

**PORT TAMPA BAY  
MONTHLY BUSINESS MEETING  
JUNE 21, 2022 - 9:30 AM**

<b>A.</b>	<b>THIS MEETING WILL BE CONDUCTED AS A HYBRID VIRTUAL CONFERENCE - FOR MORE INFORMATION, PLEASE VISIT <a href="http://WWW.PORTTB.COM">WWW.PORTTB.COM</a></b>	<b>3</b>
	Invocation - Pledge	
	Public Comment	
<b>B.</b>	<b>Minutes and Financial Statement</b>	<b>4</b>
	Receipt of the Minutes of the May 17, 2022, Board Meeting	
	Presentation and Receipt of the Finance Statement for Eight Months Ending May 31, 2022	
<b>C.</b>	<b>Consent Agenda</b>	
	1. Approval of the Extension of Disaster Recovery Services Contract	20
<b>D.</b>	<b>Regular Agenda</b>	<b>21</b>
	1. Approval of Tentative Millage Rate for Fiscal Year (FY) 2023	22
	2. Approval of Contract Renewal with Hugh Wood, Inc. for Insurance Broker Services	23
	3. Approval of Award FY 2023-2025 Navigational Improvements (Dredging) Project No. 22-01022, ITB B-006-22	24
	4. Approval of Transfer of Funds from MEP Engineering Services & Geotechnical Services Budgets to General Engineering Services Budget	27
	5. Approval of Lease Amendment with Diversified Marine Tech, Inc.	28
	6. Approval of Lease Agreement with Versaggi Shrimp Corp.	30
	7. Approval of Lease Agreement with Superior Seafoods, Inc.	42
<b>E.</b>	<b>Receipt of Reports</b>	<b>54</b>
	1. Report of Monthly Aged Receivables	55
	2. Report of Contract Status	60
	3. Report of Work Permits	62
	4. Report of Expenditures Between \$50,000 and \$100,000	65
<b>F.</b>	<b>Executive Director Report</b>	<b>66</b>
<b>G.</b>	<b>Presentations</b>	

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

**Annual Election of Officers**

I. **Future Proposed Projects** **67**

J. **Calendar of Events** **68**

K. **Date of Next Meeting**

**Tuesday, August 16, 2022, at 9:30 am**  
***Visit [www.porttb.com](http://www.porttb.com) for more information.***

**NOTE: THERE WILL NOT BE A JULY MEETING**

L. **Adjournment**

**A. INVOCATION AND PLEDGE**

**PUBLIC COMMENT**

**B. APPROVAL OF MINUTES**

**RECEIPT OF MINUTES OF THE  
MAY 17, 2022 BOARD MEETING**

**PRESENTATION AND RECEIPT OF  
FINANCIAL STATEMENT**

**C. APPROVAL OF CONSENT AGENDA**

**PORT TAMPA BAY  
Business Meeting  
May 17, 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](http://www.porttb.com).

The following Board members were physically in attendance: Mr. Chad Harrod, Chairman; 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. Mr. Patrick H. Allman, Secretary/Treasurer, arrived at 9:34 am.

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

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 Public comments.

**B. APPROVAL OF MINUTES OF THE APRIL 19, 2022, BOARD MEETING**

There being no comments, Mayor Castor, seconded by Commissioner Cohen, moved to receive the minutes as presented. The motion carried five to zero with Commissioner Allman being absent.

**PRESENTATION OF THE CARGO AND CRUISE QUARTERLY REPORT**

Mr. Wade Elliott outlined the Cargo and Cruise Quarterly Report as listed in the agenda.

Commissioner Allman arrived.

**PRESENTATION AND RECEIPT OF THE FINANCIAL STATEMENT OF SEVEN MONTHS ENDING APRIL 30, 2022**

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

There being no comments, Mayor Castor, seconded by Commissioner Cohen, moved to receive the Financial Statement of Seven Months Ending April 30, 2022. The motion carried unanimously.

**C. APPROVAL OF THE CONSENT AGENDA**

**There were not items on this meeting's Consent Agenda.**

**D. REGULAR AGENDA**

**1. Approval of Lease Agreement with RaceTrac, Inc.**

Mr. Raul Alfonso outlined the item as presented in the write-up included in the agenda. Mr. Alfonso then introduced Mr. Chris Logan and Mr. John Priede, both of RaceTrac, Inc. (RaceTrac) to present RaceTrac's site plans.

Mr. Logan presented a brief outline of RaceTrac's Tampa Port Travel Center plan.

In response to Commissioner Mai's question regarding whether the nine-month site development period would be sufficient, Mr. Logan stated nine months was the typical time to build-out RaceTrac's stores. This development may take a little longer due to the amount of fill material and some surcharging on the building pad; however nine months is a good estimate.

In response to Commissioner Mai's question regarding whether RaceTrac's plan included electric vehicle charging stations, Mr. Priede explained that RaceTrac has been heavily involved with the electric vehicle (EV) conversation, not only on the state level in Florida working directly with the Governor's office, but also nationally. He noted that RaceTrac's CEO had testified before a congressional delegation regarding EVs and how RaceTrac would bring this to market and support this initiative. Customers will begin seeing E.V. charging stations on a select group of stores throughout Florida and then eventually all across RaceTrac's entire footprint. Initially

installations will be along the highways and slowly brought to market because the technology is not currently up-to-date. As that evolves, RaceTrac will be at the forefront of bringing charging stations to market.

In response to Mayor Castor's question regarding whether RaceTrac will monetize the EV charging stations, Mr. Priede replied that RaceTrac was reviewing it. Mayor Castor noted that legislation would need to catch up to electrification technology because the County's gas tax, which is used for road maintenance, is dwindling.

Chairman Harrod asked whether the dwindling gas tax was caused by less usage, Mayor Castor stated that the tax itself is dwindling. Mayor Castor continued noting the challenge of how to charge individuals with E.V.s and how would they pay their fair share for the maintenance of the roadways locally as well as in the state.

Mr. Anderson stated that there was approximately \$86 billion appropriated for electric charging stations throughout the nation in the bi-partisan infrastructure bill that is being referred to as "The Bill." This should speed up the development of charging stations.

In response to Chairman Harrod's question regarding the restricted or designated use in the lease, Mr. Klug stated that PTB would encourage E.V. charging station installations.

There was further discussion regarding whether RaceTrac had performed a Phase 1 and/or Phase 2 environmental assessment, Mr. Logan stated that RaceTrac had just completed its Phase 2 and approximately four or five months of due diligence in terms of all preliminary processing. Chairman Harrod asked if PTB had received copies and while staff noted that PTB had not yet received any copies, Mr. Logan noted that RaceTrac would share its results with PTB.

In response to Commissioner Allman's question regarding whether RaceTrac would consider installing truck scales at its presented location, Mr. Logan stated that Cat Scales provides certified scales throughout RaceTrac's chain. Mr. Logan then continued that this RaceTrac location will also provide expanded food menu options that will include hot as well as healthy food offerings.

There being no further comments, Commissioner Allman, seconded by Commissioner Conner, moved to authorize the Port President/CEO, or his designee, to execute a lease agreement with RaceTrac, Inc. in accordance with the terms listed in this agenda item, subject to review by Port counsel. The motion carried unanimously.

The RaceTrac presentation is [Attachment 2](#).

**2. Approval of Final Ranking and Agreement for Engineering Consultant Services for Berth 218 Marine Infrastructure**

Commissioner Conner recused himself.

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

In response to Commissioner Mai's question whether the engineering consultant services agreement included construction services, Mr. Blair stated that the construction engineering services would be presented separately.

There being no further comments, Commissioner Cohen, seconded by Commissioner Mai, moved to approve the final ranking of firms as shown in this agenda item for the Berth 218 Marine Infrastructure Engineering Services Agreement, RFQ No. Q-002-22; authorize staff to negotiate an agreement with the top ranked firm in accordance with the terms listed in this agenda item; and authorize the Port President/CEO, or his designee, to execute the negotiated agreement with project funding for FY 2022 in an amount not to exceed \$600,000, all subject to review by Port counsel. If PTB staff were unable to reach an agreement with the top ranked firm, then staff would terminate negotiations with that firm and commence negotiations with the next highest-ranked firm. The motion carried five to one with Commissioner Conner abstaining.

#### **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, Commissioner Cohen, seconded by Mayor Castor, moved to receive the reports as presented. The motion carried unanimously.

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

Mr. Anderson started his report by announcing the incredible success of the second annual great port cleanup. Last year's inaugural even had 340 participants who collected more than 19,000 pounds of litter and debris. This year 451 volunteers worked along with PTB's partners at Keep Tampa Bay Beautiful and the Propeller Club to collect over 36,648 pounds of trash at 26 sites around the port preventing it from entering the waters of Tampa Bay. These volunteers removed over 16,205 pounds of invasive plant species as well, which is another great benefit of the great port cleanup. Mr. Anderson continued that while we know that this trash and debris does not originate from the port, I believe it is our responsibility to help work with our partners where we can to clean up the waterfront areas around our port. Mr. Anderson also stated that he was very happy with the great participation of PTB staff and board, including Chairman Harrod and Commissioner Cohen.

Mr. Anderson reported that the PTB Engineering team put on the 8<sup>th</sup> Annual Port Tampa Bay Golf Tournament on May 13, 2022. The weather was perfect for the great turnout on the course in support of PTB's two maritime charities, Tampa Port Ministries and the Tampa Bay Maritime Scholarship Foundation. PTB staff was glad to host 57 teams with 228 players on two courses filled with plenty of extras. Mr. Anderson thanked partners and sponsors PCS Civil Engineering, J.D. Fields & Company, and CN Shoreline, and everyone else involved for making this year's tournament a hugely successful event. While the final numbers are yet to be calculated, the estimated amount raised to be share between the two aforementioned charities is \$90,000.

Mr. Anderson stated that in the last week of April 2022, Port Tampa Bay took part in this year's Sea Trade Cruise Global 2022 Conference. Mr. Anderson was pleased to join PTB's Business Development, Marketing, and Operations team to represent the port community and partners. The primary focus, with the phenomenal turnout, for this event were the executives for PTB's cruise partners. During the 2021-2022 cruise season, PTB offered a variety of shoreside activities that PTB showcased as a destination in itself with many things to do just steps away from the cruise terminal. PTB staff also met with the executives of PTB's cruise partners from Carnival Cruise Line, Royal Caribbean, Norwegian Cruise Line, and Celebrity Cruises, to discuss what the future looks like working together. Mr. Anderson continued that he was pleased to report that PTB's future looks bright with its cruise partners. Mr. Anderson continued that he met with Federal Maritime Commissioner Lou Sola and the Director of Strategic Itinerary and Destination Planning at Azamara Club Cruises. Mr. Anderson then thanked Karl Strauch, Katie Mahoney for the creative content as well as PTB's Business Development team.

Mr. Anderson stated that last month the PTB Human Resources department outdid themselves with this year's Bring Your Kids to Work Day. This program has always been a huge success and this year was no exception. Various departments participated with booths and presentations to show the kids of PTB's employees what their parents or grandparents do at Port Tampa Bay. There was a hands-on showcase from PTB's partners at the Sheriff's Office. Mr. Anderson continued that it is always rewarding to get to show off all of the exciting things happening at PTB and the broad array of different types of work done with PTB and its partners.

Mr. Anderson stated that last week he traveled to Washington, D.C., along with Clay Hollis and Ram Kancharla, to the annual meeting of the Coalition for America's Gateways and Trade Corridors (CAGTC). Mr. Anderson was honored to be elected Chairman of the Board of this influential national freight policy group and will serve a three-year term. CAGTC serves the national freight and infrastructure community to promote good policy outcomes in Congress. Mr. Anderson continued that he would be serving on this executive board with representatives from the Port of Long Beach, the Chicago Metropolitan Agency for Planning, which is the equivalent of the local MPO. This is a board of stakeholders from across the freight network that come together to influence policy in Washington, D.C. Supply chain efficiency has become a critically important issue and CAGTC is deeply committed to improving freight transportation in the United States to aid in the movements of goods that are so critically to our country. Mr. Anderson stated that he was proud to moderate a roundtable with several senior officials at the U.S. Department of Transportation (DOT) where they held a discussion on project delivery and the critical importance of getting federal funds out the door from DOT and into the local communities, counties, and regions. The bipartisan infrastructure law authorized a once-in-a-lifetime investment in infrastructure across the nation, and these officials were willing to work with CAGTC on innovative ways to make the most of this opportunity.

Mr. Anderson stated that, after the CAGTC annual meeting, he met with some delegation members in their offices on Capitol Hill. Representatives Vern Buchanan and Scott Franklin have been strong Port partners throughout their time in Congress, and Mr. Anderson was happy for the opportunity to discuss with them the Port's priorities as well as the importance of the national freight network. Mr. Anderson also met with Mario Diaz-Balart, who is a senior member on appropriations as well as local Congressman Charlie Crist and his staff to discuss the issues of importance to the Port.

Mr. Anderson stated that staff continues the momentum of tours for elected officials and recently welcomed Congressman Darren Soto of Orlando. His district covers the other end of the I-4 corridor, and he immediately understood the importance of PTB to his constituents. Congressman Soto's work on the Energy and Commerce Committee in the House of Representatives is a key post to ensure that any issues surrounding trade policy, cybersecurity, and energy policy affecting PTB are handled with all due consideration. PTB staff will continue to put more and more tours on the books, as these are an exceptional way to educate elected officials and build support for the Port.

Mr. Anderson sadly remembered Mr. Emmett Lee, who passed away on May 6, 2022. Emmett Lee served as the Deputy Port Director of the Tampa Port Authority from December 1978 to February of 1980. He served as Port Director from February of 1980 to July of 1990. He spearheaded the development of the Port's first cruise terminal on Hooker's Point, which opened with much fanfare, for the arrival of Holland America's first cruise ship on November 16, 1982. Mr. Lee oversaw the development of significant new marine and landside infrastructure on Hooker's Point in the '80s to support its expanding general cargo activities. Under Mr. Lee's leadership, the Port acquired approximately 20 acres of land in the Channel district for use as a multi-purpose cruise, retail and entertainment area encompassing The Florida Aquarium, Cruise Terminal Number Two, and Sparkman Wharf areas. In addition, the Port acquired over 200 acres of land from Port Sutton, Inc. in the area known as Pendola Point and part of Port Sutton for industrial maritime development and operations. Prior to moving to Tampa, Mr. Lee was the District Engineer at the Jacksonville District of the U.S. Army Corps of Engineers. He had a vast knowledge of the intricacies of federal dredging, which was vital to the Port of Tampa in the 1980s as the Tampa Harbor main channel was deepened from 34 to 43 feet.

Mr. Anderson continued that Mr. Lee was a 1950 graduate of the U.S. Military Academy at West Point and retired as a Colonel in the Army. He is survived by his wife of nearly 72 years. He and Roland were married the day after the Korean war broke out. As soon as the newlyweds returned from their honeymoon, Mr. Lee was sent to Korea for an extended time to serve his country and he also served in Vietnam. Mr. Lee was born on March 6, 1928. He will be missed. He contributed a lot to the Port. Mr. Anderson extended deepest condolence and prayers to Mr. Lee's family.

## **G. PRESENTATIONS**

### **STATE LEGISLATIVE UPDATE**

Clay Hollis introduced Mr. Slater Bayliss, from The Advocacy Group at Cardenas Partners (TAGCP) and Mr. Jim Boxold from Capital City Consulting (CCC), to present the state legislative update. Both Mr. Bayliss and Mr. Boxold appeared virtually. Mr. Hollis stated that Port Tampa Bay had a productive legislative session and that Port Tampa Bay's relationships with the local delegation makes things a lot easier when communicating Port Tampa Bay's needs. While there are a few things that need more attention than others, the tours of the Port that are given of the port to the delegation are instrumental in building those relationships.

Mr. Bayliss stated it was a privilege working with Mr. Hollis and PTB as he and Mr. Boxold worked together in concert on behalf of Port Tampa Bay. Mr. Bayliss reported on the supply chain issues and stated that the COVID-19 pandemic and the CDC's no sail order in March 2020, provided a unique opportunity for everyone to re-calibrate how PTB interacts with legislators. The

focus shifted from Tampa and Pinellas delegations to focusing on the delegations across I-4 and beyond, which helped drive home the message that the Port of Tampa serves the entire state strategically.

Working in a non-partisan capacity, TAGCP and CCC works very well with Republicans and Democrats. Term limits provide a challenge and a real need to continue educating new legislators but collectively, the two firms have a very good process in place.

Mr. Bayliss stated that the recent legislative session was largely dominated by some high-profile social issues and the Florida Department of Transportation did not submit a legislative package. Legislation addressed by our firms during the session varied and included emergency management, cyber security legislation, Chapter 211 (FSTED Statutes), property tax issues, transportation network issues, tax rate legislation, special district legislation, climate change and sea level rise legislation, resiliency legislation and economic development legislation. PTB was able to maintain status quo, which was particularly challenging and as TAGCP, CCC, and PTB participated in the Special Session recently that dealt with special districts, the firms were able to stay far away from those conversations, which was good.

Mr. Bayliss stated that the state budget is \$112 billion, bolstered by about \$3.5 in federal funds, is the largest in state history. Florida is now larger in population than the state of New York yet Florida's budget is approximately half of New York's budget, which means that Florida still maintains a very conservative state budget. Specific to PTB and ports, all of the seaport budget items that TAGCP and CCC advocated for are fully funded. Additionally, the legislature put \$100 million into intermodal development. Mr. Bayliss and Mr. Boxold worked closely with Mr. Hollis to condense about 20 PTB projects into 10 projects. The strategic decision was made that staff, with a chorus of voices, approach FDOT for funding. PTB ended up getting two big projects funded. Projects with a priority of the Governor's resiliency funding, which relates to the Berth 218 funding item included in Item D-2 of this meeting's agenda.

In response to Chairman Harrod's question regarding what the third project on the list was, Mr. Hollis stated that with a robust list of approximately 20 projects, PTB, TAGCP and CCC narrowed those down to a top two. The Governor and administration saw fit to focus on the resiliency aspect, which was top of the list. The other project PTB continues to focus on is an overall container gate complex. Mr. Hollis continued explaining that the biggest thing to remember is that PTB has to remain very focused on what staff is requesting. The focus for this administration was for agencies to request the one thing most desired and the Berth 218 project was the one project that rose to the top of the priorities list for PTB.

Mr. Boxold thanked the Board for the opportunity to present during this meeting. Mr. Boxold also noted how well TAGCP and CCC worked together on behalf of PTB. FDOT has a new Secretary, Eric Perdue, who has been with FDOT a long time.

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

Commissioner Mai congratulated Mr. Anderson for his appointment as chairman of CAGTC. Mr. Anderson noted he is working on arranging meetings with members. FDOT has been a long-time member and staff is working to get an appointment with the Secretary Perdue to encourage him to continue as a member. There are approximate 21 departments of transportation across the county that are members.

Commissioner Mai then thanked Mayor Castor for hosting the City of Tampa's First Annual Asian Pacific Islander (API) Festival the Saturday before this meeting. There were great performances and different ethnic groups. Commissioner Mai continued that Mayor Castor was the first mayor in the city's history to celebrate API culture. On behalf of the API community of Tampa Bay, Commissioner Mai again thanked Mayor Castor for her gratitude, inclusion, diversity and seeing the best for many generations to come. Mayor Castor noted that it was a wonderful day for those that were able to participate and it was very inclusive and a great location at Water Works Park where so many people utilize the Riverwalk and were able to participate and see the excellent entertainment, food and camaraderie. Mayor Castor continued that the City was starting the first Mayor's Asian-American Pacific Islander Advisory Council.

Commissioner Cohen commented on an article that was in the *Tampa Bay Times* the previous week about the Riverwalk could be extended through the cruise ship wharf to The Florida Aquarium (FLAQ). The Commissioner continued that he knew there were many security concerns mentioned in the article and inquired whether that the situation be reviewed in some way over the next couple of weeks or months. Commissioner Cohen included that he would like a report back to the Board because he had heard from people who are interested in the seeing that area be connected perhaps when there are no cruises scheduled. Mayor Castor agreed that she had also heard from people regarding the possibility of having that connection when cruise ships are not at dock. Mr. Anderson responded that PTB had addressed the issue with the main concerns first and foremost is safety and security of the port complex and tenants, as PTB fully supports the connection of the Riverwalk, and a lot of improvements have been made, particularly to get it to where it is. PTB's security team have made it clear that the aforementioned new connection would require hundreds of thousands of dollars of improvements for PTB to try and get a connection accomplished in a way that can preserve safety and meet the federal requirements.

Mr. Anderson continued that he has spoken directly to FLAQ's president and as a member of FLAQ's board and current chairman of the Florida Ocean Alliance, he would love to achieve that connection; however, PTB was limited by security laws and other considerations. Mr. Anderson also noted that there are some concerns about the equipment that is there. A security presence would be required, which in his conversation with Mr. Germann, was cost prohibitive. Mr. Anderson continued that he would continue the discussion and put a report together for the Board. Mr. Anderson also stated that it was a big process to get to where we are today with Sparkman Wharf and there are wonderful events there.

In response to Commissioner Allman's comment regarding an article discussing limiting the voting membership of the Metropolitan Planning Organization (MPO) to only elected officials, Mr. Anderson noted that Commissioner Cohen was the chairman of the MPO and that Charles Klug represented Mr. Anderson on the MPO Board. Commissioner Cohen stated that there was interest by some of the County Commissioners serving on the MPO Board to restrict MPO membership to only elected officials and after some discussion, it became clear at the last MPO meeting that the entire MPO Board is not in favor of moving in that direction. Commissioner Cohen continued that PTB, Aviation Authority, and HART representatives made compelling cases why they should continue as voting members. He also noted that the MPO might consider some change in the membership to increase the number of county commissioners because of the population changes in the unincorporated area.

In response to Commissioner Allman's question as to who determines MPO Board membership changes, Commissioner Cohen explained that the MPO Board makes a decision on its apportionment, which then goes through an approval process that includes all three municipalities (Tampa, Temple Terrace, and Plant City), Hillsborough County, and the Governor. Commissioner Cohen also thanked Mr. Klug for presenting his arguments as to why PTB should remain, including citing the Florida Statute governing MPOs and reading verbatim the portion that allows port authorities to be voting members. Commissioner Cohen concluded that he found Mr. Klug's comments very convincing.

Chairman Harrod stated that he was impressed not just with PTB's involvement but also with the Port community, tenants and contractors at the Earth Day cleanup.

**I. FUTURE PROPOSED PROJECTS**

Mr. Anderson reviewed the Future Projects list as presented.

**J. CALENDAR OF EVENTS**

Mr. Anderson noted the following event:

**May 24, 2022: Port Tampa Bay's 10<sup>th</sup> Annual Hurricane Preparedness Tabletop Exercise; Cruise Terminal 6, 8:30 a.m. – 11:30 a.m.**

**K. NEXT MEETING**

Chairman Harrod announced the next regular business meeting would be on Tuesday, June 21, 2022, at 9:30 am, and that further information regarding that meeting would be posted online at [www.porttb.com](http://www.porttb.com).

**L. ADJOURNMENT**

There being no further business, the meeting adjourned at 10:38 am.

ATTEST:

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Chad Harrod, Chairman

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Patrick H. Allman, Secretary/Treasurer

**PORT TAMPA BAY BUSINESS MEETING**  
**MAY 17, 2021 – 9:30 a.m.**  
**(Hybrid Virtual Meeting via Zoom Platform)**

**PUBLIC ATTENDANCE SIGN-IN SHEET**  
**(In person attendees)**

<u>NAME</u>	<u>BUSINESS</u>
MIKE HERDMAN	MOFFATT & NICHOL
John A. Fiede	RaceTrac, Inc.
Chris Logan	RaceTrac
Steve Finney	Tampa Port Ministries
Teri White	TOWSE
Bob Nathan	Moffatt & Nichol
Bill Kuzmick	MARITIME ALLIANCE US
THOMAS FLUKE	TAMPA PILOTS
Whitney Stevens	Black & Veatch
RAY CLARK	FDOT
GEORGE BOYLE	FDOT
Marty McIlhenny	Ardaman
JOHN GLASS	MOFFATT & NICHOL
RANDY FITKIN	CPPI
R Kozera	NOVA
Dennis Manelli	Hendry

Additional spaces on next page.





## Company Profile

- Private company (family – 3<sup>rd</sup> generation) based in Atlanta.
- Ranked #37 in top 100 privately held companies in the US.
- \$10B in revenue & 10,000 employees
- 772 stores (RaceTrac & RaceWay Brand), Over 200 stores throughout Florida.
- Vertically integrated:
  - RaceTrac - retail
  - Metroplex – buys fuel in bulk
  - Energy Dispatch – fuel distribution

PROPRIETARY & CONFIDENTIAL

12

## **Market Growth and Location Information**

- New store growth has averaged approximately 50 stores annually with emphasis on diesel and servicing the logistics industries.
- The Port Tampa Bay location will provide needed services to port customers, employees and the logistics carriers with our expanded hot and quick serve food and drink offerings; five and one half dedicated diesel lanes, and certified scale. Also, the store will provide the typical offerings to our unleaded auto customers found in all new RaceTrac stores.

PROPRIETARY & CONFIDENTIAL

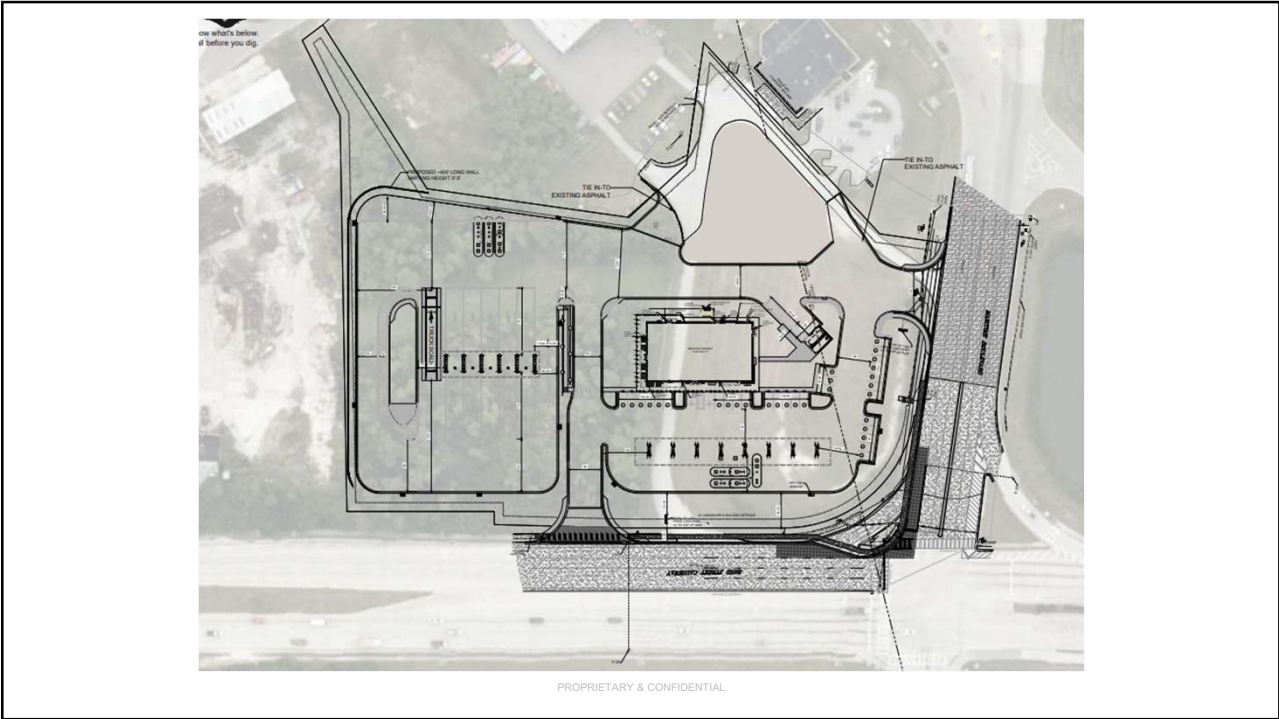
13

## **Port Site Development Information**

- RaceTrac has pursued this location for approximately 3 years.
- Due Diligence was completed last year and all submittals have been made for permits.
- Extraordinary site development work is required due to flood plain and wetland mitigation.

PROPRIETARY & CONFIDENTIAL

14



**Thank You!**

PROPRIETARY & CONFIDENTIAL

17

**Port Tampa Bay**  
**Budgetary Comparative Statement of Revenues and Expenses**  
**For the eight (8) months ending May 2022**

	Budget	Actual	Favorable (Unfavorable)	%
<b>Description</b>				
Port Usage Fees	28,368,354	33,023,359	4,655,005	16.4%
Rentals	12,899,958	13,633,701	733,743	5.7%
Other Operating	454,474	443,353	(11,121)	-2.4%
<b>Operating Revenue</b>	<b>41,722,786</b>	<b>47,100,413</b>	<b>5,377,627</b>	<b>12.9%</b>
Personnel	12,175,140	11,806,826	368,314	3.0%
Promotional	1,144,857	721,934	422,923	36.9%
Administrative	10,943,906	10,637,448	306,458	2.8%
<b>Operating Expense</b>	<b>24,263,903</b>	<b>23,166,208</b>	<b>1,097,695</b>	<b>4.5%</b>
<b>Operating Income</b>	<b>17,458,883</b>	<b>23,934,205</b>	<b>6,475,322</b>	<b>37.1%</b>
	42%	51%		
Interest Income	32,000	90,714	58,714	183.5%
Interest Expense	(2,795,516)	(2,711,835)	83,681	-3.0%
Ad Valorem Tax Receipts	10,916,560	10,850,104	(66,456)	-0.6%
Other, net	(984,677)	1,628,422	2,613,099	265.4%
<b>Non-Operating</b>	<b>7,168,367</b>	<b>9,857,405</b>	<b>2,689,038</b>	<b>37.5%</b>
<b>Net Income</b>	<b>24,627,250</b>	<b>33,791,610</b>	<b>9,164,360</b>	<b>37.2%</b>

**SUBJECT: EXTENSION OF DISASTER RECOVERY SERVICES CONTRACT****BACKGROUND:**

Port Tampa Bay (PTB) advertised a request for proposals for disaster recovery services and, at the April 17, 2018 PTB Board meeting, the PTB Board of Commissioners approved a contract (Contract) with Belfor USA Group Inc. (Belfor) to provide Disaster Recovery Services to the Port of Tampa for an initial term of three (3) years with two (2) extension options of one (1) year each. At the June 15, 2021 Board meeting, the PTB Board approved the first one-year extension option through August 31, 2022.

**FACTS/COMMENTS:**

The continued need for a disaster recovery services agreement is driven by the potential lack of available assistance and equipment for emergency response and disaster recovery, as evidenced by lessons learned from recent events such as Hurricanes Harvey, Irma, and Maria. Belfor's equipment, personnel, and disaster experience extends well beyond PTB's operational repair capabilities in an extreme disaster. Belfor has warehouse locations throughout the United States, including several locations around Florida, as well as thousands of full time personnel, dozens of mobile warehouses with initial impact equipment, and over one thousand response vehicles and mobile command centers.

Belfor has been a responsive and reliable Disaster Recovery contractor throughout the current contract term, and is well acquainted with PTB, its facilities and its personnel. It also recently completed an updated video inventory of PTB's assets. In addition, Belfor has a contract for Disaster Recovery Services with the City of Tampa, with which PTB works closely for disaster response. Finally, Belfor actively participates in and supports PTB's annual Hurricane Exercise.

Funds for this agreement are included in the approved FY 2022 Operating Expense budget.

**RECOMMENDATION:**

Authorize the President/CEO, or his designee, to exercise the second and final one (1) year extension option for the Disaster Recovery Services Contract with Belfor USA Group Inc., at a cost not to exceed \$10,000, for the period of September 1, 2022 through August 31, 2023, subject to review by Port counsel.

Board Meeting  
June 21, 2022  
Operations 390709

## **D. REGULAR AGENDA**

**SUBJECT: TENTATIVE MILLAGE RATE FOR FISCAL YEAR (FY) 2023****BACKGROUND:**

Each year the Hillsborough County Property Appraiser provides to Port Tampa Bay (PTB) and all other taxing authorities an estimated taxable value of non-exempt properties in Hillsborough County to allow the taxing authorities to begin deliberations on the level of millage rate that they plan to assess in the upcoming fiscal year, in this case Fiscal Year 2023. PTB must submit to the Hillsborough County Property Appraiser the proposed millage rate that it expects to levy no later than August 4, 2022 or the 35<sup>th</sup> day following receipt of certification of property valuations from the Property Appraiser, whichever is later. This allows the Property Appraiser time to prepare consolidated millage information from all taxing authorities and to provide required Truth-in-Millage (TRIM) notices to Hillsborough County property owners.

PTB has traditionally used ad valorem tax receipts solely to construct, maintain, or repair port infrastructure such as dredging of PTB berths, improvements to cargo and container facilities and berths, numerous drainage, road and rail projects, the acquisition of property for the construction of PTB's cruise terminals, the reconstruction of the Petroleum Terminal Facility, construction of the Gateway Rail Facility, and continued development at Port Redwing. In each fiscal year since 1994, PTB has either decreased or held its millage rate constant. The current millage rate established by PTB for FY2022 is \$0.0935 per \$1,000 valuation.

**FACTS/COMMENTS:**

Per Section 200.065(2) (d), *Florida Statutes*, the proposed millage rate that a taxing authority submits to the Property Appraiser is the maximum rate that the taxing authority can assess for the upcoming fiscal year. Once the proposed millage rate is submitted, PTB may choose to lower the millage rate prior to the start of the fiscal year but cannot increase the rate. The millage rate is not finalized until mid-September when PTB's Tentative and Final Millage and Fiscal Year Budget Public Hearings are held.

Taking into consideration the expected rise in Hillsborough County property values and the anticipated level of funding from other sources for PTB's Capital Budget such as surplus revenues and grant funds, PTB staff recommends submitting a proposed millage rate not to exceed \$0.0844 per \$1,000 valuation. Based on preliminary information, staff believes this will be slightly less than the legislatively defined "rolled back" rate. Establishing the proposed millage at a level lower than the rolled-back rate results in a true ad valorem tax reduction. Staff estimates the proposed rate would result in ad valorem tax receipts of approximately \$10.89 million in FY2023.

**RECOMMENDATION:**

Authorize the Port President/CEO, or his designee, to submit the tentative millage rate not to exceed \$0.0844 per \$1,000 property valuation or the legislatively-defined rolled-back rate, whichever is less, to the Hillsborough County Property Appraiser. Final approval of the FY2023 millage rate will be subject to Board approval subsequent to the public hearings to be held in September of 2022.

Board Meeting  
June 21, 2022  
Finance 365604

**SUBJECT: CONTRACT RENEWAL WITH HUGH WOOD, INC. FOR INSURANCE  
BROKER SERVICES**

**BACKGROUND:**

On August 17, 2021, Port Tampa Bay's (PTB) Board of Commissioners (Board) approved the selection of Hugh Wood, Inc. (HWI) as PTB's insurance broker. Services provided by PTB's insurance broker include, without limitation, the marketing and placement of all insurance policies purchased by PTB, the evaluation of exposures to risk and development of recommendation for responding to these exposures, the coordination of all insurance claims and the ongoing review and development of loss control and safety recommendations to mitigate future claims.

The original contract term was for the period September 1, 2021 to August 31, 2022, with two (2) consecutive one-year extension options, in an amount not to exceed \$50,000 for the original contract term and \$50,000 for each of the one-year extension options.

**FACTS/COMMENTS:**

HWI has fulfilled all requirements as PTB's provider of insurance broker services, including the effective negotiations on PTB's behalf to lower insurance costs. For these reasons, PTB staff recommends exercising the first one-year (1) extension option with HWI for the period of September 1, 2022 through August 31, 2023.

As in the terms of the original contract and First Amendment to Agreement, compensation for this service will remain at a not-to-exceed flat fee of \$50,000 per year. In addition, PTB pays HWI a flat fee for its services as well as allowing HWI to collect a commission on the flood policies, which does not increase PTB's cost. In accordance with its contract, HWI has maintained 10% Small Business Enterprise (SBE) participation.

Funding for the contract renewal has been included in the FY2022 Operating Budget and will be included in the FY2023 Operating Budget.

**RECOMMENDATION:**

Authorize the Port President/CEO, or his designee, to exercise the first one-year extension option with Hugh Wood, Inc. as the provider of insurance broker services from September 1, 2022 to August 31, 2023 at a cost not to exceed \$50,000, subject to review by Port counsel.

Board Meeting  
June 21, 2022  
Finance 391691

**SUBJECT: AWARD FY2023-2025 NAVIGATIONAL IMPROVEMENTS (DREDGING)  
PROJECT NO. 22-01022, ITB B-006-22**

**BACKGROUND:**

Port Tampa Bay (PTB) maintains seventy-eight (78) berths, Port Sutton Channel, and East Port Redwing channel. PTB annually dredges approximately 125,000 cubic yards from its berths and channel. Historically the port berths are dredged on a 3-year cycle. In addition, PTB allows independent berth owners to dredge their berths utilizing PTB's dredging contract by entering into joint participation agreements (JPA) defining the terms under which the work will be performed, and remitting prepayment of the estimated cost of work.

The maintenance dredge season begins September 1<sup>st</sup> and runs until March 31<sup>st</sup> at which time all dredging is stopped to avoid impacting migratory bird nesting that typically occurs at the Spoil Islands from April 1<sup>st</sup> to August 31<sup>st</sup>. The dredge spoil from this contract is normally deposited on Spoil Island 2D. PTB's current dredging contract with Orion Marine Construction, Inc. expires on September 30, 2022.

**FACTS/COMMENTS:**

In accordance with PTB's procurement policy, staff advertised an invitation to bid on May 13, 2022 in the Tampa Bay Times, Florida Sentinel Bulletin and La Gaceta as well as on Onvia-DemandStar (e-procurement database system) for the dredging contract, including an alternate scope of work for the widening of the Eastport Turning Basin to accommodate the larger vessels calling PTB in recent years. The widening project is planned to occur in between the regular maintenance dredging seasons April 1<sup>st</sup> to August 31<sup>st</sup>. The material from these events will placed in the Eastport fill project. PTB held a non-mandatory pre-bid teleconference on May 19, 2022. PTB received one (1) bid on June 9, 2022:

<u>BIDDER (Location)</u>	<u>BASE BID AMOUNT</u>	<u>ADD ALT. NO. 1-6</u>	<u>TOTAL BID</u>
1. Orion Marine Construction, Inc. (Tampa)	\$ 4,588,034.50	\$ 5,129,774	\$ 9,717,808.50

Orion Marine Construction, Inc. (Orion) has committed to utilize five (5) Small Business Enterprise (SBE) firms that will provide aerial photos, project & manatee awareness signs, materials and fuel, and janitorial services for twelve percent (12%) SBE participation on the project.

The Base Bid Amount reflects the historical dredging quantities for the three-year contract for dredging all seventy-eight PTB berths, Port Sutton Channel, East Redwing Channel and the Eastport Turning Basin. Alternates 1 and 2 are the additional mobilization and general conditions for second and third year of the contract. Alternates 3 through 6 are for the Hookers Point Turning Basin widening including the second and third year mobilization and general conditions.

Orion has performed good work throughout its previous contracts with PTB. Staff recommends the firm be awarded the contract with PTB funding for the first year of dredging not to exceed \$3,000,000 for Maintenance Dredging, and \$3,000,000 for Hookers Point Turning Basin widening and funds in these amounts were included in the FY 2022 Capital Program, which the Board approved in September as part of the Budget approval process.

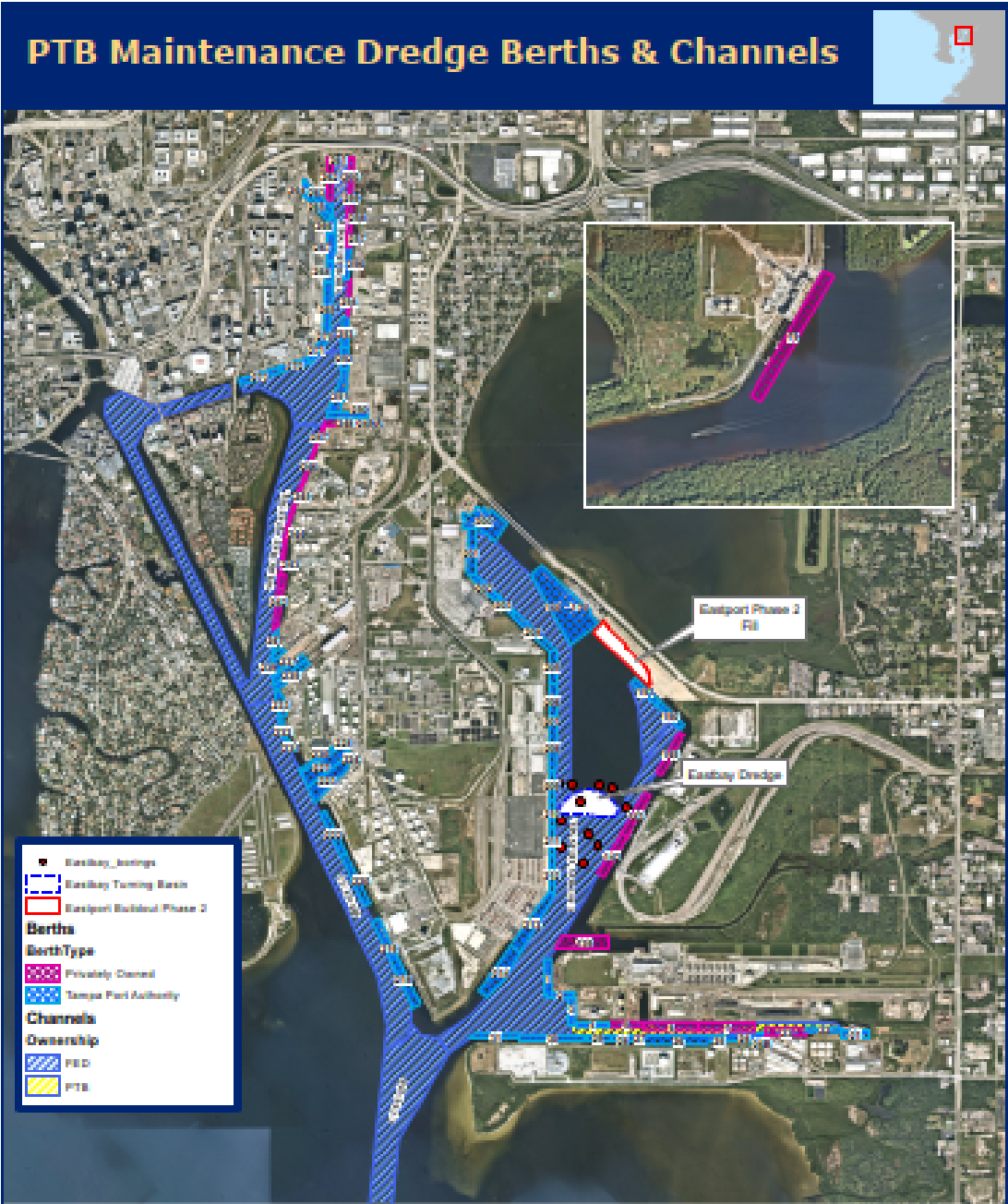
The contract will include a termination clause for the convenience of PTB.

Finally, any independent berth owner that wish to have its berth dredged under this contract would need to enter into a JPA with PTB and pre-pay the estimated cost of its dredge work, which funds for the contract will be additional to the funding for PTB dredging work.

**RECOMMENDATION:**

Authorize the Port President/CEO, or his designee, to enter into the three (3) year contract with Orion Marine Construction, Inc. for Navigational Improvements 2023-2025, Project No. 22-01022 with the amount for the first year not to exceed \$3,000,000 for Maintenance Dredging, and \$3,000,000 for Hookers Point Turning Basin widening; and execute joint participation agreements with any independent berth owners that wish to be included in PTB's dredging program, all subject to review by Port counsel.

Board Meeting  
June 21, 2022  
Engineering 391700



**SUBJECT:   TRANSFER OF FUNDS FROM MEP ENGINEERING SERVICES &  
GEOTECHNICAL SERVICES BUDGETS TO GENERAL ENGINEERING  
SERVICES BUDGET**

**BACKGROUND:**

Port Tampa Bay (PTB) has three (3) Geotechnical & Testing Services Agreements, one (1) MEP Engineering Services Agreement and three (3) General Engineering Consultant (GEC) Services Agreements that it uses to support of staff in managing the Capital Improvement Program. At the September 17, 2021 PTB Board Meeting, the Board approved funding for these engineering Service Agreements as follows:

**CURRENT BUDGET AMOUNTS**

- |  |                   |
|--|-------------------|
| • General Engineering Consultant(s) (GEC) Services             | \$1,500,000       |
| • Mechanical, Electrical & Plumbing (MEP) Engineering Services | \$ 250,000        |
| • Geotechnical, Testing & Engineering (Geotech) Services       | <u>\$ 500,000</u> |
| Total  | \$2,250,000       |

**FACTS/COMMENTS:**

This year there has had considerable more GEC Services work than budgeted due to a large quantity of projects initiated this year compared to years past. Currently there is a total uncommitted budget balance of approximately \$143,200 for GEC Services. Staff believes based on the current work load and projects there is an excess budget funds of \$300,000 in the MEP and Geotech Services. Staff recommends transferring budget funds in the amount of \$50,000 from the MEP service budget and \$250,000 from the Geotech contracts to the GEC services budget. This should be sufficient for all services budgets through the end of the fiscal year.

**PROPOSED BUDGET AMOUNTS**

- |  |                   |
|--|-------------------|
| • General Engineering Consultant(s) (GEC) Services             | \$1,800,000       |
| • Mechanical, Electrical & Plumbing (MEP) Engineering Services | \$ 200,000        |
| • Geotechnical, Testing & Engineering (Geotech) Services       | <u>\$ 250,000</u> |
| Total  | \$2,250,000       |

Funding for these engineering services were included in PTB's FY2022 Capital Improvement Program. No additional funds would be necessary to transfer the sum of \$300,000 from the MEP Services and Geotech Services budgets to the GEC Services budget.

**RECOMMENDATION:**

Authorize the transfer of \$50,000 of FY2022 budget funds from the MEP Engineering Services budget and \$250,000 from the Geotech Services budget to the GEC Services budget for a new GEC Services budget of \$1,800,000 for FY2022.

Board Meeting  
June 21, 2022  
Engineering 391699

**SUBJECT: LEASE AMENDMENT WITH DIVERSIFIED MARINE TECH, INC.****BACKGROUND:**

Diversified Marine Tech, Inc. (DMT) is a family run business that repairs small commercial vessels, provides lay berthing and topside repair work at its shipyard located at 2699 Causeway Boulevard, Tampa, adjoining two PTB tenants, Versaggi Shrimp Corp. and Superior Seafoods, Inc. (collectively, the Shrimp Docks). DMT has been a tenant of Port Tampa Bay (PTB) since 1989. DMT and its sister company, Diversified Environmental Services (DES), employ over 40 full time personnel and provide sub-contract services to PTB's other shipyards as well as provide the port area with equipment and trained personnel for maritime emergency and oil spill response.

DMT leases 3 buildings on approximately 2 acres of land and the adjoining piers and submerged lands (Premises) pursuant to a lease agreement with a remaining terms of eight years with two consecutive five year extension terms. DMT currently pays PTB annual rent in the amount \$192,144 which is adjusted by the increase in CPI each year. The Shrimp Docks require capital improvements to extend their useful life, and PTB staff has negotiated terms with the Shrimp Dock tenants whereby PTB would make certain capital improvements to the Shrimp Docks and the Shrimp Dock tenants would make additional rental payments based on the cost of the improvements made by PTB.

**FACTS/COMMENTS:**

PTB staff and DMT have negotiated the following terms for a lease amendment:

**Capital Investment:**

The cost of the design services would be divided by percentage of acreage of the Shrimp Dock leases. DMT would provide a cash or a letter of credit for \$45,000.00 (Deposit) for its pro-rata amount of the design services prior to start of design. After design is complete, PTB would bid the project for construction services and enter into a construction contract for such services, subject to PTB Board approval. PTB has estimated the cost of the DMT marine infrastructure improvements at approximately \$600,000. In addition to the base rent, DMT would pay PTB additional rent for the actual costs of the marine infrastructure improvements costs at 5% annual percentage rate amortized over a twenty year period. In the event the actual costs exceed the \$600,000 estimate by 25% (over \$750,000), the parties would agree to renegotiate the amortization period to a mutually acceptable period, subject to Board approval.

**Repair and Maintenance:**

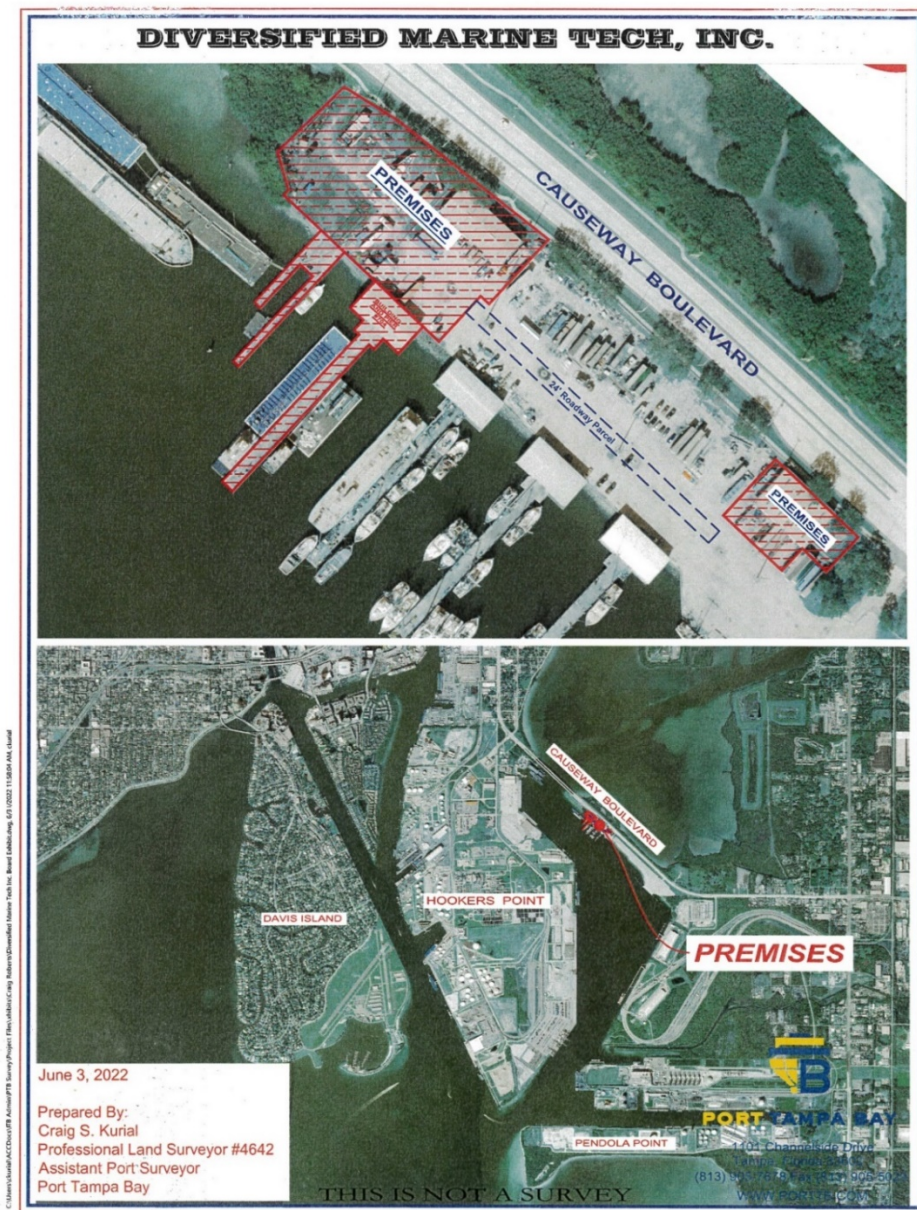
DMT would be responsible for all continuing maintenance to the Premises once PTB finishes the immediate repairs. PTB would be responsible for all costs incurred for the required repairs to the marine infrastructure, and DMT would be responsible for all costs incurred for the required repairs to the non-marine infrastructure (e.g. asphalt pavement for access road and parking lot, lights, roof and siding of processing buildings). It is the intent that the PTB marine infrastructure improvements would increase their life expectancy. The financial responsibility for the repair and maintenance of the non-marine infrastructure within the common area would be shared proportionally.

**Term:** The initial term would be extended through December 31, 2042 with base rent adjusted by the increase in CPI each year.

**RECOMMENDATION:**

Authorize the Port President/CEO, or his designee, to execute a lease amendment with Diversified Marine Tech, Inc. in accordance with the terms listed in this agenda item, subject to review by Port counsel.

Board Meeting  
June 21, 2022  
Real Estate 391707



**SUBJECT: LEASE AGREEMENT WITH VERSAGGI SHRIMP CORP.**

**BACKGROUND:**

Versaggi Shrimp Corp. (Versaggi) is a family run business that operates a seafood processing business from one warehouse and one pier located at 2633 Causeway Boulevard, Tampa, adjoining two Port Tampa Bay (PTB) tenants, Superior Seafoods, Inc. and Diversified Marine Tech, Inc. (collectively, the Shrimp Docks). Versaggi has been a tenant of PTB for approximately 70 years at two separate locations, and its current lease is on a month-to-month basis.

The Shrimp Docks require capital improvements to extend their useful life, and PTB staff has negotiated terms with the Shrimp Dock tenants whereby PTB would make certain capital improvements to the Shrimp Docks and the Shrimp Dock tenants would make additional rental payments based on the cost of the improvements made by PTB. Versaggi desires to continue operations at the Premises and enter into a long-term lease with PTB.

**FACTS/COMMENTS:**

PTB staff and Versaggi have negotiated the following terms for a lease agreement:

**Premises:**

Consisting of a warehouse building, existing pier, and a portion of the upland area (collectively the "Premises"); plus parking and equipment storage areas located along Causeway Boulevard, as depicted on Exhibit "A".

**Use:** Solely for processing of shrimp and other seafood products.

**Term:** An initial term of twenty (20) years.

**Base Rent:**

Base Rent for the lease term would be as follows:

Years 1-5	\$12,000.00 per year (or \$1,000.00 monthly)
Years 6-10	\$13,200.00 per year (or \$1,100.00 monthly)
Years 11-15	\$14,520.00 per year (or \$1,210.00 monthly)
Years 16-20	\$15,972.00 per year (or \$1,331.00 monthly)

**Capital Investment and Additional Rent:**

The cost of the design services would be divided by the percentage of estimated construction cost of the marine infrastructure improvements for the Shrimp Dock. Versaggi would provide cash or a letter of credit for \$45,000.00 for its pro-rata amount of the design services prior to start of design. After design is complete, PTB would bid the project for construction services and enter into a construction contract for such services, subject to PTB Board approval.

In addition to the base rent, Versaggi would pay PTB additional rent for the actual costs of the marine infrastructure improvements costs at 5% annual percentage rate amortized over a twenty-year period. PTB has estimated the cost of the Versaggi marine infrastructure improvements at approximately \$527,422.

**Repair and Maintenance:**

Versaggi would be responsible for all continuing maintenance to the Premises as described below and would agree to take the Premises and all existing improvements "AS-IS", "WHERE-IS" once PTB has finished the immediate repairs as here in outlined. Versaggi would acknowledge that PTB disclaims and makes no representations or warranties, express or implied, including, without limitation, suitability or fitness for a particular purpose or otherwise. In addition, Versaggi would have the right to construct other improvements, subject to prior review and acceptance by Port Tampa Bay. It is the intent that the PTB marine infrastructure improvements would increase their life expectancy. If PTB determines that specific marine infrastructure improvement repairs requirements are required during the Term, PTB would endeavor to make necessary improvements at its cost. Versaggi would be financially responsible for all costs incurred for the required repair and maintenance of the non-marine infrastructure within the common area would be shared proportionally between the Shrimp Dock tenants.

**Other:** Versaggi would otherwise take the Premises "AS-IS" and would be responsible for all utilities, real estate taxes, site improvements, insurance, all costs of maintenance for its pro-rata share of the non-marine infrastructure within the common area, and compliance with seaport security laws and all other applicable regulations and laws.

**Public Hearing:**

PTB held a public hearing on October 28, 2021, and there were no objections.

**RECOMMENDATION:**

Authorize the Port President/CEO, or his designee, to execute a lease agreement with Versaggi Shrimp Corp. in accordance with the terms listed in this agenda item, subject to review by Port counsel.

Board Meeting  
June 21, 2022  
Real Estate 391706

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: October 29, 2021

Subject: Versaggi Shrimp Corp. - Lease Agreement - Public Hearing

This public hearing was held in accordance with procedures specified in Chapter 95-488, Laws of Florida. The subject public hearing was held before me on Thursday, October 28, 2021 at 2:32 p.m. Attached is the transcription of the hearing along with copies of all exhibits.

Heather Crowe  
Heather Eblin-Crowe  
Hearing Officer

Date November 2, 2021

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 Agreement with Versaggi Shrimp Corp.

Craig Roberts - Project Manager  
Craig Roberts  
Real Estate Project Manager

Date November 2, 2021

Attachments

PUBLIC HEARING TRANSCRIPT  
October 28, 2021 at 2:32 p.m.  
Versaggi Shrimp Corp. - Lease Agreement

ATTENDEES

Ernest Donini – Superior Seafoods  
Salvatore Versaggi – Versaggi Shrimp Corp  
Craig Roberts – Port Tampa Bay  
Barbara Baity – Port Tampa Bay

HEARING OFFICER

Heather Eblin-Crowe

1 MS. EBLIN-CROWE:

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4  
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Good afternoon. Today is Thursday, October 28, 2021 and this public hearing is called to order at 2:32 p.m. This hearing is held under the authority and pursuant to Chapter 95-488 of the Laws of Florida. The purpose of the hearing is to hear comments from the general public and interested parties regarding the following:

LEASE AGREEMENT WITH VERSAGGI SHRIMP CORP.

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

15  
16

MR. ROBERTS:

17  
18  
19  
20  
21

Versaggi Shrimp Corporation has operated a seafood processing business from the Premises for over 40 years with their lease currently on a month-to-month basis. Versaggi desires to continue operations at the Premises and to enter into a long term lease with Port Tampa Bay.

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23  
24

The Premises would consist of a warehouse building, pier and a portion of upland, along with access through a shared common area, as shown on Exhibit No. 1.

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30

The Premises would be used solely for the business of processing shrimp and other fish products. The piers will accommodate the mooring of Versaggi owned vessels only and third party vessels that are loading or unloading product. Any and all dockage fees that are collected from third party vessels will be passed through and paid to Port Tampa Bay.

31  
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33

The term would be twenty (20) years commencing upon the execution of a Lease Agreement.

34  
35

The Rent for the Lease Term would be \$278,460.00, as set forth below:

36  
37  
38  
39  
40

- Lease Years 1-5: Rent would be \$12,000.00 annually.
- Lease Years 6-10: Rent would be \$13,200.00 annually.
- Lease Years 11-15: Rent would be \$14,520.00 annually.
- Lease Years 16-20: Rent would be \$15,972.00 annually.

1 The total payment cost for the Port Tampa Bay Investment Cost for the Lease Term would  
2 be \$835,380.00, as set forth below:

3	Lease Years 1-5:	Rent would be \$36,000.00 annually.
4	Lease Years 6-10:	Rent would be \$39,600.00 annually.
5	Lease Years 11-15:	Rent would be \$43,560.00 annually.
6	Lease Years 16-20:	Rent would be \$47,916.00 annually.

7  
8 Port Tampa Bay will contribute at the completion of each lease year commencing  
9 with lease year six (6) through lease year twenty (20), a sum of \$2,500.00 to be applied  
10 to any required structural repairs and maintenance as determined by Port Tampa Bay's  
11 Engineer. Port Tampa Bay will maintain a reserve account, such that any funds not  
12 expended would be applied to future required repairs.

13  
14 Versaggi would take the Premises "AS-IS" in all respects. All appropriate  
15 environmental restrictions would be applied to the Lease, including, without limitation,  
16 odor and emissions control as required in the vicinity of the Premises. It is recognized  
17 that Versaggi has previously occupied the premises and any continuing environmental  
18 obligations that may exist would continue.

19  
20 Versaggi would be responsible for all continuing maintenance to the Premises and  
21 agrees to take the Premises and all existing improvements "AS-IS", "WHERE-IS" once  
22 PTB has finished the immediate repairs as here in outlined. Versaggi acknowledges that  
23 PTB disclaims and makes no representations or warranties, express or implied, including,  
24 without limitation, suitability or fitness for a particular purpose or otherwise. In addition,  
25 Versaggi would have the right to construct other improvements, subject to prior review  
26 and acceptance by Port Tampa Bay.

27  
28 Port Tampa Bay would invest approximately \$463,000.00 for repairs of the existing  
29 facilities that would be included within the Premises. The scope would include, and be  
30 limited to, repairs to the deck slabs, jacket all piles under the piers and buildings that have  
31 severe and major damage, epoxy crack repair all piles under piers and buildings that have  
32 minor and moderate damage, reskin metal paneling on the buildings including wall and  
33 roof, and replace or repair all utilities including water, sanitary, electrical and fire  
34 protection at both buildings. In the event improvement costs are greater than the  
35 \$463,000.00 estimated amount, for any amount greater than the estimated amount, the  
36 rent would increase with the proportionate rent bumps at a rate calculated at a five percent  
37 (5%) Annual Percentage Rate, amortized at a twenty year period.

38  
39 It is the intent that the Port Tampa Bay Improvements would increase the life  
40 expectancy of the leasehold improvements, but it is also recognized by both parties that  
41 the improvement may not last the entire term of the lease agreement. Port Tampa Bay  
42 would engage a registered structural engineer every five years to do a complete  
43 inspection of the Premises. Port Tampa Bay may find that specific repair requirements

1 are needed, and need to be done without delay. Versaggi would be financially responsible  
2 for all costs incurred for the required repairs.

3 Port Tampa Bay, at their sole discretion, may relocate Versaggi to a comparable  
4 facility.

5  
6 Versaggi would submit a Security Deposit equal to six (6) months' Rent to PTB  
7 upon execution of the Lease.

8  
9 Versaggi would be responsible for all utilities, real estate taxes, site improvements,  
10 insurance, maintenance of the Premises, and compliance with all seaport security laws  
11 and regulations, environmental laws and regulations and all other applicable regulations  
12 and laws.

13  
14 At this time, I would like to offer into the record Exhibit No. 1, which is the sketch  
15 of the Premises and Exhibit No. 2, which is the Public Hearing Notice that appeared in  
16 the October 6, 2021 issue of the Tampa Bay Times advising of this Public Hearing. These  
17 are the only exhibits to be offered into the record.

18  
19 That is all.

20  
21 MRS. CROWE:

22  
23 Thank you Mr. Roberts. I will accept the exhibits as presented - Exhibit No. 1, the  
24 sketch of the Premises and Exhibit No. 2, the October 6, 2021 Tampa Bay Times Public  
25 Hearing Notice, and they will be entered into the record as presented.

26  
27 At this time we will take comments concerning this issue.

28  
29 Are there any comments?

30  
31 MR. SALVATORE VERSAGGI: (inaudible) I would

32  
33 MRS. CROWE: Can you come up to the microphone? Just, so we can hear you. And,  
34 state your name and who you are with.

35  
36 SALVATORE VERSAGGI: Do I have to flip any switches here?

37  
38 MRS. CROWE: No, just

39  
40 MR. SALVATORE VERSAGGI: Hello, my name is Salvatore Versaggi. I'm the president  
41 of Versaggi Shrimp Corp and I just want to make a comment on the presentation. It was  
42 mentioned about our longevity in the Port here and it mentioned forty (40) years. Well,  
43 actually it's been a lot longer than that. We are going on seventy (70) years at the Port

1 and that's the only real comment I have. So it's just a question of longevity to give you  
2 some history on it. Thank you.  
3 MRS. CROWE: Thank you. Anybody else? Ok. A transcript will be made and furnished  
4 to the Port Authority Staff. The Staff will make a recommendation to our Board of  
5 Commissioners, which will meet on November 16, 2021. The Staff recommendation will  
6 be available on November 9, 2021. If there is nothing else to come before this hearing, I  
7 declare this hearing closed at 2:40 p.m.  
8

9 I, Heather Eblin-Crowe, have read and approve the form of the attached transcript  
10 of the October 28, 2021 Public Hearing for the Lease Agreement with Versaggi Shrimp  
11 Corp.  
12

13  
14 Dated this 2<sup>nd</sup> day of November, 2021.  
15

16  
17 Heather Crowe  
18 Heather Eblin-Crowe  
19 Public Hearing Officer

EXHIBIT NO. 1  
SKETCH OF THE PREMISES



EXHIBIT NO. 2  
LEGAL AD – TAMPA BAY TIMES

0000186827-01

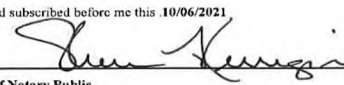
**Tampa Bay Times**  
**Published Daily**

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: VERSAGGI SHRIMP CORP** was published in **Tampa Bay Times: 10/ 6/21** 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 **10/06/2021**  
  
\_\_\_\_\_  
Signature of Notary Public

Personally known       X       or produced identification  
Type of identification produced \_\_\_\_\_



**PORT TAMPA BAY  
NOTICE OF PUBLIC HEARING**  
Notice is hereby given of a public hearing to be held at 2:30 p.m., October 28, 2021, 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:  
**VERSAGGI SHRIMP CORP. - LEASE AGREEMENT**  
Additional information regarding this matter is available online at [www.tampaport.com](http://www.tampaport.com). All written comments and objections directed toward the foregoing matter should be filed with Port Tampa Bay, Real Estate Department, at 1101 Channelside Drive, Tampa, Florida 33602 by 12:00 noon on October 27, 2021. 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.**  
October 6, 2021 0000186827

**SIGN-IN SHEET**

**PUBLIC HEARING FOR**

**VERSAGGI SHRIMP CORP. - LEASE AGREEMENT**

Thursday, October 28, 2021 @ 2:30 P.M.

**PLEASE PRINT THE FOLLOWING INFORMATION**

	<b>YOUR NAME</b> (Please print)	<b>COMPANY NAME</b> (Please print full company name)	<b>COMPLETE COMPANY ADDRESS</b> (Please print full company address)	<b>Do you plan to comment?</b>
1.	<i>ZROSSI, Duini</i>	<i>Superior Sea Foods</i>	<i>P.O. Box 5596 Tampa, FL 33615</i>	<i>N</i>
2.	<i>SAUWAKA, Versaggi</i>	<i>Versaggi Shrimp Corp.</i>	<i>P.O. Box 5777 Tampa, FL 33675</i>	<i>No</i>
3.				
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**SUBJECT: LEASE AGREEMENT WITH SUPERIOR SEAFOODS, INC.**

**BACKGROUND:**

Superior Seafoods, Inc. (Superior) is a family run business that operates a seafood processing business from two warehouses and two piers located at 2625 Causeway Boulevard, Tampa, adjoining two Port Tampa Bay (PTB) tenants, Versaggi Shrimp Corp. and Diversified Marine Tech, Inc. (collectively, the Shrimp Docks). Superior has been a tenant of PTB for approximately 65 years at two separate locations, and its current lease is on a month-to-month basis.

The Shrimp Docks require capital improvements to extend their useful life, and PTB staff has negotiated terms with the Shrimp Dock tenants whereby PTB would make certain capital improvements to the Shrimp Docks and the Shrimp Dock tenants would make additional rental payments based on the cost of the improvements made by PTB. Superior desires to continue operations at the Premises and enter into a long-term lease with PTB.

**FACTS/COMMENTS:**

PTB staff and Superior have negotiated the following terms for a lease agreement:

**Premises:**

Buildings 702 and 703, each consisting of approximately 5,000 square feet of warehouse and office space; two piers; parking and equipment storage areas located along Causeway Boulevard, as depicted on Exhibit "A".

**Use:** Solely for processing of shrimp and other seafood products.

**Term:** An initial term of twenty (20) years.

**Base Rent:**

Base Rent for the lease term would be as follows:

Years 1-5	\$24,000.00 per year (or, \$2,000.00 monthly)
Years 6-10	\$26,400.00 per year (or, \$2,200.00 monthly)
Years 11-15	\$29,040.00 per year (or, \$2,420.00 monthly)
Years 16-20	\$31,944.00 per year (or, \$2,662.00 monthly)

**Capital Investment and Additional Rent:**

The cost of the design services would be divided by the percentage of estimated construction cost of the marine infrastructure improvements for the Shrimp Docks. Superior would provide cash or a letter of credit for \$90,000.00 for its pro-rata amount of the design services prior to start of design. After design is complete, PTB would bid the project for construction services and enter into a construction contract for such services, subject to PTB Board approval.

In addition to the base rent, Superior would pay PTB additional rent for the actual costs of the marine infrastructure improvements costs at 5% annual percentage rate amortized over a twenty-year period. PTB has estimated the cost of the Superior marine infrastructure improvements at approximately \$1,407,000.

**Repair and Maintenance:**

Superior would be responsible for all continuing maintenance to the Premises as described below and would agree to take the Premises and all existing improvements "AS-IS", "WHERE-IS" once PTB has finished the immediate repairs as here in outlined. Superior would acknowledge that PTB disclaims and makes no representations or warranties, express or implied, including, without limitation, suitability or fitness for a particular purpose or otherwise. In addition, Superior would have the right to construct other improvements, subject to prior review and acceptance by Port Tampa Bay. It is the intent that the PTB marine infrastructure improvements would increase their life expectancy. If PTB determines that specific marine infrastructure improvement repairs are required during the Term, PTB would endeavor to make necessary improvements at its cost. Superior would be financially responsible for all costs incurred for the required repair and maintenance of the non-marine infrastructure within the common area shared proportionally between the Shrimp Dock tenants.

**Other:** Superior would otherwise take the Premises "AS-IS" and would be responsible for all utilities, real estate taxes, site improvements, insurance, all costs of maintenance for its pro-rata share of the non-marine infrastructure within the common area, and compliance with seaport security laws and all other applicable regulations and laws.

**Public Hearing:**

PTB held a public hearing on October 28, 2021, and there were no objections.

**RECOMMENDATION:**

Authorize the Port President/CEO, or his designee, to execute a lease agreement with Superior Seafoods, Inc. in accordance with the terms listed in this agenda item, subject to review by Port counsel.

Board Meeting  
June 21, 2022  
Real Estate 391703

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: October 29, 2021

Subject: Superior Seafoods, Inc. - Lease Agreement - Public Hearing

This public hearing was held in accordance with procedures specified in Chapter 95-488, Laws of Florida. The subject public hearing was held before me on Thursday, October 28, 2021 at 3:01 p.m. Attached is the transcription of the hearing along with copies of all exhibits.

Heather Crowe  
Heather Eblin-Crowe  
Hearing Officer

Date November 2, 2021

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 Agreement with Superior Seafoods, Inc.

Craig Roberts - Project Manager  
Craig Roberts  
Real Estate Project Manager

Date November 2, 2021

Attachments

PUBLIC HEARING TRANSCRIPT  
October 28, 2021 at 3:01 p.m.  
Superior Seafoods, Inc. - Lease Agreement

ATTENDEES

Ernest Donini – Superior Foods  
Salvatore Versaggi – Versaggi Shrimp Corp  
Craig Roberts – Port Tampa Bay  
Barbara Baity – Port Tampa Bay

HEARING OFFICER

Heather Eblin-Crowe

1 MS. EBLIN-CROWE:

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Good afternoon. Today is Thursday, October 28, 2021 and this public hearing is called to order at 3:01 p.m. This hearing is held under the authority and pursuant to Chapter 95-488 of the Laws of Florida. The purpose of the hearing is to hear comments from the general public and interested parties regarding the following:

LEASE AGREEMENT WITH SUPERIOR SEAFOODS, INC.

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

15 MR. ROBERTS:

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Superior Seafoods, Inc. has operated a seafood processing business from the Premises for forty (40) years and from the Port over seventy (70) years with their lease currently on a month-to-month basis. Superior desires to continue operations at the Premises and to enter into a long term lease with Port Tampa Bay.

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The Premises would consist of a warehouse building, pier and a portion of upland, along with access through a shared common area, as shown on Exhibit No. 1.

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The Premises would be used solely for the business of processing shrimp and other fish products. The piers will accommodate the mooring of Superior owned vessels only and third party vessels that are loading or unloading product. Any and all dockage fees that are collected from third party vessels will be passed through and paid to Port Tampa Bay.

31  
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The term would be for twenty (20) years commencing upon the execution of a Lease Agreement.

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35

Rent for the Lease Term would be \$556,920.00, as set forth below:

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37  
38  
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41

Lease Years 1-5:	Rent would be \$24,000.00 annually.
Lease Years 6-10:	Rent would be \$26,400.00 annually.
Lease Years 11-15:	Rent would be \$29,040.00 annually and
Lease Years 16-20:	Rent would be \$31,944.00 annually.

1 The total payment cost for the Port Tampa Bay Investment Cost for the Lease  
2 Term would be \$2,227,680.00, as set forth below:

3 Lease Years 1-5:	Rent would be \$96,000.00 annually.
4 Lease Years 6-10:	Rent would be \$105,600.00 annually.
5 Lease Years 11-15:	Rent would be \$116,160.00 annually.
6 Lease Years 16-20:	Rent would be \$127,776.00 annually.

7  
8 Port Tampa Bay will contribute at the completion of each lease year commencing  
9 with lease year six (6) through lease year twenty (20), a sum of \$5,000.00 to be applied  
10 to any required structural repairs and maintenance as determined by Port Tampa Bay's  
11 Engineer. Port Tampa Bay will maintain a reserve account such that any funds not  
12 expended would be applied to future required repairs.

13  
14 Superior would take the Premises "AS-IS" in all respects. All appropriate  
15 environmental restrictions would be applied to the Lease, including, without limitation,  
16 odor and emissions control as required in the vicinity of the Premises. It is recognized  
17 that Superior has previously occupied the premises and any continuing environmental  
18 obligations that may exist would continue.

19  
20 Superior would be responsible for all continuing maintenance to the Premises and  
21 agrees to take the Premises and all existing improvements "AS-IS", "WHERE-IS" once  
22 Port Tampa Bay has finished the immediate repairs as here in outlined. Superior  
23 acknowledges that Port Tampa Bay disclaims and makes no representations or  
24 warranties, express or implied, including, without limitation, suitability or fitness for a  
25 particular purpose or otherwise. In addition, Superior would have the right to construct  
26 other improvements, subject to prior review and acceptance by Port Tampa Bay.

27  
28 Port Tampa Bay will invest approximately \$1.2 million dollars for repairs of the  
29 existing facilities that would be included within the Premises. The scope would include  
30 and be limited to repairs to the deck slabs, jacket all piles under the piers, and buildings  
31 that have severe and major damage, epoxy crack repair all piles under piers and buildings  
32 that have minor and moderate damage, reskin metal paneling on both buildings including  
33 wall and roof, and replace or repair all utilities including water, sanitary, electrical and fire  
34 protection at both buildings. In the event improvement costs are greater than the \$1.2  
35 million dollars estimated, for any amount greater than the estimated amount, the rent  
36 would increase with the proportionate rent bumps at a rate calculated at a five percent  
37 (5%) Annual Percentage Rate, amortized at a twenty (20) year period.

38  
39 It is the intent that the above Port Tampa Bay Improvements would increase the  
40 life expectancy of the leasehold improvements, but it is recognized by both parties that  
41 the improvement may not last the entire term of the lease agreement. Port Tampa Bay  
42 would engage a registered structural engineer every five years to do a complete  
43 inspection of the Premises. Port Tampa Bay may find that specific repair requirements

1 are needed and need to be done without delay. Superior would be financially responsible  
2 for all costs incurred for the required repairs.

3 Port Tampa Bay, at their sole discretion, may relocate Superior to a comparable  
4 facility.

5  
6 Superior would submit a Security Deposit equal to six (6) months' Rent to Port  
7 Tampa Bay upon execution of the Lease.

8  
9 Superior would be responsible for all utilities, real estate taxes, site improvements,  
10 insurance, maintenance of the Premises, and compliance with all seaport security laws  
11 and regulations, environmental laws and regulations and all other applicable regulations  
12 and laws.

13  
14 At this time, I would like to offer into the record Exhibit No. 1, which is the sketch  
15 of the Premises and Exhibit No. 2, which is the Public Hearing Notice that appeared in  
16 the October 6, 2021 issue of the Tampa Bay Times advising of this Public Hearing. These  
17 are the only exhibits to be offered into the record.

18  
19 That is all.

20  
21 MRS. CROWE:

22  
23 Thank you Mr. Roberts. I will accept the exhibits as presented - Exhibit No. 1, the  
24 sketch of the Premises and Exhibit No. 2, the October 6, 2021 Tampa Bay Times Public  
25 Hearing Notice, and they will be entered into the record as presented.

26  
27 At this time we will take comments concerning this issue.

28  
29 Are there any comments? Hearing none.

30  
31 A transcript will be made and furnished to the Port Authority Staff. The Staff will  
32 make a recommendation to our Board of Commissioners, which will meet on November  
33 16, 2021. The Staff recommendation will be available on November 9, 2021. If there is  
34 nothing else to come before this hearing, I declare this hearing closed at 3:08 p.m.

1 I, Heather Eblin-Crowe, have read and approve the form of the attached transcript  
2 of the October 28, 2021 Public Hearing for the Lease Agreement with Superior Seafoods,  
3 Inc.

4  
5  
6 Dated this 2<sup>nd</sup> day of November, 2021.

7  
8  
9 Heather Crowe  
10 Heather Eblin-Crowe  
11 Public Hearing Officer

12

EXHIBIT NO. 1  
SKETCH OF THE PREMISES – PIERS 702, 703 AND STORAGE AREA

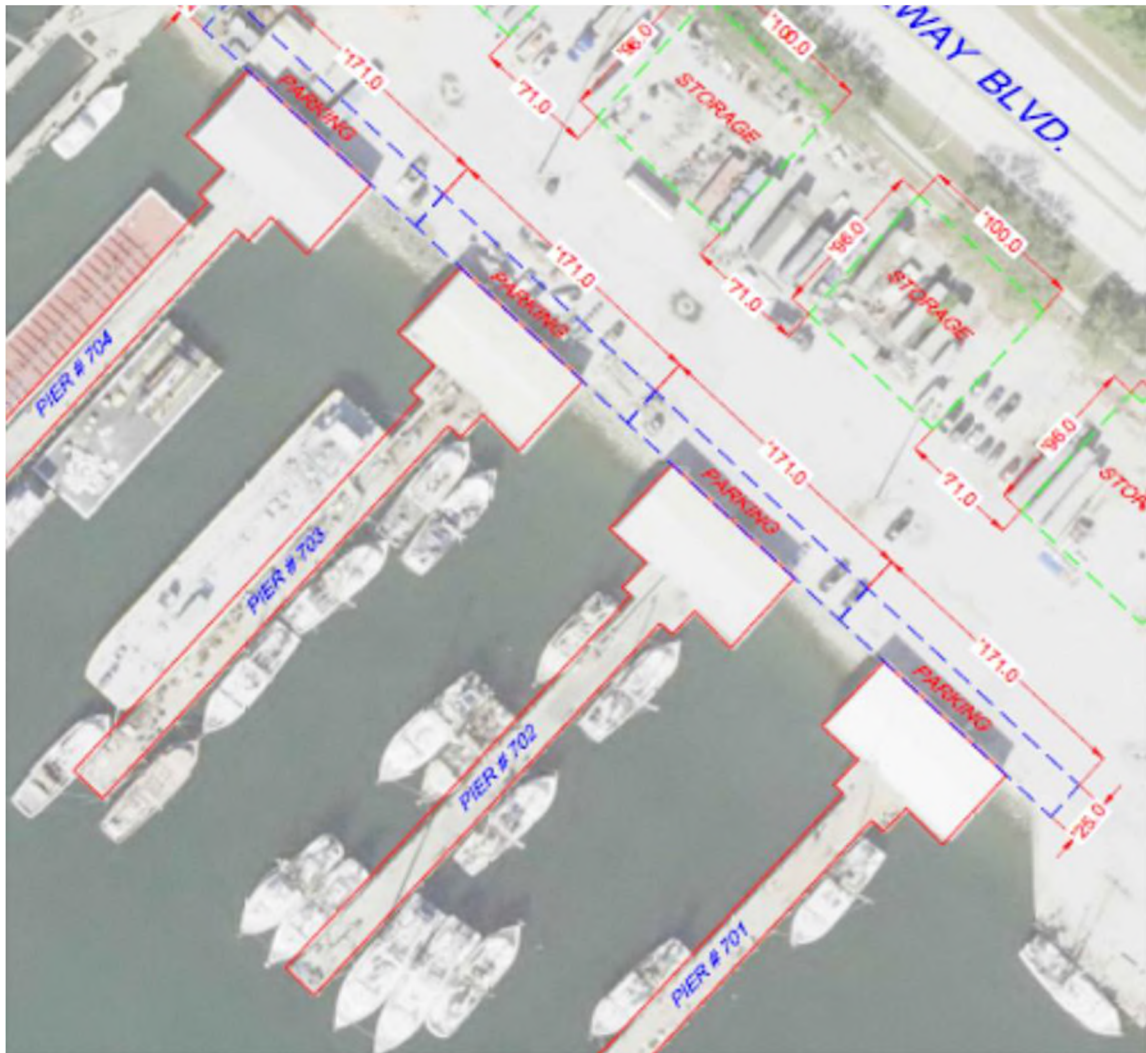


EXHIBIT NO. 2  
LEGAL AD – TAMPA BAY TIMES


0000186823-01

**Tampa Bay Times**  
**Published Daily**

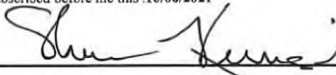
STATE OF FLORIDA  
COUNTY OF Hillsborough

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

Sworn to and subscribed before me this **10/06/2021**

  
\_\_\_\_\_  
Signature of Notary Public

Personally known  or produced identification

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



**PORT TAMPA BAY  
NOTICE OF PUBLIC HEARING**

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October 6, 2021 0000186823

# SIGN-IN SHEET

## PUBLIC HEARING FOR

### SUPERIOR SEAFOODS, INC. - LEASE AGREEMENT

Thursday, October 28, 2021 @ 3:00 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.	ZANESS, Dennis	Superior Seafoods	P.O. Box 5596 Tampa FL 33615	No
2.	SALVATORE, VERA	VERSA GASTROIMP	P.O. Box 5777 Tampa, FL 33675	No
3.				
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## **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**  
**May 31, 2022**

Customer Number	Customer Name	Current	31 - 60 Days	61 - 90 Days	91 & Over	Customer Balance
<b>Port Fees</b>						
Q466	AB GROUP SHIPPING CORPORATION	-	-	147.89	-	147.89
S036	ALTAMAR SHIPPING	220.00	-	-	-	220.00
T012	AMALIE OIL COMPANY	4,430.50	-	-	-	4,430.50
D054	ANCHOR SANDBLASTING AND COATINGS, INC	940.00	-	-	-	940.00
T400	ARDENT MILLS, LLC	5,433.21	-	-	-	5,433.21
Q456	ARGOS USA LLC	19,185.20	29,256.24	-	-	48,441.44
S073	AUTOMOTIVE CORE SUPPLY, INC.	160.00	-	-	-	160.00
A512	BEYEL BROTHERS INC	65.00	60.00	-	-	125.00
T201	BUCKEYE TERMINALS, LLC	170,407.36	-	-	-	170,407.36
D049	CARGILL SALT	(27.70)	-	-	-	(27.70)
S025	CARGILL SALT DIVISION	-	860.00	-	-	860.00
T131	CARNIVAL CRUISE LINES	405,056.34	404,457.56	-	-	809,513.90
T198	CEMEX CONSTRUCTION MATERIALS FLORIDA, LLC	65,814.59	-	-	-	65,814.59
T014	CENTRAL FLORIDA PIPELINE LLC	185,056.40	-	-	-	185,056.40
T145	CENTRAL FLORIDA PIPELINE LLC	10,126.38	-	-	-	10,126.38
Q414	CENTURY METALS & SUPPLIES INC	51.82	3,527.55	-	-	3,579.37
T109	CITRUS PRODUCTS	35,065.63	-	-	-	35,065.63
D047	CITY OF TAMPA	1,540.00	-	-	-	1,540.00
M140	CITY OF TAMPA COMMUNITY REDEVELOPMENT	-	133,943.44	-	-	133,943.44
D048	CITY OF TAMPA MOBILITY DEPT	120.00	-	-	-	120.00
A423	DANN OCEAN TOWING, INC	(5.78)	476.00	120.00	-	590.22
Q450	DOLE FRESH FRUIT COMPANY	18,652.00	-	-	-	18,652.00
Q116	DONGBU USA INC	2,265.36	-	-	-	2,265.36
Q081	DONGKUK INTERNATIONAL INC	5,338.36	-	-	-	5,338.36
Q127	DONGKUK INTERNATIONAL INC	5,186.17	-	-	-	5,186.17
S064	DV CONTAINER SERVICES	190.00	360.00	-	-	550.00
A418	EXPRESS MARINE	94.00	-	-	-	94.00
D062	FEDERAL MARINE TERMINALS	20.00	-	-	-	20.00
A031	FILLETTE GREEN & CO, INC	83.55	5,570.22	-	-	5,653.77
T132	FLORIDA AQUARIUM	469.00	-	-	-	469.00
Q097	FRONTIER LOGISTICS SERVICES	2,359.04	-	-	-	2,359.04

55

**TAMPA PORT AUTHORITY**  
**Monthly Aged Receivables**  
**May 31, 2022**

<b>Customer Number</b>	<b>Customer Name</b>	<b>Current</b>	<b>31 - 60 Days</b>	<b>61 - 90 Days</b>	<b>91 &amp; Over</b>	<b>Customer Balance</b>
A429	GAC SHIPPING (USA) INC	79,854.86	-	-	-	79,854.86
T185	GAETANO CACCIATORE INC	25,790.20	-	-	-	25,790.20
Q477	GAMECHANGE SOLAR CORP	24,335.41	58,341.47	-	-	82,676.88
S043	GLOBAL DISTRIBUTION INC	580.00	-	-	-	580.00
A527	GULF HARBOR SHIPPING, LLC	(25.00)	-	-	1,204.67	1,179.67
T063	GULF SULPHUR SERVICES	14,368.69	-	-	-	14,368.69
Q473	HANWHA INTERNATIONAL LLC	-	367.54	-	-	367.54
Q039	HYUNDAI PIPE OF AMERICA	150.85	-	-	-	150.85
A306	INCHCAPE SHIPPING SERVICES	65,987.47	-	-	1,035.79	67,023.26
S068	INTERNATIONAL CORE SUPPLY OF TAMPA	60.00	280.00	-	-	340.00
Q452	INTERNATIONAL IMPEX, INC.	-	278.89	-	-	278.89
A078	INTERNATIONAL SHIP REPAIR	400.00	-	90.00	-	490.00
Q403	JFE SHOJI TRADE AMERICA CORP	-	788.74	-	-	788.74
Q355	K&K ENTERPRISES INC.	115.40	-	125.50	-	240.90
A350	KIMMINS CONTRACTING	320.00	-	-	-	320.00
D036	KINDER MORGAN BULK	20.00	-	-	-	20.00
T116	KINDER MORGAN BULK/TBS	800.00	-	-	-	800.00
A003	KIRBY OFFSHORE MARINE	5,012.58	-	-	-	5,012.58
A248	LA CARRIERS, LLC	589.76	-	-	-	589.76
D065	LAKELAND PAVING COMPANY	280.00	-	80.00	-	360.00
T319	LINEA PENINSULAR, INC	2,363.13	-	-	-	2,363.13
T308	LOGISTEC GULF COAST LLC	37,509.21	-	-	-	37,509.21
T328	MAJESTIC STEEL USA	3,878.53	9,510.84	-	-	13,389.37
A360	MARTIN GAS MARINE	10,200.12	-	-	-	10,200.12
T135	MARTIN MARIETTA AGGREGATES	62,420.68	-	-	-	62,420.68
T134	MARTIN OPERATING PARTNERSHIP	2,553.33	-	-	-	2,553.33
A465	MASTER, OWNER & OPERATORS	126,054.55	-	-	-	126,054.55
Q158	METALLIA, A DIVISION OF HARTREE PARTNERS LP	-	1,047.17	-	-	1,047.17
S067	MKD LOGISTICS LLC	60.00	-	-	-	60.00
A430	MORAN SHIPPING AGENCIES	(246.00)	-	-	-	(246.00)
A053	MORAN TOWING CORPORATION	3,424.00	246.00	-	100.00	3,770.00
L010	MOSAIC CROP NUTRITION, LLC	(156.32)	-	-	-	(156.32)
T002	MOSAIC CROP NUTRITION, LLC	(2,295.64)	-	-	-	(2,295.64)

**TAMPA PORT AUTHORITY**  
**Monthly Aged Receivables**  
**May 31, 2022**

Customer Number	Customer Name	Current	31 - 60 Days	61 - 90 Days	91 & Over	Customer Balance
T011	MURPHY OIL USA INC	38,053.56	4,098.28	-	-	42,151.84
A486	NORTH AMERICAN GENERAL AGENTS	13,304.82	-	-	627.60	13,932.42
A071	NORTON LILLY INTERNATIONAL	57,210.02	-	-	1,043.53	58,253.55
A439	NOVA INTERNATIONAL SHIPPING	1,229.05	-	-	682.75	1,911.80
Q475	OFFSITEK	-	294.17	-	-	294.17
D077	OHC ENVIRONMENTAL ENGINEERING, INC	60.00	-	-	-	60.00
Q345	OLBERT METAL SALES	-	1,277.94	-	-	1,277.94
S076	ONLINE TRANSPORT INTERNATIONAL LLC	-	660.00	-	-	660.00
Q351	OPTIMA STEEL INTERNATIONAL, LLC	-	3,603.25	-	-	3,603.25
T205	PLAINS LPG SERVICES, L.P.	7,921.42	4,186.62	-	-	12,108.04
T318	PORT LOGISTICS TERMINAL OPERATIONS LLC	1,968.83	4,139.16	8,790.80	6,782.93	21,681.72
T006	PORTS AMERICA	5,153.69	3,642.24	-	-	8,795.93
T182	PORTS AMERICA	185,833.98	225.68	-	-	186,059.66
T311	Precision Build Solutions, LLC	14,533.65	-	-	-	14,533.65
A283	PRO TRANSPORT INC, TAMPA	-	140.00	360.00	-	500.00
T292	PURAGLOBE FLORIDA LLC	2,039.11	-	-	-	2,039.11
D075	RELIABLE TAMPA PARTNERS	100.00	-	-	-	100.00
A064	SAVAGE & SON, AR	511,780.62	-	-	-	511,780.62
A531	SAVAGE MARINE MANAGEMENT COMPANY, LLC	30,834.74	-	-	-	30,834.74
A065	SEA & LAND SHIPPING	37,094.95	3,309.78	-	-	40,404.73
A400	SEABULK TANKERS INC	443.98	-	-	-	443.98
Q202	SEAH STEEL AMERICA	4,019.21	-	-	-	4,019.21
S069	SOUTHERN CARTAGE, INC	20.00	-	-	-	20.00
S042	SOUTHERN WASTE SERVICES INC	(100.00)	-	-	-	(100.00)
A541	SPACE EXPLORATION TECHNOLOGIES CORP	75.10	5,006.88	-	-	5,081.98
A422	STANDARD CONCRETE PRODUCTS	446.00	-	-	-	446.00
T101	SULPHURIC ACID TRADING COMPANY	1,310.58	-	-	-	1,310.58
T137	TAMPA JUICE SERVICE INC	2,635.75	-	-	-	2,635.75
T021	TAMPA PORT SERVICES, LLC	3,296.29	4,625.84	-	-	7,922.13
T173	TITAN FLORIDA LLC	57,036.29	61,644.65	18,973.31	-	137,654.25
Q470	TOTEM STEEL	53.63	53.63	3,575.57	-	3,682.83
Q007	TOYOTA TSUSHO AMERICA	-	-	-	50.36	50.36
Q413	TOYOTA TSUSHO AMERICA, INC	-	1,442.57	-	-	1,442.57

57

**TAMPA PORT AUTHORITY**  
**Monthly Aged Receivables**  
**May 31, 2022**

Customer Number	Customer Name	Current	31 - 60 Days	61 - 90 Days	91 & Over	Customer Balance
T150	TRADEMARK METALS RECYCLING FKA ONESTEEL	64,481.65	-	-	-	64,481.65
A251	TRADEMARK METALS RECYCLING LLC	40.00	-	-	-	40.00
A497	TRANS-ATLANTIC AGENCIES INC	110,578.40	-	-	-	110,578.40
T197	TRANSFLO TERMINAL SERVICES, INC.	183,816.41	-	-	9,106.66	192,923.07
T020	TRANSMONTAIGNE INC	80,290.90	-	-	-	80,290.90
S021	TRX SOUTHEAST (TAMPA #770)	100.00	-	-	-	100.00
T119	VULCAN MATERIALS COMPANY	52,227.67	801.83	801.83	2,521.80	56,353.13
A532	WORLD FUEL SERVICES, INC.	22,804.24	-	-	-	22,804.24
T056	YARA NORTH AMERICA INC	7,986.38	-	-	61.61	8,047.99
T171	ZIM ISRAELI NAVIGATION COMPANY	24,597.00	-	-	1,048.54	25,645.54
<b>Subtotal Port Fees</b>		<b>2,925,980.16</b>	<b>748,524.18</b>	<b>33,064.90</b>	<b>24,266.24</b>	<b>3,731,835.48</b>

**Lease Charges**

58

L310	AMEC FOSTER WHEELER ENVIRONMENT & INFRASTRUCTURE, INC	56.78	-	-	-	56.78
L306	BUCKEYE TERMINALS, LLC	83,999.28	-	-	-	83,999.28
L207	CARGILL INC SALT FACILITY	(1,594.66)	-	-	-	(1,594.66)
L403	CELLCO PARTNERSHIP DBA VERIZON WIRELESS	-	-	-	100.17	100.17
L399	CEMEX CONSTRUCTION MATERIALS FLORIDA LLC	23,843.22	-	-	-	23,843.22
L044	DIVERSIFIED MARINE TECH	17,132.88	-	-	-	17,132.88
L124	GULF MARINE REPAIR INC	760.00	-	-	-	760.00
L287	HCP ASSOCIATES, INC	20.00	-	-	-	20.00
L103	INTERNATIONAL SHIP REPAIR & MARINE SERVICES, INC	260.00	-	-	-	260.00
L019	KLOECKNER METAL CORPORATION	427.87	28,524.84	-	-	28,952.71
L308	LOGISTEC GULF COAST LLC	745.94	-	-	-	745.94
L328	MAJESTIC STEEL USA	338.34	-	-	-	338.34
L275	MR & MRS BENJAMIN SVERDLOW	1,508.11	-	-	-	1,508.11
L039	MURPHY OIL USA INC	(441.42)	-	-	-	(441.42)
L257	NEW PORT TAMPA CDD HOLDINGS, LLC	103,279.90	-	-	-	103,279.90

**TAMPA PORT AUTHORITY**  
**Monthly Aged Receivables**  
**May 31, 2022**

Customer Number	Customer Name	Current	31 - 60 Days	61 - 90 Days	91 & Over	Customer Balance
L410	NORTH ATLANTIC INTERNATIONAL OCEAN CARRIER, INC	-	193.94	193.94	484.85	872.73
L405	PORT HENDRY D, LLC	335.64	22,376.06	-	-	22,711.70
L318	PORT LOGISTICS TERMINAL OPERATIONS LLC	54,077.85	6,979.53	54,527.20	7,643.81	123,228.39
L264	PORTS AMERICA	30,043.38	-	-	-	30,043.38
L311	Precision Build Solutions, LLC	78.03	3,002.55	20.00	-	3,100.58
L289	PROPELLER CLUB OF UNITED STATES	642.00	-	-	-	642.00
L292	PURAGLOBE FLORIDA LLC	32,640.78	-	-	-	32,640.78
L196	SEABULK TOWING INC	(36.43)	-	-	-	(36.43)
L138	SHRIMP SVC DOCK ASSOCIATION	106.68	-	-	-	106.68
L235	STARSHIP CRUISE LINE	160.85	-	-	-	160.85
L049	TAMPA PORT SERVICES, LLC	(213.38)	-	-	-	(213.38)
L190	TAMPA SHIP LLC	880.00	-	-	-	880.00
L209	TRADEMARK METALS RECYCLING FKA ONESTEEL	860.60	-	-	-	860.60
L297	TRANSFLO TERMINAL SERVICES, INC.	(377.61)	-	-	-	(377.61)
L078	TRANSMONTAIGNE TERMINALING INC	28.32	-	-	-	28.32
L146	VULCAN MATERIALS	(3,663.24)	-	-	-	(3,663.24)
L261	WESTSHORE MARINA VENTURES, LLC	104,263.76	-	-	-	104,263.76
<b>Subtotal Lease Charges</b>		<b>450,163.47</b>	<b>61,076.92</b>	<b>54,741.14</b>	<b>8,228.83</b>	<b>574,210.36</b>
<b><u>Accounts in Litigation/Renegotiation/Bankruptcy</u></b>						
R020	FELIPES PAVEL	2,495.78	-	-	-	2,495.78
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	51.95	51.95	51.95	3,564.78	3,720.63
A538	WORK CAT TRANS GULF LLC	-	-	-	224,197.87	224,197.87
<b>Subtotal Accounts in Litigation/Renegotiation/Bankruptcy</b>		<b>2,547.73</b>	<b>51.95</b>	<b>51.95</b>	<b>524,801.56</b>	<b>527,453.19</b>
<b>Total Aged Receivables as of May 31, 2022</b>		<b>\$ 3,378,691.36</b>	<b>\$ 809,653.05</b>	<b>\$ 87,857.99</b>	<b>\$ 557,296.63</b>	<b>\$ 4,833,499.03</b>

**TAMPA PORT AUTHORITY**  
**MONTHLY CONTRACT STATUS REPORT**  
**05/31/22**

Project	Contractor	Contract Financial Record #	Original Bd App Date	Amt Approved Including Amendments	Costs Incurred to Date	Percent Complete
<b>OPERATING AND NON-CAPITAL CONTRACTS:</b>						
Secured Data Center Facility Lease	Protected Trust/IF&D Data Suites	14-28	09/20/16	\$ 70,320	<b>40,148</b>	57.1%
Software Licensing - iSeaports	Harbour Mastery, Inc.	22-06	10/21/14	\$ 65,000	<b>47,985</b>	73.8%
Security System Maintenance & Repair	GSA Security	22-03	03/23/22	\$ 481,000	-	0.0%
SBE Uniformed Security Guard Service	Martinez & Company	21-21	06/18/19	\$ 285,000	<b>190,928</b>	67.0%
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	<b>52,500</b>	58.3%
State Legislative Services	Advocacy Group at Cardenas Partners	22-29	06/15/21	\$ 60,000	<b>40,000</b>	66.7%
Elevator/Escalator Maintenance & Repair Services	ThyssenKrupp Elevator	21-27	09/15/20	\$ 362,875	<b>297,229</b>	81.9%
Website Development & Website Hosting Services	GSL Solutions	22-35	09/17/19	\$ 45,000	<b>16,000</b>	35.6%
Video Production Services	Shooting Stars Post Inc	22-30	10/19/21	\$ 90,000	<b>50,608</b>	56.2%
Software Licensing - Concur	Carahsoft Technology Corp	22-10	04/21/20	\$ 94,824	<b>94,824</b>	100.0%
Law Enforcement Services	Hillsborough County Sheriff's Office	22-31	11/19/19	\$ 2,527,299	<b>1,383,445</b>	54.7%
Workers Compensation Insurance	PGIT (Preferred Governmental Insurance Trust)	22-05	10/19/21	\$ 99,773	<b>74,870</b>	75.0%
Landscaping Services	TCC Enterprise Inc	22-06	09/21/21	\$ 120,000	<b>57,617</b>	48.0%
Grounds Maintenance	TCC Enterprise Inc	22-18	09/21/21	\$ 341,009	<b>180,838</b>	53.0%
HVAC Monitoring, Routine Service & Repair	Tampa Bay Trane	22-12	09/17/19	\$ 84,200	<b>3,665</b>	4.4%
Consulting Services	HCP Associates	22-14	8/18/2020	\$ 75,000	<b>31,273</b>	41.7%
Uniformed Security Guard Services	G4S Security Solutions	22-15	12/15/2020	\$ 3,534,700	<b>1,339,139</b>	37.9%
Government Relations Consultant Services	Alcalde & Fay	22-25	09/17/19	\$ 90,000	<b>60,000</b>	66.7%
Copier Leases (8 copiers)	Sharp Business Systems	21-11	10/16/18	\$ 60,000	<b>52,606</b>	87.7%
State Legislative Services	Capital City Consulting, LLC	22-21	06/15/21	\$ 60,000	<b>50,000</b>	83.3%
I.T. Consultant	Tribridge	22-23	09/18/18	\$ 85,000	<b>60,953</b>	71.7%
Janitorial Services	Xtremely Clean	22-08	10/15/19	\$ 428,689	<b>194,604</b>	45.4%
Insurance Consultants	McGriff, Seibels & William, Inc	20-24	06/18/19	\$ 45,000	<b>1,971</b>	4.4%
Medical Insurance	Florida Blue	22-37	10/15/19	\$ 3,277,000	<b>1,985,055</b>	60.6%
Insurance Broker Services	Hugh Wood, Inc	22-28	08/17/21	\$ 50,000	<b>50,000</b>	100.0%
Financial Audit Services	Rivero, Gordimer & Company, PA	21-19	08/17/21	\$ 85,000	<b>75,920</b>	89.3%
Property & Liability Insurance	Hugh Wood, Inc	22-42	04/19/22	\$ 2,995,000	<b>2,811,558</b>	93.9%
<b>OPERATING AND NON-CAPITAL CONTRACTS:</b>				<b>\$ 15,676,689</b>	<b>\$ 9,243,734</b>	
<b>CONTINUING ANNUAL CONTRACTS:</b>						
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	\$ 4,608,715	64.0%
Professional Service Contracts	Various	20-01-02	09/17/19	\$ 7,895,000	\$ 6,225,862	78.9%
Professional Service Contracts	Various	21-01-02	09/15/20	\$ 7,049,422	\$ 4,848,120	68.8%
Professional Service Contracts	Various	22-01-02		\$ 12,415,473	\$ 1,939,320	15.6%
<b>CONTINUING ANNUAL CONTRACTS:</b>				<b>\$ 34,576,108</b>	<b>\$ 17,632,018</b>	

**TAMPA PORT AUTHORITY**  
**MONTHLY CONTRACT STATUS REPORT**  
05/31/22

Project	Contractor	Contract Financial Record #	Original Bd App Date	Amt Approved Including Amendments	Costs Incurred to Date	Percent Complete
<b>CONSTRUCTION AND CAPITAL CONTRACTS:</b>						
Eastport Fill And Phase 2 Expansion Engineering Services	Moffatt & Nichol	17-18	09/19/17	\$ 1,909,205	1,525,074	79.9%
Navigational Improvements	Orion Marine Construction	22-04	08/20/19	\$ 3,000,000	2,952,797	98.4%
Unit Price Dredging	Orion Marine Construction	22-31	09/17/19	\$ 1,000,000	-	0.0%
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	19,416,234	98.8%
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	4,141,713	97.3%
Port Redwing Berth 302 Access Road	QGS Development, Inc	20-51	06/16/20	\$ 619,870	526,351	84.9%
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	578,465	4.4%
Terminal 3 Access Road	Kimmins Contracting Corporation	21-39	05/18/21	\$ 1,446,469	779,891	53.9%
General Reevaluation Report of the Tampa Harbor Federal Project	US Army Corps of Engineers	21-50	02/16/21	\$ 1,050,000	600,000	57.1%
Engineering Consultant Services for Berth 214 Uplands Development (Container Terminal)	WSP USA Inc	21-16	04/20/21	\$ 1,000,000	319,533	32.0%
Offsite storm water treatment system	National Stormwater Trust Inc	21-19	10/20/20	\$ 1,346,625	762,090	56.6%
12,000 Sq Ft Storm hardened vehicle storage building	Blackwater Construction Services	22-38	10/19/21	\$ 3,000,000	87,947	2.9%
Transformers to support the new Sumitomo Cranes	Tampa Armature Works	22-16	02/15/22	\$ 1,280,981	-	0.0%
Berth 268 Reconstruction	Orion Marine Construction	22-41	03/22/22	\$ 12,000,000	1,034,054	8.6%
Berth 218 Marine Infrastructure Engineering Services	Moffatt & Nichol	22-43	05/17/22	\$ 600,000	-	0.0%
<b>CONSTRUCTION AND CAPITAL CONTRACTS:</b>				<b>\$ 74,045,682</b>	<b>\$ 38,377,584</b>	
<b>GRAND TOTAL:</b>				<b>\$ 124,298,478</b>	<b>\$ 65,253,336</b>	

**PERMIT REPORT**  
5/1/2022 – 5/31/2022

**PERMITS ISSUED**

21-028	Zayo Group	Subaqueous horizontal drilling/ROW Adamo Drive/SR60/Bridge #100081/Palm River/Tampa
21-029	Zayo Group	Subaqueous horizontal drilling/Hwy 41/State RD 45/Bridge #100104/Little Manatee Rive/rRuskin
21-087	Janina Abad	L-dock/non-covered boatlift/Mirabay/Apollo Beach Canal/Apollo Beach
22-007	City of Tampa	Waterway markers/Single piles/Various locations/Hillsborough River/Tampa
22-013	Robert Dirmyer	Replace Seawall/Little Manatee River/Ruskin
22-004	MAA Westshore Exchange	Replace seawall/rip-rap revetment/remove dock & pier structure/Old Tampa Bay/Tampa
22-009	Marilyn Brislin	Remove/replace dock/non-covered boatlift/Apollo Beach Canal/Apollo Beach

**REVISIONS**

20-027	James Murray	Maintenance dredge/Occident Canal/Tampa
21-025	Bobby Ramey	Replace seawall/Little Manatee River/Ruskin

**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 <b>w/ required New SSLs Lease</b>
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 <b>w/ PTB required SSLs Lease</b>
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 <b>w/ Lease would Required</b>  <b>Admin Closure?</b>
20-031	M	Hillsborough County Capital Programs Dept	Replace Phillips Lane Bridge (Bridge #104320) over Kitchen Branch <b>w/ Proposed SSLs Esmt./Esmt. Required</b>
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.	Subaqueous Crossing-Harbour Island Force Main Replacement Project under Ybor Channel <b>w/ proposed PTB Submerged Lands Easement (required)</b>

Appl.#	M/S	Applicant	Proposed Work
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-Gibson
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 Bridge Attachment @ Morris Bridge Rd Crossing Hillsborough River - <b>SSLs Emst. Required</b>
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)
21-057	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 – <b>Required SSLs Esmt. (w/ previous PTB Esmt. Agmt.)</b>
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 - <b>Required SSLs Esmt. (w/ previous PTB Esmt. Agmt.)</b>
21-083	M	Paul Porter	Boatlift-Dock @ 701 Pinckney Drive-Apollo Beach, FL
21-092	M	Michael Angel	Dock-lift @ 711 Pinckney Dr – Apollo Beach
19-022 R1	M	Florida Oil Services	Modify 2 restaurant docks <b>with Existing SSLs Lease</b> & place Rip-rap – Alafia River
22-005	M	Harold Leeper	Dock-boatlift-848 Manns Harbor Dr-Apollo Beach, FL
22-006	M	Andalucia Master Assoc./Richard Pungello	1 Boat Lift & Double Jet Ski Lift-Marina Slip A-4 -Apollo Beach
22-008	M	TECO	Expand Manatee Viewing center at 6990 Dickman Road-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
22-014	M	Zayo Group	Directional bore fiber optic cable @4716 Lithia Pinecrest Road-Riverview-Alafia River <b>Required SSLs Esmt</b>
22-015	M	MacDill AFB	Bridge Replacement-7621 Hillsborough Loop Drive-Tampa
22-016	M	Hillsborough County	Bridge Maintenance – S. Westshore Blvd. Tampa
22-017	M	Zayo Group	Subaqueous Bore-SR 43/S US Hwy 301 – Wimauma <b>Required SSLs Esmt</b>
22-018	M	Zayo Group	Subaqueous Bore-SR 45 /S Hwy 41 – Wimauma, FL – Bullfrog Creek. <b>Required SSLs Esmt</b>
22-019	M	Zayo Group	Subaqueous Bore-US 41/S. Tamiami Trail/Dickman Drive SE/Ruskin, FL <b>Required SSLs Esmt</b>
22-020	M	Pine Key Project, LLC	Dock @ One Beer Can Island,Gibson
22-021	M	Sajet Properties LLC	Repair Seawall-5105 W. Tyson Street-Tampa
22-022	M	Andalucia Master Association	Install lift @ 1303 Puerto Drive-Slip D-6 Apollo Beach

<b>Appl.#</b>	<b>M/S</b>	<b>Applicant</b>	<b>Proposed Work</b>
22-023	M	David Brown	Dock@2608 Cumberland Cliff Dr-Ruskin
22-024	M	Bistro Builders, Inc.	Dock-walkout-pilings-deck @ 705 Pinckney Dr-Apollo Beach
22-025	M	Smart Communication Holdings LLC	Dock/walkout/pilings/deck @ 607 Pinckney Dr-Apollo Beach
22-026	M	Daniel Pator	Dock-walkout-pilings-deck@603 Pinckney Dr-Apollo Beach
22-027	M	Smart Communication Holdings, LLC	Dock-walkout-pilings-deck @5605 Tybee Island Dr- Apollo Beach, FL
22-028	M	Smart Communication Holdings LLC	Dock-walkout-pilings-deck@5609 Tybee Island Dr-Apollo Beach, FL
22-029	M	Bistro Builders Inc.	Dock/deck/walkout/piling/boatlift @ 5704 Tybee Island Dr-Apollo Beach
22-030	M	Hillsborough County	Bridge Maintenance-Fletcher Avenue over Hillsborough River-Tampa
22-031	M	SP Tampa Causeway Partners LLC	Subaqueous utility crossing @McKay Bay-3600 Causeway Blvd.-Tampa
22-032	M	Paul Lemoine	Lift @ 5706 Sea Trout PL-Apollo Beach
22-033	M	Russell Miller	Dock-lift @ 609 Pinckney Dr-Apollo Beach
22-034	M	Zayo Group	Subaqueous bore @ Hillsborough Avenue @ Hillsborough River (W of North Ola Avenue)-Tampa
22-035	M	Mirasol Davis Islands LLC – Carrier 2 – Mirasol LLC	Dock/fingerpier/boatlift/boardwalk @ 84 Davis Blvd. Tampa
22-036	M	Kurt Kwiatkowski	Dock/non-covered boatlift @5710 Tybee Island Dr – Apollo Beach
22-037	M	Irvin Jackson	Boatlift on existing dock structure @5725 Sea Trout PL –Apollo Beach
22-038	M	Hillsborough County Public Works Dept.	Replace fender system for Platt Street Bridge over the Hillsborough River
22-039	M	Hillsborough County	Bridge Maintenance – channel armoring @ Morris Bridge @ Hillsborough River

Board Meeting  
June 21, 2022  
Environmental Department 392033

**EXPENDITURES**

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

05/01/2022 - 05/31/2022

COMPANY	DESCRIPTION	AMOUNT	FUNDING	ADDITIONAL INFORMATION
Frontier Communication	Tech Support Service	\$ 56,609.76	Operating	Internet Services

Board Meeting  
June 21, 2022  
ID149166

**F. EXECUTIVE DIRECTOR REPORT**

**G. PRESENTATIONS**

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

**ANNUAL ELECTION OF OFFICERS**

**I. FUTURE PROPOSED PROJECTS**

## FUTURE PROPOSED PROJECTS

June 2022

Project Name	Current Contractor/ Consultant	Estimated Proposal/Bid Release	Estimated Board Approval
Outside Counsel General Support and Litigation	Abbey, Adams, Byelick Richard Harrison Trask Daigneault	August/September	November/December
Outside Counsel Real Estate and Land Use	Gray Robinson Shumaker, Loop Trenam Kemker	August/September	November/December
Federal Government Relations Consultant Services	Alcaldy & Fay Van Scoyoc	June/July	September/October
Cruise Passenger Bridges (3)	NEW PROJECT	May/June	September/October
Metal Roof Pole Barn	NEW PROJECT	April/May	August/September
Portwide Roadway Improvements Phase III Maritime Blvd.	NEW PROJECT	April/May	August/September

67

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

**J. CALENDAR OF EVENTS**

**K. DATE OF NEXT MEETING**

**TUESDAY, AUGUST 16, 2022, 9:30 AM**

VISIT [WWW.PORTTAMPABAY.COM](http://WWW.PORTTAMPABAY.COM) FOR FURTHER INFORMATION

**PLEASE NOTE:  
THERE WILL NOT BE A MEETING HELD IN JULY**

**L. ADJOURNMENT**