

**PORT TAMPA BAY
MONTHLY BUSINESS MEETING
JANUARY 19, 2021 - 9:30 AM**

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January 28, 2021, USCGC *Blackthorn* Memorial Event, 11:00 am @ Memorial Park Skyway

January 29, 2021, Tampa Bay Harbor Safety and Security Committee Meeting, 9:00 am @ Port Tampa Bay Cruise Terminal 3

February 2, 2021, 32nd Annual Tampa Steel Conference Presented by Steel Market Update, Hosted by Port Tampa Bay - For more information on this virtual event, visit www.tampasteelconference.com.

K. Date of Next Meeting

Tuesday, February 16, 2021, 9:30 am - Visit www.porttb.com for further information.

L. Adjournment

A. INVOCATION AND PLEDGE

PUBLIC COMMENT

B. APPROVAL OF MINUTES

**RECEIPT OF THE
MINUTES OF THE DECEMBER 15, 2020
BOARD MEETING**

**PRESENTATION AND RECEIPT OF
FINANCIAL STATEMENT**

C. APPROVAL OF CONSENT AGENDA

**PORT TAMPA BAY
Business Meeting
December 15, 2020
9:30 am by Hybrid Virtual Meeting
Using the Zoom Platform**

Chairman Stephen W. Swindal called the Port Tampa Bay (PTB) Business Meeting to order at 9:32 a.m. Chairman Swindal thanked Board members, PTB staff and public for attending in person and listening to this hybrid virtual meeting using Zoom webinar and asked Mr. Charles Klug, PTB Principal Counsel, to provide a brief statement on this virtual meeting and the public comment process.

Mr. Klug stated that Port Tampa Bay had published a CORRECTED PUBLIC NOTICE of this meeting in the *Tampa Bay Times* on Sunday, December 6, 2020, as well as posted the notice on the PTB website and bulletin board. The Corrected Public Notice stated that the Board meeting of the Tampa Port Authority previously scheduled to be held in the Board Room in the Joseph Garcia International Building, 1101 Channelside Drive, Tampa, Florida 33602 at 9:30 a.m. would be now be conducted BOTH IN PERSON AND BY COMMUNICATIONS MEDIA TECHNOLOGY using the Zoom platform as a HYBRID VIRTUAL MEETING. Mr. Klug continued that the Hybrid Virtual Meeting was being held at Port Tampa Bay's Cruise Terminal 3 located at 815 Channelside Drive.

Mr. Klug continued that the Hybrid Virtual Meeting had a quorum of Board members physical in attendance. Other board members and staff would be attending in person or virtually through the Zoom platform. However, anyone who had registered to make a public comment may do so when called upon after the Call to Order. Mr. Klug continued that this would be the only time during this Hybrid Virtual Meeting that public comment would be heard. Mr. Klug also noted that a copy of the agenda and supporting documents were posted on the PTB website at www.porttb.com.

A. INVOCATION – PLEDGE

Chaplain Steve Finnesy led the invocation and the Pledge of Allegiance.

Chairman Swindal then called on each Board member to establish attendance, and if attending in person or virtually, and the following Board members verbally acknowledged their presence, all were attending in person: Mr. Stephen W. Swindal, Chairman; Mr. Chad W. Harrod, Vice Chairman; Mr. Patrick H. Allman, Secretary/Treasurer; Mr. Hung T. Mai, P.E, Commissioner; Mr. Ted Conner, Commissioner; and The Honorable Mayor Jane Castor, Commissioner.

The following PTB senior management staff members were in attendance: Mr. Paul Anderson, Port President/CEO attending in person; Mr. Charles Klug, Principal Counsel attending in person; Mr. Raul Alfonso, Executive Vice President and Chief Commercial Officer attending virtually; Mr. David Delac, Chief Financial Officer attending in person; Mr. Ram Kancharla, Vice President of Planning and Economic Development attending virtually; Mr. Bruce Laurion, Vice President of Engineering attending in person; Mr. Wade Elliott, Vice President of Business Development attending virtually; Mr. Lane Ramsfield, Vice President of Real Estate attending in person; Mr. Karl Strauch, Vice President of Marketing, attending in person; Ms. Joanne Toledo, Vice President of Human Resources attending virtually; Mr. Clay Hollis, Chief of Staff attending virtually; and Mr. Mark Dubina, Vice President of Security attending in person.

The in-person public attendance sign-in sheet is [Attachment 1](#).

INSTALLATION OF THE HONORABLE HARRY COHEN AS PORT TAMPA BAY COMMISSIONER

Chairman Swindal asked The Honorable Harry Cohen to come forward as The Honorable Ron Ficarrota, Chief Judge, Thirteenth Judicial Circuit, administered the Oath of Office as Tampa Port Authority Commissioner. Mr. Cohen took his Oath of Office then took his seat at the dais.

PUBLIC COMMENT

There were no public comments.

B. APPROVAL OF MINUTES OF THE NOVEMBER 17, 2020 BOARD MEETING

Commissioner Harrod, seconded by Mayor Castor, moved to approve and receive the minutes as presented. The motion carried unanimously.

PRESENTATION AND RECEIPT OF THE FINANCIAL STATEMENT OF TWO MONTHS ENDING NOVEMBER 30, 2020

Mr. David Delac presented the financial statement and reviewed specific line items.

There being no comments, Mayor Castor, seconded by Commissioner Mai, moved to receive the Financial Statement of Two Months Ending November 30, 2020. The motion carried unanimously.

C. APPROVAL OF THE CONSENT AGENDA

There were no items for consideration on the Consent Agenda

D. REGULAR AGENDA

1. Approval of Work Order Authorization to Moffatt & Nichol's General Engineering Consultant Agreement for Additional Design Services for Berth 214 and Hookers Point Container Gate

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

There being no comments, Mayor Castor, seconded by Commissioner Harrod, moved to authorize the Port President/CEO, or his designee, to execute work authorizations under the General Engineering Consultancy Agreement with Moffatt and Nichol in the additional amount of \$63,450.00, for a new total work order amount of \$310,090.00, for the design of the Container Berth 214 work order, and the additional amount of \$65,160.00, for a new total work order amount of \$314,980.00, for the design of the Hookers Point Container Gate, as referenced in the agenda item, subject to final review by Port counsel. The motion carried unanimously.

2. Approval of the Funding of Uniformed Guard Services Contract

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

There being no comments, Commissioner Allman, seconded by Commissioner Conner, moved to authorize the funding of the current contract with G4S to provide uniformed guard services for a period of one (1) year at a cost not to exceed \$3,240,000, which includes a 5% contingency for emergencies, beginning January 21, 2021, subject to review by Port counsel. The motion carried, unanimously.

3. Approval of the Purchase of Port Tampa Bay Security Vehicles

Mr. Mark Dubina 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 the Port President/CEO, or his designee, to spend up to \$129,971.00 for the purchase of three (3) port security vehicles and ancillary emergency equipment utilizing the Sourcewell Cooperative contract, subject to review by Port counsel. The motion carried unanimously.

4. Approval of Lease Amendment with SESCO Cement Florida, LLC

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

In response to Commissioner Harrod's question regarding a \$10,000 payment from SESCO, Mr. Ramsfield stated that the payment afforded SESCO exclusive rights to that parcel for up to 120 days while the lease terms were being executed to completion. Commissioner Harrod then inquired about the remaining parcel(s) at Port Redwing and asked if that area would be available to lease after the approval of this SESCO lease. Mr. Ramsfield noted that PTB staff were in discussions on a possible lease on that area and that 135 acres across US 41, known as South Bay, was being developed for future leasing. Mr. Ramsfield continued that PTB was maintaining control of an approximately 10-acre area in front of Berth 302 to allow future tenants on the east side of US 41 to have waterfront access by utilizing that area on a per-acre basis.

In response to Commissioner Mai's questions as to whether the \$10,000 payment was non-refundable and if SESCO had any plans to develop a berth, Mr. Ramsfield confirmed that the payment was non-refundable and that SESCO and PTB had recently begun discussions on berth expansion at its lease site.

There being no further comments, Commissioner Harrod, seconded by Mayor Castor, moved to authorize the Port President/CEO, or his designee, to execute a Lease Amendment with SESCO Cement Florida LLC in accordance with the terms set forth in this agenda item, subject to review by Port counsel. The motion carried unanimously.

5. Approval of Agreement with the Tampa Bay Super Bowl LV Host Committee to Jointly Market Port Tampa Bay Facilities

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

There being no comments, Mayor Castor, seconded by Commissioner Connor, moved to authorize Port President/CEO, or his designee, to execute a memorandum of understanding with the Tampa Bay Super Bowl LV Host Committee in accordance with the terms set forth in this agenda item, subject to review by Port 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 Harrod, seconded by Commissioner Conner, moved to receive the reports as presented. The motion carried unanimously.

F. EXECUTIVE DIRECTOR REPORT

Mr. Anderson stated that the Port Tampa Bay team remained vigilant in the face of COVID-19 and constantly monitored the progress of the disease to stay nimble in its responses. PTB staff continued excellent communications to external and internal stakeholders, the port community, government leaders and partnerships with state and federal entities. This communication ensured that PTB had the best information as well as offering insights to the various working groups that are focused on this disease and how to operate while working under the conditions that this disease has posed to workers throughout the country and particularly throughout the port complex.

As an example of one of the aforementioned working groups, Mr. Anderson noted that PTB recently collaborated with the University of South Florida's (USF) College of Nursing to create S.H.I.P. (Supporting Healthy Infection Practices). The program aims to combat COVID-19 and other health issues through preventative health care for maritime workers in this community. USF recently held a virtual nursing event that featured PTB's own Dennis Martin. Mr. Anderson continued that he was proud of PTB's partnership with the USF College of Nursing and noted that as everyone looked forward to the distribution of the vaccine, throughout the previous nine months PTB had successfully navigated this incredible challenge. PTB staff continued to stand ready to be able to assist the community both with moving cargo and in maintaining the local and state economies and Mr. Anderson thanked staff for their efforts.

Mr. Anderson stated that he was happy to report that the BaySlam IV tournament, which he highlighted during November 17, 2020 meeting, had raised \$54,878. This amount was significantly greater than the 2019 event. Mr. Anderson then presented a ceremonial check to the two recipient charities, the Tampa Port Ministries Seafarers Center and the Tampa Maritime Scholarship Foundation. Each would receive \$27,439. Mr. Anderson noted that these dollars were particularly important since, during the COVID-19 pandemic, PTB was not able to host the main fund-raising event, the Anchor Ball.

Mr. Anderson reported that he had recently spoke with Ms. Sueli Bonaparte of The Brazil-Florida Business Council about Leadership in the Time of COVID-19. Brazil is PTB's top international trading partner. While PTB and the maritime community continue to adapt to the impacts of the pandemic, Mr. Anderson was able to provide some insight on how PTB adjusted operations and how PTB's diversification contributed to its resiliency during this unprecedented time. The webinar conversation can be viewed through the Brazil-Florida Business Council's YouTube page.

Mr. Anderson highlighted his pride in building and maintaining strong relationships with PTB's neighbor and partner businesses, which was on display recently when PTB's facilities department quickly went into action to assist The Florida Aquarium (Aquarium) with moving a new tank for the penguins. The tank weighed over 7,500 pounds and measured 11 feet tall and nearly 14 feet wide. Mr. Anderson gave particular notice to Mr. Norberto Sanchez, PTB Director of Facilities, and the entire Facilities department. The Aquarium's President and CEO, Roger Germann, was very grateful to PTB and continues to be grateful for the great collaboration that PTB's team has with the Aquarium's team.

Mr. Anderson stated that prior to the Thanksgiving Holiday, PTB staff hosted a drive-thru food drive for Metropolitan Ministries' "Hope is Here" campaign. PTB staff, tenants and the maritime community partnered to donate over 600 pounds of food to the campaign. Mr. Anderson also thanked the Board members for their guidance and support over this very challenging year. Mr. Anderson continued that he and staff truly value everything the Board members were doing and, while it hasn't been easy, Board members' support and guidance provided the ability to keep moving ahead, communicate, adapt to changing circumstances had been an inspiration. Mr. Anderson continued that while the pandemic deeply affected everyone and impacted the work at PTB, the port has never shut down and he was truly honored to be a part of this great team.

Mr. Anderson stated that the James McKay Award is named in honor of the father of the port who began running ships between Tampa, Mobile, and New Orleans in the mid-1800s. This award is presented each year to a highly involved and committed port industry leader. Mr. Anderson continued that the Anchor Ball, where this award is typically given, unfortunately did not take place this year due to COVID-19. Mr. Anderson then presented the James McKay Award to this year's recipient, PTB Chairman Stephen W. Swindal. Chairman Swindal stated that he was humbled to receive the prestigious award in this port.

G. PRESENTATIONS

There were no further presentations.

H. NEW BUSINESS / COMMISSIONERS' COMMENTS

Commissioner Mai noted the work that PTB staff and management had accomplished this year, for operations to go uninterrupted all the way through the pandemic conditions and bring new business has been extraordinary.

I. FUTURE PROPOSED PROJECTS

Mr. Anderson noted the listed projects and encouraged vendors to go to the website and bid.

J. CALENDAR OF EVENTS

Mr. Anderson announced the 32nd Annual Tampa Steel Conference, Presented by Steel Market Update, and Hosted by Port Tampa Bay, was to be held virtually on February 2, 2021 and noted that those interested in attending should visit www.tampasteelconference.com for more information.

K. NEXT MEETINGS

Chairman Swindal announced the next regular business meeting would be on January 19, 2021 at 9:30 am and that further information regarding that meeting would be posted online at www.porttb.com.

L. ADJOURNMENT

There being no further business, the meeting adjourned at 10:22 am.

ATTEST:

Stephen W. Swindal, Chairman

Patrick H. Allman, Secretary/Treasurer

PORT TAMPA BAY BUSINESS MEETING
DECEMBER 15, 2020 – 9:30 a.m.
(Hybrid Virtual Meeting via Zoom Platform)

PUBLIC ATTENDANCE SIGN-IN SHEET
(In person attendees)

<u>NAME</u>	<u>BUSINESS</u>
JAY HOAMER	GAS
Michael Conkle	OLE
Steve Finney	Tampa Seafarers Center
LANE RAMSFIELD	TPA
Jere White	TBJSJ
TERRY FLIKE	TAMPA BAY PILOTS
Randall Reid	JE DUNN
Mike Arriman	MEN
Mel Scott	Atkins
BOB SANDERS	WILLIAMS COMPANY
Bill Kuznick	PTMIA AUVIC
JAV WHITNEY	CITY OF TAMPA
DAVE KAUFMAN	NASKELL

Additional spaces on next page.

Port Tampa Bay
Budgetary Comparative Statement of Revenues and Expenses
For the first quarter ending December 2020

	Budget	Actual	Favorable (Unfavorable)	%
Description				
Port Usage Fees	7,236,100	7,598,657	362,557	5.0%
Rentals	4,677,660	4,842,903	165,243	3.5%
Other Operating	155,397	178,076	22,679	14.6%
Operating Revenue	12,069,157	12,619,636	550,479	4.6%
Personnel	4,014,867	3,908,400	106,467	2.7%
Promotional	380,170	243,376	136,794	36.0%
Administrative	3,743,614	3,490,232	253,382	6.8%
Operating Expense	8,138,651	7,642,008	496,643	6.1%
Operating Income	3,930,506	4,977,628	1,047,122	26.6%
	33%	39%		
Interest Income	60,000	21,522	(38,478)	-64.1%
Interest Expense	(1,117,872)	(1,121,325)	(3,453)	0.3%
Ad Valorem Tax Receipts	9,765,941	9,599,754	(166,187)	-1.7%
Other, net	(1,021,039)	(1,101,098)	(80,059)	7.8%
Non-Operating	7,687,030	7,398,853	(288,177)	-3.7%
Net Income	11,617,536	12,376,481	758,945	6.5%

SUBJECT: SUBMERGED LANDS EASEMENT TO PEOPLES GAS SYSTEM FOR NATURAL GAS PIPELINE ALONG EAST SIDE OF 2ND STREET NE BRIDGE UNDER MARSH BRANCH/RUSKIN INLET – MWP 20-043

BACKGROUND:

Peoples Gas System, a division of Tampa Electric Company (Applicant), has applied for marine construction Minor Work Permit (MWP) No. 20-043 from Port Tampa Bay (PTB) for the installation of a replacement 2-inch polyethylene subaqueous horizontal directionally drilled natural gas pipeline along the east side of 2nd Street NE Bridge (Bridge No. 104317) traversing under Marsh Branch/Ruskin Inlet. As part of its application, the Applicant is requesting a submerged lands easement from PTB associated with this new public utility pipeline.

FACTS/COMMENTS:

Applicant has requested a non-exclusive submerged lands easement (Easement) from PTB under an approximately 374.1 square foot area under Marsh Branch/Ruskin Inlet. The Easement would be a public easement with a proposed term of forty (40) years with a forty (40) year extension option for the purpose of constructing, repairing, replacing and maintaining Applicant's utility pipeline. No public hearing was required.

RECOMMENDATION:

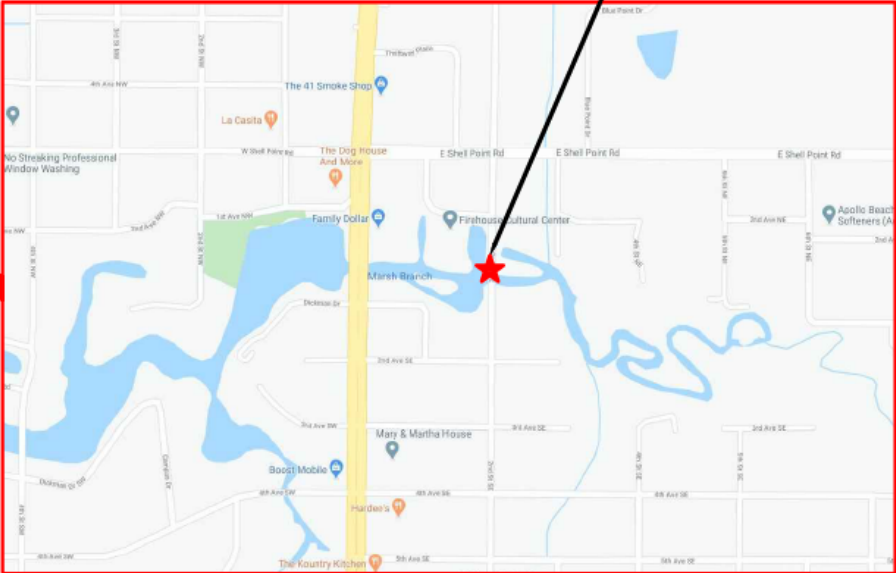
Authorize the President/CEO, or his designee, to execute a Submerged Lands Easement with Peoples Gas System, a division of Tampa Electric Company, in accordance with the terms set forth above, subject to review by Port counsel.

Board Meeting
January 19, 2021
Real Estate 266639

MARSH BRANCH/RUSKIN INLET – MWP NO. 20-043



LOCATION OF PROJECT



LOCATION AND VICINITY MAP
(NOT TO SCALE)

SUBJECT: LEASE AGREEMENT WITH PROPELLER CLUB OF UNITED STATES PORT OF TAMPA, INC.

BACKGROUND:

The Propeller Club of United States Port of Tampa, Inc. (Propeller Club) is a Florida not-for-profit corporation chartered in 1929 and one of the first Propeller Clubs in the nation. The Propeller Club currently has over 450 active members and supports the maritime industry, promotes maritime education, and provides opportunities to foster goodwill and cooperative relationships among the individuals, businesses and government agencies that make up Florida's largest seaport community. Port Tampa Bay (PTB) currently leases the Propeller Club approximately 210 square feet of office space in the Joseph Garcia International Center and an 8' by 20' pad outside for storage of a 20' shipping container for a monthly rent of \$200 per month under a lease that expired on December 31, 2020.

FACTS/COMMENTS:

PTB staff and Propeller Club have negotiated the following terms for a short term lease agreement:

PREMISES: Approximately 210 square feet of office space on the third floor of the Joseph Garcia International Center and an 8' by 20' pad outside for storage of a 20' shipping container which will be supplied by the Propeller Club.

RENT: \$200 per month, plus applicable sales tax.

TERM: Approximately six (6) months from January 1, 2021 through June 30, 2021.

OTHER: PTB would provide janitorial service and utilities, such as electrical, water, sewer and HVAC; however, Tenant would be solely responsible for its telecommunication services, including but not limited to telephone and internet service, and providing commercial general liability, business automobile and workers compensation insurance.

A public hearing is not required since the term of the lease is less than one year.

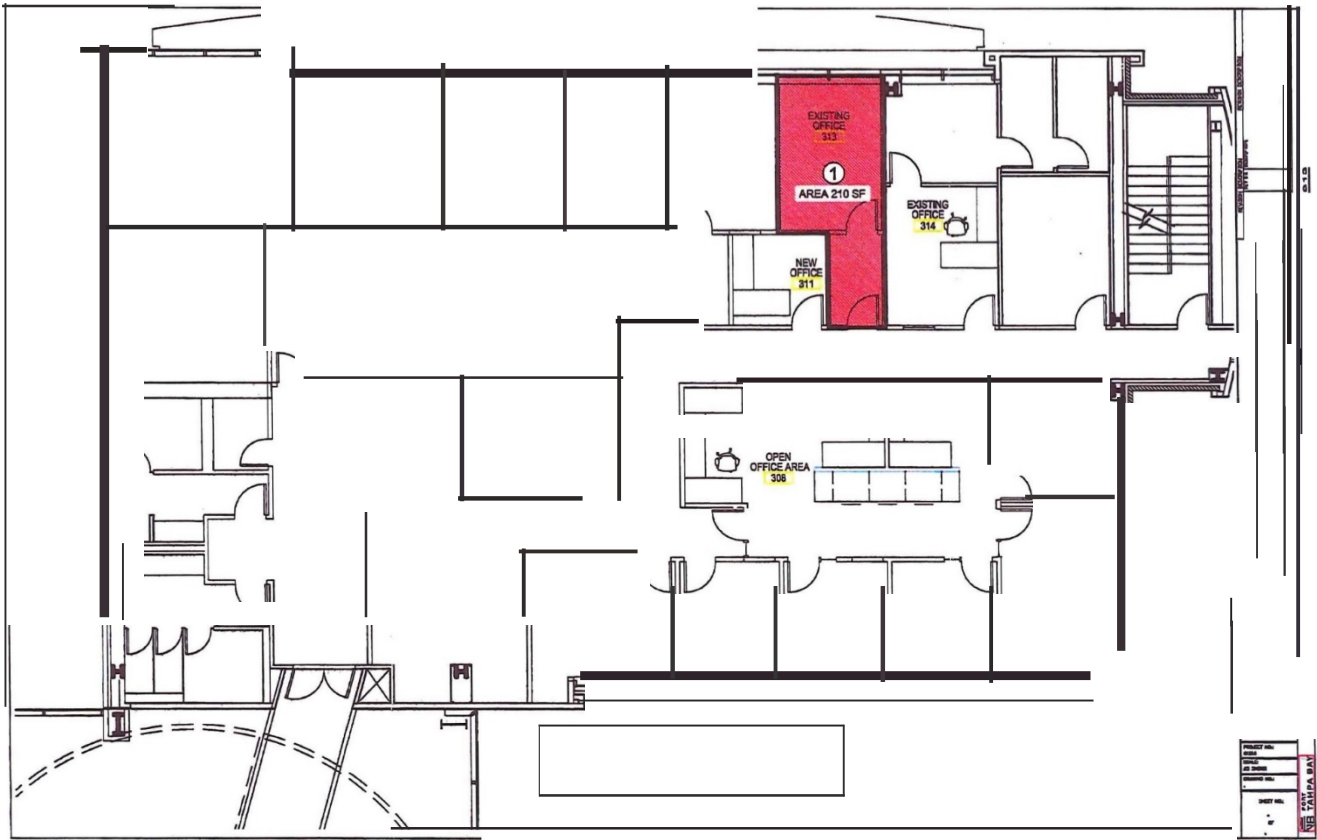
RECOMMENDATION:

Authorize the Port President/CEO, or his designee, to execute an Office Space Lease Agreement with Propeller Club of United States Port of Tampa, Inc. subject to the terms described in this agenda item and review by the Port counsel.

Board Meeting
January 19, 2021
Real Estate #266648

PROPELLER CLUB





SUBJECT: EXTENSION OF RENT CREDIT FOR LOGISTEC GULF COAST, LLC**BACKGROUND:**

Logistec Gulf Coast LLC (Logistec) is a Florida limited liability company that provides stevedore and terminal operator services for dry bulk products with operations throughout the Gulf of Mexico. Logistec leases from Port Tampa Bay (PTB) approximately 20.08 acres of land located along Berth 300 and 302 on Port Redwing (Premises) pursuant to an Amended, Consolidated and Restated Ground Lease Agreement dated April 1, 2017 (Lease). The initial term of the Lease expires on February 28, 2021, with three (3) extension options of five (5) years each.

FACTS/COMMENTS:

The Lease Agreement with Logistec provides a one-time rent credit for capital improvements made to the Premises by Logistec by February 28, 2021 not to exceed \$80,000. Logistec has finalized a contract for additional prilled sulphur and will need to add an additional 2.0 acres of asphalt paving to accommodate prilled sulphur business. Logistec has exercised its first extension option to extend the Lease for an additional five (5) years, and has requested to extend the deadline for the improvements by one (1) year, until February 28, 2022, to complete engineering, permitting and construction of the additional asphalt paving. Staff recommends entering into an amendment to the Lease to extend the deadline for the improvements by one (1) year until February 28, 2020. No public hearing is required.

RECOMMENDATION:

Authorize the President/CEO, or his designee, to execute a Lease Amendment with Logistec Gulf Coast LLC. in accordance with the terms set forth above, subject to review by Port counsel.

Board Meeting
January 19, 2021
Real Estate 26648

SUBJECT: SITE IMPROVEMENTS PERMIT AND UTILITY EASEMENT FOR MCI METRO ACCESS TRANSMISSION SERVICES CORP. SERVING THE UNITED STATES POSTAL SERVICE.

BACKGROUND:

Port Tampa Bay's (PTB) policy for Site Improvements Permits establishes guidelines for tenants and other users of PTB lands to obtain PTB's permission before constructing any improvements on PTB lands. The policy requires that PTB's Board of Commissioners must approve all improvements or modifications on PTB lands with an estimated construction cost in excess of \$200,000.00 or that involve the granting of an easement.

FACTS/COMMENTS:

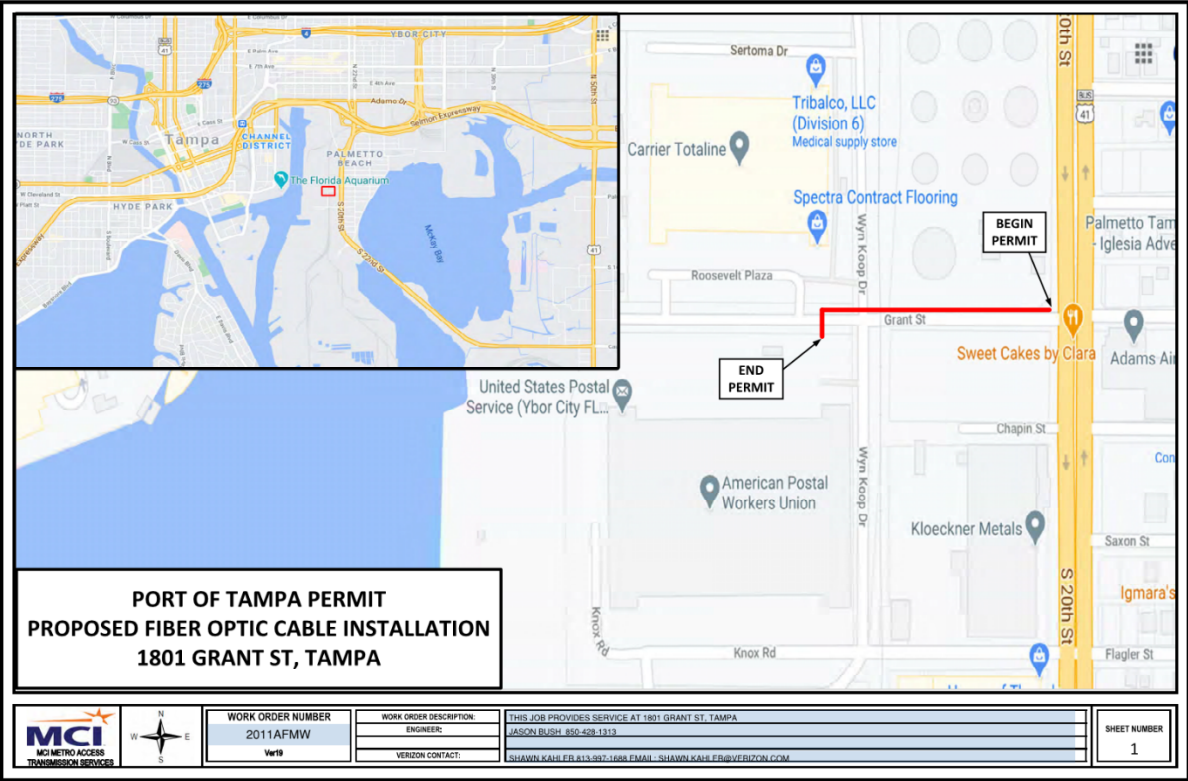
MCI Metro Access Transmission Services Corp., a Delaware corporation authorized to do business in the State of Florida (MCI Metro) has submitted a Site Improvements Permit application for the installation of underground fiber-optic data communications to service the United States Postal Service and concomitant easement on Grant Street at Port Ybor at the location shown on the attached exhibit.

PTB staff has reviewed the application and recommends approval of the Site Improvements Permit and the related underground fiber-optic utility easements to MCI Metro.

RECOMMENDATION:

Approve the Site Improvements Permit and authorize the Port President/CEO, or his designee, to execute the applicable related utility easements with MCI Metro Access Transmission Services Corp. for construction and maintenance of underground utility infrastructure as described in this agenda item, subject to review by Port counsel.

Board Meeting
January 19, 2021
Engineering # 266628



D. REGULAR AGENDA

SUBJECT: PURCHASE AND SALE AGREEMENT BETWEEN PORT TAMPA BAY AND CORPOREX PROPERTIES OF TAMPA, INC.

BACKGROUND:

Corporex Properties of Tampa, Inc., a Florida corporation (Seller), owns approximately 7.46 acres of vacant land (Property) located along Lakeview Center Drive., Tampa, Florida in Hillsborough County, Florida (HCPA Folio #042145-5015). Port Tampa Bay (PTB) desires to purchase the Property for the protection and storage of essential vehicles and equipment necessary to respond to emergencies.

FACTS/COMMENTS:

PTB staff have negotiated with Seller the following terms for the purchase of the Property:

Property: Approximately 7.46 acres of land as shown on Exhibit "A."

Price: Eight Hundred Sixty-Two Thousand and No/100 Dollars (\$862,000.00)

Earnest Money Deposit and Due Diligence:

PTB would make a \$20,000 earnest money deposit with an escrow agent selected by seller. PTB would have a 90-day inspection period and the option to extend the inspection period for one additional 60-day period with an additional \$10,000 extension fee. The extension fee would be non-refundable to PTB, but would apply as a credit to the Purchase Price at closing.

Closing Date.

The Closing would occur as an escrow closing at a mutually agreed upon time by the parties within 30 days following the expiration of the inspection period or its 60 day extension, if applicable.

Seller's Costs:

The Seller would pay all brokerage fees and commissions, title search and examination fees, the premiums for the Owner's Title Insurance Policy, any expenses of placing title in marketable condition, preparation of the Seller's closing documents; documentary stamp taxes on the granting deed; and one-half of any closing fees or similar charges by the Title Agency. The Sellers would also be responsible for pro-rated utilities, real estate taxes, insurance, and maintenance of the property through closing.

PTB Costs: PTB would pay for the cost of an ALTA survey of the Property, recording the granting deed, the premiums for any endorsements to the Title Policy, and one-half of any closing fees or similar charges by the Title Agency.

Public

Hearing: PTB held a public hearing on this matter December 3, 2020 and there were no public comments.

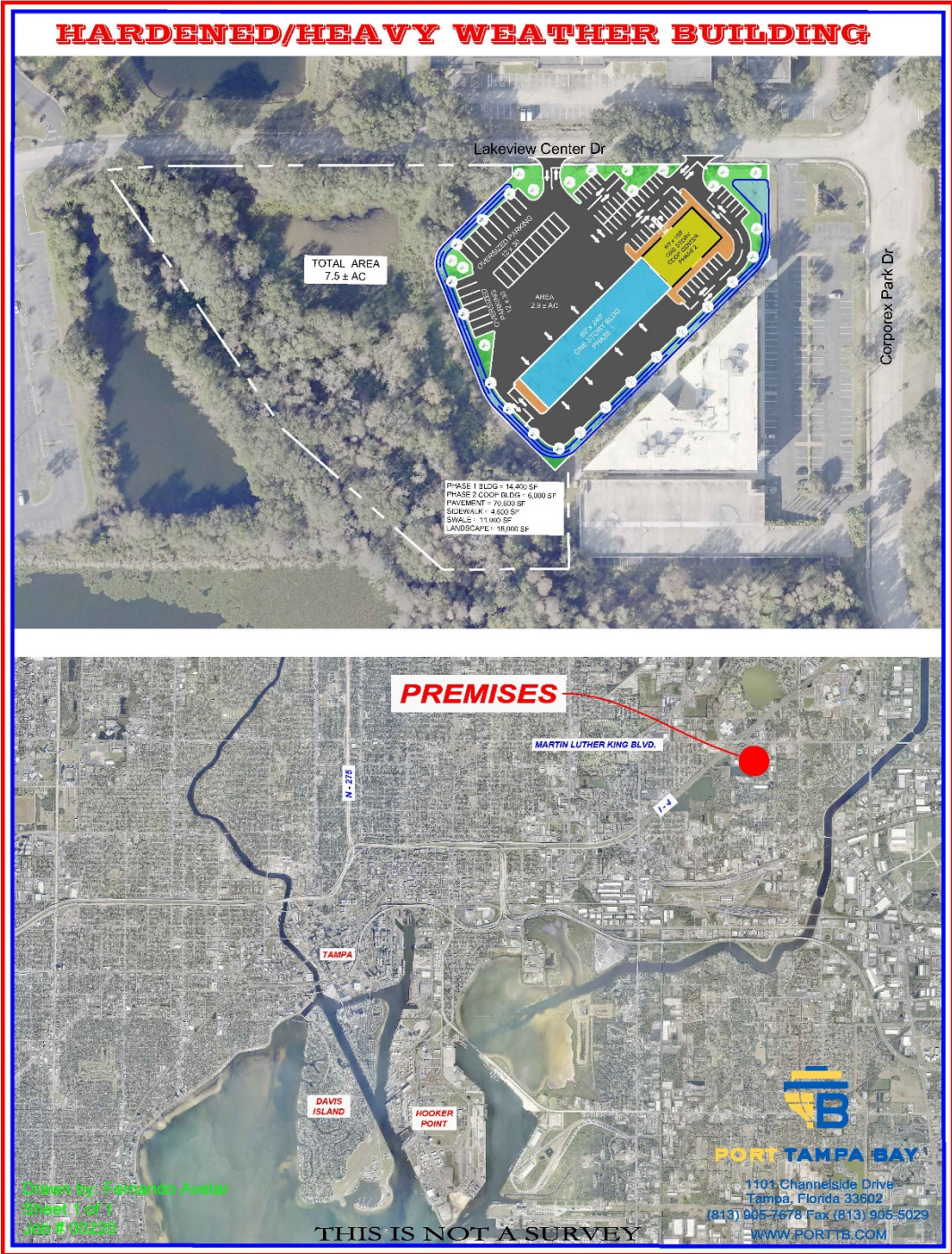
Funding for this acquisition was included in the FY21 Capital Budget.

RECOMMENDATION:

Authorize the Port President/CEO, or his designee, to execute a Purchase and Sale Agreement with Corporex Properties of Tampa, Inc. in accordance with the terms and conditions set forth in this agenda item, subject to review by Port counsel.

Board Meeting
January 19, 2021
Real Estate 265239

EXHIBIT "A"
SKETCH OF THE PROPERTY
(As Further Identified In Hillsborough County
Property Appraiser's Folio # 042145-5015)





PORT TAMPA BAY

1101 Channelside Drive
Tampa, Florida 33602

Memorandum

To: A. Paul Anderson
President and CEO

CC: Charles Klug
Raul Alfonso

From: Heather Eblin-Crowe

Date: December 4, 2020

Subject: Corporex Properties of Tampa, Inc. – Land Acquisition - 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 Thursday, December 3, 2020 at 2:04 p.m. Attached is the transcription of the hearing along with copies of all exhibits.

Heather Eblin-Crowe
Hearing Officer

Date 12/04/2020

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 Land Acquisition between Port Tampa Bay and Corporex Properties of Tampa Inc.

Craig Roberts
Real Estate Project Manager

Date 12/4/2020

Attachments

PUBLIC HEARING TRANSCRIPT
December 3, 2020 at 2:04 p.m.
Corporex Properties of Tampa, Inc. – Land Acquisition

ATTENDEES

Craig Roberts - Port Tampa Bay
Catherine Phillips - Port Tampa Bay
Barbara Baity - Port Tampa Bay
Lane Ramsfield – Port Tampa Bay
Gary Bauler – CBRE, Inc.

HEARING OFFICER

Heather Eblin-Crowe

1 **MS. EBLIN-CROWE:**

2
3 Good afternoon. Today is Thursday, December 3, 2020 and this public hearing is
4 called to order at 2:04 p.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 **LAND ACQUISITION BETWEEN PORT TAMPA BAY AND**
9 **CORPOREX PROPERTIES OF TAMPA, 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 Joining me today is Craig Roberts, Real Estate Project Manager, who will assist me in
15 this hearing.
16

17 **MR. ROBERTS:**

18
19 First, I would like to note that the original background information published to the
20 Port Tampa Bay website was changed to reflect an increase in the total acreage of the
21 site, of the property, from 2.87 acres to 7.46 acres due to inclusion of a storm water pond
22 in the purchase. Corporex Properties of Tampa, Inc. own approximately 7.46 acres of
23 land located on Lakeview Center Drive, Tampa in Hillsborough County, Florida, and as
24 further identified in the Hillsborough County Property Appraiser's Records as Folio
25 #042145-5015. Port Tampa Bay desires to purchase this land for port uses. Port Tampa
26 Bay Staff have negotiated the purchase price based on the following terms.
27

28 The property would be approximately 7.46 acres of land as shown on Exhibit No.
29 2. The legal description of the Property would be supplied by Corporex and verified by
30 a survey of the Property, which would be obtained by Port Tampa Bay.
31

32 The purchase price for the property would be \$862,000. Port Tampa Bay would
33 make a \$20,000 earnest money deposit with an escrow agent selected by Corporex. Port
34 Tampa Bay would have a ninety day inspection period. Port Tampa Bay would have the
35 right to extend the ninety day due diligence period for one additional sixty day period with
36 an additional \$10,000. The Extension Fee would be non-refundable to Port Tampa Bay,
37 but would be applied as a credit to the purchase price.
38

39 Brokerage fees would be paid by Corporex and no additional broker's commission
40 would be paid by Port Tampa Bay.
41

42 Corporex would be responsible for pro-rated utilities, real estate taxes, insurance,
43 and maintenance of the property through closing.

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 November 11, 2020 issue of the Tampa Bay Times advising of this
3 public hearing and Exhibit No. 2, which is an aerial view depicting the property being
4 purchased. These are the only exhibits to be offered into the record.

5
6 That is all.

7
8 **MS. EBLIN-CROWE:**

9
10 Thank you Mr. Roberts. I will accept these exhibits and they will be entered into
11 the 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
18 will make a recommendation to our Board of Commissioners, which will meet on
19 December 15, 2020. The Staff recommendation will be available on December 8, 2020.
20 If there is nothing else to come before this hearing, I declare this hearing closed at 2:07
21 a.m., p.m. I'm sorry p.m.

22
23 I, Heather Eblin-Crowe, have read and approve the form of the attached transcript
24 of the December 3, 2020 Public Hearing for the Land Acquisition between Port Tampa
25 Bay and Corporex Properties of Tampa, Inc.

26
27
28 Dated this 4th day of December, 2020.

29
30
31 

32 Heather Eblin-Crowe
33 Public Hearing Officer

EXHIBIT NO. 1

0000122878-01

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: CORPOREX PROPERTIES** was published in **Tampa Bay Times** on **11/11/20** 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 **11/11/2020**



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 2:00 p.m., December 3, 2020 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:

**LAND ACQUISITION BETWEEN PORT TAMPA BAY AND
CORPOREX PROPERTIES OF TAMPA, INC.**

Additional information is available online at 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 December 2, 2020. Oral comments and objections may be presented at the hearing.

In accordance with the federal Americans with Disabilities Act and Section 206.26, 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.

0000122878 11/11/2020

SIGN-IN SHEET

PUBLIC HEARING FOR

LAND ACQUISITION BETWEEN PORT TAMPA BAY AND CORPOREX PROPERTIES OF TAMPA, INC.

Thursday, December 3, 2020 @ 2:00 P.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.	Carly BAUIER	CBRE, Inc	101 E Kennedy Blvd #1500 Tampa FL 33602	No
2.				
3.				
4.				
5.				
6.				
7.				
8.				
9.				
10.				

SUBJECT: PURCHASE OF PORT TAMPA BAY VEHICLES ACROSS MULTIPLE DEPARTMENTS

BACKGROUND:

The Port Tampa Bay (PTB) Fleet Management Program phases out vehicles past their operating life cycle that have high maintenance cost and no residual value with new vehicles that have already provided proven efficiencies while lowering cost. Many vehicles in the PTB fleet are at the end of, or nearing the end of, their useful lives. These vehicles may be sold at auction, repurposed within the PTB organization, or used as trade-ins for new vehicles.

FACTS/COMMENTS:

PTB staff obtained quotes for the new vehicles from the State of Florida Term Contract for Motor Vehicles and Sorcewell (formally the National Joint Powers Alliance) Cooperative contracts, which were issued upon competitive bid by other governments. Based on these quotes and organizational needs, the Fleet Management Program identified the following vehicles as the most economical and functional:

<u>Vehicles</u>	<u>Quantity</u>	<u>Price</u>	<u>Department</u>
2021 Ford Explorer 4WD w/equip.	1	@ \$35,000.00	Operations
2021 Ford F-550 Crew Cab 4WD XL.	1	@ \$100,000.00	Facilities
2021 Ford F-150 Crew Cab	2	@ \$35,000.00	Engineering
Total	4	\$205,000.00	

Funds for the purchase of these vehicles were included in the FY2021 Capital Budget.

RECOMMENDATION:

Authorize the Port President/CEO, or his designee, to spend up to \$205,000.00, depending upon trade-in values, etc., for the purchase of up to four (4) vehicles with necessary equipment required by the respective Port Tampa Bay departments, subject to review by Port counsel.

Board Meeting
January 19, 2021
Fleet 266689

**SUBJECT: AWARD UNIT PRICE MARINE REPAIR & IMPROVEMENTS,
CONTRACT NO. 21-00621, ITB NO. B-001-21**

BACKGROUND:

The third and final year of the Unit Price Marine Repairs and Improvements Contract (UP Marine Contract) between Port Tampa Bay (PTB) and Orion Marine Construction, Inc. (Orion) expires on March 14th, 2021. PTB staff utilizes the UP Marine Contract on an "as-needed" basis to make repairs and improvements to the marine facilities at the Port, such as fenders, piling and berths, which are beyond the capability of PTB personnel. The UP Marine Contract includes bid items for every type of work, which might be required during the term of the contract. PTB authorizes the actual work by change order on an as needed basis with prices based upon the contractor's bid rates which are adjusted annually based upon the CPI Index for the Tampa-St. Petersburg area. The contract has a termination clause for the convenience of PTB.

The FY 2021 Capital Improvement Program, approved by the PTB Board at the September 15, 2020 Board Meeting, includes \$1million for the UP Marine Contract. The second and third years of the contract are subject to approval by the Board for the funding of each year. PTB is not obligated to expend any of the project budget. The UP Marine Contract utilizes accounting procedures, which use a change order system to authorize each project work assignment. Under the procedures, any change order in excess of \$250,000 is submitted to the Board for prior approval. This contract does not limit PTB's prerogative for bidding major marine projects separately and may be terminated at PTB's convenience.

FACTS/COMMENTS:

PTB advertised an invitation to bid for the UP Marine Contract in the Tampa Bay Times, Florida Sentinel Bulletin and La Gaceta as well as Onvia DemandStar (eProcurement distribution system) on December 2, 2020, and on January 7, 2021 received the following bids:

<u>Bidder (Location)</u>	<u>Bid Amount</u>	<u>SBE %</u>
1. Tampa Bay Marine, Inc.	\$1,259,324.50	13.8
2. Orion Marine Construction, Inc. (Tampa)	\$1,711,248.40	9.7

Tampa Bay Marine, Inc. is the apparent low responsive and responsible bidder for the project, and has a general contractor's license from the State of Florida. Tampa Bay Marine, Inc has performed work for PTB in the past at Terminal 6 and is currently performing work at Port Redwing on the Big Bend Channel ATONS. Tampa Bay Marine, Inc. plans to use two (2) SBE firms, Dive Tech International, and A&G Electric Technologies, to achieve a 13.8% SBE participation on the project. Staff has reviewed the qualifications and experience of Tampa Bay Marine, Inc and recommends it be awarded the contract in an amount not to exceed the \$1,000,000 funding within the FY 2021 Capital Improvement Program approved by the PTB Board at the September 15th 2020 Board meeting.

RECOMMENDATION:

Authorize the Port President/CEO, or his designee, to enter into a one (1) year contract with two (2) one (1) year extension options with Tampa Bay Marine, Inc, for Unit Price Marine Repairs and Improvements, Contract No.21-00621 in an amount not to exceed the \$1,000,000 budgeted amount approved for the project for FY2021, subject to review by Port counsel.

E. RECEIPT OF REPORTS

1. REPORT OF LEGAL FEES

2. REPORT OF AGED ACCOUNTS RECEIVABLES

3. REPORT OF CONTRACT STATUS

4. REPORT OF PERMITS

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

MONTH ENDING: DECEMBER 31, 2020				
	FY21 Budget	December Invoices	TYD Budget Reduction	Budget Balance
				Previous Balance \$128,556.39
Admiralty / Maritime / FMC	7,500.00		Ø	7,500.00
Bankruptcy	12,500.00		Ø	12,500.00
Construction	17,500.00		Ø	17,500.00
Employment / Labor	22,500.00		Ø	22,500.00
Environmental	17,500.00	6,764.50	15,900.50	1,599.50
General Support / Litigation	27,500.00	7,370.00	7,507.50	19,992.50
Hearing Master	Ø	Ø	Ø	Ø
Personal Injury	27,500.00		1,732.50	25,767.50
Real Estate / Land Use	17,500.00	10,842.50	21,280.11	(3,780.11)
	150,000.00	24,977.00	46,420.61	103,579.39

TAMPA PORT AUTHORITY
Monthly Aged Receivables
December 31, 2020

Customer Number	Customer Name	Current	31 - 60 Days	61 - 90 Days	91 & Over	Customer Balance
Port Fees						
S036	ALTAMAR SHIPPING	590.00	-	-	-	590.00
T012	AMALIE OIL COMPANY	2,354.11	-	-	-	2,354.11
A415	AMERICAN VICTORY MARINERS	(27.67)	-	-	-	(27.67)
D054	ANCHOR SANDBLASTING AND COATINGS, INC	-	80.00	-	-	80.00
S073	AUTOMOTIVE CORE SUPPLY, INC.	160.00	-	-	-	160.00
P043	Bajo, Cuva, Cohen Turkel, Attorneys at Law	270.00	-	-	-	270.00
A512	BEYEL BROTHERS INC	475.50	-	-	867.00	1,342.50
S041	BRONCO TRANSPORT	490.00	-	-	-	490.00
T201	BUCKEYE TERMINALS, LLC	2,805.06	61.68	-	-	2,866.74
T003	CARGILL INC	5,709.07	-	-	-	5,709.07
D049	CARGILL SALT	(10.20)	-	-	-	(10.20)
T151	CARGILL SALT	29,649.87	-	-	-	29,649.87
S025	CARGILL SALT DIVISION	430.00	-	-	-	430.00
T198	CEMEX CONSTRUCTION MATERIALS FLORIDA, LLC	22,679.81	9,672.40	-	-	32,352.21
T014	CENTRAL FLORIDA PIPELINE LLC	322,417.86	-	-	-	322,417.86
S065	CLEAN HARBORS, INC	-	10.00	-	-	10.00
Q362	CSN LLC	10,704.85	-	-	-	10,704.85
A423	DANN OCEAN TOWING, INC	(14.00)	-	116.00	-	102.00
Q081	DONGKUK INTERNATIONAL INC	663.35	-	1,101.57	-	1,764.92
Q127	DONGKUK INTERNATIONAL INC	1,419.24	-	-	-	1,419.24
Q032	DUFERCO STEEL, INC	2,490.36	-	-	-	2,490.36
S064	DV CONTAINER SERVICES	230.00	-	-	-	230.00
D062	FEDERAL MARINE TERMINALS	-	-	20.00	-	20.00
A031	FILLETTE GREEN & CO, INC	3,328.44	-	-	-	3,328.44
Q097	FRONTIER LOGISTICS SERVICES	(0.02)	-	51.17	-	51.15
A429	GAC SHIPPING (USA) INC	83,931.73	14,695.65	-	96.00	98,723.38
T185	GAETANO CACCIATORE INC	28,674.53	-	-	-	28,674.53
A540	GLENCORE LTD	-	-	2,750.00	-	2,750.00
S043	GLOBAL DISTRIBUTION INC	20.00	20.00	-	10.00	50.00

TAMPA PORT AUTHORITY
Monthly Aged Receivables
December 31, 2020

Customer Number	Customer Name	Current	31 - 60 Days	61 - 90 Days	91 & Over	Customer Balance
A264	GULF MARINE REPAIR INC	14,763.99	420.00	-	-	15,183.99
T063	GULF SULPHUR SERVICES	9,661.68	-	-	-	9,661.68
A306	INCHCAPE SHIPPING SERVICES	50,303.57	11,046.38	-	-	61,349.95
S068	INTERNATIONAL CORE SUPPLY OF TAMPA	400.00	-	-	-	400.00
A078	INTERNATIONAL SHIP REPAIR	342.00	414.00	-	-	756.00
A003	KIRBY OFFSHORE MARINE	3,410.65	-	-	-	3,410.65
A248	LA CARRIERS, LLC	4,261.16	-	-	-	4,261.16
D065	LAKELAND PAVING COMPANY	-	60.00	-	-	60.00
T319	LINEA PENINSULAR, INC	1,329.18	-	-	-	1,329.18
T308	LOGISTEC GULF COAST LLC	31,178.96	-	-	-	31,178.96
T328	MAJESTIC STEEL USA	5,999.04	-	111.34	-	6,110.38
S049	MARDOT LOGISTICS INC	1,130.00	-	-	-	1,130.00
A360	MARTIN GAS MARINE	10,576.24	4,447.08	-	-	15,023.32
T135	MARTIN MARIETTA AGGREGATES	33,301.02	-	-	-	33,301.02
T134	MARTIN OPERATING PARTNERSHIP	2,228.68	393.98	-	-	2,622.66
A016	MARTIN PRODUCT SALES LLC	161.33	646.84	-	-	808.17
A465	MASTER, OWNER & OPERATORS	100,038.16	-	-	-	100,038.16
T199	MEDITERRANEAN SHIPPING CO./CHARLESTON	69,175.00	27,898.00	-	-	97,073.00
S070	MERCURY TRANSPORTATION DBA WORLD LOGISTICS USA	120.00	160.00	-	-	280.00
Q425	MERFISH PIPE & SUPPLY (FL)	-	1,045.06	-	-	1,045.06
S067	MKD LOGISTICS LLC	560.00	-	-	-	560.00
A430	MORAN SHIPPING AGENCIES	(246.00)	-	-	-	(246.00)
A053	MORAN TOWING CORPORATION	16,921.36	-	-	-	16,921.36
T002	MOSAIC CROP NUTRITION, LLC	4,441.10	-	-	-	4,441.10
T011	MURPHY OIL USA INC	43,377.63	218.00	175.65	-	43,771.28
A071	NORTON LILLY INTERNATIONAL	18,543.94	639.55	-	-	19,183.49
A439	NOVA INTERNATIONAL SHIPPING	29,275.15	7,390.25	-	-	36,665.40
B091	OLYMPUS LIMOUSINE INC	-	-	-	350.00	350.00
S050	ONLINE TRANSPORT INT'L - OTI	6,640.00	2,440.00	-	-	9,080.00
T318	PORT LOGISTICS TERMINAL OPERATIONS LLC	361.98	-	-	-	361.98
T006	PORTS AMERICA	195.17	-	-	-	195.17

35

TAMPA PORT AUTHORITY
Monthly Aged Receivables
December 31, 2020

Customer Number	Customer Name	Current	31 - 60 Days	61 - 90 Days	91 & Over	Customer Balance
T182	PORTS AMERICA	142,802.67	-	-	-	142,802.67
Q359	POSCO INTERNATIONAL AMERICA	-	277.01	-	-	277.01
T311	Precision Build Solutions, LLC	20.00	-	388.74	389.33	798.07
A283	PRO TRANSPORT INC, TAMPA	280.00	90.00	-	-	370.00
A064	SAVAGE & SON, AR	216,313.63	-	-	-	216,313.63
A531	SAVAGE MARINE MANAGEMENT COMPANY, LLC	13,646.20	-	-	-	13,646.20
A065	SEA & LAND SHIPPING	35,888.50	-	-	-	35,888.50
A400	SEABULK TANKERS INC	425.88	-	-	-	425.88
S061	SOUTH BAY DISTRIBUTION CO. INC.	620.00	-	-	-	620.00
S069	SOUTHERN CARTAGE, INC	190.00	-	-	-	190.00
S042	SOUTHERN WASTE SERVICES INC	(180.00)	-	-	-	(180.00)
A541	SPACE EXPLORATION TECHNOLOGIES CORP	-	2,302.56	-	-	2,302.56
T101	SULPHURIC ACID TRADING COMPANY	9,103.77	-	-	-	9,103.77
S055	TAMPA CONTAINER TRANSPORT	180.00	-	-	-	180.00
T021	TAMPA PORT SERVICES, LLC	17,701.36	8,308.37	3,916.68	-	29,926.41
Q191	TERNIUM INTERNATIONAL USA CORP.	1,417.92	-	-	-	1,417.92
T173	TITAN FLORIDA LLC	-	196.89	-	-	196.89
T150	TRADEMARK METALS RECYCLING FKA ONESTEEL	29,743.80	74.60	-	-	29,818.40
A251	TRADEMARK METALS RECYCLING LLC	60.00	-	-	-	60.00
A497	TRANS-ATLANTIC AGENCIES INC	1,375.72	-	-	-	1,375.72
T020	TRANSMONTAIGNE INC	95,026.62	-	-	-	95,026.62
S021	TRX SOUTHEAST (TAMPA #770)	470.00	-	-	-	470.00
T119	VULCAN MATERIALS COMPANY	-	1,507.89	-	2,981.00	4,488.89
A538	WORK CAT TRANS GULF LLC	44,428.79	33,084.90	28,659.80	10,484.37	116,657.86
A532	WORLD FUEL SERVICES, INC.	7,072.80	-	-	-	7,072.80
T056	YARA NORTH AMERICA INC	13,690.71	-	-	-	13,690.71
T171	ZIM ISRAELI NAVIGATION COMPANY	13,948.00	-	-	-	13,948.00
Subtotal Port Fees		\$ 1,622,119.25	\$ 127,601.09	\$ 37,290.95	\$ 15,177.70	\$ 1,802,188.99

TAMPA PORT AUTHORITY
Monthly Aged Receivables
December 31, 2020

Customer Number	Customer Name	Current	31 - 60 Days	61 - 90 Days	91 & Over	Customer Balance
<u>Lease Charges</u>						
L045	AMALIE OIL	2,383.45	-	-	-	2,383.45
L219	AMERICAN VICTORY SHIP MEMORIAL MUSEUM	1,000.00	1,000.00	-	-	2,000.00
L272	BRONCO TRANSPORT INC	380.21	-	-	-	380.21
L306	BUCKEYE TERMINALS, LLC	5,400.00	-	-	-	5,400.00
L277	CEMEX CONSTRUCTION MATERIALS FLORIDA LLC	60,600.55	-	-	-	60,600.55
L399	CEMEX CONSTRUCTION MATERIALS FLORIDA LLC	22,185.52	-	-	-	22,185.52
L087	CHILI PEPPER OF ROCKY POINT INC	543.21	-	-	-	543.21
WTC05	CLARK REPORTING SERVICE INC	751.68	-	-	-	751.68
L198	CULBREATH KEY BAYSIDE CONDO ASSOC.	10,391.45	-	-	-	10,391.45
L268	DANIEL, IAN & LORNA	-	1,409.86	-	-	1,409.86
L044	DIVERSIFIED MARINE TECH	16,517.97	-	-	-	16,517.97
L124	GULF MARINE REPAIR INC	123,221.82	-	-	-	123,221.82
L308	LOGISTEC GULF COAST LLC	8,866.66	-	-	-	8,866.66
L328	MAJESTIC STEEL USA	520.00	-	-	-	520.00
L173	MARTIN OPERATING PARTNERSHIP	141.24	-	-	-	141.24
L257	NEW PORT TAMPA CDD HOLDINGS, LLC	215,703.69	-	-	-	215,703.69
L291	ONLINE TRANSPORT INT'L LLC	38,457.81	42,119.42	27,204.67	-	107,781.90
L104	PENINSULA PROPERTY HOLDINGS VIII, LLC	15,062.11	-	-	-	15,062.11
L292	PURAGLOBE FLORIDA LLC	31,440.39	-	-	-	31,440.39
L329	SESCO CEMENT FLORIDA LLC	10,000.00	-	-	-	10,000.00
L138	SHRIMP SVC DOCK ASSOCIATION	34.56	-	-	-	34.56
L235	STARSHIP CRUISE LINE	202.98	-	-	-	202.98
L064	SUPERIOR SEAFOODS INC	122.06	-	-	-	122.06
L067	TAMPA BAY PIPELINE COMPANY	-	-	-	79.86	79.86
L190	TAMPA SHIP LLC	6,500.00	-	-	-	6,500.00
L239	TITAN FLORIDA LLC	154.69	-	-	-	154.69
L078	TRANSMONTAIGNE TERMINALING INC	32.21	-	-	-	32.21
L079	VERSAGGI SHRIMP COMPANY	368.06	-	-	-	368.06
L146	VULCAN MATERIALS	(122.79)	-	-	-	(122.79)

TAMPA PORT AUTHORITY
Monthly Aged Receivables
December 31, 2020

Customer Number	Customer Name	Current	31 - 60 Days	61 - 90 Days	91 & Over	Customer Balance
L100	YARA NORTH AMERICA	26.00	-	-	-	26.00
Subtotal Lease Charges		\$ 570,885.53	\$ 44,529.28	\$ 27,204.67	\$ 79.86	\$ 642,699.34
 <u>Accounts in Litigation/Renegotiation/Bankruptcy</u>						
R003	CLEAR BLUE SPECIALTY INSURANCE CO	-	-	423.80	-	423.80
R008	E-SURANCE PROPERTY & CASUALTY INS	1,933.90	-	-	-	1,933.90
R006	INFINITY AUTO INSURANCE COMPANY	-	-	1,827.60	-	1,827.60
L404	INTEGRAL ENERGY, LLC	25,149.03	24,682.29	2,873.06	38,296.80	91,001.18
Q170	KURT ORBAN PARTNERS	-	-	-	566.94	566.94
R005	LINKS INSURANCE SERVICES, INC	-	-	1,980.00	-	1,980.00
L257	NEW PORT TAMPA CDD HOLDINGS, LLC	-	-	-	10,000.00	10,000.00
A417	SULPHUR CARRIERS	70.74	70.74	70.74	8,300.20	8,512.42
R004	SZURA INSURANCE	-	-	180.00	-	180.00
A034	UNITED OCEAN SHIPPING	2,035.38	811.38	811.38	89,356.55	93,014.69
Subtotal Accounts in Litigation/Renegotiation/Bankruptcy		\$ 29,189.05	\$ 25,564.41	\$ 8,166.58	\$ 146,520.49	\$ 209,440.53
Total Aged Receivables as of December 31, 2020		\$ 2,222,193.83	\$ 197,694.78	\$ 72,662.20	\$ 161,778.05	\$ 2,654,328.86

TAMPA PORT AUTHORITY
MONTHLY CONTRACT STATUS REPORT
12/31/20

Project	Contractor	Contract Financial Record #	Original Bd App Date	Amt Approved Including Amendments	Costs Incurred to Date	Percent Complete
OPERATING AND NON-CAPITAL CONTRACTS:						
Secured Data Center Facility Lease	Protected Trust/IF&D Data Suites (year 7)	14-28	09/20/16	\$ 70,320	17,580	25.0%
Software Licensing - iSeaports	Harbour Mastery, Inc.	15-06	10/21/14	\$ 65,000	38,595	59.4%
Security System Maintenance & Repair	GSA Security	20-03	12/15/15	\$ 377,000	337,366	89.5%
SBE Uniformed Security Guard Service	Martinez & Company (year 2)	19-21	06/18/19	\$ 270,000	87,875	32.5%
Real Estate Consulting Services	CBRE, Inc.	21-17	08/16/16	\$ 75,000	56,283	75.0%
Government Relations Consultant Services	Van Scoyoc & Associates	20-33	09/17/19	\$ 90,000	15,000	16.7%
Insurance Consultants	Interisk	16-24	07/19/16	\$ 90,000	47,479	52.8%
State Legislative Services	Advocacy Group at Cardenas Partners (year 3)	21-29	08/20/19	\$ 60,000	20,000	33.3%
Elevator/Escalator Maintenance & Repair Services	ThyssenKrupp Elevator	20-27	08/16/16	\$ 427,084	367,687	86.1%
Website Development & Website Hosting Services	GSL Solutions	20-35	09/17/19	\$ 45,000	12,950	28.8%
Video Production Services	Shooting Stars Post Inc	17-30	17/18/17	\$ 75,000	68,613	91.5%
Software Licensing - Concur	Carahsoft Technology Corp	20-05	05/15/18	\$ 190,465	-	0.0%
Law Enforcement Services	Hillsborough County Sheriff's Office	20-31	11/19/19	\$ 2,382,219	939,877	39.5%
Workers Compensation Insurance	PGIT (Preferred Governmental Insurance Trust)(year 4)	20-05	08/21/18	\$ 87,330	-	0.0%
Grounds Maintenance	TCC Enterprise Inc (Year 3)	21-06	08/21/18	\$ 76,508	-	0.0%
HVAC Monitoring, Routine Service & Repair	Tampa Bay Trane	20-12	09/02/14	\$ 84,200	70,300	83.5%
Consulting Services	HCP Associates	21-14	10/15/2019	\$ 88,000	-	0.0%
Uniformed Security Guard Services	G4S Security Solutions (Year 3)	21-15	11/13/2018	\$ 3,240,000	107,656	3.3%
Grounds Maintenance	Williams Landscape Management (year 3)	20-18	09/17/19	\$ 247,500	56,250	22.7%
Government Relations Consultant Services	Alcalde & Fay	21-25	09/17/19	\$ 90,000	22,500	25.0%
Copier Leases (8 copiers)	Sharp Business Systems	19-11	10/16/18	\$ 60,000	50,972	85.0%
State Legislative Services	Capital City Consulting, LLC	21-30	08/20/19	\$ 60,000	20,000	33.3%
I.T. Consultant	Tribridge	20-23	09/18/18	\$ 85,000	64,500	75.9%
Janitorial Services	Xtremely Clean	21-08	10/15/19	\$ 402,951	52,251	13.0%
Insurance Consultants	McGriff, Seibels & William, Inc	20-24	06/18/19	\$ 45,000	1,971	4.4%
Medical Insurance	Florida Blue	21-37	10/15/19	\$ 3,277,000	280,592	8.6%
Employee Term Life & Accidental Death	Hartford Life Insurance	21-36	10/15/19	\$ 40,000	-	0.0%
OPERATING AND NON-CAPITAL CONTRACTS:				\$ 12,100,577	\$ 2,736,295	
CONTINUING ANNUAL CONTRACTS:						
Disaster Recovery services	Belfor USA Group (Year 1)	18-22	04/17/18	\$ 30,000	\$ -	0.0%
Professional Service Contracts	Various	19-01-02	07/24/17	\$ 6,450,000	\$ 4,181,117	64.8%
Professional Service Contracts	Various	20-01-02	09/17/19	\$ 7,895,000	\$ 5,171,895	65.5%
Professional Service Contracts	Various	21-01-02	09/15/20	\$ 6,100,000	\$ -	0.0%
CONTINUING ANNUAL CONTRACTS:				\$ 20,475,000	\$ 9,353,012	

TAMPA PORT AUTHORITY
MONTHLY CONTRACT STATUS REPORT
12/31/20

Project	Contractor	Contract Financial Record #	Original Bd App Date	Amt Approved Including Amendments	Costs Incurred to Date	Percent Complete
CONSTRUCTION AND CAPITAL CONTRACTS:						
Eastport Fill And Phase 2 Expansion Engineering Services	Moffatt & Nichol	17-18	09/19/17	\$ 1,507,800	\$ 711,700	47.2%
Navigational Improvements	Orion Marine Construction	21-04	08/20/19	\$ 3,000,000	\$ 949,946	31.7%
Unit Price Dredging	Orion Marine Construction	21-31	09/17/19	\$ 1,000,000	\$ 187,587	18.8%
Phase 1 Terminal 2 & 6 - Baggage claim areas & CBP	Gilbane Building Company	19-10	12/18/18	\$ 5,554,508	\$ 5,281,091	95.1%
Berth 211 Upands Improvements	Pepper Construction	19-16	03/19/19	\$ 19,646,396	\$ 16,314,796	83.0%
Hookers Point Rail - Crossing Arms Relocation	Cemex	19-20	06/18/19	\$ 34,000	\$ -	0.0%
Portwide Roadway Improvements - Emergency Access Road	Ajax Paving Industries of FL	19-29	08/20/19	\$ 1,542,395	\$ 726,575	47.1%
Port Redwing Railroad Extension	STX Corporation	20-16	02/18/20	\$ 4,257,909	\$ 1,931,742	45.4%
Berth 214 - Phase 2	Phillips and Jordan	20-20	02/18/20	\$ 4,506,725	\$ 3,518,172	78.1%
Big Bend Channel Aids to Navigation	Tampa Bay Marine, Inc	20-50	06/16/20	\$ 1,239,274	\$ 95,724	7.7%
Port Redwing Berth 302 Access Road	QGS Development, Inc	20-51	06/16/20	\$ 1,239,740	\$ 271,903	21.9%
TECO Utility Relocation for Berth 211	TECO	20-22	06/18/19	\$ 150,000	\$ 143,450	95.6%
CONSTRUCTION AND CAPITAL CONTRACTS:				<u>\$ 45,928,748</u>	<u>\$ 31,534,368</u>	
GRAND TOTAL:				<u>\$ 78,504,325</u>	<u>\$ 43,623,675</u>	

PERMIT REPORT
12/1/2020 – 12/31/2020

PERMITS ISSUED

20-050	Bal Harbour Chateaux Condo Association	Dock/slips/tie poles/Apollo beach Canal/Apollo Beach
20-054	Harold Millis	In kind replacement dock/rip-rap revetment/Little Manatee River/Ruskin

REVISIONS

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VIOLATIONS

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*Indicates that permit was issued After-The-Fact
PENDING APPLICATIONS SUMMARY

Appl.#	M/S	Applicant	Proposed Work
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 w/ required New SSLs Lease
07-149 Revision 1	S	Tampa Bay Marina, Inc	Modify Dock Plan for Construction of 117 Boat Sips & 93 Boat Lifts. No Dredging.
18-020 Rev #1	M	MCI Metro Access Transmission Service d/b/a Verizon	HDD boring with a 2 inch HDPE conduit for fiber optic cable utility project @US 301, south of Saffold Road w/ Existing SSLs Esmt.
19-014 Rev #1	M	KBC Enterprise, Inc.	Replace dock for Restaurant @1112 Apollo Beach Blvd., Apollo Beach w/ potential Modified SSLs Lease needed
19-022	M	Florida Oil Services, Inc.	Remove Existing Dock & Construct 2 new Docks with 18 Transient Slips for upland Restaurant patrons w/ New SSLs Lease on Alafia River
19-045	M	Vaniza Atiq LLC	Repair Seawall
20-001	M	Innovative Design Leaders Corp.	2 Accessory Docks & Pile Supported Concrete Loading Ramp/Pier for New Riverview Boat Storage (upland) Facility @ 10531 Moody Rd, Riverview on Alafia River w/ Proposed SSLs Lease
20-010	S	Port Tampa Bay	Bulkhead wall, fill, dredge Berth 214
20-012	M	Saad & Barbara Hakky	Multi-Slip Dock & boatlift for New Multi-Family Residential Development on Hillsborough River (COT-SSLs)
20-015	M	Brett Emes	Maintenance dredging-Lot 57 Len-Little Harbor
20-017	M	Robert Wilson	Dock @ 6111 Lagomar Ln-Andalucia Lot w/ Lease Required?
20-019	M	Bridgeview Estates/Richard Rasmussen	Catwalk/Finger Pier & Non-Covered Boat Lift Addition to Existing Multi-Family Res. Community Dock
20-025	M	City of Tampa Mobility Dept	Repairs to Cass St. bridge and subaqueous/HDD cable utility line @ Hillsborough River
20-026	M	City of Tampa Mobility Dept	Repairs to Brorein St. bridge and subaqueous/HDD cable utility line @ Hillsborough River
20-028	M	NR Rocky Point Property	Remove/replace private multi-family residential multi-slip dock for Island Club @ 3015 Rocky Point Dr., Tampa w/ proposed SSLs Esmt Modification
20-031	M	Hillsborough County Capital Programs Dept	Replace Phillips Lane Bridge (Bridge #104320) over Kitchen Branch w/ Proposed SSLs Esmt.
20-035	M	William Lethgo	Hold/Closed/Mira Bay Lot
20-037	M	David Seitz	Hold/Mira Bay Lot Dock Proposed
20-038	M	Paul Holmberg	Replace Seawall & New Boat Ramp @ 2805 Gulf City Rd., Ruskin – LMR/ARPA/CBAP

Appl.#	M/ S	Applicant	Proposed Work
20-041	M	Southern Light, LLC	Sub-aqueous HDD fiber optic cable utility line – US HWY 301 @ Hillsborough River (Unincorp. HC) w/ SSLs Esmt Required?
20-042	M	Port Tampa Bay	Install two 3-pile clusters for the mooring of a barge @ a temporary facility for Tampa Bay Pilots
20-043	M	TECO Peoples Gas	Replace gas main 2 nd Street east ROW Crossing Marsh Branch/Ruskin Inlet w/ proposed SSLs Esmt.
20-044	M	City of Tampa Wastewater Dept.	Subaqueous Crossing
20-046	M	Kelly Kowall – My Warrior’s Place	Add Boatlift to East Dock @ 101 NW 22 nd Street, Ruskin/ LMR/ARPA/CBAP
20-047	M	Elizabeth Tavis	Install pilings/dock and railings @3931 SE 24 th Street-Ruskin/ LMR/ARPA/CBAP
20-048	M	Jacqueline Sathe	Rip-rap/dock/lift @2307 7 th Street SW-Ruskin / LMR/ARPA/CBAP
20-049	M	Southern Light LLC	Sub-aqueous HDD fiber optic cable utility line – US HWY 41 S @ Bullfrog Creek (Unincorp. HC) w/ SSLs Esmt Required?
20-051	M	David Hudson	Replace dock and boatlift-1017 River Drive-Ruskin, FL
20-052	M	Tampa Bay Water (Robert McConnell)	Install single piling for permanently mounting a continuous water quality monitoring sonde @ 603 Big Bend Road-TECO Big Bend Site-Gibson
20-053	M	David Lawrence	Install boatlift @625 Bailbay Road-Apollo Beach
20-055	M	Hillsborough County Public Works Dept.	Minor structural repairs for Bridge #104312 McMullen Loop over Rice Creek-Riverview, FL
20-056	M	TECO	Installation of underground distribution circuit @707 Islebay Drive-Apollo Beach
20-057	M	Southern Light LLC	Fiber optic cable @ 2201 S. US Highway 41-Ruskin, FL
20-058	M	Southern Light LLC	Fiber optic cable @105 N US Highway 41-Ruskin, FL
20-059	M	Timothy Healy	Replace dock @ 8706 Cobblestone Dr-Tampa
20-060	M	Southern Light LLC	HDD Fiber optic cable @US Hwy 301 under LMR-Wimauma
20-061	M	Jeffrey Stroh	Replace lift/platform addition @ 6117 Lagomar Lane-Apollo Beach
20-062	M	Ben Sverdlow	Add 2 boatlifts to dock @ 6115 Lagomar Lane-Apollo Beach

EXPENDITURES

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

12/01/2020 - 12/31/2020

COMPANY	DESCRIPTION	AMOUNT	FUNDING	ADDITIONAL INFORMATION
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Board Meeting
January 19, 2021
ID149166

F. EXECUTIVE DIRECTOR REPORT

G. PRESENTATIONS

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

I. FUTURE PROPOSED PROJECTS

**PORT TAMPA BAY - LIST OF FUTURE PROPOSED PROJECTS
JANUARY 2021**

Procurement Number	Project Name	Current Contractor/ Consultant	Estimated Proposal/Bid Release	Estimated Board Approval
RFQ 003-21	Engineering Services for Berth 214 Uplands Development	New RFQ	TBD	TBD
ITB 003-21	Unit Price Environmental Remediation Services	TankTek, LLC dba Action Environmental	Mar 2021	Apr 2021
RFQ 002-21	Transload Climate Controlled Warehouse	New RFQ	Jan 2021	Apr 2021

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

JANUARY 28, 2021, USCGC *BLACKTHORN* MEMORIAL EVENT, 11:00 AM @ MEMORIAL PARK SKYWAY

JANUARY 29, 2021, TAMPA BAY HARBOR SAFETY AND SECURITY COMMITTEE MEETING, 9:00 AM @ PORT TAMPA BAY CRUISE TERMINAL 3

FEBRUARY 2, 2021, 32ND ANNUAL TAMPA STEEL CONFERENCE PRESENTED BY STEEL MARKET UPDATE, HOSTED BY PORT TAMPA BAY – FOR MORE INFORMATION ON THIS VIRTUAL EVENT, VISIT WWW.TAMPASTEELCONFERENCE.COM

K. DATE OF NEXT MEETING

TUESDAY, FEBRUARY 16, 2021, 9:30 AM

VISIT WWW.PORTTAMPABAY.COM FOR FURTHER INFORMATION

L. ADJOURNMENT