

**PORT TAMPA BAY
MONTHLY BUSINESS MEETING
MARCH 22, 2022 - 9:30 AM**

A.	THIS MEETING WILL BE CONDUCTED AS A HYBRID VIRTUAL CONFERENCE - FOR MORE INFORMATION, PLEASE VISIT WWW.PORTTB.COM	3
	Invocation - Pledge	
	Public Comment	
B.	Minutes and Financial Statement	4
	Receipt of the Minutes of the February 15, 2022, Board Meeting	
	Presentation and Receipt of the Finance Statement for Five Months Ending February 28, 2022	
	Presentation of the Financial Audit Report for Fiscal Year 2021	
C.	Consent Agenda	
1.	Approval of Contract Extension with Public Financial Management, Inc. (PFM) for Financial Advisory Services	16
2.	Approval of Extension of Lease Agreement with IF&D Datasuites, LLC	17
3.	Approval of Minor Work Permit No. 22-008 - Submerged Lands Rule Variance Request for Tampa Electric Company Manatee Viewing Center at 6990 Dickman Road, Apollo Beach, Florida	18
D.	Regular Agenda	21
1.	Approval of the Award of Port Security Systems Maintenance and Repair Agreement	22
2.	Approval Lease Amendment with Maritime Real Estate, LLC	23
3.	Approval of the Award of Berth 268 Rehabilitation, Contract No. 19-00119, ITB No. B-002-22	32
4.	Approval of the Sale of Approximately 0.45 Acres of Vacant Land Located Along Channelside Drive North of the Port Tampa Bay Parking Garages to the City of Tampa	34
E.	Receipt of Reports	44
1.	Report of Monthly Aged Receivables	45
2.	Report of Contract Status	51
3.	Report of Work Permits	53
4.	Report of Expenditures Between \$50,000 and \$100,000	56

F. Executive Director Report	57
G. Presentations	
H. New Business/Commissioners' Comments	
I. Future Proposed Projects	58
J. Calendar of Events	59
April 22, 2022: Great Port Clean-up	
K. Date of Next Meeting	
Tuesday, April 19, 2022, 9:30 am	
Visit www.porttb.com for more information.	
L. Adjournment	

A. INVOCATION AND PLEDGE

PUBLIC COMMENT

B. APPROVAL OF MINUTES

**RECEIPT OF MINUTES OF THE
FEBRUARY 15, 2022 BOARD MEETING**

**PRESENTATION AND RECEIPT OF
FINANCIAL STATEMENT**

C. APPROVAL OF CONSENT AGENDA

**PORT TAMPA BAY
Business Meeting
February 15, 2022
9:30 am via Hybrid Virtual Meeting Using the Zoom Platform**

Mr. Chad Harrod, Chairman, called the Port Tampa Bay (PTB) Business Meeting to order at 9:30 a.m. Chairman Harrod thanked Board members, PTB staff and public for attending in person and virtually to this hybrid virtual meeting using Zoom webinar.

Chairman Harrod then asked Mr. Charles Klug, PTB Principal Counsel, to provide a brief statement on this hybrid virtual meeting and the public comment process. Mr. Klug stated that this meeting was being conducted both in person and by communications media technology using the Zoom platform as a Hybrid Virtual Meeting. The Hybrid Virtual Meeting was being held at the Port Tampa Bay Boardroom at the Joseph Garcia International Building at 1101 Channelside Drive.

Mr. Klug continued that this Hybrid Virtual Meeting had a quorum of Board members physically in attendance. Other board members and staff may be attending in person or virtually through the Zoom platform. Anyone who had registered to make a public comment in person or virtually may do so when called upon. Mr. Klug continued that this would be the only time during this Hybrid Virtual Meeting that public comments 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.

The following Board members were physically in attendance: Mr. Chad Harrod, Chairman; Mr. Patrick H. Allman, Secretary/Treasurer; Mr. Ted Conner, Commissioner; Mr. Hung T. Mai, P.E., Commissioner; The Honorable Harry Cohen, Commissioner; and The Honorable Mayor Jane Castor, Commissioner. PTB Board of Commissioners Seat #4 is currently vacant.

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

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

A. INVOCATION – PLEDGE

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

PUBLIC COMMENT

There were no comments.

B. APPROVAL OF MINUTES OF THE JANUARY 18, 2022, BOARD MEETING

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

PRESENTATION OF CARGO AND CRUISE QUARTERLY REPORT

Mr. Wade Elliott outlined the Cargo and Cruise Quarterly Report as presented.

PRESENTATION AND RECEIPT OF THE FINANCIAL STATEMENT OF FOUR MONTHS ENDING JANUARY 31, 2022

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

There being no comments, Commissioner Cohen, seconded by Mayor Castor, moved to receive the Financial Statement of Four Months Ending January 31, 2022. The motion carried unanimously.

C. APPROVAL OF THE CONSENT AGENDA

1. Approval of Carver Maritime Manatee LLC – Stevedore License Application

There being no comments, Commissioner Mai, seconded by Commissioner Cohen, moved to approve the Consent Agenda as presented. The motion carried unanimously.

D. REGULAR AGENDA

1. Approval of Amended and Restated Lease Agreement with Titan Florida, LLC

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

Mr. Guillermo Haberer, Vice President Sales Cement & Aggregates, Titan America, outlined a brief presentation on behalf of Titan Florida, LLC (Titan).

Commissioner Allman thanked Mr. Haberer for Titan Florida expanding its facility and business. In response to Commissioner Allman's question regarding the water depth that Titan requires for the ultra max ships, Mr. Haberer stated that it is approximately 40 to 41 feet.

Mr. Anderson also thanked Mr. Haberer for the presentation and noted that the business expansion adds to developing export manufacturing at Port Tampa Bay. Mr. Anderson continued that this expansion would allow Titan to support nearly every major road building project in Florida.

In response to Chairman Harrod's question regarding whether Port Tampa Bay was set to receive any grants, Mr. Anderson stated that Port Tampa Bay was in the process of applying for a grant specifically to make berth improvements needed at the Titan site. The berth improvements would help alleviate existing berth congestion. Port Tampa Bay is requesting approximately \$14 million to improve and expand the bulkhead space. That request is currently

pending a decision in the FDOT Secretary's office. Mr. Anderson stated that he has spoken to the Secretary and several Board members about the possibility of them reaching out to the legislative delegation in support of Port Tampa Bay receiving an award during the next grant funding cycle. Port Tampa Bay's team is working diligently to be in a good position to receive the funds. FDOT will announce the next round of grant awards in the next week or two.

There being no further comments, Commissioner Mai, seconded by Commissioner Cohen, moved to authorize the Port President/CEO, or his designee, to execute an Amended and Restated Lease Agreement with Titan Florida, LLC, in accordance with the terms set forth in this agenda item, subject to review by Port counsel. The motion carried unanimously.

Titan's presentation is Attachment 2.

2. Approval of Purchase of Long Lead Time Transformers for Sumitomo Cranes

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

In response to Chairman Harrod's question regarding the revised amount of \$1,230,981. Mr. Blair stated that the amount was negotiated down to \$1,230,981. When including the \$50,000 contingency, the requested total amount is \$1,280,981.

Commissioner Allman noted that purchasing transformers of this size is often taking up to 18 months to deliver. Commissioner Allman commended Mr. Blair for working with Tampa Armature Works to have the transformers delivered in 2022.

In response to Commissioner Conner's question regarding Port Tampa Bay's responsibility to provide infrastructure for the cranes being moved by Ports America, Mr. Blair explained that there are three projects related to installation of the cranes. One project is the installation of the pin pockets (slots to hold cranes in place when not in use) and tie-downs (one on each corner that resists overturning during high-wind events). The second project is the electrical improvements that include the transformers as well as trailing cables and panzer belt feeders. The third project is going to be advertised in the next few weeks and will be presented to the board at a future meeting.

Mr. Klug noted that Port America will be responsible for all costs associated with moving the cranes.

There being no further comments, Commissioner Allman, seconded by Mayor Castor, moved to authorize the Port President/CEO, or his designee, to proceed with the purchase of the Transformers, as listed in this agenda item, from Tampa Armature Works in the amount of \$1,280,981 million, subject to review by Port counsel. The motion carried unanimously.

3. Approval of Work Authorization to WSP for Engineering Services for Offsite Storage Facility (Heavy Weather Building) Phase 1 Project

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

Commissioner Allman noted that the added engineering and construction services were reasonable given the scope.

There being no further discussion, Commissioner Allman, seconded by Commissioner Conner, moved to authorize the Port President/CEO, or his designee, to issue a work authorization to WSP, Inc. in a not-to-exceed amount of \$59,850, for additional engineering services as referenced in this agenda item, which will increase the total not-to-exceed amount from \$234,850.76 to \$294,700.76, subject to final review by Port counsel. The motion carried unanimously.

4. Approval of Final Ranking of Firms for General Environmental Engineering Consultant Services, RFQ 001-22

Port Tampa Bay's Environmental Director, Mr. Christopher Cooley, outlined the item as presented in the write-up included in the agenda.

Commissioner Allman noted that this consultant services contract could be better utilized with an option of longer terms and moved to approve for one year with four one-year renewal options. The original motion was presented for one year with two one-year renewal options.

In response to Chairman Harrod's question regarding whether the top ranked firms would agree to the additional term years, Mr. Cooley stated that he thought both would be agreeable and that staff would discuss during the negotiation process. There was brief clarification with Mr. Klug noting that Board members could choose to extend contracts and were not bound to one year with two one-year renewal options.

In response to Mayor Castor's question regarding whether the same firms returned each contract term and how much is actually expended annually, Mr. Cooley noted that the previous two cycles have produced different firms being awarded. The evaluation committee reviews the proposals thoroughly and many firms are highly qualified, which makes the selection process competitive. Mr. Cooley added that the \$250,000 contract amount is expended most years. Mr. Klug explained that, according to the Consultants Competitive Negotiation Act (CCNA), part of Port Tampa Bay's review process is to review firms' qualifications first and also the volume of work. With this process, incumbents are given extra points in a process where firms with lower points are ranked higher. This gives incumbents a slight disadvantage for volume of work and allows other firms a chance to qualify for the contract, which helps make the process equitable for the many firms that submit proposals.

Commissioner Cohen noted that Commissioner Allman only added option years and that Port Tampa Bay retained control over whether or not to continue the relationship after one year.

In response to Commissioner Mai's question regarding GHB being a global firm and whether it has a local office, Mr. Cooley responded that GHB maintained an office in Tampa and that GHB's project manager has worked on many projects at Port Redwing. Commissioner Mai then asked about retaining the existing firm to complete an ongoing environmental project and Mr. Cooley noted that there are currently several work orders with incumbent firms and there is money set aside to cover those work orders and the existing firms will see them through to completion.

There being no further comments, Commissioner Allman, seconded by Commissioner Cohen, moved to approve the final ranking of firms for General Environmental Engineering

Consulting Services Contract and Authorize the Port President/CEO, or his designee, to negotiate with each of the two top ranked firms as listed in this agenda item, and execute one (1) year contracts with four (4) year renewal options. Should PTB be unable to negotiate a contract with one of the top ranked firms, negotiations would terminate and PTB shall then undertake negotiations with the next best-qualified firm as set forth in this agenda item, all subject to review by Port counsel. The motion carried unanimously, as amended.

E. RECEIPT OF REPORTS

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

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

F. EXECUTIVE DIRECTOR REPORT

Mr. Anderson reported that he was proud to host U.S. Representative Kathy Castor, who came to Port Tampa Bay for a roundtable discussion and highlighted how Port Tampa Bay has been leading the charge in regional growth, both in the movement of goods how Port Tampa Bay creates and supports critical jobs. Mr. Anderson noted that he was pleased with Representative Castor's attention and dedication to bringing supply solutions through Port Tampa Bay in an effort to solve the supply chain crisis on the U.S. West coast.

Mr. Anderson stated he had traveled to Tallahassee two weeks prior to this meeting in order to attend the Florida Ports Council's Annual Day at the Capitol. With an exceptional turnout, meetings and interactions with legislators were all very positive. Governor DeSantis signed a resolution marking February 3rd as Seaports Day, adding heft to the policy items Florida's seaports advocated for during their visit to the capitol. Mr. Anderson continued that the trip also served as the Florida Ocean Alliance's Day at the Capitol. As Chair of the board of the Florida Ocean Alliance (FAO), Mr. Anderson was pleased with the progress this group has made in a short amount of time, notably increasing visibility of the organization to the legislature, and drawing attention to the importance of the blue economy. Mr. Anderson also noted that the FAO was able to use this trip to secure additional support for Port Tampa Bay's key legislative request, which is approximately \$320,000 in additional appropriations for a critical study on the economic impact of Florida's coastal counties.

Mr. Anderson stated that he and PTB staff hosted an informational tour for Ms. Branden Villalona, Acting Director of South Atlantic Gateway office at Maritime Administration (MARAD). While the role is very broad, Mr. Anderson was pleased with the conversation and is confident that Ms. Villalona will be a great liaison between PTB and MARAD.

Mr. Anderson reported that PTB staff was honored to host Tampa Bay Partnership's CEO, Bemetra Simmons on a port tour last month. Port Tampa Bay is proud to support Tampa Bay Partnership's work to ensure the community thrives.

Mr. Anderson noted that the 33rd Annual Tampa Steel Conference was underway at the Tampa Marriott Water Street. The program launched on February 14, with an in-depth discussion of financial derivatives in the steel market, and continues today with interesting conversations on the current status of the supply chain, and economic outlook for the steel industry. The early bird welcome reception was held last evening with 175 guests in attendance. Mr. Anderson continued that he was looking forward to additional educational sessions on Wednesday, February 16, with discussion on trade flows, insight from industry professionals, and much more. This year's conference has seen incredible registration numbers, with over 430 industry professionals joining us for the unique networking and educational sessions only offered at the Tampa Steel Conference.

Mr. Anderson stated that Port Tampa Bay's Finance department was awarded the Certificate of Achievement for Excellence in Financial Reporting, from the Government Finance Officers Association of the United States and Canada, for both the popular annual financial report (PAFR) and the comprehensive annual financial report (CAFR). This is the third consecutive year receiving this award for the PAFR and the 21st consecutive year receiving this award for the CAFR. Both awards are for fiscal year ending September 30, 2020. The Certificate of Achievement is the highest form of recognition in the area of governmental accounting and reporting, and its attainment represents a significant accomplishment by a government finance by providing best practices, professional development, resources, and practical research for more than 21,000 members and the communities they serve. Mr. Anderson expressed his congratulations to David Delac and PTB's finance team for accomplishing this significant commendation.

Mr. Anderson concluded his report noting that he was proud to be included in the *Tampa Bay Business Journal's (TBBJ) Power 100* list. This major publication annually recognizes innovative and influential thought-leaders in our region. Mr. Anderson has been included on the list of notable leaders from this area on several occasions.

G. PRESENTATIONS

There was no presentation.

H. NEW BUSINESS / COMMISSIONERS' COMMENTS

In response to Chairman Harrod's question regarding how the public can review updates on Board-approved projects, Mr. Anderson noted several options within the Port Tampa Bay website: www.porttb.com. Commissioner Conner added that the monthly report "E-2 – Contract Status" is a good way to track progress of capital projects. Mayor Castor noted that the Consultants' Competitive Negotiation ACT (CCNA) was a rigorous process that municipalities and governments use and is also available to the public.

Mayor Castor noted the significance of the Government Finance Award and congratulated PTB's finance team. Mayor Castor then congratulated Mr. Anderson for being named in the *TBBJ Power 100* list.

Commissioner Allman noted that Board members approved various phases of projects early in the process and those projects, due to changes in business models, may never come to

fruition. This can create expansion opportunities for existing customers and tenants. Commissioner Allman commended PTB staff for their diligence in growing the Port community.

Chairman Harrod thanked Mr. Guillermo Haberer, of Titan, for being a loyal tenant and for the investment Titan is making in Tampa and Port Tampa Bay.

Chairman Harrod then apologized to the guests attending virtually for the sound difficulties experienced earlier in this meeting.

I. FUTURE PROPOSED PROJECTS

Mr. Anderson reviewed the Future Projects list as presented.

J. CALENDAR OF EVENTS

Mr. Anderson noted the following events:

February 14-16, 2022 – 33rd Annual Tampa Steel Conference Presented by Steel Market Update, Hosted by Port Tampa Bay – For more information, visit www.tampasteelconference.com

February 22, 2022 – Propeller Club Maritime Industry Awards Night, Aboard the Yacht Starship

K. NEXT MEETING

Chairman Harrod announced the next regular business meeting would be on Tuesday, March 22, 2022, at 9:30 am, and that further information regarding that meeting would be posted online at www.porttb.com. Chairman Harrod also noted that the March meeting would take place on the fourth Tuesday of the month, as the third Tuesday of March would conflict with Hillsborough County School District's spring break.

L. ADJOURNMENT

There being no further business, the meeting adjourned at 10:33 am.

ATTEST:

Chad Harrod, Chairman

Patrick H. Allman, Secretary/Treasurer

PORT TAMPA BAY BUSINESS MEETING
FEBRUARY 15, 2021 – 9:30 a.m.
(Hybrid Virtual Meeting via Zoom Platform)

PUBLIC ATTENDANCE SIGN-IN SHEET
(In person attendees)

NAME

BUSINESS

ANTHONY WASHINGTON

Allied Universal Shm

Steve Finney

Tampa Port Ministries

MIKE HERRMAN

MOFFATT & NICHA

Guillermo Hyscar

titan Florida

RAY CLARK

FDOT

Ed Siensema

GHD

Bob Nathan

Moffatt & Nichol

R KOZEEA

NOVA

Kerra Kuzmice






Walbridge

Additional spaces on next page.



Titan Cement International

By the numbers:

				
2B	14	128	15	5,400
Earnings	Cement Plants	Ready-Mix Concrete Plants	Countries with Operations	Global Titan Employees

Titan America





by the numbers:

2,350	• Employees	
2	• Cement Plants	
8	• Quarries	
83	• Ready Mix Plants	
3	• Import Terminals	
10	• Concrete Block Plants	
5	• Fly Ash Processing Plants	

Florida Product lines

- Aggregates**
 - Pennsoco: 10+ million tons of limestone products
 - Center Sand
 - Corkscrew
- Cement**
 - Pennsoco cement manufacturing plant
 - Capacity 2.2+ million tons
 - Pennsoco is the 5th largest in the US
- Concrete Block**
 - Operate ten gray block plants
 - Produce 60 million 8" equivalent blocks annually
 - Pennsoco is the 3rd largest in North America
- Florida Ready Mix**
 - Top producer of ready-mixed concrete in the United States
 - 43 ready-mix plants across Florida
 - Produces three million cubic yards of concrete annually

Pensuco Cement

- Pensuco, largest cement plant in Florida
- Capacity 2.2+ million tons
- 6 different SKUs
- Bulk and bagged products
- 4 Loadouts
- World class efficiencies
- Employs AI in operations
- 2021 PCA Environmental Award Plant

Leader in Environmental stewardship and Decarbonization

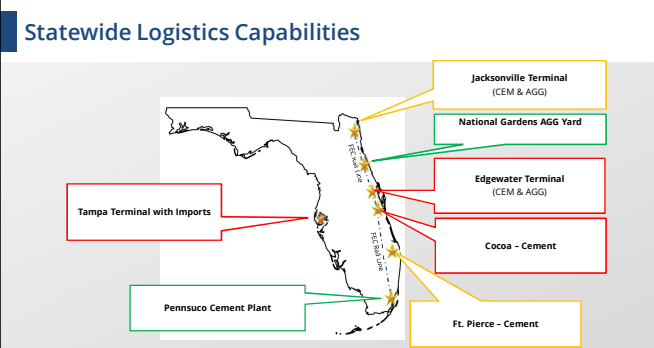





- The first cement plant in US certified as Zero Waste Facility-PLATINUM
- The 2nd cement plant in US certified with Energy Management system ISO 50001
- 13 consecutive years of Energy star award
- Reclaimed Landfill ash use for clinker production
 - Targeting over 35% reduction in CO₂ by 2030
 - First in US municipality waste processing facility in cement \$13M+ investment

PEF: Municipal waste
CO₂ - 44% Coal CO₂

Statewide Logistics Capabilities



- Jacksonville Terminal (CEM & AGG)
- National Gardens AGG Yard
- Edgewater Terminal (CEM & AGG)
- Cocoa - Cement
- Ft. Pierce - Cement
- Pensuco Cement Plant
- Tampa Terminal with Imports

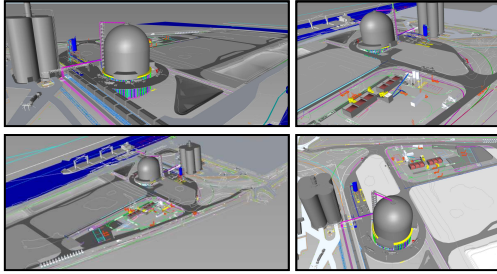
It Has Been a Great 20 Years and Looking Forward To The Next 40!




- Signed contract in 2001
- Received 1st cement cargo in December 2004 after \$20M investment

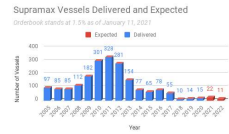
Tampa Cement Imports	
Year	Tons
2016	147,820
2017	271,629
2018	434,308
2019	337,965
2020	342,585
2021	528,099
2022P	588,628
Totals	2,651,034

We Begin Our Growth Phase in Port Tampa Bay With \$30M Capital

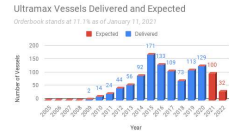


2022 Budget Phase II

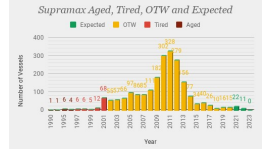
Dome Capacity Will Be The First to Receive Ultramax Vessels



Supramax: Medium sized vessel with a carrying capacity between 48K & 68K DWT; able to enter smaller ports

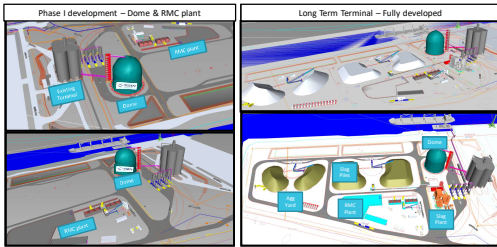


Ultramax: Medium sized vessel class but larger than a Supramax; have a carrying capacity between 60K to 65K DWT



We Thank You as We Think of The Long-Term Potential Capabilities

Create a "flexible platform" offering low carbon building materials: Aggregates, slag, fly ash and low carbon cements



2022 Budget Phase III

Port Tampa Bay
Budgetary Comparative Statement of Revenues and Expenses
For the five (5) months ending February 2022

Description	Budget	Actual	Favorable (Unfavorable)	%
Port Usage Fees	17,557,305	19,465,656	1,908,351	10.9%
Rentals	7,943,281	8,227,727	284,446	3.6%
Other Operating	293,926	372,769	78,843	26.8%
Operating Revenue	25,794,512	28,066,152	2,271,640	8.8%
Personnel	7,702,414	7,543,609	158,805	2.1%
Promotional	696,165	434,767	261,398	37.5%
Administrative	6,837,612	6,399,498	438,114	6.4%
Operating Expense	15,236,191	14,377,874	858,317	5.6%
Operating Income	10,558,321	13,688,278	3,129,957	29.6%
	41%	49%		
Interest Income	20,000	23,986	3,986	19.9%
Interest Expense	(1,730,273)	(1,687,770)	42,503	-2.5%
Ad Valorem Tax Receipts	10,586,560	10,397,930	(188,630)	-1.8%
Other, net	(1,064,632)	(901,497)	163,135	-15.3%
Non-Operating	7,811,655	7,832,649	20,994	0.3%
Net Income	18,369,976	21,520,927	3,150,951	17.2%

SUBJECT: CONTRACT EXTENSION WITH PUBLIC FINANCIAL MANAGEMENT, INC. (PFM) FOR FINANCIAL ADVISORY SERVICES

BACKGROUND:

Port Tampa Bay (PTB) retains an independent financial advisory services firm to provide financial advisory services related to the issuance and refunding of debt instruments, the ongoing management of PTB's existing debt and investment portfolios, and the analysis of financial opportunities and constraints for any transactions in which PTB may be involved.

On August 18, 2020, PTB's Board of Commissioners approved the selection of Public Financial Management, Inc. (PFM) as PTB's independent financial advisory firm for an initial term of one (1) year with two (2) one-year extension options for an initial not to exceed amount of \$30,000 per contract year. The initial term was for the period of October 1, 2020 through September 30, 2021.

FACTS/COMMENTS:

PFM has satisfactorily provided PTB with financial advisory services including advisory services relating to credit reviews with the major credit rating agencies.

As a result, PTB staff recommends exercising the first extension period of the contract with PFM for the period of October 1, 2021 through September 30, 2022. The fees associated with services for general financial advice will remain at the original contracted amount of \$30,000. Fees associated with the issuance or refunding of bonds, the placement and/or pricing of interest rate swaps or other derivative products and for investment advisory services will also be paid in accordance with the contract. Pursuant to its contract, PFM maintains a Small Business Enterprise participation goal of nine percent (9%).

Funding for this contract extension was included in the FY2022 Operating Budget.

RECOMMENDATION:

Authorize the Port President/CEO, or his designee, to exercise the first one-year extension option with PFM as the provider of financial advisory services, from October 1, 2021 through September 30, 2022 at a cost not to exceed \$30,000 per contract year, for general financial advice and other services provided under the contract at the rates shown in the contract, subject to review by Port counsel.

Board Meeting
March 22, 2022
Finance Department 387482

SUBJECT: EXTENSION OF LEASE AGREEMENT WITH IF&D DATASUITES, LLC**BACKGROUND:**

Protected Trust, LLC (Protected Trust) operates a secured data center facility located in Winter Haven, Florida. The Port Tampa Bay (PTB) Board approved a lease agreement (Lease) with Protected Trust, LLC at its September 16, 2014 meeting to lease space in a secured data center facility located in Winter Haven, Florida to serve as a command center or co-location site in the event PTB offices are unavailable. The Lease was subsequently assigned by Protected Trust, LLC to IF&D Datasuites, LLC (IF&D), and is expiring this summer.

FACTS/COMMENTS:

PTB staff has negotiated an extension of the term of the Lease with IF&D based on the following terms and conditions.

Premises: Suite 512-4, containing approximately 1,576 sq. ft., and Suite 400 Cabinet Space M10. PTB will have access to the Premises twenty-four (24) hours per day, seven (7) days a week.

Term: Five (5) years with an option by PTB to terminate by providing six (6) months' notice to terminate to IF&D.

Insurance: PTB would be responsible for providing insurance typically required from office tenants as stated in the Agreement.

Monthly Fees:

Suite 400 Cabinet Space M10	\$ 600.00/mo.
Power Circuit (A&B) 208V/30A	\$ 400.00/mo.
Suite 512-4 (1,576 sq. ft.)	\$4,018.50/mo.
Total:	\$5,018.50/mo.

In addition, Technical Assistance is available, as needed, at the rate of \$75.00/hr.

RECOMMENDATION:

Authorize the Port President/CEO, or his designee, to enter into an amendment to the lease agreement with IF&D Datasuites, LLC, based on the terms and conditions listed in this agenda item, subject to review by Port counsel.

Board Meeting
March 22, 2022
Information Technology 387882

**SUBJECT: MINOR WORK PERMIT NO. 22-008 – SUBMERGED LANDS RULE
VARIANCE FOR TAMPA ELECTRIC COMPANY MANATEE VIEWING
CENTER AT 6990 DICKMAN ROAD, APOLLO BEACH, FLORIDA**

BACKGROUND:

Tampa Electric Company (TECO) has submitted a Minor Work Permit Application No. 22-008 to expand the western pier structure at TECO's Manatee Viewing Center, located at 6990 Dickman Road in Apollo Beach. The application is for a minor work permit to construct an approximately 2,280 square foot T-shaped elevated observational dock structure on the north side of the existing western elevated pier structure within the Thermal Dilution Discharge Canal from the Big Bend Power Plant.

FACTS/COMMENTS:

The proposed T-observation dock addition on the north side of the existing pier will have an overall length of 152 feet. The dredged canal has an overall width of approximately 370 feet. Therefore, the structure as proposed would exceed the waterward extent of docks or other structures in PTB's Submerged Lands Management Rules (Rules) and requires a variance. The Rules state that docks or other structures must not extend more than twenty-five percent of the navigable width of the affected waterbody.

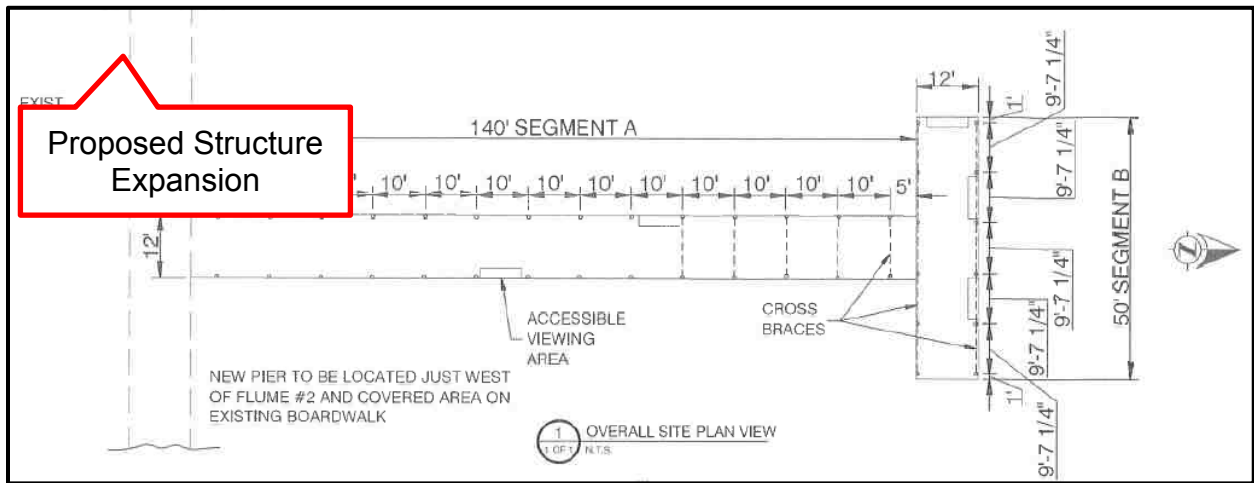
Requests for variances from the standards and policies set forth in the Rules may be considered by the Authority and approved if certain conditions are met, the proposal is not contrary to the spirit and intent of the Rules, and the variance requested arises from a unique and peculiar submerged lands 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.

The Discharge Canal is closed to public boat traffic year round as a power generation facility security measure and as a designated West Indian Manatee Warm Water Aggregation Area. The proposed viewing platform is needed to provide additional viewing opportunities for visitors to the Manatee Viewing Center to see manatees at close range. The variance requested arises from a condition that is unique and peculiar to the riparian upland property and adjacent submerged land; the proposed viewing platform is needed to provide additional viewing opportunities for visitors to the Manatee Viewing Center, a facility that had over 600,000 visitors during the 2021-2022 season alone.

RECOMMENDATION:

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

Board Meeting
March 22, 2022
Environmental 388005





D. REGULAR AGENDA

SUBJECT: AWARD PORT TAMPA BAY SECURITY SYSTEM MAINTENANCE AND REPAIR AGREEMENT**BACKGROUND:**

At the February 19, 2019 Port Tampa Bay (PTB) Board of Commissioners meeting, the Board approved a three (3) year agreement (Agreement) with GSA Security Inc. (GSA) to maintain, repair, and troubleshoot existing PTB camera systems, sensors and access control devices following a competitive Request for Proposal (RFP) process. The initial term of the first year of the agreement was for one (1) year, followed by two (2) one-year renewal options. The PTB Board of Commissioners approved one-year extensions of the GSA Agreement at the April 21, 2020 and March 23, 2021 PTB Board meetings.

FACTS/COMMENTS:

On January 26, 2022, staff advertised an RFP for qualified security system maintenance and repair companies in the Tampa Bay Times, Florida Sentinel Bulletin, and LaGaceta as well as electronically on the DemandStar eProcurement distribution system. One (1) firm attended the mandatory pre-proposal teleconference held on February 3, 2022, and PTB received only one (1) proposal by the February 24, 2022 submittal deadline from GSA Security, Inc. On March 1, 2022 Project Manager Mark Dubina, PTB Vice President-Security in coordination with PTB Procurement Director Nancy Marino, determined that based on experience, qualifications and cost of service the proposal met or exceeded the requirements of the RFP.

PTB staff recommends the selection of GSA Security, Inc. for the security system maintenance and repair contract. GSA is licensed, experienced, and qualified to perform this work, and is a former registered PTB Small Business Enterprise with primary offices in Hillsborough County. After unsuccessful attempts to partner with SBE registered firms for the standard 9% goal, GSA proposes a 1% SBE participation utilizing Hall Engineering Group for electrical consulting. Staff also recommends entering into a three (3) year contract, with two (2) one year renewal options with GSA. Finally, staff recommends contingency funding of 5% above the proposed annual cost of the contract bid of \$458,240. Funds for this agreement were included in the fiscal year 2022 PTB Operating budget.

RECOMMENDATION:

Authorize the Port President/CEO, or his designee, to negotiate a security system maintenance and repair agreement with GSA Security, Inc. for a term of three (3) years, at a cost not to exceed \$481,000 for the first year, which includes a 5% contingency, beginning in April 2022; with two (2) one-year consecutive extension options at the sole discretion of PTB, all subject to review by Port counsel.

Board Meeting
March 23, 2022
Security 387723

SUBJECT: LEASE AMENDMENT WITH MARITIME REAL ESTATE, LLC**BACKGROUND:**

Port Tampa Bay (PTB) entered into a lease agreement with Titan Metal Service, Inc. (Titan), f/k/a Gladiator, LLLP, dated October 1, 2006 (Lease) for the use of approximately 4.88 acres of land at the northern end of Hookers Point as a steel and metal service center. At the October 16, 2018 Board meeting, the PTB Board authorized an amendment and consent to assignment of the Lease from Titan to Maritime Real Estate, LLC (Maritime). The Lease amendment extended the initial term of the Lease through 2038, added additional extension options, amended the Rent and other Lease terms. The Lease is operated and guaranteed by Majestic Steel USA, Inc, which is a steel and metal distribution company.

FACTS/COMMENTS:

Maritime desires to amend the Lease to add an additional 1.56 acres of land (Additional Premises) adjacent to the existing Premises. Therefore, the Premises would increase to approximately 6.44 acres. Port Tampa Bay (PTB) and Maritime have agreed to the following terms for an amendment to the Lease (Amendment).

Additional Premises:

Approximately 1.56 additional acres of land as outlined on Exhibit "A." The total revised Premises, including the Additional Premises and the existing Premises (Revised Premises) would be approximately 6.44 acres of land.

Use: Solely for the storage and processing of steel coils and other steel or metal products.

Term: The use of the Additional Premises would run concurrently with the existing Term and Options set forth in the Lease.

Rent: Rent for the Additional Premises would be at the same rate and would increase at the same rate and manner as the existing premises. Therefore, the annual rent would be \$26,422.74 per acre for the Additional Premises.

Other: Maritime would take the Additional Premises "AS-IS" in all respects. Maritime would be responsible for all improvements, subject to prior review and acceptance by PTB. Maritime would be responsible for all utilities, real estate taxes, site improvements, insurance, maintenance, and compliance with seaport security, environmental and all other applicable regulations and laws.

There were no comments at the public hearing held on March 10, 2022.

RECOMMENDATION:

Authorize the Port President/CEO, or his designee, to execute a Lease Amendment with Maritime Real Estate, LLC, in accordance with the terms set forth in this agenda item, subject to review by Port counsel.

Board Meeting
March 22, 2022
Real Estate 387479

EXHIBIT "A"





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: March 11, 2022

Subject: Maritime Real Estate, LLC - Lease Amendment - 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, March 10, 2022 at 10:36 a.m. Attached is the transcription of the hearing along with copies of all exhibits.

Heather Eblin-Crowe
Heather Eblin-Crowe
Hearing Officer

Date March 11, 2022

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 Lease Amendment with Maritime Real Estate, LLC.

Craig Roberts - Project Manager
Craig Roberts
Real Estate Project Manager

Date March 11, 2022

Attachments

PUBLIC HEARING TRANSCRIPT
March 10, 2022 at 10:36 a.m.
Maritime Real Estate, LLC – Lease Amendment

ATTENDEES

Craig Roberts – PTB
Barbara Baity - PTB

HEARING OFFICER

Heather Eblin-Crowe

1 **MS. EBLIN-CROWE:**

2
3 Good afternoon. Today is Thursday, March 10, 2022 and this public hearing is
4 called to order at 10:36 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 **LEASE AMENDMENT**
9 **WITH MARITIME REAL ESTATE, LLC**
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 is Craig Roberts, Real Estate Project Manager, who will present the terms for
15 this project.
16

17 **MR. ROBERTS:**

18
19 Maritime Real Estate, LLC and its predecessors have leased since 2006 a
20 warehouse building on approximately 4.88 acres of land at the northern end of Hookers
21 Point as a steel and metal service center. Maritime desires to lease an additional 1.56
22 acres of land to accommodate its growing business in Tampa.
23

24 The current Premises is approximately 4.88 acres; however, Maritime desires to
25 lease an additional 1.56 acres for a total Premises of approximately 6.44 acres on
26 Hookers Point. The Premises would be used for the storage and processing of steel coils
27 and other steel or metal products.
28

29 The Initial Term and Extension Options would remain unchanged for the current
30 Lease.
31

32 Annual Rent for the remaining Lease Year (through November 20, 2022) for the
33 Additional Premises would be \$26,422.74 per acre. Rent would continue to adjust by CPI
34 in the same manner as in the Lease for the Additional Premises. Rent during the first
35 year of each Extension Option would be based upon fair market value or as mutually
36 agreed upon and adjusted annually by CPI.
37

38 Maritime would accept the Premises "AS-IS", "WHERE-IS" in all respects. All
39 appropriate environmental restrictions would be applied to the Lease, including without
40 limitation, odor and emissions control as required in the vicinity of the Premises.
41

42 Maritime would be responsible for all improvements to the Premises and agrees
43 to take the Premises and all existing improvements "AS-IS", "WHERE-IS" and Maritime
44 acknowledges that PTB disclaims and makes no representations or warranties,

1 expressed or implied, including, without limitation, suitability or fitness for a particular
2 purpose or otherwise.

3
4 Maritime would be responsible for all utilities, real estate taxes, site improvements,
5 insurance, and maintenance of the Premises. In addition, Maritime shall comply with all
6 seaport security, environmental and all other applicable regulations and laws.

7
8 At this time, I would like to offer into the record the following exhibits:

9
10 Exhibit No. 1, which is the sketch of the Premises.
11 Exhibit No. 2, which is the Public Hearing Notice that appeared in the January 12,
12 2022 issue of the Tampa Bay Times advising of this Public Hearing.

13
14 These are the only exhibits to be offered into the record.

15
16 That is all.

17
18 **MRS. CROWE:**

19
20 Thank you Mr. Roberts. I will accept the exhibits except for the Affidavit in the
21 Tampa Bay Times is dated February 16, 2022. So, we will just enter that into the record
22 corrected.

23
24 At this time we will take any comments concerning this issue.

25
26 Any comments? Hearing none.

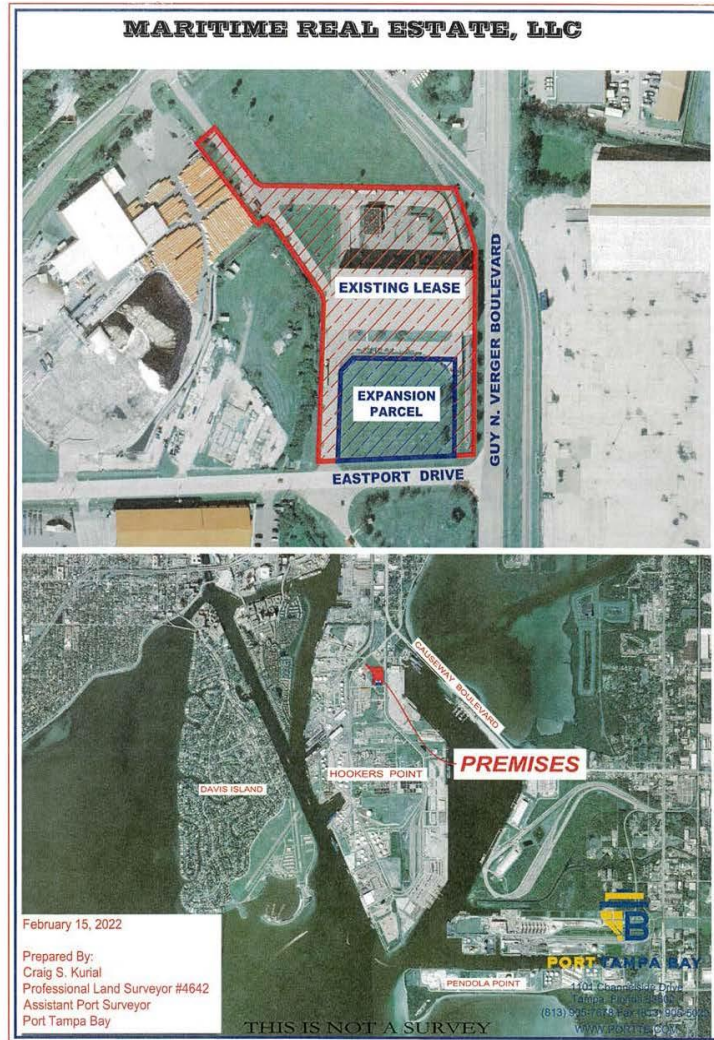
27
28 A transcript will be made and furnished to the Port Authority Staff. The Staff will
29 make a recommendation to our Board of Commissioners, which will meet on March 22,
30 2022. The Staff recommendation will be available on March 15, 2022. If there is nothing
31 else to come before this hearing, I declare this hearing closed at 10:40 p.m.

32
33 I, Heather Eblin-Crowe, have read and approve the form of the attached transcript
34 of the March 10, 2022 Public Hearing for the Lease Amendment with Maritime Real
35 Estate, LLC.

36
37
38 Dated on March 11, 2022

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

EXHIBIT NO. 1
SKETCH OF THE PREMISES



TAMPA PORT AUTHORITY PUBLIC HEARING
Maritime Real Estate, LLC - Lease Amendment
March 10, 2022 @ 10:36 a.m.
PTB ID# 387971

EXHIBIT NO. 2
LEGAL AD – TAMPA BAY TIMES

0000210243-01

Tampa Bay Times
Published Daily

STATE OF FLORIDA
COUNTY OF Hillsborough

} ss

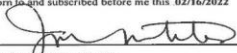
Before the undersigned authority personally appeared Jessica Attard who on oath says that he/she is Legal Advertising Representative of the Tampa Bay Times a daily newspaper printed in St. Petersburg, in Pinellas County, Florida; that the attached copy of advertisement, being a Legal Notice in the matter RE: MARITIME REAL ESTATE, LLC LEASE AMENDMENT was published in said newspaper by print in the issues of: 2/16/22 or by publication on the newspaper's website, if authorized, on

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 of Affiant

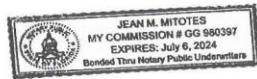
Sworn to and subscribed before me this 02/16/2022



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 10:30 a.m., March 10, 2022, 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:

MARITIME REAL ESTATE, LLC - LEASE AMENDMENT

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 March 9, 2022. 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.

0000210243 02/16/2022

SIGN-IN SHEET
PUBLIC HEARING FOR

MARITIME REAL ESTATE, LLC - LEASE AMENDMENT

Thursday, March 10, 2022 @ 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.				
2.				
3.		<i>NO</i>		
4.		<i>Attendees</i>		
5.				
6.				
7.				
8.				
9.				
10.				

SUBJECT: AWARD OF CONTRACT FOR BERTH 268 REHABILITATION, ITB NO. B-002-22

BACKGROUND:

The FY2022 Capital Program includes a project to demolish and replace, in two phases, approximately 360 feet of pile supported wharf. Phase one includes demolition of the failing wharf and retaining wall, stabilization and armoring of the bank, and ordering of long lead time items including the steel bulkhead. Phase two, will include installation of the new steel bulkhead, bollards, and utilities.

FACTS/COMMENTS:

PTB staff advertised an Invitation to Bid for Phase one on Friday, January 28, 2022, in the Tampa Bay Times, Florida Sentinel Bulletin, and LaGaceta as well as on Onvia-DemandStar (e-procurement database system). Staff held a non-mandatory pre-bid conference on Thursday, February 3, 2022 and, on March 10, received the following complete bids:

<u>Bidder (Office Location)</u>	<u>Bid Amount</u>	<u>SBE %</u>
1) Orion Marine Construction, Inc.	\$10,837,000.00	2.25%
2) Superior Construction Company	\$11,226,732.40	7.79%
3) Underwater Mechanix	\$11,918,229.23	2.33%
4) Vecellio & Groan Inc.	\$13,064,330.80	8.2%

Orion Marine Construction, Inc. (Orion) is the apparent low responsive and responsible bidder for the project. Orion is a state licensed general contractor that is experienced, licensed and qualified to perform marine construction, and has previously worked on projects of similar size and complexity. Orion has committed to partner with Small Business Enterprise (SBE) firms to achieve a 2.25% SBE participation on this project.

The total requested authorization would be for an amount not to exceed \$10,837,000.00, plus a contingency of 10% of the Contract amount for any unforeseen conditions that may arise during construction.

Funding for this project was included in the FY 2022 Capital budget and is partially funded by a 75/25 matching State FDOT grant up to a maximum FDOT participation of \$7,569,597.

RECOMMENDATION:

Authorize the Port President/CEO, or his designee, to execute a contract with Orion Marine Construction, Inc. for the Berth 268 Rehabilitation, in an amount not to exceed \$10,837,000.00, and authorize contingency funds in an amount not to exceed 10% of the Contract price for any unforeseen conditions that may arise during construction, all subject to final review by Port counsel.

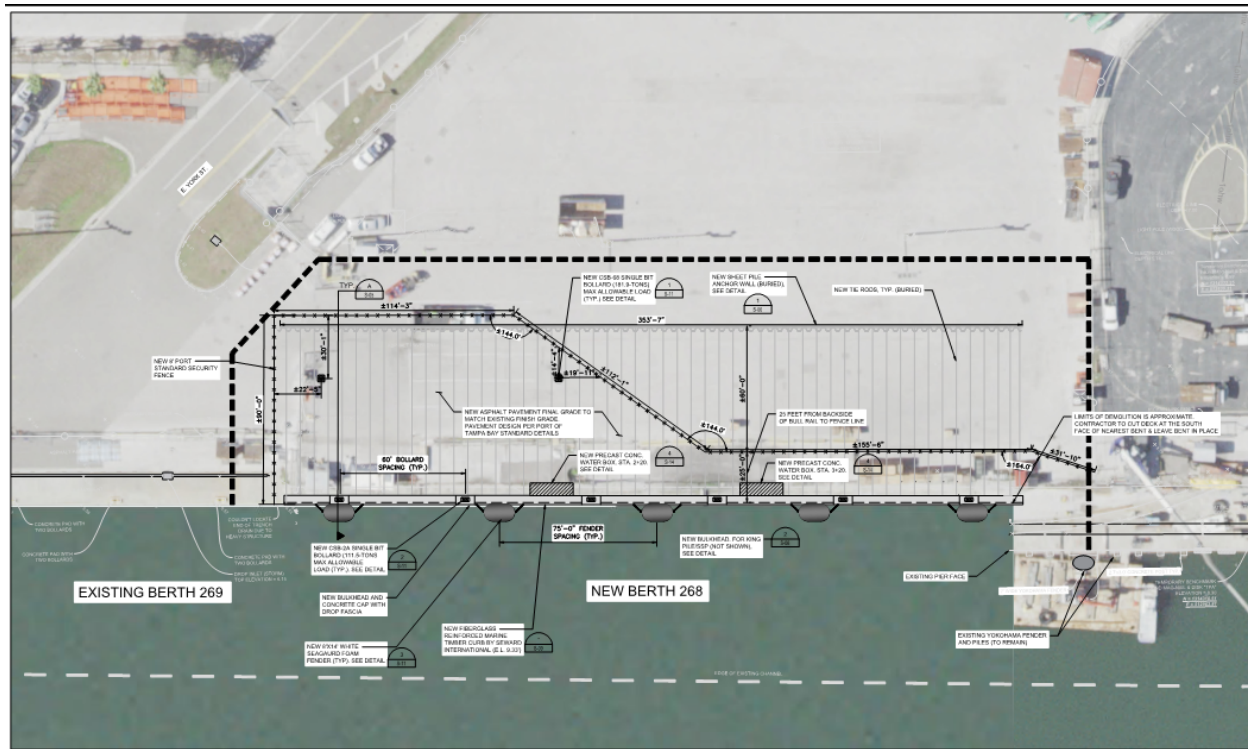
Board Meeting
March 22, 2022
Engineering 387819



SITE PLAN
 SCALE: NOT TO SCALE



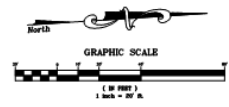
AREA OF WORK



BERTH 268 - PROPOSED SITE PLAN OVERVIEW

PROJECT LOCATION	
PROJECT NO. 2021-0000000000	
DATE NOVEMBER 2021	
DRAWN BY CP	
CHECKED BY	
DATE NOVEMBER 2021	
APPROVED BY	
DATE NOVEMBER 2021	
PROJECT NO. 2021-0000000000	
SCALE GRAPHIC	
DRAWN BY CP	
DATE NOVEMBER 2021	
PROJECT NO. 2021-0000000000	
SCALE GRAPHIC	
DRAWN BY CP	
DATE NOVEMBER 2021	

95% DRAFT SUBMITTAL
 NOT FOR CONSTRUCTION



SUBJECT: SALE OF APPROXIMATELY 0.45 ACRES OF VACANT LAND LOCATED ALONG CHANNELSIDE DRIVE NORTH OF THE PORT TAMPA BAY PARKING GARAGES TO THE CITY OF TAMPA

BACKGROUND:

Port Tampa Bay (PTB) owns approximately 0.45 acres of vacant land located along Channelside Drive immediately north of the PTB parking garages (Lot) at 810 Channelside Drive. PTB currently uses the Lot for parking of cruise passengers' oversized vehicles, such as Recreational Vehicles. The City of Tampa (City) desires to purchase the property to use as a park. PTB would be able to accommodate the parking of oversized vehicles at other locations if the Lot were purchased by the City.

FACTS/COMMENTS:

PTB and the City staffs have negotiated the following terms for the sale of the Lot:

Property: Approximately 0.45 acres of vacant land, as depicted on Exhibit "A."

Price: The purchase price for the Lot would be \$3,800,000. As additional consideration for the sale of the Lot to the City, PTB would reserve and retain all entitlement rights associated with or related to the Lot. The City would agree that it would not seek or obtain any entitlement rights under the existing development of regional impact (DRI) or modify or amend the DRI. In addition, the deed transferring ownership would include a covenant limiting and restricting the use of the Lot to park purposes.

Easement: PTB would reserve a perpetual a ten-foot wide easement over and across a portion of the Lot to provide access for maintenance and repair of the parking garage.

Use: The City proposes to improve and use the Lot solely for park purposes and no other use without the prior written consent of PTB.

Due Diligence:

The City would have a sixty (60) day inspection period that may be extended by mutual agreement for up to an additional one-hundred twenty (120) days for the completion of environmental inspections and other due diligence matters, if necessary.

Costs: The City would obtain an owner's title insurance commitment and a survey of the Lot at its expense. PTB would pay for recording the deed and documentary stamp taxes on the deed, if any.

Brokers: There are no brokers' commissions or fees.

Approvals:

The City's offer to purchase the Lot is under review by the City and is subject to and conditioned upon acceptance of the terms and conditions of the sale and purchase outlined above by resolutions from the Channel District Community Redevelopment Area Board and the City of Tampa Council. Neither the City nor the CRA are contractually bound until the agreement is approved by both and the agreement is executed by the Mayor.

**Public
Hearing:**

PTB held a public hearing on this matter on February 24, 2022 and there were no public comments. Attached is the transcription of the hearing along with copies of all exhibits.

RECOMMENDATION:

Authorize the Port President/CEO, or his designee, to enter into a contract for sale and purchase of approximately 0.45 acres of vacant land located along Channelside Drive to the City of Tampa, in accordance with the terms set forth in this agenda item, subject to review by Port counsel.

Board Meeting
March 22, 2022
Legal 388067

EXHIBIT "A"
CITY OF TAMPA



February 4, 2022
Drawn by: Fernando Avelar
Sheet 1 of 1
Job # Exhibit

THIS IS NOT A SURVEY



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: February 24, 2022

Subject: City of Tampa – Sale of 0.45 Acres of Vacant Land Located Along Channelside Drive (North of Port Tampa Bay’s Parking Garages) to the City of Tampa - 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, February 24, 2022 at 10:04 a.m. Attached is the transcription of the hearing along with copies of all exhibits.

Heather Eblin-Crowe
Heather Eblin-Crowe
Hearing Officer

Date February 24, 2022

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 sale of 0.45 Acres of Vacant Land to the City of Tampa.

Craig Roberts – Project Manager
Craig Roberts
Real Estate Project Manager

Date February 24, 2022

Attachments

PUBLIC HEARING TRANSCRIPT
February 24, 2022 at 10:04 a.m.
City of Tampa – Sale of 0.45 Acres of Vacant Land Along Channelside Drive
(North of Port Tampa Bay’s Parking Garages) to City of Tampa

ATTENDEES

Charles E. Klug – Port Tampa Bay
Michelle Van Loan – City of Tampa
Andy Joe Scaglione

HEARING OFFICER

Heather Eblin-Crowe

1 **MS. EBLIN-CROWE:**

2
3 Good afternoon. Today is Thursday, February 24, 2022 and this public hearing is
4 called to order at 10:04 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 **SALE OF APPROXIMATELY 0.45 ACRES OF VACANT LAND LOCATED ALONG**
9 **CHANNELSIDE DRIVE NORTH OF PORT TAMPA BAY’S PARKING GARAGES TO**
10 **THE CITY OF TAMPA**
11

12 My name is Heather Crowe and I am employed by the Tampa Port Authority, doing
13 business as Port Tampa Bay, and have been appointed by its Board of Commissioners
14 to serve as a hearing officer at public hearings such as the one we are conducting today.
15 Joining me is Craig Roberts, Real Estate Project Manager, who will present the terms of
16 this project.
17

18 **MR. ROBERTS:**

19
20 Port Tampa Bay owns approximately 0.45 acres of vacant land located along
21 Channelside Drive situated immediately north of the Port Tampa Bay parking garages,
22 hereinafter referred to as the Property. Port Tampa Bay currently uses the Property for
23 the parking of cruise passengers’ oversized vehicles, such as RVs.
24

25 Port Tampa Bay and the City of Tampa staff have negotiated the following terms
26 for the sale of the Lot:
27

28 The Property is approximately 0.45 acres of vacant land “AS-IS” and as depicted
29 on Exhibit “A”.
30

31 The Purchase Price for the Property would be \$3,800,000.
32

33 As additional consideration for the sale of the Property to the City of Tampa, Port
34 Tampa Bay would reserve and retain all entitlement rights associated with or related to
35 the Property. The City of Tampa would agree that it would not seek or obtain any
36 entitlement rights under the existing development of regional impact (DRI) or modify or
37 amend the DRI. In addition, the deed transferring ownership would include a covenant
38 limiting and restricting the use of the Property to park purposes.
39

40 Port Tampa Bay would reserve a perpetual easement over and across a portion
41 of the Property for the purpose of providing access to Port Tampa Bay’s parking garage
42 for maintenance and repair of the parking garage.

1 This is a conditional offer of the sale of the Property to City of Tampa and is subject
2 to acceptance by City Council Resolution and approval by the Port Tampa Bay Board of
3 Commissioners.

4
5 At this time, I would like to offer into the record the following exhibits:

6
7 Exhibit No. 1 which is an aerial of the Property for sale.

8
9 Exhibit No. 2 which is the Public Hearing Notice that appeared in the February 2,
10 2022 issue of the Tampa Bay Times advising of this Public Hearing. These are the only
11 exhibits to be offered into the record.

12
13 That is all.

14
15 **MRS. CROWE:**

16
17 Thank you Mr. Roberts. I will accept the exhibits as presented and they will be
18 entered into the record.

19
20 At this time we will take comments concerning this issue.

21
22 Are there any comments? Hearing none.

23
24 A transcript will be made and furnished to the Port Authority Staff. The Staff will
25 make a recommendation to our Board of Commissioners, which will meet on March 22,
26 2022. The Staff recommendation will be available on March 15, 2022. If there is nothing
27 else to come before this hearing, I declare this hearing closed at 10:07 a.m.

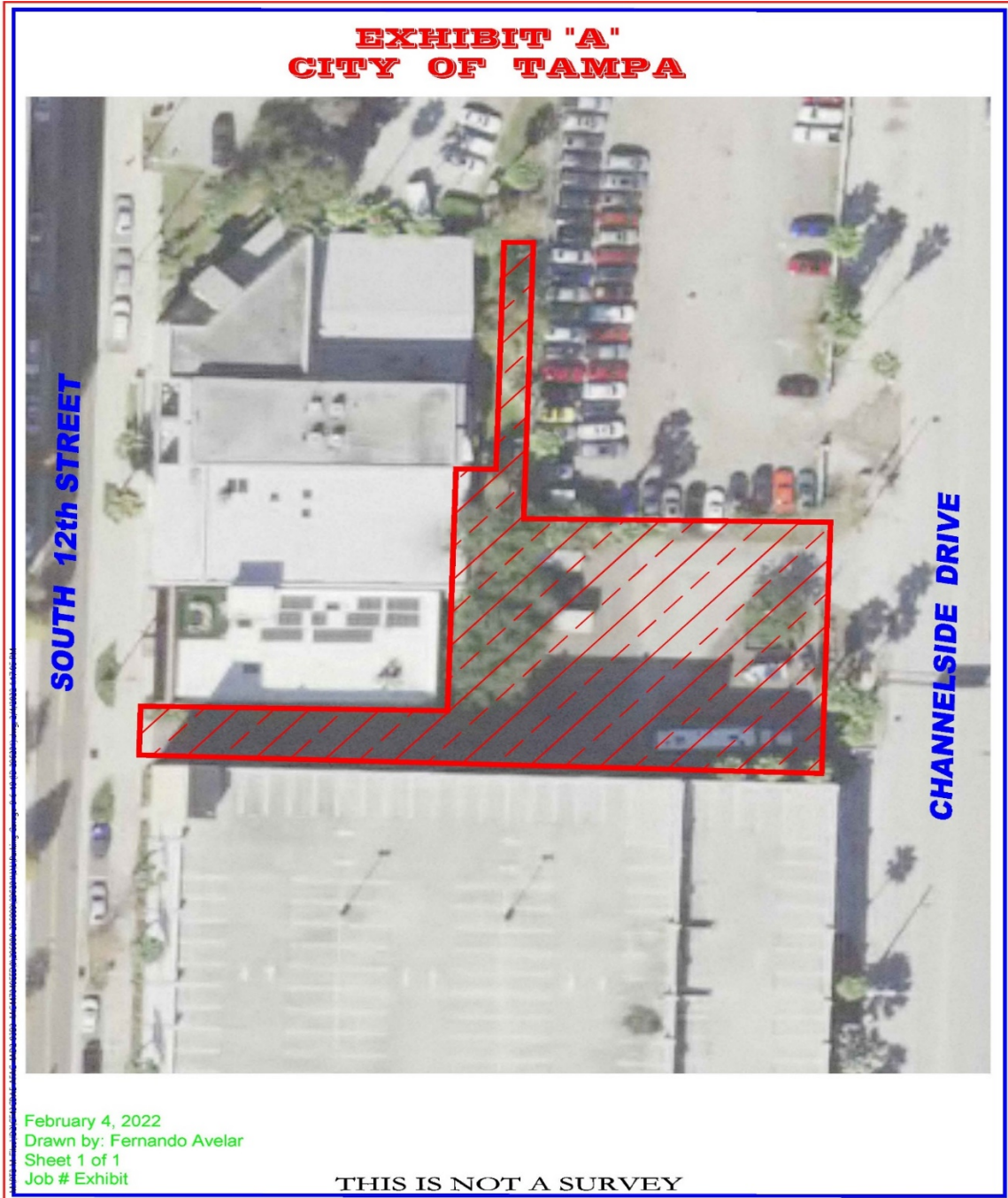
28
29 I, Heather Eblin-Crowe, have read and approve the form of the attached transcript
30 of the February 24, 2022 Public Hearing for the sale of 0.45 acres of vacant land located
31 along Channelside Drive (North of Port Tampa Bay's Parking Garages) to the City of
32 Tampa.

33
34 Dated on February 24, 2022.

35
36
37 *Heather Eblin-Crowe*

38
39 Heather Eblin-Crowe
40 Public Hearing Officer

**EXHIBIT NO. 1
SKETCH OF THE PREMISES**



**TAMPA PORT AUTHORITY PUBLIC HEARING
City of Tampa – Sale of 0.45 Acres of Vacant Land
February 24, 2022 @ 10:04 a.m.
PTB ID# 387193**

EXHIBIT NO. 2 TAMPA BAY TIMES PUBLIC HEARING NOTICE AFFIDAVIT

0000208254-01

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: City of Tampa - Sale of Vacant Lot** was published in said newspaper by print in the issues of: **2/2/22** or by publication on the newspaper's website, if authorized, on

**PORT TAMPA BAY
NOTICE OF PUBLIC HEARING**

Notice is hereby given of a public hearing to be held at 10:00 a.m., February 24, 2022, 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:

**SALE OF APPROX. 0.45 ACRES OF VACANT LAND
LOCATED ALONG CHANNELSIDE DR. NORTH OF PTB PARKING GARAGES
TO THE CITY OF TAMPA**

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 February 23, 2022. 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.

0000208254 02/02/2022

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 **02/02/2022**



Signature of Notary Public

Personally known or produced identification

Type of identification produced _____



**TAMPA PORT AUTHORITY PUBLIC HEARING
City of Tampa – Sale of 0.45 Acres of Vacant Land
February 24, 2022 @ 10:04 a.m.
PTB ID# 387193**

SIGN IN SHEET
PUBLIC HEARING FOR
CITY OF TAMPA - SALE OF APPROXIMATELY 0.45 ACRES OF VACANT LAND ALONG CHANNELSIDE DRIVE
(NORTH OF PORT TAMPA BAY'S PARKING GARAGES) TO THE CITY OF TAMPA
THURSDAY, FEBRUARY 24, 2022 @ 10:00 A.M.

name	Company	Address	Do You Want to Speak
Michelle Van Loan	COT	306 E Jackson St	No
Andy Joe Scaglione	37 years Property Owner	3802 Ehrlich Road Suite 107 Tampa, FL (813) 240-1975	No

E. RECEIPT OF REPORTS

1. REPORT OF AGED ACCOUNTS RECEIVABLES

2. REPORT OF CONTRACT STATUS

3. REPORT OF PERMITS

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

TAMPA PORT AUTHORITY
Monthly Aged Receivables
February 28, 2022

Customer Number	Customer Name	Current	31 - 60 Days	61 - 90 Days	91 & Over	Customer Balance
Port Fees						
Q466	AB GROUP SHIPPING CORPORATION	9,859.49	-	-	-	9,859.49
T163	ACE STEVEDORING CO INC	22,605.15	-	16.41	-	22,621.56
S036	ALTAMAR SHIPPING	30.00	250.00	-	-	280.00
T012	AMALIE OIL COMPANY	6,852.09	-	-	-	6,852.09
Q453	AMERICAN LAMPRECHT TRANSPORT	332.35	-	-	-	332.35
A415	AMERICAN VICTORY MARINERS	9.22	-	-	-	9.22
D054	ANCHOR SANDBLASTING AND COATINGS, INC	440.00	-	-	-	440.00
T400	ARDENT MILLS, LLC	688.86	16,311.72	-	-	17,000.58
S073	AUTOMOTIVE CORE SUPPLY, INC.	130.00	-	-	-	130.00
A512	BEYEL BROTHERS INC	-	270.00	-	-	270.00
T201	BUCKEYE TERMINALS, LLC	171,616.40	29,914.62	9,898.77	-	211,429.79
D049	CARGILL SALT	12.30	-	-	-	12.30
T131	CARNIVAL CRUISE LINES	99,201.96	-	-	-	99,201.96
T198	CEMEX CONSTRUCTION MATERIALS FLORIDA, LLC	38,252.28	-	-	178.30	38,430.58
T014	CENTRAL FLORIDA PIPELINE LLC	285,251.62	-	-	-	285,251.62
T145	CENTRAL FLORIDA PIPELINE LLC	36.39	-	-	-	36.39
Q414	CENTURY METALS & SUPPLIES INC	3,305.71	875.60	-	-	4,181.31
Q398	CHIQUITA FRESH NORTH AMERICA LLC	17,895.82	8,315.77	-	221.63	26,433.22
T109	CITRUS PRODUCTS	3,800.00	-	-	-	3,800.00
D047	CITY OF TAMPA	1,800.00	-	-	-	1,800.00
D048	CITY OF TAMPA MOBILITY DEPARTMENT	140.00	-	-	-	140.00
S072	CSX TRANSPORTATION (ROCKPORT TERMINALS)	20.00	-	-	-	20.00
A423	DANN OCEAN TOWING, INC	111.05	-	-	-	111.05
D063	DAVIS INDUSTRIAL	120.00	-	-	-	120.00
Q450	DOLE FRESH FRUIT COMPANY	38,656.35	15,478.00	4,132.00	-	58,266.35
Q081	DONGKUK INTERNATIONAL INC	2,469.62	50.11	-	-	2,519.73
Q032	DUFERCO STEEL, INC	(10.18)	-	-	-	(10.18)
S064	DV CONTAINER SERVICES	290.00	-	-	-	290.00
S074	EDGE METALS RECYCLING, INC	140.00	180.00	-	-	320.00
D062	FEDERAL MARINE TERMINALS	20.00	-	-	-	20.00

TAMPA PORT AUTHORITY
Monthly Aged Receivables
February 28, 2022

Customer Number	Customer Name	Current	31 - 60 Days	61 - 90 Days	91 & Over	Customer Balance
A031	FILLETTE GREEN & CO, INC	6,644.55	8,873.14	-	-	15,517.69
T132	FLORIDA AQUARIUM	469.00	-	-	-	469.00
Q097	FRONTIER LOGISTICS SERVICES	4,263.27	-	-	-	4,263.27
M080	G4S SECURE SOLUTIONS USA INC	(250.00)	-	-	-	(250.00)
A429	GAC SHIPPING (USA) INC	69,104.68	-	-	-	69,104.68
S043	GLOBAL DISTRIBUTION INC	30.00	-	-	-	30.00
A527	GULF HARBOR SHIPPING, LLC	34,815.93	11,701.94	23,058.00	167.80	69,743.67
A264	GULF MARINE REPAIR INC	89.00	-	-	-	89.00
T063	GULF SULPHUR SERVICES	126,753.01	-	-	-	126,753.01
Q401	HANWA AMERICAN CORP-CA	5,403.99	-	-	-	5,403.99
Q336	HANWA AMERICAN CORPORATION-TX	-	3,297.39	-	-	3,297.39
Q455	iGas USA	181.38	-	-	-	181.38
A306	INCHCAPE SHIPPING SERVICES	207,765.78	16,986.72	-	-	224,752.50 46
A496	INTERCRUISES SHORESIDE & PORT SERVICES	1,403.68	-	-	-	1,403.68
S068	INTERNATIONAL CORE SUPPLY OF TAMPA	90.00	-	-	-	90.00
A078	INTERNATIONAL SHIP REPAIR	128,577.24	-	-	-	128,577.24
Q355	K&K ENTERPRISES INC.	83.26	-	-	-	83.26
D078	KAG SPECIALTY PRODUCTS GROUP, LLC	20.00	40.00	-	-	60.00
A350	KIMMINS CONTRACTING	480.00	260.00	-	-	740.00
D036	KINDER MORGAN BULK	80.00	-	-	-	80.00
T116	KINDER MORGAN BULK/TBS	400.00	-	-	-	400.00
A003	KIRBY OFFSHORE MARINE	2,428.46	-	-	-	2,428.46
A248	LA CARRIERS, LLC	1,467.93	-	-	-	1,467.93
D065	LAKELAND PAVING COMPANY	40.00	40.00	120.00	440.00	640.00
T319	LINEA PENINSULAR, INC	1,597.19	-	-	-	1,597.19
T308	LOGISTEC GULF COAST LLC	44,626.38	-	-	-	44,626.38
T328	MAJESTIC STEEL USA	7,778.04	-	-	-	7,778.04
S049	MARDOT LOGISTICS INC	600.00	-	-	-	600.00
A360	MARTIN GAS MARINE	5,044.04	548.00	-	-	5,592.04
T135	MARTIN MARIETTA AGGREGATES	59,615.27	-	-	-	59,615.27
T134	MARTIN OPERATING PARTNERSHIP	324,884.10	-	-	-	324,884.10

TAMPA PORT AUTHORITY
Monthly Aged Receivables
February 28, 2022

Customer Number	Customer Name	Current	31 - 60 Days	61 - 90 Days	91 & Over	Customer Balance
Q364	MARUBENI ITOCHU STEEL AMERICA INC (TX)	112.07	7,471.07	-	-	7,583.14
A465	MASTER, OWNER & OPERATORS	62,570.06	-	-	-	62,570.06
D076	MC SQUARED, INC	-	20.00	-	-	20.00
D079	MCCORMICK FABRICATION SERVICES, INC	100.00	-	-	-	100.00
D074	MCKENZIE CONTRACTING, LLC	-	40.00	-	-	40.00
Q339	MEDTRADE INC	28,758.43	-	-	-	28,758.43
Q378	MINMETALS, INC	2,937.07	-	610.34	-	3,547.41
S067	MKD LOGISTICS LLC	(10.00)	-	-	-	(10.00)
A430	MORAN SHIPPING AGENCIES	(246.00)	-	-	-	(246.00)
A053	MORAN TOWING CORPORATION	5,138.00	120.00	-	-	5,258.00
T002	MOSAIC CROP NUTRITION, LLC	(3,336.14)	-	-	-	(3,336.14)
T011	MURPHY OIL USA INC	41,390.05	-	-	-	41,390.05
S075	NAV TRANSPORTATION/NORTHSTAR SVCS LTD	150.00	-	-	-	150.00 47
Q465	NIPPON STEEL TRADING AMERICAS INC (CA)	243.62	-	-	-	243.62
A498	NOLA PORT AGENTS INC	3,117.35	-	-	-	3,117.35
A486	NORTH AMERICAN GENERAL AGENTS	16,401.86	20,919.81	-	-	37,321.67
A071	NORTON LILLY INTERNATIONAL	342,016.78	16,399.33	575.31	365.40	359,356.82
T200	NORWEGIAN CRUISE LINE	58,336.14	-	-	-	58,336.14
A439	NOVA INTERNATIONAL SHIPPING	8,038.54	-	-	-	8,038.54
S076	ONLINE TRANSPORT INTERNATIONAL LLC	620.00	1,310.00	-	-	1,930.00
Q462	PENINSULA STEEL USA	82.86	5,523.81	-	-	5,606.67
T318	PORT LOGISTICS TERMINAL OPERATIONS LLC	4,042.57	3,989.58	1,267.12	1,510.77	10,810.04
S039	PORTS AMERICA	30.00	-	-	-	30.00
T006	PORTS AMERICA	10,762.92	-	-	-	10,762.92
T182	PORTS AMERICA	206,260.18	-	-	-	206,260.18
A283	PRO TRANSPORT INC, TAMPA	290.00	850.00	-	-	1,140.00
T292	PURAGLOBE FLORIDA LLC	3,115.85	-	-	-	3,115.85
A064	SAVAGE & SON, AR	635,550.51	-	-	-	635,550.51
A531	SAVAGE MARINE MANAGEMENT COMPANY, LLC	36,362.59	-	-	-	36,362.59
A065	SEA & LAND SHIPPING	62,380.85	14,836.28	-	-	77,217.13
A400	SEABULK TANKERS INC	241.54	-	-	-	241.54

TAMPA PORT AUTHORITY
Monthly Aged Receivables
February 28, 2022

Customer Number	Customer Name	Current	31 - 60 Days	61 - 90 Days	91 & Over	Customer Balance
Q202	SEAH STEEL AMERICA	7,497.53	-	-	-	7,497.53
Q463	SHIVOM JAY STEELS INTERNATIONAL, LLC	-	2,300.02	-	-	2,300.02
Q417	SK NETWORKS AMERICA INC	-	-	303.73	-	303.73
S042	SOUTHERN WASTE SERVICES INC	(100.00)	-	-	-	(100.00)
M137	STEEL MARKET UPDATE INC	107,000.00	-	-	-	107,000.00
Q424	STEMCOR USA (FL)	1,273.99	-	-	-	1,273.99
T137	TAMPA JUICE SERVICE INC	2,538.13	-	-	-	2,538.13
T021	TAMPA PORT SERVICES, LLC	1,286.64	54.78	-	-	1,341.42
A384	TAMPA SHIP LLC	859.00	-	-	-	859.00
S050	TAYLOR PERRY WAREHOUSE & DISTRIBUTION LLC	-	70.00	-	1,570.00	1,640.00
Q191	TERNIUM INTERNATIONAL USA CORP.	175.42	-	-	-	175.42
Q215	THYSSENKRUPP MATERIALS TRADING NORTH AMERICA-MI	2,074.85	7,310.60	8,948.02	-	18,333.47
T173	TITAN FLORIDA LLC	1,264,887.09	-	-	-	1,264,887.09
Q007	TOYOTA TSUSHO AMERICA	100.63	6,708.44	-	50.36	6,859.43
T150	TRADEMARK METALS RECYCLING FKA ONESTEEL	86,357.17	-	112.81	-	86,469.98
A251	TRADEMARK METALS RECYCLING LLC	100.00	20.00	-	-	120.00
A497	TRANS-ATLANTIC AGENCIES INC	4,459.27	-	-	-	4,459.27
T197	TRANSFLO TERMINAL SERVICES, INC.	4,553.33	4,553.33	-	-	9,106.66
T020	TRANSMONTAIGNE INC	58,718.48	-	-	-	58,718.48
S021	TRX SOUTHEAST (TAMPA #770)	90.00	-	-	-	90.00
T119	VULCAN MATERIALS COMPANY	53,455.41	-	781.63	1,740.17	55,977.21
Q435	WEST COAST METALS	279.87	-	-	-	279.87
A532	WORLD FUEL SERVICES, INC.	36,556.20	-	-	-	36,556.20
T056	YARA NORTH AMERICA INC	4,104.81	-	61.61	-	4,166.42
T171	ZIM ISRAELI NAVIGATION COMPANY	73,200.00	22,662.00	-	1,048.54	96,910.54
	Subtotal Port Fees	4,973,488.18	228,552.06	49,885.75	7,292.97	5,259,218.96

TAMPA PORT AUTHORITY
Monthly Aged Receivables
February 28, 2022

Customer Number	Customer Name	Current	31 - 60 Days	61 - 90 Days	91 & Over	Customer Balance
<u>Lease Charges</u>						
L252	AKHTAR TRUST FKA ISLEWORTH HOLDING LLC	1,070.00	-	-	-	1,070.00
L400	ARDENT MILLS, LLC	(1,075.34)	-	-	-	(1,075.34)
L207	CARGILL INC SALT FACILITY	(1,594.66)	-	-	-	(1,594.66)
L403	CELLCO PARTNERSHIP DBA VERIZON WIRELESS	94.68	5.49	-	-	100.17
L277	CEMEX CONSTRUCTION MATERIALS FLORIDA LLC	3,670.03	-	-	-	3,670.03
L399	CEMEX CONSTRUCTION MATERIALS FLORIDA LLC	22,411.40	-	-	-	22,411.40
L299	CEMEX CONSTRUCTION MATERIALS FLORIDA, LLC	-	-	-	97.65	97.65
L044	DIVERSIFIED MARINE TECH	17,187.88	-	-	-	17,187.88
L124	GULF MARINE REPAIR INC	126,455.82	-	-	-	126,455.82
L214	GULF SULPHUR SERVICES	0.01	930.03	-	-	930.04 ⁴⁹
L103	INTERNATIONAL SHIP REPAIR & MARINE SERVICES, INC	520.00	200.00	-	-	720.00
L104	LITTLE HARBOR SMI, LLC	190.31	-	15,224.86	-	15,415.17
L308	LOGISTEC GULF COAST LLC	37,504.62	-	-	-	37,504.62
L328	MAJESTIC STEEL USA	12,037.42	520.00	-	-	12,557.42
L010	MOSAIC CROP NUTRITION, LLC	(156.32)	2,090.94	-	-	1,934.62
L039	MURPHY OIL USA INC	(441.42)	-	-	-	(441.42)
L408	NAV TRANSPORTATION LLC	3,210.00	-	-	-	3,210.00
L410	NORTH ATLANTIC INTERNATIONAL OCEAN CARRIER, INC	484.85	6,464.59	12,929.17	-	19,878.61
L318	PORT LOGISTICS TERMINAL OPERATIONS LLC	7,147.45	5,993.27	5,973.27	6,327.26	25,441.25
L264	PORTS AMERICA	30,043.38	-	-	-	30,043.38
L311	Precision Build Solutions, LLC	60.00	-	-	-	60.00
L292	PURAGLOBE FLORIDA LLC	32,620.78	-	-	-	32,620.78
L196	SEABULK TOWING INC	(86.78)	-	-	-	(86.78)
L067	TAMPA BAY PIPELINE COMPANY	-	79.86	79.86	239.58	399.30
L049	TAMPA PORT SERVICES, LLC	(213.38)	-	-	-	(213.38)
L190	TAMPA SHIP LLC	14,060.00	-	-	-	14,060.00
L291	TAYLOR PERRY WAREHOUSE & DISTRIBUTION LLC	51,800.50	-	-	-	51,800.50
L209	TRADEMARK METALS RECYCLING FKA ONESTEEL	(185.28)	-	-	-	(185.28)

TAMPA PORT AUTHORITY
Monthly Aged Receivables
February 28, 2022

Customer Number	Customer Name	Current	31 - 60 Days	61 - 90 Days	91 & Over	Customer Balance
L297	TRANSFLO TERMINAL SERVICES, INC.	(377.61)	-	-	-	(377.61)
L078	TRANSMONTAIGNE TERMINALING INC	8.32	-	-	-	8.32
L282	UNIVERSITY OF SOUTH FLORIDA	10,677.82	-	-	-	10,677.82
L146	VULCAN MATERIALS	(3,663.24)	-	-	-	(3,663.24)
L258	YARA NORTH AMERICA	3,022.19	-	-	-	3,022.19
Subtotal Lease Charges		366,483.43	16,284.18	34,207.16	6,664.49	423,639.26
Accounts in Litigation/Renegotiation/Bankruptcy						
R014	GEICO GENERAL INSURANCE COMPANY	-	1,388.18	-	-	1,388.18
R019	GEMCAP TRUCKING INC	-	20,917.73	-	-	20,917.73
L404	INTEGRAL ENERGY, LLC	-	-	-	274,733.00	274,733.00
R016	MOMENTUM LOGISTICS	101.58	3,463.20	-	3,308.51	6,873.29
R018	MR. PRINCE COLLINS	-	2,025.90	-	-	2,025.90
R009	TAYLOR PERRY WAREHOUSE & DISTRIBUTION	1,666.58	-	-	-	1,666.58
A538	WORK CAT TRANS GULF LLC	-	-	-	224,197.87	224,197.87
Subtotal Accounts in Litigation/Renegotiation/Bankruptcy		1,768.16	27,795.01	-	502,239.38	531,802.55
Total Aged Receivables as of February 28, 2022		\$ 5,341,739.77	\$ 272,631.25	\$ 84,092.91	\$ 516,196.84	\$ 6,214,660.77

TAMPA PORT AUTHORITY
MONTHLY CONTRACT STATUS REPORT
02/28/22

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	14-28	09/20/16	\$ 70,320	25,093	35.7%
Software Licensing - iSeaports	Harbour Mastery, Inc.	21-06	10/21/14	\$ 65,000	24,660	37.9%
Security System Maintenance & Repair	GSA Security	21-03	03/23/21	\$ 377,000	291,738	77.4%
SBE Uniformed Security Guard Service	Martinez & Company	21-21	06/18/19	\$ 285,000	115,807	40.6%
Real Estate Consulting Services	CBRE, Inc.	22-17	06/15/21	\$ 75,000	-	0.0%
Government Relations Consultant Services	Van Scoyoc & Associates	22-33	08/17/21	\$ 90,000	30,000	33.3%
State Legislative Services	Advocacy Group at Cardenas Partners	22-29	06/15/21	\$ 60,000	25,000	41.7%
Elevator/Escalator Maintenance & Repair Services	ThyssenKrupp Elevator	21-27	09/15/20	\$ 362,875	191,634	52.8%
Website Development & Website Hosting Services	GSL Solutions	22-35	09/17/19	\$ 45,000	13,275	29.5%
Video Production Services	Shooting Stars Post Inc	22-30	10/19/21	\$ 90,000	40,333	44.8%
Software Licensing - Concur	Carahsoft Technology Corp	22-10	04/21/20	\$ 94,824	94,824	100.0%
Law Enforcement Services	Hillsborough County Sheriff's Office	22-31	11/19/19	\$ 2,527,299	592,905	23.5%
Workers Compensation Insurance	PGIT (Preferred Governmental Insurance Trust)	22-05	10/19/21	\$ 99,773	49,967	50.1%
Landscaping Services	TCC Enterprise Inc	22-06	09/21/21	\$ 120,000	42,583	35.5%
Grounds Maintenance	TCC Enterprise Inc	22-18	09/21/21	\$ 341,009	103,336	30.3%
HVAC Monitoring, Routine Service & Repair	Tampa Bay Trane	22-12	09/17/19	\$ 84,200	765	0.9%
Consulting Services	HCP Associates	22-14	8/18/2020	\$ 75,000	17,123	22.8%
Uniformed Security Guard Services	G4S Security Solutions	22-15	12/15/2020	\$ 3,534,700	430,514	12.2%
Government Relations Consultant Services	Alcalde & Fay	22-25	09/17/19	\$ 90,000	37,500	41.7%
Copier Leases (8 copiers)	Sharp Business Systems	21-11	10/16/18	\$ 60,000	48,859	81.4%
State Legislative Services	Capital City Consulting, LLC	22-21	06/15/21	\$ 60,000	30,000	50.0%
I.T. Consultant	Tribridge	22-23	09/18/18	\$ 85,000	33,863	39.8%
Janitorial Services	Xtremely Clean	22-08	10/15/19	\$ 428,689	96,983	22.6%
Insurance Consultants	McGriff, Seibels & William, Inc	20-24	06/18/19	\$ 45,000	1,971	4.4%
Medical Insurance	Florida Blue	22-37	10/15/19	\$ 3,277,000	1,128,505	34.4%
Insurance Broker Services	Hugh Wood, Inc	22-28	08/17/21	\$ 50,000	50,000	100.0%
Financial Audit Services	Rivero, Gordimer & Company, PA	21-19	08/17/21	\$ 85,000	27,195	32.0%
OPERATING AND NON-CAPITAL CONTRACTS:				\$ 12,577,689	\$ 3,544,430	
CONTINUING ANNUAL CONTRACTS:						
Disaster Recovery services	Belfor USA Group (Year 1)	21-24	04/17/18	\$ 10,000	\$ 10,000	100.0%
Professional Service Contracts	Various	19-01-02	07/24/17	\$ 7,206,213	\$ 4,578,083	63.5%
Professional Service Contracts	Various	20-01-02	09/17/19	\$ 7,895,000	\$ 6,154,200	78.0%
Professional Service Contracts	Various	21-01-02	09/15/20	\$ 7,199,422	\$ 4,607,466	64.0%
Professional Service Contracts	Various	22-01-02		\$ 6,350,000	\$ 890,257	14.0%
CONTINUING ANNUAL CONTRACTS:				\$ 28,660,635	\$ 16,240,007	

TAMPA PORT AUTHORITY
MONTHLY CONTRACT STATUS REPORT
02/28/22

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	\$ 1,909,205	1,502,753	78.7%
Navigational Improvements	Orion Marine Construction	22-04	08/20/19	\$ 3,000,000	2,437,081	81.2%
Unit Price Dredging	Orion Marine Construction	22-31	09/17/19	\$ 1,000,000	-	52%
Phase 1 Terminal 2 & 6 - Baggage claim areas & CBP	Gilbane Building Company	19-10	12/18/18	\$ 5,554,508	5,509,986	99.2%
Berth 211 Upands Improvements	PCS Civil fka Pepper Construction Services, Inc	19-16	03/19/19	\$ 19,646,396	18,466,228	94.0%
Cruise Terminal 2 Office of Information Technology	US Customs and Border Patrol	19-22	06/18/19	\$ 483,718	-	0.0%
Port Redwing Railroad Extension	STX Corporation	20-16	02/18/20	\$ 4,257,909	3,887,115	91.3%
Port Redwing Berth 302 Access Road	QGS Development, Inc	20-51	06/16/20	\$ 619,870	519,181	83.8%
TECO Utility Relocation for Berth 211	TECO	20-22	06/18/19	\$ 150,000	143,450	95.6%
Guy N. Verger Roadway Improvements	Kimmins Contracting Corporation	21-38	11/17/20	\$ 2,700,000	-	0.0%
Transload Facility - Design and Construction	Williams Company	21-26	06/15/21	\$ 13,000,000	429,390	3.3%
Terminal 3 Access Road	Kimmins Contracting Corporation	21-39	05/18/21	\$ 1,446,469	642,243	44.4%
General Reevaluation Report of the Tampa Harbor Federal Project	US Army Corps of Engineers	21-50	02/16/21	\$ 1,050,000	300,000	28.6%
Engineering Consultant Services for Berth 214 Uplands Development (Container Terminal)	WSP USA Inc	21-16	04/20/21	\$ 1,000,000	157,250	15.7%
12,000 Sq Ft Storm hardened vehicle storage building	Blackwater Construction Services	22-38	10/19/21	\$ 3,000,000	-	0.0%
Transformers to support the new Sumitomo Cranes	Tampa Armature Works	22-16	02/15/22	\$ 1,280,981	-	0.0%
CONSTRUCTION AND CAPITAL CONTRACTS:				\$ 62,349,057	\$ 34,296,866	
GRAND TOTAL:				\$ 103,587,380	\$ 55,180,795	

PERMIT REPORT
2/1/2022 – 2/28/2022

PERMITS ISSUED

21-044	Zayo Group	6-inch cable HDD Utility Line-Fletcher Avenue/Hillsborough River/Tampa
21-048	Sean Storch	Dock with two boatlifts/Ruskin Canal/Ruskin
21-072	Robert Dirmyer	Replace dock/non-covered boat slip/Little Manatee River/Ruskin
21-078	Bloomfield St. Pete Property, LLC/Chulavista Landing	Repair boat ramp/rip-rap/Little Manatee River/Ruskin
21-080	Mark Lucas	Replace dock/non-covered boatlift/canvas roof/Apollo Beach Canal/Apollo Beach
21-084	Kinder Morgan	Replace seawall/Port Sutton Channel/Tampa
21-086	Brandon Hall	Replace dock/non-covered boatlift/Apollo Beach Canal/Apollo Beach

REVISIONS

19-014	KBC Enterprise, Inc.	Reduced multi-slip dock/Apollo Beach Canal/Apollo Beach
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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 aka River's Edge Restaurant	Modify Existing Dock-Extend 5-Finger Pier Lengths & Add "T" Terminal Platform to Pier - Restaurant Docking Facility Expansion w/ required New SSLs Lease
20-010	S	Port Tampa Bay	Bulkhead wall, fill, dredge Berth 214
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/ PTB required SSLs Lease
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 would Required
20-031	M	Hillsborough County Capital Programs Dept	Replace Phillips Lane Bridge (Bridge #104320) over Kitchen Branch w/ Proposed SSLs Esmt./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
20-044	M	City of Tampa Wastewater Dept. SSLs Esmt. application under review by Cherie -	Subaqueous Crossing-Harbour Island Force Main Replacement Project under Ybor Channel w/ proposed PTB Submerged Lands Easement (required)

Appl.#	M/ S	Applicant	Proposed Work
		Upland Esmt. Required By ENG	
20-052	M	Tampa Bay Water (Robert McConnell)	Install single piling for permanently mounting a continuous water quality monitoring stat. @ 603 Big Bend Road-TECO Big Bend Site-Gibsonton
21-028	M	Zayo	Install cable under Tampa Bypass Canal-SR-60/Adamo Dr – SSLs Emst. Required.
21-029	M	Zayo	Install cable under waterway-US Hwy 41 @ LMR-Ruskin (S. ROW)- SSLs Easements-PTB Required
21-035	M	Sunset Isle LTD and Apollo Beach 107 Partnership	Maintenance dredging @ Apollo Beach DRI Pockets 106 and 107 Apollo Beach, FL-Biscayne Canal
21-036	M	ZAYO Group	Install 3-1.25" DPE Fiber Optic Cable Conduit <u>Bridge Attachment @ Morris Bridge Rd Crossing Hillsborough River - SSLs Emst. Required</u>
21-039	M	James Wahlstrom	Dock & lift @1032 Canal Street – Ruskin FL –LMR/CBAP
21-041	M	Elliott Glazer	Kayak lift @ 507 Islebay Drive-Apollo Beach, FL (Mirabay)
21-042	M	Mark Staffa	Riprap @ 1315 Jumana Loop-Apollo Beach, FL (Andalucia) (L&S-Kevin Pelc)
21-049	M	Mary Miller	Dock/boatlift@530 Manatee Drive-Ruskin
21-050	M	Vincent Labrato	Dock/lift @721 Pinckney Drive-Apollo Beach, FL
21-052	M	Chuck Hurst	Rebuild dock @ 6312 Cocoa Lane-Apollo Beach
21-057	M	George Wilkes	Dock @3020 Christopher Watch Lane, Ruskin, FL (Len-Little Harbor Lot)
21-064	M	Zayo Group	Install 364ft of HDPE Fiber Optic Cable @ 350 E. Hillsborough Avenue-Tampa, FL under Hillsborough River (COT)
21-065	M	Zayo Group	Install handholes @ 7302 W. Hillsborough Avenue Crossing Double Branch Creek – Required SSLs Esmt. (w/ previous PTB Esmt. Agmt.)
21-067	M	Isaac & Erika Madera	Construct dock/boatlift @ 715 Pinckney Drive-Apollo Beach, FL
21-068	M	Justin Bremer	Lift @ 5717 Sea Turtle Place-Apollo Beach, FL
21-069	M	Adam Vonbartheld	Pilings/boatlift/jet-ski lift @408 Isles Bay Drive-Apollo Beach, FL
21-070	M	Zayo Group	Directional Bore @W. Hillsborough Ave. Crossing Channel A, Dick Creek & Rocky Creek - Required SSLs Esmt. (w/ previous PTB Esmt. Agmt.)
21-071	M	Stacy Lick	Dock/Walkway @ 710 Pinckney Drive-Apollo Beach, FL
21-076	M	Smart Communication Holdings LLC	New "L" dock and lift per Mirabay Specs @ 703 Pinckney Drive-Apollo Beach, FL
21-079	M	Tampa Sailing Squadron /James Bothwell	Add Uncovered boatlift-poles to Marina Dock Slip @1250 Apollo Beach Blvd-Apollo Beach (Existing PTB SSLs Lease)
21-082	M	Zayo Group	Directional bore-fiber optic cable @ 6515 Riverview Drive-Riverview
21-083	M	Paul Porter	Boatlift-Dock @ 701 Pinckney Drive-Apollo Beach, FL
21-085	M	Todd Schille	Dock-lift @ 703 Pinckney Drive-Apollo Beach
21-087	M	Janina Abad	Modify dock & boatlift-add jetski lift-walkway-501 Mirabay Blvd.-Apollo Beach, FL
21-088	M	Eva & John O'Brien	Dock-walkway-boatlift-1430 Jumana Loop-Apollo Beach
21-090	M	Joshua Johnson	Riprap/dock/lift@620 24 th Avenue-Ruskin
21-091	M	Sean Kilpatrick	Dock/boatlift @ 5709 Tybee Island Dr-Apollo Beach

Appl.#	M/ S	Applicant	Proposed Work
21-092	M	Michael Angel	Dock-lift @ 711 Pinckney Dr – Apollo Beach
21-093	M	Kathi Pratt	Dock/lift@2512 Cumberland Cliff Dr-Ruskin
22-001	M	Denis Egli	Dockk/lift@2610 Cumberland Dr-Ruskin
22-002	M	Shelby Lanser	Dock/lift@1704 Saffold Park Dr-Ruskin
22-003	M	Post Apartments	Kayak launch @302 Harbour Place Dr-Tampa
22-004	M	MAA Westshore Exchange LLC	Seawall @ 5440 Tyson Avenue-Tampa
22-005	M	Harold Leeper	Dock-boatlift-848 Manns Harbor Dr-Apollo Beach, FL
22-006	M	Andalucia Master Assoc./Richard Pungello	Uncovered boatlifts-6380 Marbella Blvd-Apollo Beach
22-007	M	City of Tampa	Waterway markers-various locations-Tampa
22-008	M	TECO	Expand Manatee Viewing center at 6990 Dickman Road-Apollo Beach
22-009	M	Marilyn Brislin	Dock-platform-boatlift-6107 Marbella Blvd.-Apollo Beach
22-010	M	Alex Fahrion	Dock-boatlift@617 Pinckney Dr-Apollo Beach
22-011	M	Rochelle Wright	Dock-boatlift@615 Pinckey Dr-Apollo Beach
22-012	M	Port Tampa Bay	Replace main pier with concrete/add finger pier/boatlift for PTB Security @ 1597 Lehman ST-Tampa
22-013	M	Robert Dirmyer	Seawall @ 1208 Frisbie Road-Ruskin
22-014	M	Zayo Group	Directional bore fiber optic cable @4716 Lithia Pinecrest Road- Riverview

Board Meeting
 March 22, 2022
 Environmental Department 387988

EXPENDITURES

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

02/01/2022 - 02/28/2022

COMPANY	DESCRIPTION	AMOUNT	FUNDING	ADDITIONAL INFORMATION
WK McClendon Oil Company	Petroleum	\$ 52,425.69	Operating	
Florida Ports Council	Annual Membership Dues	\$ 59,500.00	Surplus	

Board Meeting
March 22, 2022
ID149166

F. EXECUTIVE DIRECTOR REPORT

G. PRESENTATIONS

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

I. FUTURE PROPOSED PROJECTS

**PORT TAMPA BAY - LIST OF FUTURE PROPOSED PROJECTS
MARCH 2022**

Procurement Number	Project Name	Current Contractor/ Consultant	Estimated Proposal/Bid Release	Estimated Board Approval
RFQ-002-22	Design of Berth 218 Marine Infrastructure	NEW PROJECT	March	May
ITB-004-22	Sumitomo Crane Pin Pockets & Tie Downs	NEW PROJECT	March/April	June/July
ITB-003-22	Portwide Roadway Improvements Phase III Maritime Blvd.	NEW PROJECT	April/May	July/August

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

APRIL 22, 2022: GREAT PORT CLEAN-UP

K. DATE OF NEXT MEETING

TUESDAY, APRIL 19, 2022, 9:30 AM

VISIT WWW.PORTTAMPABAY.COM FOR FURTHER INFORMATION

L. ADJOURNMENT