>Appl.#</b>	<b>M/S</b>	<b>Applicant</b>	<b>Proposed Work</b>
17-028	S	New Port Tampa CDD/ Westshore Marina District (fka Imperial Marina)	149-Slip Docking Facility, Bulkhead Replacement, Rip-Rap & Living Shoreline @ 5000 W. Gandy Blvd.
15-015 Rev #1	S	RMC Brothers	Modify Existing Dock-Extend 5-Finger Pier Lengths & Add "T" Terminal Platform to Pier - Restaurant Docking Facility Expansion <b>w/ Possible New SSLs Lease</b>
19-009	S	PTB	Demo Berths 263, 264 & 265 Wharf & Install Rip-Rap Along > 1,000 LF
19-013	S	Harborside Suites, LLC	Shoreline Restoration/Private Beach Re-Nourishment on Tampa Bay in Ruskin
15-008 Rev #1	S	NMMA	Temporary Floating Dock Re-Configuration for Tampa Boat Show & Added IBEX Boat Show
17-149 Revision	S	Tampa Bay Marina, Inc	Modify Dock Plan for Construction of 117 Boat Sips & 93 Boat Lifts. No Dredging.
17-022	M	Andalucia Master Association (Keith Hill)	Installation of 4 Piles & Boat Lift within Marina Slip A-16
18-016	M	Teleport Communications America	HDD 4" Fiber Optic Cable Utility Pipeline under Cypress Creek @ Bruce B Downs Blvd. Bridge w/in Existing Cnty ROW/ <b>Easement</b>
19-008	M	Hillsborough County Public Works Dept.	Replace Maydell Drive Bridge Crossing Over Palm River/Tampa Bypass Canal <b>w/ SSLs Easement</b>
19-014	M	KBC Enterprise, Inc. (Lee Te Kim)	Proposed Restaurant Dock <b>SSLs Lease (over 10:1)</b>
19-016	M	Andalucia Marina	Extend Catwalk & Add Non-covered Boat Lift to Slip D7
19-017	M	TECO Peoples Gas	HDD Gas Utility Pipeline East ROW @ Maydell Dr. Bridge/Palm River/Bypass Canal <b>w/ possible SSLs Easement</b>
19-022	M	Florida Oil Services, Inc.	Remove Existing Dock & Construct 2 new Docks with 18 Transient Slips for upland Restaurant patrons <b>w/ possible SSLs Lease</b>
19-023	M	Hideaway-Venture I, LLC (Hide-A-Way RV Park/Cove Communities)	Emergency Approx. 260 LF of Rip-Rap & Upland Retaining Wall @ 2206 Chaney Dr., Ruskin-LMR/CBAP

<b>Appl.#</b>	<b>M/S</b>	<b>Applicant</b>	<b>Proposed Work</b>
19-024	M	Paradise Rv-MHP	Multi-slip Dock Replacement with 13 Mooring Slips @ 2201 S. Hwy 41, Ruskin-LMR/CBAP
19-029	M	Andalucia Master Assoc., Inc. (Chedister)	Install Boat Lift in Marina Slip C-2
19-032	M	RD 202 Parker / Manor Riverwalk Apartments	Docking facility for water taxi stop & kayak launch @ 202 Parker St., Tampa –Hillsborough River
17-034 Revision	M	Marina Club HOA	Add 2 Boat Lifts to Existing Marina Slips @ 2424 W. Tampa Bay Blvd/Hills. River
19-033	M	Elliott Glazer	Existing Shared Dock ATF Expansion, Paint Dock/Replace any broken boards @ 808/806 Apollo Beach Blvd.
19-034	M	DEP – Bureau of Design & Construction	Replace existing canoe launch with an ADA canoe launch
19-035	M	Scott Love	Rip-rap installation
19-036	M	Karla Dettlaff	Seawall

**EXPENDITURES**

Between \$50,000 - \$100,000

08/01/2019 - 08/30/2019

<b>COMPANY</b>	<b>DESCRIPTION</b>	<b>AMOUNT</b>	<b>FUNDING</b>	<b>ADDITIONAL INFORMATION</b>
<b>BULWARKDATA LLC</b>	<b>Tech Support Service</b>	<b>\$ 70,424.95</b>	<b>Operating</b>	<b>Provides tech support, administration, and troubleshooting</b>
<b>FLORIDA TREND</b>	<b>Advertising Services</b>	<b>\$ 56,079.95</b>	<b>Operating</b>	<b>Print Ads in various publications</b>
<b>TAMPA BAY TIMES</b>	<b>Advertising Services</b>	<b>\$ 56,079.95</b>	<b>Operating</b>	<b>Legal Ads</b>

Board Meeting  
August 20, 2019  
ID149166

**F. EXECUTIVE DIRECTOR REPORT**

**G. PRESENTATIONS**

**H. NEW BUSINESS/COMMISSIONERS'  
COMMENTS**

**I. FUTURE PROPOSED PROJECTS**

**PORT TAMPA BAY - LIST OF FUTURE PROPOSED PROJECTS  
SEPTEMBER 2019**

Project Name	Current Contractor/ Consultant	Estimated Proposal/Bid Release	Estimated Board Approval
Audio Visual Rental Equipment & Related Services	New Bid	Sep 2019	Oct 2019
Berth 214 Upland Improvements - Phase II	New Bid	Sep 2019	Oct 2019
<b>Mobile Surveillance Unit</b>	<b>New Bid</b>	<b>Sep 2019</b>	<b>Below Reporting Threshold</b>

NOTE: This list contains possible future projects. Be advised these projects may be cancelled, delayed, or revised as required by PTB.  
Recently added projects are reflected in **bold**.

**J. CALENDAR OF EVENTS**

**SEPTEMBER 25, 2019 – FINAL MILLAGE RATE AND FY  
2020 BUDGET PUBLIC HEARING, *PORT TAMPA BAY  
BOARDROOM, 5:01 PM***

**K. DATE OF NEXT MEETING**

**TUESDAY, OCTOBER 15, 2019, 9:30 AM**

**L. ADJOURNMENT**