



**PORT TAMPA BAY  
MONTHLY BUSINESS MEETING  
MAY 16, 2023 - 9:30 AM**

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**JUNE 6, 2023: Tampa Bay Safety Summit, *Tampa International Airport*,  
7:30 am - 2:00 pm**

**NOVEMBER 10, 2023: Port Tampa BaySlam VII, *Tampa Bay  
Convention Center - South Docks*. To register: email Katie Mahoney -  
*kmahoney@tampaport.com***

K. **Date of Next Meeting**

**Tuesday, June 20, 2023 at 9:30 am**

L. **Adjournment**

**A. INVOCATION AND PLEDGE**

**PUBLIC COMMENT**

**B. APPROVAL OF MINUTES**

**RECEIPT OF MINUTES OF THE:  
APRIL 18, 2023, BOARD MEETING**

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

**PRESENTATION AND RECEIPT OF  
FINANCIAL STATEMENT**

**C. APPROVAL OF CONSENT AGENDA**

**PORT TAMPA BAY  
Business Meeting  
April 18, 2023, 9:30 am**

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.

The following Board members were in attendance: Mr. Chad Harrod, Chairman; Mr. Hung T. Mai, P.E., Vice Chairman; Mr. Patrick H. Allman, Secretary/Treasurer; Mr. Ted Conner, Commissioner; The Honorable Mayor Jane Castor, Commissioner; and The Honorable Michael Owen, Commissioner. Port Tampa Bay Commissioners Seat #4 is currently vacant.

The following PTB senior management staff members attended in person; Mr. Paul Anderson, President/CEO; Mr. Charles Klug, Principal Counsel; Mr. David Delac, Chief Financial Officer; Mr. Thomas Hobbs, Chief of Staff; Mr. Wade Elliott, Senior Vice President of Marketing and Business Development; Mr. Patrick Blair, Vice President of Engineering; Mr. Greg Lovelace, Vice President of Business Development; Mr. Karl Strauch, Vice President of Marketing; and Ms. Laura Lenhart, Vice President of Government Affairs.

The public attendance sign-in sheet is Attachment 1.

**A. INVOCATION – PLEDGE**

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

**PUBLIC COMMENT**

Mr. Jere White, President of the Tampa Bay Maritime Scholarship Foundation and Mr. Steve Finnesy, Director of Tampa Port Ministries, commented on the Port Tampa Bay and Partners Golf Tournament held on Friday, April 14, 2023. Mr. White thanked everyone who organized and participated in the event, which raised funds for both organizations.

The public comments sign-in sheet is Attachment 2.

**B. APPROVAL OF MINUTES OF THE MARCH 21, 2023, BOARD MEETING**

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

**PRESENTATION AND RECEIPT OF THE FINANCIAL STATEMENT OF SIX MONTHS ENDING MARCH 31, 2023**

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

There being no comments, Mayor Castor, seconded by Commissioner Mai, moved to receive the Financial Statement of Six Months Ending March 31, 2023. The motion carried unanimously.

**C. APPROVAL OF THE CONSENT AGENDA**

1. **Approval of EPC Minor Work Permit No. 70468 – Request for Variance for Roof Over One Boat Lift for Single-Family Dock at 6705 N. Adah Avenue, Tampa, Florida**
2. **Approval of Amendment to Lease Agreement with Martin Marietta Materials, Inc.**
3. **Approval of Site Improvement Permit and Utility Easements for Fiber Optics on Container Gate Complex at Hookers Point**

There being no comments, Commissioner Owen, seconded by Mayor Castor, moved to approve the Consent Agenda. The motion carried unanimously.

**D. REGULAR AGENDA**

1. **Approval of Authorization to Bind Property, Liability, and Flood Insurance Coverage for 2023-2024 Policy Year**

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

In response to Chairman Harrod's question regarding what the actual cash increase for this year's policies would be compared to what was budgeted, Mr. Delac stated that PTB staff budgeted a 15% increase with the actual increase being 24.31%. Part of the increase is due to the total property value increasing. Mr. Delac continued that he asked Mr. Patrick Blair to determine the replacement cost of PTB's ten largest buildings. This increased total property values by 25.31%. Mr. Delac introduced Mr. Joe Pennock, from Hugh Wood, Inc., to further outline the policies as listed in the agenda item.

In response to Commissioner Owen's question regarding whether staff meeting with the insurer could reduce costs, Mr. Pennock stated that the lead underwriter does visit every 12-18 months, and it could be beneficial to have the representative meet staff and tour the port. It could also be beneficial to have PTB senior staff go to London to visit with the lead underwriter senior staff and build that relationship.

In response to Mayor Castor's question regarding whether there is an internal assessment of all Port Tampa Bay's assets and the associated costs, Mr. Pennock stated that the last field audit was in 2017 with a computer model review done in 2021. Mr. Pennock then referred to Mr. Delac's earlier comments regarding this year's update with Mr. Blair reviewing replacement costs. Additional discussion resulted in the affirmation that an assessment should be conducted every other year.

Commissioner Allman commented on the amount of wind coverage that is being insured. Commissioner Allman continued that because the total property values increased, the wind coverage should also be increased and proposed adding to the recommendation an increase of wind coverage that can be underwritten for an additional premium of \$250,000 for an additional wind coverage of \$25 million - \$30 million. This would bring the \$120 million coverage to close to \$150 million in wind coverage.

Commissioner Mai commended Mr. Delac and staff on the budget estimates and for obtaining replacement costs coverage. Chairman Harrod asked Mr. Anderson to ensure that the right people are included in assessment of buildings this summer and consider the building function type in addition to material replacement.

Commissioner Conner commended Mr. Pennock for his work in assembling the reinsurance coverages in the agenda item.

There being no comments, Commissioner Allman, seconded by Commissioner Owen, moved to approve the recommendation with an amendment to raise the premium an additional \$250,000 for additional wind coverage. The amended motion authorizes the Port President and CEO, or his designee, to bind the Property (Primary & Excess) & Property Terrorism; Comprehensive General and Marine Liability (CGL) & Excess Liability; Public Official's Liability; Government Crime; Maritime Employers Liability; Hull and P&I; Vessel Owners Pollution; Foreign Liability; Storage Tank 3rd Party Liability; Commercial Automobile; Privacy (Cyber) Liability; Law Enforcement Legal Liability; Unmanned Aircraft Liability, and Flood Insurance from April 30, 2023/May 1, 2023 to April 30, 2024/May 1, 2024, at the coverage levels and premiums as noted on the attachment to this agenda write-up. Total cost for the policies, including the HWI broker fee of \$50,000 and all applicable Florida surcharges will not exceed \$4,711,109 however, this authorization includes a stipulation that premiums for the current year may increase or decrease depending upon PTB adding or deleting coverage.

Additionally, authorize the Port President/CEO, or his designee, to bind coverage with alternate underwriters if those underwriters provide greater coverage at the same premium or the same coverage at a lower premium. The PTB Board of Commissioners would be advised of any such changes at the May 2023 Board meeting. The motion carried unanimously, as amended.

**2. Approval of Final Ranking and Agreement for Engineering Consultant Services for Berth 301 Design**

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

There being no comments, Commissioner Conner, seconded by Mayor Castor, approve the final ranking of firms as shown in this agenda item for the Berth 301 Design Services, RFQ NO. Q-003-23; 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 2023 in an amount not to exceed \$600,000, all subject to review by Port counsel. If PTB staff is unable to reach an agreement with the top ranked firm, then staff will terminate negotiations with that firm and commence negotiations with the next highest-ranked firm. The motion carried unanimously.

**E. RECEIPT OF REPORTS**

- 1. Report of Monthly Aged 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 Owen, seconded by Mayor Castor, moved to receive the reports as presented. The motion carried unanimously.

## F. EXECUTIVE DIRECTOR REPORT

Mr. Anderson announced the arrival of three cranes. The cranes from Ports America have now been unloaded from the barge onto the wharf. Each crane will need to have strippers painted and lights added before being erected. Once painted and raised, there is approximately one month of electrical improvements and upgrades that will be made. After electrical improvements and upgrades are complete, the cranes will then need to be painted which will take about one month. The first of the three cranes should be completed and operational later this Spring.

Mr. Anderson stated that on behalf of Port Tampa Bay, he attended several meetings in Tallahassee, including Hillsborough Day. Additionally, Mr. Anderson stated that he had attended Florida Ports Council meetings as well as the Florida Seaports Transportation and Economic Development meeting, of which he is the board Chair.

The following week, Mr. Anderson, who also served as AAPA board chair, noted that PTB staff also attended the American Association of Port Authorities (AAPA) Legislative Summit in D.C. Ports from around the country participated and discussed issues facing the industry as well as listened to speakers such as Congressman Robert Garcia and Andre Petrisin, Supply Chain Advisor with the U.S. Department of Transportation. Port Tampa Bay's own Ram Kancharla also participated on a panel titled "Coastal Navigation: Strategic Investment."

Mr. Anderson reported that earlier this month, PTB welcomed members of the Florida Center for Cybersecurity to discuss ways to strengthen and continue to protect some of the state's most valued assets, including our seaports. General McKenzie, head of the USF Global and National Security Institute and former head of CENTCOM, brought his Cyber Security Staff to observe how Port Tampa Bay stays ahead on its training and prevention in the area of cybersecurity. The following day more than 30 service members and civilian servants from U.S. Central Command and USSOCOM toured Port Tampa Bay to understand more about intermodal transportation of goods and supply chain efficiencies. Participants took part in a harbor tour and then had an opportunity to participate in a question-and-answer panel with Mr. Anderson and members of PTB staff.

Mr. Anderson stated that with PTB is in the midst of a busy cruise season, with 250 individual sailings departing from Tampa. Port Tampa Bay's cruise line partners are a big part of PTB's success as a home port. Late last month, PTB staff was pleased to take part in this year's Seatrade Cruise Global Conference in South Florida and share PTB's story with representatives from every aspect of the business. This is the largest single cruise event in the world. Staff met with cruise line partners and industry officials who agreed that Tampa's family-friendly attractions and a variety of new hotel and restaurant options available just steps from the terminals, make sailing from Tampa Bay an attractive option for guests. Mr. Anderson complimented staff from PTB's Marketing department for the creation of PTB's marketing materials and trade show booth.

Mr. Anderson reported that PTB staff was please to host students from the Swedish Training Ship, *Gunilla*, which was docked alongside the *American Victory* Ship and Museum. The tour included a trip to PTB's Security Operations Center, Hooker's Point and a stop at the Ports America terminal to give an overview of the stevedore's role at the port and a rundown of the different cargo they handle. Hosting these groups is a great outreach for students from around the globe who are studying for careers in the maritime industry. These students will sail back to Sweden on the training ship while stopping at various ports along the way.

Last week PTB staff was pleased to host members from Washington D.C. and also the Florida offices of U.S. Senator Marco Rubio's team for a tour of PTB's maritime community. These tours allow Port Tampa Bay to explain plans for growth and detail how the port serves the region. Senator Rubio's State director as well as multiple district directors were also in attendance.

Mr. Anderson reported that Port Tampa Bay recently kicked off its annual migratory bird-nesting season, where year-round focus on environmental initiatives is spotlighted. Each year globally significant populations of migratory birds nest on PTB's two dredge material management areas and spoil islands in Hillsborough Bay throughout the summer. The official nesting season runs from April 1<sup>st</sup> through August 31<sup>st</sup> and represents a cooperative effort between Port Tampa Bay, Audubon Florida, U.S. Army Corp of Engineers, Florida Fish and Wildlife Conservation Commission, and other local, state, and federal agencies. The islands provide a protected nesting habitat for rare and threatened species, including the American Oystercatchers and Least Terns, to complete their reproductive cycle.

Mr. Anderson stated that PTB hosted its 9<sup>th</sup> Annual Port Tampa Bay & Partners Golf Tournament. The proceeds benefit Tampa Seaport Ministries and the Tampa Bay Maritime Scholarship Foundation. There were 244 registered golfers or 61 teams with the preliminary fundraising amount achieving a new record of over \$105,000 raised. This is the first time the golf tournament, or any PTB fundraiser events, has raised that amount for the charities. In addition to the PTB Engineering department and additional staff, Mr. Anderson thanked title sponsors: Sea & Shoreline, Alto Construction, JD Fields & PCS Civil. All have been title sponsors for multiple years and the continued support is appreciated.

Mr. Anderson recognize recently retired PTB staff:

- December 31, 2022: Janet Gentry, Finance Department, 8 years and Jill Tate, Finance Department, 28 years
- January 31: Luis Viamonte, Real Estate Department, 26 years
- March 31: Gordon Perkins, Facilities Department, 19 years and Lisa Barber, Human Resources Department, 38 years
- May 1: Elizabeth Nelson, Security/Access Control Department, 21years

Mr. Anderson wished all the retirees well and welcomed new team members who have recently joined Port Tampa Bay.

## **G. PRESENTATIONS**

There was no presentation.

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

Commissioner Allman commended Mr. Anderson for his vision with respect to the shipyards. Shipyards are an integral part of the local economy supporting high-paying jobs and should be supported.

**I. FUTURE PROPOSED PROJECTS**

Mr. Anderson outlined the future projects list and encouraged vendors to bid.

**J. CALENDAR OF EVENTS**

Mr. Anderson announced the following events:

April 21, 2023: 3<sup>rd</sup> Annual Great Port Clean Up

May 1, 2023: 11<sup>th</sup> Annual Hurricane Preparedness Exercise, Port Tampa Bay Cruise Terminal 2, 8:30 – 11:30 am

**K. NEXT MEETING**

Vice Chairman Mai announced that the next regular business meeting would be on Tuesday, May 16, 2023, 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 10:41 am.

ATTEST:

\_\_\_\_\_  
Chad Harrod, Chairman

\_\_\_\_\_  
Patrick H. Allman, Secretary/Treasurer

## PORT TAMPA BAY BUSINESS MEETING

APRIL 18, 2023 – 9:30 a.m.

PUBLIC ATTENDANCE SIGN-IN SHEETNAMEBUSINESS

Jere White	TB&SF
Steve Finney	TPM
Brady Brown	Mosaic
DOUG WRAY	Ports America
Ray [unclear]	FDOT
JEFF HORNING	FDOT
MIKE AUGUSTINE	AR SAUSAGE & SON
Billy Sorage	AR Sorage & Son
Arthur SAUSAGE	"
Bob Nathan	Moffatt & Nichol
M. [unclear]	MCPA
TARY FLURK	TAMPB PILOTS
Aaron Getchell	Tampa Env.
MIKE HERRMAN	MOFFATT & NICHOL
Darren Richards	Tucker / Hall
BIL KUZMACK	M.A / AVS

Additional spaces on next page.



**PORT TAMPA BAY BUSINESS MEETING**

**APRIL 18, 2023 – 9:30 a.m.**

**PUBLIC COMMENT**  
**SIGN-IN SHEET**

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

**To make comments at beginning of meeting:**

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

<u>NAME / ADDRESS</u>	<u>TOPIC / AGENDA ITEM NUMBER(S)</u>
JERE WHITE / 5905 51 <sup>ST</sup> ST 33611	ATB GOLF TOURNAMENT
_____	_____
_____	_____
_____	_____
_____	_____

**To make comments on specific agenda items:**

<u>NAME / ADDRESS</u>	<u>AGENDA ITEM NUMBER(S)</u>
_____	_____
_____	_____
_____	_____
_____	_____

**PLEASE NOTE:** Members of the public wishing to make a statement have three (3) minutes to address the Board of Commissioners. Prepared written statements may be submitted to the recording secretary. Persons addressing the Board shall step up to the speaker’s lectern and state their names and addresses.

<b>Port Tampa Bay</b> <b>Port Tampa Bay Public Berths</b> <b>FY23 VS FY22 1st &amp; 2nd Quarters (October-March)</b>				
<b>BULK CARGO</b>				
	FY23	FY22	Inc(Dec)	%
COMMODITY	NET TONS	NET TONS		
<b>DRY BULK CARGO</b>				
CEMENT, BULK	577,253	477,590	99,663	21%
GRANITE ROCK, BULK	538,422	448,526	89,896	20%
LIMESTONE	794,927	1,053,670	(258,743)	-25%
PHOSPHATIC CHEMICAL, BULK	88,253	107,355	(19,102)	-18%
PRILLED SULPHUR	57,871	371,945	(314,074)	-84%
<i>Other Dry Bulk Commodities</i>	431,043	374,841	56,202	15%
<b>Total Dry Bulk Cargo:</b>	<b>2,487,769</b>	<b>2,833,927</b>	<b>(346,158)</b>	<b>-12%</b>
<b>LIQUID BULK CARGO</b>				
AMMONIA, ANHYDROUS	0	205,592	(205,592)	-100%
CONCENTRATE & CITRUS JUICE	454,255	78,428	375,827	479%
PETROLEUM PRODUCTS	4,183,340	3,983,291	200,049	5%
SULPHUR, LIQUID	115,069	101,586	13,483	13%
SULPHURIC ACID	64,895	96,145	(31,250)	-33%
<i>Other Liquid Bulk Commodities</i>	80,279	109,830	(29,551)	-27%
<b>Total Liquid Bulk Cargo:</b>	<b>4,897,838</b>	<b>4,574,872</b>	<b>322,966</b>	<b>7%</b>
<b>TOTAL BULK CARGO:</b>	<b>7,385,607</b>	<b>7,408,799</b>	<b>(23,192)</b>	<b>0%</b>
<b>GENERAL CARGO</b>				
	FY23	FY22	Inc(Dec)	%
Commodity	NET TONS	NET TONS		
Containerized	524,357	454,807	69,550	15%
Scrap Metal	166,573	202,679	(36,106)	-18%
Steel Products	101,380	235,085	(133,705)	-57%
<i>Other General Cargo Commodities</i>	111,049	130,047	(18,998)	-15%
<b>TOTAL GENERAL CARGO:</b>	<b>903,359</b>	<b>1,022,618</b>	<b>(119,259)</b>	<b>-12%</b>
<b>TOTAL BULK AND GENERAL:</b>	<b>8,288,966</b>	<b>8,431,417</b>	<b>(142,451)</b>	<b>-2%</b>
<b>TEUS (includes empties)</b>	<b>101,900</b>	<b>95,536</b>	<b>6,364</b>	<b>7%</b>
<b>Passengers</b>	<b>615,457</b>	<b>223,138</b>	<b>392,319</b>	<b>176%</b>
<b>No. of Cruise Ship Sailings</b>	<b>140</b>	<b>101</b>	<b>39</b>	<b>39%</b>

Data as of 5/9/2023

Subject to Change by ETA Date

Port Tampa Bay				
Total Port Berths				
FY23 VS FY22 1st & 2nd Quarters (October-March)				
BULK CARGO				
	FY23	FY22	Inc(Dec)	%
COMMODITY	NET TONS	NET TONS		
DRY BULK CARGO				
CEMENT, BULK	627,297	477,590	149,707	31%
COAL	240,688	378,130	(137,442)	-36%
GRANITE ROCK, BULK	538,422	448,526	89,896	20%
LIMESTONE	794,927	1,084,014	(289,087)	-27%
PHOSPHATE, ROCK/CHEMICAL	1,681,121	1,687,382	(6,261)	0%
PRILLED SULPHUR	57,871	371,945	(314,074)	-84%
<i>Other Dry Bulk Commodities</i>	959,068	752,682	206,386	27%
<b>Total Dry Bulk Cargo:</b>	<b>4,899,394</b>	<b>5,200,269</b>	<b>(300,875)</b>	<b>-6%</b>
LIQUID BULK CARGO				
AMMONIA, ANHYDROUS	449,504	516,414	(66,910)	-13%
CONCENTRATE & CITRUS JUICE	454,255	78,428	375,827	479%
PETROLEUM PRODUCTS	9,117,615	8,684,993	432,622	5%
SULPHUR, LIQUID	878,921	1,000,466	(121,545)	-12%
SULPHURIC ACID	64,895	96,145	(31,250)	-33%
<i>Other Liquid Bulk Commodities</i>	142,867	211,180	(68,313)	-32%
<b>Total Liquid Bulk Cargo:</b>	<b>11,108,057</b>	<b>10,587,626</b>	<b>520,431</b>	<b>5%</b>
<b>TOTAL BULK CARGO:</b>	<b>16,007,451</b>	<b>15,787,895</b>	<b>219,556</b>	<b>1%</b>
GENERAL CARGO				
	FY23	FY22	Inc(Dec)	%
Commodity	NET TONS	NET TONS		
Containerized	524,357	454,807	69,550	15%
Scrap Metal	222,041	252,851	(30,810)	-12%
Steel Products	102,838	239,483	(136,645)	-57%
<i>Other General Cargo Commodities</i>	112,264	143,852	(31,588)	-22%
<b>TOTAL GENERAL CARGO:</b>	<b>961,500</b>	<b>1,090,993</b>	<b>(129,493)</b>	<b>-12%</b>
<b>TOTAL BULK AND GENERAL:</b>	<b>16,968,951</b>	<b>16,878,888</b>	<b>90,063</b>	<b>1%</b>
VESSELS				
Barge	458	468	(10)	-2%
Cruise	140	101	39	39%
Tug	472	495	(23)	-5%
Vessel	499	550	(51)	-9%
<b>TOTAL VESSELS:*</b>	<b>1,569</b>	<b>1,614</b>	<b>(45)</b>	<b>-2.8%</b>
<b>TEUS (includes empties)</b>	<b>101,900</b>	<b>95,536</b>	<b>6,364</b>	<b>7%</b>
<b>Passengers</b>	<b>615,457</b>	<b>223,138</b>	<b>392,319</b>	<b>176%</b>
<b>No. of Sailings</b>	<b>140</b>	<b>101</b>	<b>39</b>	<b>39%</b>

Includes all port berths; foreign and domestic cargo  
Vessel includes training vessels, repair/idle vessels  
Data as of 5/9/2023  
Subject to Change as of ETA Date

**Port Tampa Bay**  
**Budgetary Comparative Statement of Revenues and Expenses**  
**For the seven (7) months ending April 2023**

	Budget	Actual	Favorable (Unfavorable)	%
<b>Description</b>				
Port Usage Fees	34,367,606	37,649,113	3,281,507	9.5%
Rentals	12,529,902	13,470,962	941,060	7.5%
Other Operating	337,945	248,987	(88,958)	-26.3%
<b>Operating Revenue</b>	<b>47,235,453</b>	<b>51,369,062</b>	<b>4,133,609</b>	<b>8.8%</b>
Personnel	12,115,393	11,554,911	560,482	4.6%
Promotional	1,206,032	823,493	382,539	31.7%
Administrative	12,031,072	11,562,135	468,937	3.9%
<b>Operating Expense</b>	<b>25,352,497</b>	<b>23,940,539</b>	<b>1,411,958</b>	<b>5.6%</b>
<b>Operating Income</b>	<b>21,882,956</b>	<b>27,428,523</b>	<b>5,545,567</b>	<b>25.3%</b>
	46%	53%		
Interest Income	287,490	1,707,227	1,419,737	493.8%
Interest Expense	(2,259,293)	(2,262,431)	(3,138)	0.1%
Ad Valorem Tax Receipts	11,159,714	11,097,008	(62,706)	-0.6%
Other, net	(1,068,161)	(1,258,577)	(190,416)	17.8%
<b>Non-Operating</b>	<b>8,119,750</b>	<b>9,283,227</b>	<b>1,163,477</b>	<b>14.3%</b>
<b>Net Income</b>	<b>30,002,706</b>	<b>36,711,750</b>	<b>6,709,044</b>	<b>22.4%</b>

**SUBJECT: MINOR WORK PERMIT NO. 22-066 – REQUEST FOR VARIANCE FOR REPLACEMENT SEAWALL ALONG CRUISE TERMINAL 6, BERTH 268 IN YBOR CHANNEL**

**BACKGROUND:**

The Port Tampa Bay (PTB) Engineering Department submitted Minor Work Permit Application No. 22-066 for Berth 268 rehabilitation. In 2022, the wharf at Berth 268 was condemned and demolished due to the deteriorating structural integrity and life safety hazard. The PTB Engineering Department proposes to rehabilitate this wharf by installing an approximately 350 linear foot replacement sheet pile bulkhead/seawall waterward of the existing seawall/bulkhead.

**FACTS/COMMENTS:**

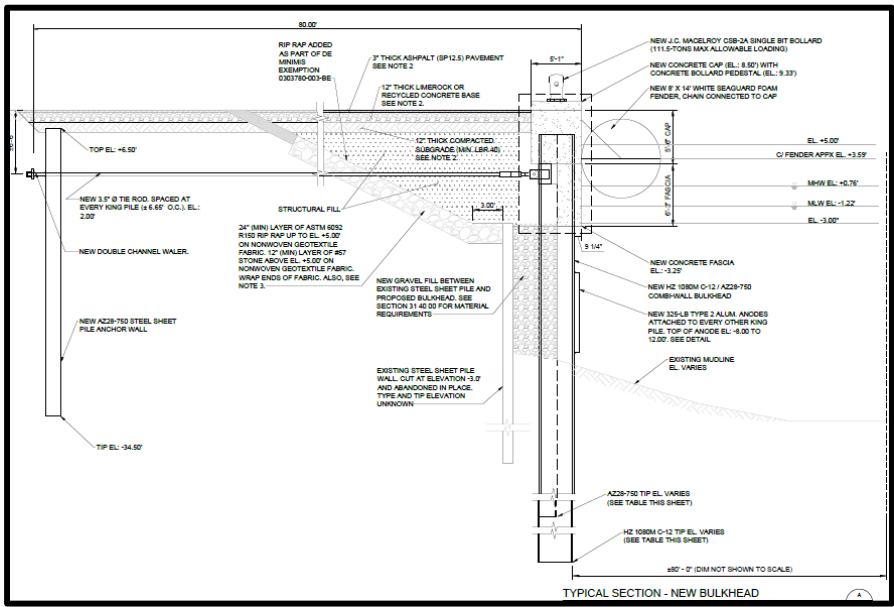
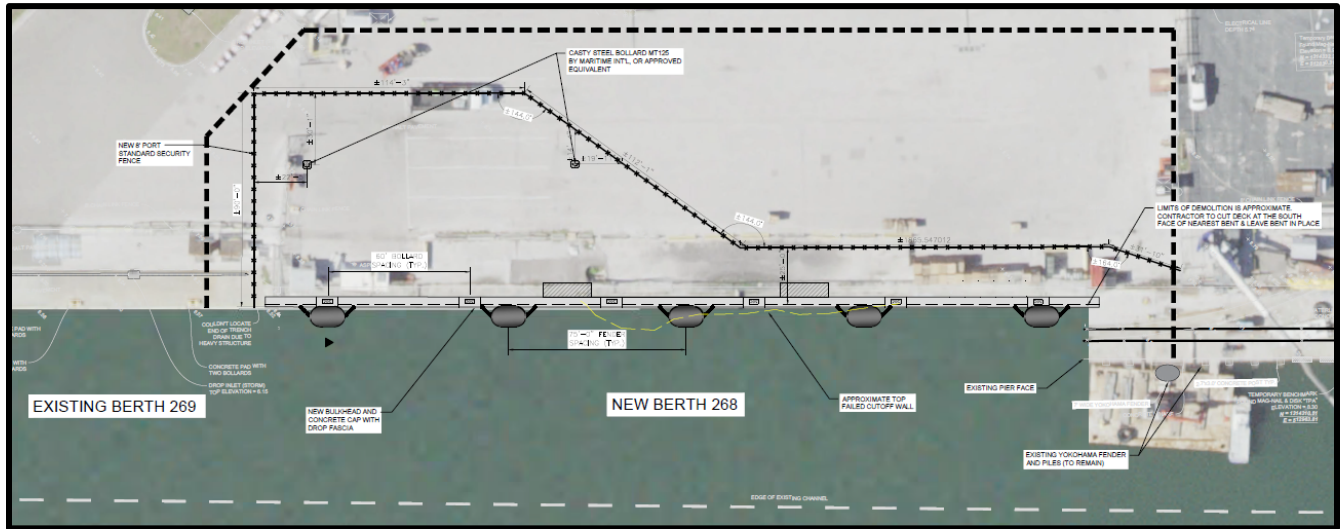
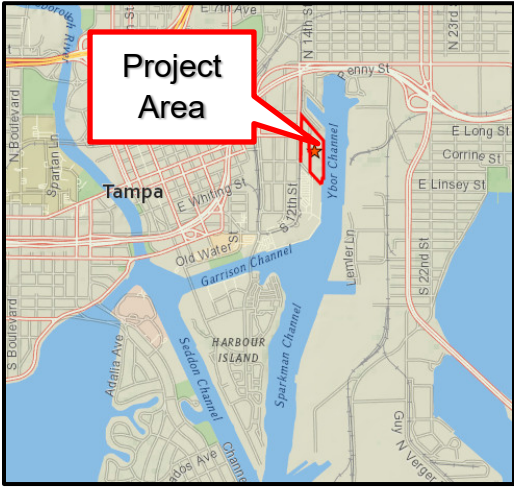
The PTB Engineering Department has proposed to install the replacement seawall a distance ranging from Eighteen Inches (18”) to 6-Feet waterward face-to-face distance from the existing bulkhead. This minor work permit application requires a variance since some portions of the replacement seawall would exceed the 18-inch criteria for a minor work permit. All other aspects of the proposed construction are consistent with the Submerged Land Management Rules.

The proposed project has received a recommendation of approval by the Environmental Protection Commission (EPC) of Hillsborough County.

**RECOMMENDATION:**

Authorize the Port President/CEO, or his designee, to grant the variance as listed in this agenda item, subject to review by Port counsel.

Board Meeting  
May 16, 2023  
Environmental 408767



**SUBJECT: SITE IMPROVEMENTS PERMIT AND UTILITY EASEMENT FOR SPECTRUM SUNSHINE ST. LLC FOR FIBER OPTICS ON EASTPORT DRIVE TO SERVICE CUSTOMS AND BORDER PROTECTION**

**BACKGROUND:**

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

**FACTS/COMMENTS:**

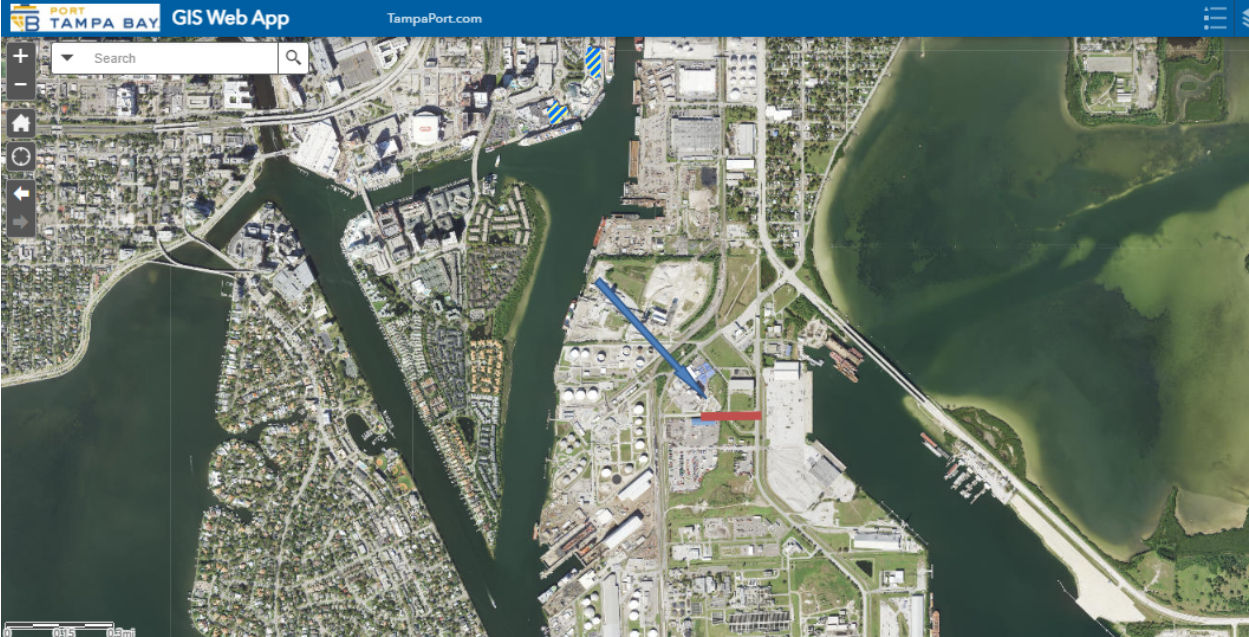
The U.S. Customs and Boarder Protection (CBP) leases approximately 9,143 square feet of space at 1803 Eastport Drive. for the operation of its centralized examination station (CES) facility on Hookers Point. Spectrum Sunshine St. LLC recently submitted a Site Improvements Permit application to PTB for the installation of fiber optics to the CES on Hookers Point, at the location shown on the attached exhibit.

PTB staff has reviewed the application, determined that the proposed location of fiber optics does not have any conflicts, and recommends approval of the Site Improvements Permit and the granting of the associated utility easement.

**RECOMMENDATION:**

Approve the Site Improvements Permit and authorize the Port President/CEO, or his designee, to execute the applicable utility easement with Spectrum Sunshine St. LLC for construction of the fiber optics system as described in this agenda item, subject to review by Port counsel.

Board Meeting  
May 16, 2023  
Engineering 409759



**TAMPA PORT AUTHORITY  
 GENERAL NOTES**

- (1) CONTRACTOR TO COORDINATE ALL WORK WITH THE UTILITY COMPANIES IN ORDER TO PREVENT DAMAGES TO OTHER UTILITIES. UTILITY NOTIFICATION CENTER TO BE NOTIFIED NO LESS THAN 48 HOURS OR MORE THAN FIVE (5) WORKING DAYS PRIOR TO CONSTRUCTION. CALL BURSHIRE 5455432476
- (2) SIDEWALKS AND DRIVEWAYS TO BE DIRECT BORED AS NECESSARY.
- (3) ALL CONSTRUCTION MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE LATEST TAMPA PORT AUTHORITY SPECIFICATIONS.
- (4) DEPARTMENT OF PUBLIC WORKS, UTILITIES INSPECTION DIVISION SHALL BE NOTIFIED THREE (3) WORKING DAYS PRIOR TO ANY COMMENCEMENT OF CONSTRUCTION ACTIVITIES.
- (5) CONTRACTOR SHALL RESTORE ALL GRASSED AREAS TO EXISTING CONDITIONS.
- (6) MAINTAIN MINIMUM (5) THREE FEET OF SEPARATION FROM ALL WATER LINES.
- (7) THESE DRAWINGS ARE INTENDED FOR PERMIT PURPOSES ONLY AND ARE NOT FOR CONSTRUCTION USE.
- (8) THESE DRAWINGS ARE FOR PERMITS PURPOSES ONLY. UTILITY LOCATIONS SHOWN ON THESE PLANS ARE APPROXIMATE AND FROM UTILITY RECORD INFORMATION.
- (9) NO EXCAVATION SHALL BE PERFORMED WITHIN 1 FT OF PROTECTED TREES (DT FOR GRAND OAKS). ALL UTILITY INSTALLATIONS SHALL BE PLACED BY DIRECTIONAL BORE UNDER TREES, BEGINNING OUTSIDE OF THE PROTECTIVE RADIUS.



**LEGEND**

□ SPECTRUM FID	———— CENTERLINE
★ ST. LITE	——— DDP / DOC
X SPECTRUM POWER POLE	——— DRAIN
○ CONCRETE POWER POLE	——— GAS
○ STEEL POWER POLE	——— WATER
○ PIPE HYDRANT	——— POWER
○ OVERT	——— ELEC
	——— SEWER
	——— RW

APPLICATION FOR TAMPA PORT AUTHORITY PERMIT TO PLACE BURIED CABLE AND CONDUIT WITHIN THE RW OF EASTPORT DR.		
SECTION 30	TOWNSHIP 29-S	RANGE 19-E
HILLSBOROUGH COUNTY		PROJECT #
ORDER		PRINT 1 OF 4

**SUBJECT: SITE IMPROVEMENTS PERMIT FOR SESCO CEMENT FLORIDA, LLC****BACKGROUND:**

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

**FACTS/COMMENTS:**

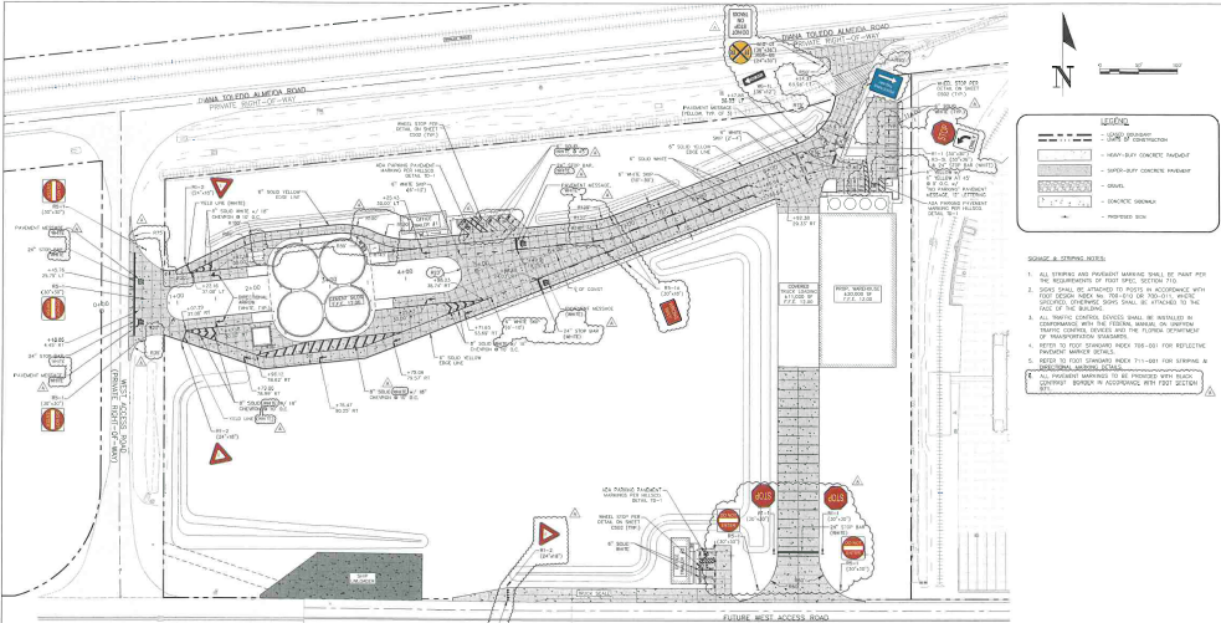
At its May 21, 2019 meeting, the PTB Board approved a lease agreement with SESCO Cement Florida, LLC (SESCO) to lease approximately 7 acres at Port Redwing. SESCO recently submitted a Site Improvements Permit application for the civil site works including site fill, grading, driveway connections, paving, signage, and storm water systems. The approximate cost of the project is \$1.3 Million.

PTB staff has reviewed the application, determined that the proposed works are in line with the original lease and do not have any conflicts, and recommends approval of the Site Improvements Permit.

**RECOMMENDATION:**

Approve the Site Improvements Permit and authorize the Port President/CEO, or his designee, to execute the permit as described in this agenda item, subject to review by Port counsel.

Board Meeting  
May 16, 2023  
Engineering 409758



**SUBJECT: SITE IMPROVEMENTS PERMIT AND UTILITY EASEMENTS FOR SPECTRUM SUNSHINE ST. LLC FOR FIBER OPTICS ON MCCLOSKEY BLVD TO SERVICE TAMPA SHIP, LLC**

**BACKGROUND:**

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

**FACTS/COMMENTS:**

Tampa Ship, LLC leases approximately 53 acres on Hookers Point for ship building and repair operations. Spectrum Sunshine St. LLC recently submitted a Site Improvements Permit application to PTB staff for the installation of fiber optics on Hookers Point, at the location shown on the attached exhibit, to Tampa Ship.

PTB staff has reviewed the application, determined that the proposed location of fiber optics does not have any conflicts, and recommends approval of the Site Improvements Permit and the associated utility easement.

**RECOMMENDATION:**

Approve the Site Improvements Permit and authorize the Port President/CEO, or his designee, to execute the applicable utility easement with Spectrum Sunshine St. LLC for construction of the fiber optics system as described in this agenda item, subject to review by Port counsel.

Board Meeting  
May 16, 2023  
Engineering 409894



**PORT OF TAMPA GENERAL NOTES**

- (1) CONTRACTOR TO COORDINATE ALL WORK WITH THE UTILITY COMPANIES IN ORDER TO PREVENT DAMAGE TO OTHER UTILITIES. UTILITY RELOCATION SHOULD BE BE COMPLETED AT LEAST 48 HOURS OR MORE THAN FIVE (5) WORKING DAYS PRIOR TO CONSTRUCTION. CALL SURVEY: 1.800.432.4476
- (2) SIDEWALKS AND DRIVEWAYS TO BE DIRECT BORED AS NECESSARY.
- (3) ALL CONSTRUCTION MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE LATEST EDITION OF STANDARD SPECIFICATIONS.
- (4) DEPARTMENT OF PUBLIC WORKS UTILITIES INSPECTION DIVISION SHALL BE NOTIFIED THREE (3) WORKING DAYS PRIOR TO ANY COMMENCEMENT OF CONSTRUCTION AND 48 HOURS PRIOR.
- (5) CONTRACTOR SHALL RESTORE ALL GRASED AREAS TO EXISTING CONDITIONS.
- (6) MAINTAIN MINIMUM (3) THREE FEET OF SEPARATION FROM ALL WATER LINES.
- (7) THESE DRAWINGS ARE INTENDED FOR PERMIT PURPOSES ONLY AND ARE NOT FOR CONSTRUCTION USE.
- (8) THESE DRAWINGS ARE FOR PERMITTING PURPOSES ONLY. UTILITY LOCATIONS SHOWN ON THESE PLANS ARE APPROXIMATE AND FOR UTILITY RECORDS INFORMATION.
- (9) NO EXCAVATION SHALL BE PERFORMED WITHIN 10' OF PROTECTED TREES (20' FOR GRAND OAKS). ALL UTILITY INSTALLATION SHALL BE PLACED BY DIRECTIONAL BORE UNDER TREES BEGINNING OUTSIDE OF THE PROTECTIVE BULK.

**LEGEND**

<ul style="list-style-type: none"> <li>□ CURB</li> <li>⊛ SPECTRUM FID</li> <li>⊛ UTILITY</li> <li>X LIGHT POWER POLE</li> <li>⊙ CONCRETE POWER POLE</li> <li>⊙ STEEL POWER POLE</li> <li>⊙ TREE PROTECT</li> <li>— CULVERT</li> </ul>	<ul style="list-style-type: none"> <li>— CENTERLINE</li> <li>— C&amp;G / B&amp;C</li> <li>— DRIVE</li> <li>— GAS</li> <li>— WATER</li> <li>— POWER</li> <li>— FIBER</li> <li>— SEWER</li> <li>— ROW</li> </ul>
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**VICINITY MAP**  
SECTION 30 TOWNSHIP 29-S RANGE 19-E

**PROJECT LOCATION**

**LEGEND**

<ul style="list-style-type: none"> <li>□ CURB</li> <li>⊛ SPECTRUM FID</li> <li>⊛ UTILITY</li> <li>X LIGHT POWER POLE</li> <li>⊙ CONCRETE POWER POLE</li> <li>⊙ STEEL POWER POLE</li> <li>⊙ TREE PROTECT</li> <li>— CULVERT</li> </ul>	<ul style="list-style-type: none"> <li>— CENTERLINE</li> <li>— C&amp;G / B&amp;C</li> <li>— DRIVE</li> <li>— GAS</li> <li>— WATER</li> <li>— POWER</li> <li>— FIBER</li> <li>— SEWER</li> <li>— ROW</li> </ul>
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**LEGEND**

<ul style="list-style-type: none"> <li>□ CURB</li> <li>⊛ SPECTRUM FID</li> <li>⊛ UTILITY</li> <li>X LIGHT POWER POLE</li> <li>⊙ CONCRETE POWER POLE</li> <li>⊙ STEEL POWER POLE</li> <li>⊙ TREE PROTECT</li> <li>— CULVERT</li> </ul>	<ul style="list-style-type: none"> <li>— CENTERLINE</li> <li>— C&amp;G / B&amp;C</li> <li>— DRIVE</li> <li>— GAS</li> <li>— WATER</li> <li>— POWER</li> <li>— FIBER</li> <li>— SEWER</li> <li>— ROW</li> </ul>
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**LEGEND**

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## **D. REGULAR AGENDA**

**SUBJECT: PUBLIC TRANSPORTATION GRANT AGREEMENT (PTGA) WITH THE  
FLORIDA DEPARTMENT OF TRANSPORTATION – FSTED FUNDS  
(PTGA #444908-2-94-03)**

**BACKGROUND:**

The State of Florida budgeted \$25 million to the Florida Seaports Transportation and Economic Development (FSTED) Council in Fiscal Year 2022-23 for projects dedicated to the state's deep-water ports. In addition to other allocations, Port Tampa Bay (PTB) secured \$137,500 in FSTED funds for Fiscal Year 2022-23 dedicated to security projects. The Florida Department of Transportation (FDOT), District Seven, is authorized to administer the disbursement of the FSTED funds and requires PTB to enter into a Public Transportation Grant Agreement (PTGA), with FDOT concerning the disbursement of the funds.

**FACTS/COMMENTS:**

PTB's allotment of \$137,500 FSTED funds may be utilized for approved FSTED security related projects. PTB staff has identified the primary usage of these funds for access control equipment dedicated to the Port Hardened Heavy Weather Building.

PTB has allocated these funds for the procuring of building access control equipment that includes locking mechanisms, video surveillance equipment and related items. The funds will be used to procure hardware, software/software licenses, and installation to facilitate these enhancements. The total award value under this PTGA #444908-2-94-03 is \$137,500, which requires a 20% PTB match of up to \$27,500 and anticipates reimbursement of up to \$110,000 from FDOT.

The Florida Ports Council (FPC), a non-profit Florida corporation, provides administrative services to ports to ensure compliance with the rules and procedures for ports to receive monies from the FSTED fund. In addition, FPC hires consultants and pays legal services to support FSTED. All ports receiving such funding have agreed to pay FPC a fee of 1.75% of the amount received. Thus, PTB is required to pay FPC a fee of \$1,925 in return for the funding it receives from FSTED. These costs are considered fair and reasonable for the performance of the defined work. PTB will pay the required funds from its revenue sources and funds are included in the Fiscal Year 2023 Capital budget.

**RECOMMENDATION:**

Authorize the Port President/CEO, or his designee, to enter into Public Transportation Grant Agreement (#444908-2-94-03) with FDOT, District Seven, valued at \$137,500 for security enhancements, which requires a 20% match of \$27,500 from Port Tampa Bay revenues for the purchase of hardware, software, and services. Also authorize the payment of \$1,925 to the Florida Ports Council, all subject to review by Port counsel.

Board Meeting  
May 16, 2023  
Security 408706

**SUBJECT: LEASE AGREEMENT WITH GLOVIS AMERICA, INC.****BACKGROUND:**

Glovis America, Inc. (Glovis) is a subsidiary of Hyundai Glovis Co., Ltd. and a third-party logistics provider that supports various areas within the supply chain management process, including vehicle handling and auto processing.

**FACTS/COMMENTS:**

Port Tampa Bay (PTB) staff and Glovis have negotiated the following terms for a lease agreement:

**Premises:** Approximately 10.5 acres of vacant land (Vehicle Storage Area or VSA) and 33,000 square feet of Warehouse Space (Vehicle Processing Center or VPC) located on Hooker's Point, in Tampa, Hillsborough County, as shown on the attached exhibit.

**Use:** Solely for RO-RO operations, vehicle storage, auto processing, and other related uses.

**Term:** The Initial Term would be Ten (10) years with Two (2) Lease Extension Options of Five (5) years each. The Initial Term for each area would consist of a development period and operational period.

The "VSA Development Period for the Vehicle Storage Area would commence on the effective date of the Lease and would end the earlier of the VSA Completion Date or August 1, 2024, whichever occurs first. The "VSA Operational Period" would commence upon the end of the VSA Development Period and continue through the end of the Initial Term.

The "VPC Development Period for the Vehicle Processing Center would commence on the effective date of the Lease and would end the earlier of the VPC Completion Date or January 1, 2024, whichever occurs first. The "VPC Operational Period" would commence upon the end of the VPC Development Period and continue through the end of the Initial Term.

**Rent:** Rent would be as follows:

**VSA Development Period:**

No Rent for the Vehicle Storage Area, unless Glovis takes possession of or occupies any portion of the Vehicle Storage Area.

**VPC Development Period:**

No Rent for the Vehicle Processing Center, unless Glovis takes possession or occupies any portion of the Vehicle Processing Center.

**VPA Operational Year 1:**

Rent would be \$30,000.00 per acre or \$315,000.00 annually, assuming a 10.5-acre leasehold.

**VPC Operational Lease Year 1:**

Rent would be \$10.00 per square foot or \$330,000.00 annually, assuming 33,000 s.f. warehouse leasehold.

**Operational Lease Years 2 -10:** Rent for the Vehicle Storage Area and Vehicle Processing Center would be based on the Rent for the prior Lease Year for each respective premises, as adjusted by the increase in the CPI.

**Extension Option Periods:** Rent for the Vehicle Storage Area and Vehicle Processing Center would be based upon the fair market value for each area as determined by an MAI appraiser.

**Minimum Annual Guaranty:**

Glovis would guarantee the movement of at least 70,000 vehicles through the port each year at the PTB wharfage rate then in effect for each year. For example, the current wharfage rate is \$4.43 per vehicle. This would be in addition to Base Rent.

**Improvements:** PTB would agree to pave and install lighting and fencing for vehicle storage on the Land Lease Premises for a total cost not to exceed Three Million Five Hundred Thousand Dollars (\$3,500,000.00), subject to the procurement of the construction work in accordance with PTB's procurement policy, requirements, and approval by PTB's Board of Commissioners. PTB would not be responsible for any other improvements to the Premises. Glovis would accept the improvements "AS-IS", "WHERE-IS", and 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.

**Security**

**Deposit:** Glovis would submit a Security Deposit equal to \$82,500.00 equal to Three (3) months Warehouse Rent to PTB upon execution of the Lease.

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

**Public**

**Hearing:** There were no comments on the proposed lease at the public hearing held on May 5, 2023.

**RECOMMENDATION:**

Authorize the Port President and CEO, or his designee, to execute a lease agreement with Glovis America, Inc, in accordance with the terms set forth in this agenda item, subject to review by Port counsel.

EXHIBIT "A"  
PREMISES





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: May 9, 2023

Subject: Glovis America, Inc. – Ground Lease Agreement - Public Hearing

This public hearing was held in accordance with procedures specified in Chapter 95-488, Laws of Florida. The subject public hearing was held before me on Friday, May 5, 2023 at 10:02 a.m. Attached is the transcription of the hearing along with copies of all exhibits.

Heather Eblin-Crowe  
Heather Eblin-Crowe  
Hearing Officer

Date May 9, 2023

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 Ground Lease Agreement with Glovis America, Inc.

Nesdaly Carrero  
Nesdaly Carrero  
Real Estate Project Manager

Date May 9, 2023

Attachments

**PUBLIC HEARING TRANSCRIPT**  
**May 5, 2023 at 10:02 a.m.**  
**Glovis America, Inc. – Ground Lease Agreement**

**ATTENDEES**

**HEARING OFFICER**

Heather Eblin-Crowe

1 **MRS. CROWE:**

2  
3 Good morning. Today is Friday, May 5, 2023 and this public hearing is called to  
4 order at 10:02 a.m. This hearing is held under the authority and pursuant to Chapter 95-  
5 488 of the Laws of Florida. The purpose of the hearing is to hear comments from the  
6 general public and interested parties regarding the following:  
7

8  
9 **GROUND LEASE AGREEMENT WITH GLOVIS AMERICA, INC.**

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

17 **MS. CARRERO:**

18  
19 For the purpose of this Public Hearing, Glovis America, Inc. will hereinafter be  
20 referred to as "Glovis" and Port Tampa Bay will be hereinafter to as "PTB". Glovis is an  
21 international logistics company provider and ocean transportation intermediary that  
22 transports a variety of items, including cars, buses, locomotives, and heavy machinery.  
23 Glovis is continuously developing new trans-ocean routes and improving existing routes  
24 to provide service for its various customers.  
25

26 Glovis desires to lease property from PTB for their operations. Glovis and PTB  
27 Staff have negotiated the following terms of the Ground Lease:  
28

29 The Premises would consist of approximately 11.84 acres of land which includes  
30 10.5 acres, 33,000 square feet of warehouse space and approximately 0.59 acres of a  
31 paved area for access as outlined on Exhibit "A".  
32

33 The Premises would be used for Roll On/Roll Off operations, distribution center,  
34 warehousing, outdoor storage, and other related uses.  
35

36 The Initial Term would be Ten (10) years commencing upon the effective date of  
37 the Lease with Two (2) Lease Extension Options of Five (5) years each.  
38

39 Rent for the Lease would be as follows:  
40

41 Lease Year 1, the Ground Lease Rent would be \$30,000.00 per acre or  
42 \$315,000.00 annually.

1 Lease Year 1, the Warehouse Lease Rent would be \$10.00 per square foot or  
2 \$330,000.00 annually.

3  
4 Lease Year 2 through 10, the Ground Lease and Warehouse Lease Rent would  
5 increase by CPI based on the previous year's Rent.

6  
7 Rent for the Extension Options Periods for both the Ground Lease and the  
8 Warehouse Lease would be based upon the fair market value for each area as  
9 determined by an MAI appraiser.

10  
11 Upon execution of the Lease, Glovis will provide a Security Deposit in the amount  
12 of \$82,500 which is equal to three (3) months Rent.

13  
14 Glovis will have a Minimum Annual Guarantee of 70,000 vehicles per year at the  
15 Port Tariff wharfage fee then in effect for that specific year. The current Port Tariff  
16 wharfage fee is \$4.43 per vehicle. The Minimum Annual Guarantee would be in addition  
17 to the Rent for the Ground Lease and Warehouse Lease.

18  
19 PTB would pave and install lighting and fencing for vehicle storage on the  
20 Premises for a total cost not to exceed \$3,500,000, subject to procurement of the  
21 construction work in accordance with the Port's procurement policy and requirements.  
22 Upon paving of the Premises, Glovis agrees to take the Premises and all existing  
23 improvements "AS-IS", "WHERE-IS". Glovis acknowledges that PTB disclaims and  
24 makes no representations or warranties, expressed or implied, including, without  
25 limitation, suitability or fitness for a particular purpose or otherwise.

26  
27 Glovis would be responsible for all utilities, real estate taxes, additional site  
28 improvements, insurance, maintenance of the Premises, and compliance with all seaport  
29 security laws and regulations, environmental laws and regulations and all other applicable  
30 regulations and laws.

31  
32 At this time, I would like to offer the following exhibits into the record:

33  
34 Exhibit No. 1 - Depiction and Layout of the Premises.

35  
36 Exhibit No. 2 - The Public Hearing Notice, along with the Publication Affidavit from  
37 the Tampa Bay Times, which advertised the Public Hearing on April 12, 2023 issue of the  
38 Tampa Bay Times.

39  
40 These are the only exhibits to be offered into the record.

41  
42 That is all.

1 **MRS. CROWE:**

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21

Thank you Ms. Carrero. The exhibits are accepted and entered into the record as presented.

At this time, we will take comments concerning this issue.

Are there any comments? Hearing none.

A transcript will be made and furnished to the Port Authority Staff. The Staff will make a recommendation to our Board of Commissioners, which will meet on May 16, 2023. The Staff recommendation will be available on May 10, 2023. If there is nothing else to come before this hearing, I declare this hearing closed at 10:09 a.m.

Dated on May 9, 2023.

Heather Eblin-Crowe  
Heather Eblin-Crowe  
Public Hearing Officer

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



**TAMPA PORT AUTHORITY PUBLIC HEARING  
Glovis America, Inc. – Ground Lease Agreement  
May 5, 2023 @ 10:02 a.m.  
PTB ID# 410015**

## EXHIBIT NO. 2 TAMPA BAY TIMES PUBLIC NOTICE AND AFFIDAVIT

0000282086-01

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

STATE OF FLORIDA  
COUNTY OF Hillsborough

Before the undersigned authority personally appeared **Carol Chewning** 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: GLOVIS AMERICA, INC - LEASE AGREEMENT** was published in said newspaper by print in the issues of: **4/12/23** or by publication on the newspaper's website, if authorized, on


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

<b>PORT TAMPA BAY NOTICE OF PUBLIC HEARING</b>	
<small>Notice is hereby given of a public hearing to be held on May 5, 2023, at 10:00 a.m., 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:</small>	
<b>GLOVIS AMERICA, INC. - LEASE AGREEMENT</b>	
<small>Additional information is available online at <a href="http://www.tampaport.com">www.tampaport.com</a>. 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 May 4, 2023. Oral comments and objections may be presented at the hearing.</small>	
<small>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.</small>	
<small>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.</small>	
4/12/2023	0000282086

} SS

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

Sworn to and subscribed before me this **14/12/2023**

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

Personally known       X       or produced identification

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



**TAMPA PORT AUTHORITY PUBLIC HEARING**  
**Glovis America, Inc. – Ground Lease Agreement**  
**May 5, 2023 @ 10:02 a.m.**  
**PTB ID# 410015**

# SIGN-IN SHEET

## PUBLIC HEARING FOR

### GLOVIS AMERICA, INC. - LEASE AMENDMENT

Friday, May 5, 2023 @ 10:00 A.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)	Do you plan to comment?
1.				
2.				
3.				
4.				
5.				
6.				
7.				
8.				
9.				
10.				

# Memorandum



PORT TAMPA BAY

To: A. Paul Anderson  
President and CEO

CC: Charles Klug  
Raul Alfonso

From: Heather Eblin-Crowe

Date: May 9, 2023

Subject: Glovis America, Inc. – Ground Lease Agreement - Public Hearing

This public hearing was held in accordance with procedures specified in Chapter 95-488, Laws of Florida. The subject public hearing was held before me on Friday, May 5, 2023 at 2:02 p.m. Attached is the transcription of the hearing along with copies of all exhibits.

Heather Eblin-Crowe  
Heather Eblin-Crowe  
Hearing Officer

Date May 9, 2023

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 Ground Lease Agreement with Glovis America, Inc.

Nesdarly Carrero  
Nesdarly Carrero  
Real Estate Project Manager

Date May 9, 2023

Attachments

**PUBLIC HEARING TRANSCRIPT**  
**May 5, 2023 at 2:02 p.m.**  
**Glovis America, Inc. – Ground Lease Agreement**

**ATTENDEES**

Greg Lovelace – Port Tampa Bay  
Wade Elliott – Port Tampa Bay  
Derik Oliver – Glovis America

**HEARING OFFICER**

Heather Eblin-Crowe

1 **MRS. CROWE:**

2  
3 Good afternoon. Today is Friday, May 5, 2023 and this public hearing is called to  
4 order at 2:02 p.m. This hearing is held under the authority and pursuant to Chapter 95-  
5 488 of the Laws of Florida. The purpose of the hearing is to hear comments from the  
6 general public and interested parties regarding the following:  
7

8  
9 **GROUND LEASE AGREEMENT WITH GLOVIS AMERICA INC.**

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

17 **MS. CARRERO:**

18  
19 For the purpose of this Public Hearing, Glovis America, Inc. will hereinafter be  
20 referred to as "Glovis" and Port Tampa Bay will be hereinafter to as "PTB". Glovis is an  
21 international logistics company provider and ocean transportation intermediary that  
22 transports a variety of items, including cars, buses, locomotives, and heavy machinery.  
23 Glovis is continuously developing new trans-ocean routes and improving existing routes  
24 to provide service for its various customers.  
25

26 Glovis desires to lease property from PTB for their operations. Glovis and PTB  
27 Staff have negotiated the following terms for the Ground Lease:  
28

29 The Premises would consist of approximately 11.84 acres of land which includes  
30 10.5 acres, 33,000 square feet of warehouse space and approximately 0.59 acres of a  
31 paved area for access as outlined on Exhibit "A".  
32

33 The Premises would be used for Roll On/Roll Off operations, distribution center,  
34 warehousing, outdoor storage, and other related uses.  
35

36 The Initial Term would be Ten (10) years commencing upon the effective date of  
37 the Lease with Two (2) Lease Extension Options of Five (5) years each.  
38

39 Rent for the Lease would be as follows:  
40

41 Lease Year 1, the Ground Lease Rent would be \$30,000.00 per acre or  
42 \$315,000.00 annually.

1 Lease Year 1, the Warehouse Lease Rent would be \$10.00 per square foot or  
2 \$330,000.00 annually.

3  
4 Lease Year 2 through 10, the Ground Lease and Warehouse Lease Rent would  
5 increase by CPI based on the previous year's Rent.

6  
7 Rent for the Extension Options Periods for both the Ground Lease and the  
8 Warehouse Lease would be based upon the fair market value for each area as  
9 determined by an MAI appraiser.

10  
11 Upon execution of the Lease, Glovis will provide a Security Deposit in the amount  
12 of \$82,500 which is equal to three (3) months' Rent.

13  
14 Glovis will have a Minimum Annual Guarantee of 70,000 vehicles per year at the  
15 Port Tariff wharfage fee then in effect for that specific year. The current Port Tariff  
16 wharfage fee is \$4.43 per vehicle. The Minimum Annual Guarantee would be in addition  
17 to the Rent for the Ground Lease and Warehouse Lease.

18  
19 PTB would pave and install lighting and fencing for vehicle storage on the  
20 Premises for a total cost not to exceed \$3,500,000, subject to procurement of the  
21 construction work in accordance with the Port's procurement policy and requirements.  
22 Upon paving of the Premises, Glovis agrees to take the Premises and all existing  
23 improvements "AS-IS", "WHERE-IS". Glovis acknowledges that PTB disclaims and  
24 makes no representations or warranties, expressed or implied, including, without  
25 limitation, suitability or fitness for a particular purpose or otherwise.

26  
27 Glovis would be responsible for all utilities, real estate taxes, additional site  
28 improvements, insurance, maintenance of the Premises, and compliance with all seaport  
29 security laws and regulations, environmental laws and regulations and all other applicable  
30 regulations and laws.

31  
32 At this time, I would like to offer the following exhibits into the record:

33  
34 Exhibit No. 1 - Depiction and Layout of the Premises.

35  
36 Exhibit No. 2 - The Public Hearing Notice, along with the Publication Affidavit from  
37 the Tampa Bay Times, which advertised the Public Hearing on April 12, 2023 issue of the  
38 Tampa Bay Times.

39  
40 These are the only exhibits to be offered into the record.

41  
42 That is all.

1 **MRS. CROWE:**

2  
3 Thank you Ms. Carrero. The exhibits are accepted and entered into the record as  
4 presented.

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

7  
8 Are there any comments? Hearing none.

9  
10 A transcript will be made and furnished to the Port Authority Staff. The Staff will  
11 make a recommendation to our Board of Commissioners, which will meet on May 16,  
12 2023. The Staff recommendation will be available on May 10, 2023. If there is nothing  
13 else to come before this hearing, I declare this hearing closed at 2:07 p.m.

14  
15 Dated on May 9, 2023  
16 \_\_\_\_\_.

17  
18 Heather Eblin-Crowe  
19 \_\_\_\_\_  
20 Heather Eblin-Crowe  
21 Public Hearing Officer

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



**TAMPA PORT AUTHORITY PUBLIC HEARING  
Glovis America, Inc. – Ground Lease Agreement  
May 5, 2023 @ 2:02 p.m.  
PTB ID# 409981**

## EXHIBIT NO. 2 TAMPA BAY TIMES PUBLIC NOTICE AND AFFIDAVIT

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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.

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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.	
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4/12/2023	0000282086

} SS

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

Sworn to and subscribed before me this **14/12/2023**

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

Personally known       X       or produced identification

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



**TAMPA PORT AUTHORITY PUBLIC HEARING**  
**Glovis America, Inc. – Ground Lease Agreement**  
**May 5, 2023 @ 2:02 p.m.**  
**PTB ID# 409981**

## SIGN-IN SHEET

### PUBLIC HEARING FOR

### GLOVIS AMERICA, INC. - LEASE AMENDMENT

Friday, May 5, 2023 @ 2:00 A.M. *P.H.*

#### 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.	<i>Greg Lovelace</i>	<i>PTB</i>	<i>1101 Channelside Dr., Tampa</i>	<i>✓</i>
2.	<i>Dante Oliver</i>	<i>GLOVIS</i>	<i>1101 Channelside Dr., Tampa</i>	<i>N</i>
3.	<i>Wade Elliott</i>	<i>PTB</i>	<i>u u u</i>	<i>✓</i>
4.				
5.				
6.				
7.				
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9.				
10.				

## **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**  
**April 30, 2023**

Customer Number	Customer Name	Current	31 - 60 Days	61 - 90 Days	91 & Over	Customer Balance
<b>Port Fees</b>						
D073	470 BULK PRODUCTS LLC	-	-	100.00	-	100.00
D081	AMERICAN MARINE EXPRESS, INC	105.00	-	-	-	105.00
D054	ANCHOR SANDBLASTING AND COATINGS, INC	240.00	-	-	-	240.00
T400	ARDENT MILLS, LLC	177,407.48	-	-	-	177,407.48
Q456	ARGOS USA LLC	28,947.24	-	-	-	28,947.24
S063	BMP USA, INC	-	-	-	10.50	10.50
T201	BUCKEYE TERMINALS, LLC	219,628.11	87,303.06	72,789.98	-	379,721.15
D049	CARGILL SALT	92.30	-	-	-	92.30
T131	CARNIVAL CRUISE LINES	552,662.62	492,184.94	-	-	1,044,847.56
T198	CEMEX CONSTRUCTION MATERIALS FLORIDA, LLC	25,222.60	-	-	-	25,222.60
T014	CENTRAL FLORIDA PIPELINE LLC	414,156.90	123,506.80	-	-	537,663.70
T145	CENTRAL FLORIDA PIPELINE LLC	10,476.50	-	-	-	10,476.50
Q414	CENTURY METALS & SUPPLIES INC	2,070.61	-	-	-	2,070.61 <sup>46</sup>
Q439	CITROSUCO NORTH AMERICA, INC.	64,358.29	-	-	-	64,358.29
T109	CITRUS PRODUCTS	13,004.71	-	-	-	13,004.71
D047	CITY OF TAMPA	820.00	-	-	-	820.00
D048	CITY OF TAMPA MOBILITY DEPARTMENT	60.00	-	-	-	60.00
M144	CYBER FLORIDA	1,000.00	-	-	-	1,000.00
A423	DANN OCEAN TOWING, INC	483.00	2,162.40	-	-	2,645.40
D063	DAVIS INDUSTRIAL	20.00	-	-	-	20.00
Q450	DOLE FRESH FRUIT COMPANY	23,775.56	15,374.00	-	-	39,149.56
Q081	DONGKUK INTERNATIONAL INC	5,223.73	-	-	-	5,223.73
Q127	DONGKUK INTERNATIONAL INC	1,240.50	-	-	-	1,240.50
S064	DV CONTAINER SERVICES	598.50	-	-	-	598.50
A418	EXPRESS MARINE	488.25	-	-	-	488.25
T132	FLORIDA AQUARIUM	491.75	-	-	-	491.75
A429	GAC SHIPPING (USA) INC	88,463.07	-	-	-	88,463.07
T185	GAETANO CACCIATORE INC	33,238.76	-	-	-	33,238.76
S043	GLOBAL DISTRIBUTION INC	756.00	577.50	-	-	1,333.50
A527	GULF HARBOR SHIPPING, LLC	(25.00)	-	-	-	(25.00)
T063	GULF SULPHUR SERVICES	15,258.26	-	-	-	15,258.26
Q336	HANWA AMERICAN CORPORATION	5,347.46	-	-	-	5,347.46

**TAMPA PORT AUTHORITY**  
**Monthly Aged Receivables**  
**April 30, 2023**

Customer Number	Customer Name	Current	31 - 60 Days	61 - 90 Days	91 & Over	Customer Balance
Q010	HUSTEEL USA INC	503.25	-	-	-	503.25
A306	INCHCAPE SHIPPING SERVICES	62,162.60	-	46.93	-	62,209.53
Q355	K&K ENTERPRISES INC.	63.25	4,216.76	-	-	4,280.01
A350	KIMMINS CONTRACTING	140.00	-	-	-	140.00
D036	KINDER MORGAN BULK	20.00	-	-	-	20.00
A003	KIRBY OFFSHORE MARINE	14,557.23	-	-	-	14,557.23
A248	LA CARRIERS, LLC	2,545.90	287.76	-	-	2,833.66
D065	LAKELAND PAVING COMPANY	40.00	-	-	-	40.00
Q410	LEE COMPANY CUSTOMS BROKER	3,404.61	-	-	-	3,404.61
T308	LOGISTEC GULF COAST LLC	27,100.39	-	-	-	27,100.39
T328	MAJESTIC STEEL USA	15,134.78	-	-	-	15,134.78
A360	MARTIN GAS MARINE	13,331.56	-	-	-	13,331.56
T135	MARTIN MARIETTA AGGREGATES	60,582.90	-	-	-	60,582.90
T134	MARTIN OPERATING PARTNERSHIP	13,461.83	514.00	-	-	13,975.8347
A465	MASTER, OWNER & OPERATORS	76,400.55	-	-	-	76,400.55
D074	MCKENZIE CONTRACTING, LLC	100.00	-	120.00	-	220.00
Q487	METAL ROOF MASTER	517.42	-	-	-	517.42
S067	MKD LOGISTICS LLC	(50.00)	-	-	-	(50.00)
A509	MOBRO MARINE INC	259.35	-	-	-	259.35
A430	MORAN SHIPPING AGENCIES	29,355.29	-	-	-	29,355.29
A053	MORAN TOWING CORPORATION	6,279.01	-	-	-	6,279.01
T002	MOSAIC CROP NUTRITION, LLC	(3,332.28)	-	-	-	(3,332.28)
T011	MURPHY OIL USA INC	12,462.94	-	-	-	12,462.94
A486	NORTH AMERICAN GENERAL AGENTS	33,912.88	33,411.70	-	-	67,324.58
A071	NORTON LILLY INTERNATIONAL	305,411.90	11,240.66	-	1,653.88	318,306.44
T200	NORWEGIAN CRUISE LINE	12,303.76	-	-	-	12,303.76
A439	NOVA INTERNATIONAL SHIPPING	13,619.37	-	-	-	13,619.37
D077	OHC ENVIRONMENTAL ENGINEERING, INC	-	-	-	20.00	20.00
S076	ONLINE TRANSPORT INTERNATIONAL LLC	483.00	577.50	924.00	766.50	2,751.00
Q351	OPTIMA STEEL INTERNATIONAL, LLC	414.97	-	-	-	414.97
A069	OSG AMERICA INC	820.95	-	-	-	820.95
Q397	PACIFIC METALS TRADING INC	3,376.22	-	-	-	3,376.22
T318	PORT LOGISTICS TERMINAL OPERATIONS LLC	4,387.45	109.47	-	-	4,496.92
S039	PORTS AMERICA	40.00	-	-	-	40.00

**TAMPA PORT AUTHORITY**  
**Monthly Aged Receivables**  
**April 30, 2023**

<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>
T006	PORTS AMERICA	5,790.90	-	-	-	5,790.90
T182	PORTS AMERICA	255,605.27	-	-	225.68	255,830.95
T311	Precision Build Solutions, LLC	140.00	-	-	-	140.00
A283	PRO TRANSPORT INC, TAMPA	180.50	294.00	-	-	474.50
T292	PURAGLOBE FLORIDA LLC	919.86	-	-	-	919.86
S078	QUICK TRIP EXPRESS FREIGHT SERVICE, INC	252.00	-	-	-	252.00
D075	RELIABLE TAMPA PARTNERS	40.00	-	40.00	-	80.00
Q371	SAMSUNG C&T AMERICA, INC	-	679.80	-	-	679.80
A064	SAVAGE & SON, AR	412,632.91	-	-	-	412,632.91
A531	SAVAGE MARINE MANAGEMENT COMPANY, LLC	18,423.91	-	-	-	18,423.91
A065	SEA & LAND SHIPPING	43,147.35	-	-	-	43,147.35
Q202	SEAH STEEL AMERICA	7,791.32	-	-	-	7,791.32
Q213	SEAH STEEL AMERICA CORP	-	-	-	257.02	257.02
T329	SESCO CEMENT OF FLORIDA LLC	4,482.28	298,818.94	-	-	303,301.2248
A541	SPACE EXPLORATION TECHNOLOGIES CORP	1,799.08	-	-	-	1,799.08
T101	SULPHURIC ACID TRADING COMPANY	12,451.18	-	-	-	12,451.18
T137	TAMPA JUICE SERVICE INC	5,014.97	-	-	-	5,014.97
T021	TAMPA PORT SERVICES, LLC	(217.89)	-	-	-	(217.89)
A384	TAMPA SHIP LLC	325.50	-	-	-	325.50
M143	TBMSF/TPM JOINT VENTURE	-	4,351.62	-	-	4,351.62
Q191	TERNIUM INTERNATIONAL USA CORP.	388.93	-	-	-	388.93
T173	TITAN FLORIDA LLC	59,378.45	49,730.62	50,368.51	22,513.86	181,991.44
T150	TRADEMARK METALS RECYCLING FKA ONESTEEL	46,869.88	-	-	-	46,869.88
A251	TRADEMARK METALS RECYCLING LLC	2,180.00	-	-	-	2,180.00
A497	TRANS-ATLANTIC AGENCIES INC	98,977.51	-	-	-	98,977.51
T020	TRANSMONTAIGNE INC	73,870.38	-	-	-	73,870.38
Q163	USP HOLDINGS, INC	1,205.33	-	-	-	1,205.33
T119	VULCAN MATERIALS COMPANY	107,730.50	54,729.58	820.65	5,692.30	168,973.03
Q435	WEST COAST METALS	1,261.46	-	-	-	1,261.46
A532	WORLD FUEL SERVICES, INC.	44,142.28	-	-	-	44,142.28
T056	YARA NORTH AMERICA INC	9,474.13	-	-	-	9,474.13
T171	ZIM ISRAELI NAVIGATION COMPANY	31,644.00	-	-	1,338.21	32,982.21
<b>Subtotal Port Fees</b>		<b>3,641,325.27</b>	<b>1,180,071.11</b>	<b>125,210.07</b>	<b>32,477.95</b>	<b>4,979,084.40</b>

**TAMPA PORT AUTHORITY**  
**Monthly Aged Receivables**  
**April 30, 2023**

Customer Number	Customer Name	Current	31 - 60 Days	61 - 90 Days	91 & Over	Customer Balance
<b><u>Lease Charges</u></b>						
L045	AMALIE OIL	249.64	-	-	-	249.64
L219	AMERICAN VICTORY SHIP MEMORIAL MUSEUM	(19.37)	-	-	-	(19.37)
L400	ARDENT MILLS, LLC	204.88	-	-	-	204.88
L306	BUCKEYE TERMINALS, LLC	6,874.99	-	-	-	6,874.99
L207	CARGILL INC SALT FACILITY	(1,594.66)	-	-	-	(1,594.66)
L403	CELLCO PARTNERSHIP DBA VERIZON WIRELESS	(5.52)	-	-	-	(5.52)
L277	CEMEX CONSTRUCTION MATERIALS FLORIDA LLC	108,945.42	-	-	-	108,945.42
L399	CEMEX CONSTRUCTION MATERIALS FLORIDA LLC	23,843.22	-	-	-	23,843.22
L044	DIVERSIFIED MARINE TECH	79.05	-	-	-	79.05
L124	GULF MARINE REPAIR INC	340.00	-	-	-	340.00
L214	GULF SULPHUR SERVICES	15,353.43	-	-	-	15,353.4349
L309	HILLSBOROUGH COUNTY SHERIFF'S OFFICE	8.00	-	-	-	8.00
L103	INTERNATIONAL SHIP REPAIR & MARINE SERVICES, INC	320.00	-	-	-	320.00
L308	LOGISTEC GULF COAST LLC	22,433.10	-	-	-	22,433.10
L328	MAJESTIC STEEL USA	15,781.94	-	-	-	15,781.94
L010	MOSAIC CROP NUTRITION, LLC	(156.32)	-	-	-	(156.32)
L039	MURPHY OIL USA INC	8.00	-	-	-	8.00
L410	NORTH ATLANTIC INTERNATIONAL OCEAN CARRIER, INC	(1,292.93)	-	-	872.73	(420.20)
L409	ONLINE TRANSPORT INTERNATIONAL LLC	2,103.96	-	-	-	2,103.96
L405	PORT HENDRY D, LLC	22,417.30	-	-	-	22,417.30
L318	PORT LOGISTICS TERMINAL OPERATIONS LLC	1,067.02	-	22,807.05	-	23,874.07
L264	PORTS AMERICA	32,691.59	-	-	-	32,691.59
L311	Precision Build Solutions, LLC	1,903.75	-	-	-	1,903.75
L196	SEABULK TOWING INC	24.00	-	-	-	24.00
L138	SHRIMP SVC DOCK ASSOCIATION	32.28	-	-	-	32.28
L235	STARSHIP CRUISE LINE	252.84	-	-	-	252.84
L064	SUPERIOR SEAFOODS INC	240.54	-	-	-	240.54
L049	TAMPA PORT SERVICES, LLC	(45.33)	-	-	-	(45.33)
L190	TAMPA SHIP LLC	7,060.00	-	-	-	7,060.00
L291	TAYLOR PERRY WAREHOUSE & DISTRIBUTION LLC	58,887.55	57,510.16	44,673.75	15,934.38	177,005.84
L295	THE FLORIDA AQUARIUM	735.08	-	-	-	735.08

**TAMPA PORT AUTHORITY**  
**Monthly Aged Receivables**  
**April 30, 2023**

<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>
L239	TITAN FLORIDA LLC	360.00	-	360.00	40.00	760.00
L209	TRADEMARK METALS RECYCLING FKA ONESTEEL	(172.28)	-	-	-	(172.28)
L297	TRANSFLO TERMINAL SERVICES, INC.	11,411.06	11,788.67	11,788.67	35,366.01	70,354.41
L078	TRANSMONTAIGNE TERMINALING INC	24.25	-	-	-	24.25
L191	TYSON TAMPA APARTMENTS, LLC	9,801.47	-	-	-	9,801.47
L079	VERSAGGI SHRIMP COMPANY	120.57	-	-	-	120.57
L146	VULCAN MATERIALS	(5,303.23)	-	-	-	(5,303.23)
L261	WESTSHORE MARINA VENTURES, LLC	108,230.03	-	-	-	108,230.03
L100	YARA NORTH AMERICA	13.00	-	-	-	13.00
<b>Subtotal Lease Charges</b>		<b>443,228.32</b>	<b>69,298.83</b>	<b>79,629.47</b>	<b>52,213.12</b>	<b>644,369.74</b>

**Accounts in Litigation/Renegotiation/Bankruptcy**

50

R020	FELIPES PAVEL	-	-	-	2,495.78	2,495.78
L404	INTEGRAL ENERGY, LLC	-	-	-	274,733.00	274,733.00
R023	ORLANDO DAVID VELEZ GARCIA	1,011.53	-	-	-	1,011.53
A538	WORK CAT TRANS GULF LLC	-	-	-	224,197.87	224,197.87
<b>Subtotal Accounts in Litigation/Renegotiation/Bankruptcy</b>		<b>1,011.53</b>	<b>-</b>	<b>-</b>	<b>501,426.65</b>	<b>502,438.18</b>

**Total Aged Receivables as of April 30, 2023**

**\$ 4,085,565.12   \$ 1,249,369.94   \$ 204,839.54   \$ 586,117.72   \$ 6,125,892.32**

**TAMPA PORT AUTHORITY**  
**MONTHLY CONTRACT STATUS REPORT**  
**04/30/23**

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>62,451</b>	96.1%	
Security System Maintenance & Repair	GSA Security	22-03	03/23/22	\$ 481,000	<b>451,846</b>	93.9%	
SBE Uniformed Security Guard Service	Martinez & Company	22-21	06/18/19	\$ 324,500	<b>208,436</b>	64.2%	
Real Estate Consulting Services	CBRE, Inc.	22-17	06/15/21	\$ 75,000	-	0.0%	
Government Relations Consultant Services	Van Scoyoc & Associates	23-33	08/17/21	\$ 90,000	<b>45,000</b>	50.0%	
State Legislative Services	Advocacy Group at Cardenas Partners	23-29	08/16/22	\$ 60,000	<b>35,000</b>	58.3%	
Elevator/Escalator Maintenance & Repair Services	ThyssenKrupp Elevator	22-27	09/15/20	\$ 427,084	<b>170,786</b>	40.0%	
Website Development & Website Hosting Services	GSL Solutions	22-35	11/15/22	\$ 45,000	<b>4,375</b>	9.7%	
Video Production Services	Shooting Stars Post Inc	23-30	10/19/21	\$ 90,000	<b>37,163</b>	41.3%	
Software Licensing - Concur	Carahsoft Technology Corp	23-10	04/21/20	\$ 75,375	<b>75,360</b>	100.0%	
Law Enforcement Services	Hillsborough County Sheriff's Office	23-39	09/20/22	\$ 3,067,804	<b>961,300</b>	31.3%	
Workers Compensation Insurance	PGIT (Preferred Governmental Insurance Trust)	23-05	09/20/22	\$ 96,081	<b>72,101</b>	75.0%	
Landscaping Services	TCC Enterprise Inc	23-06	09/21/21	\$ 120,000	<b>45,100</b>	<del>51.5%</del>	
Grounds Maintenance	TCC Enterprise Inc	23-18	09/21/21	\$ 341,009	<b>155,004</b>	45.5%	
HVAC Monitoring, Routine Service & Repair	Tampa Bay Trane	23-12	09/17/19	\$ 84,200	<b>47,411</b>	56.3%	
Consulting Services	HCP Associates	23-14	8/18/2020	\$ 95,000	<b>21,656</b>	22.8%	
Uniformed Security Guard Services	G4S Security Solutions	23-15	12/15/2020	\$ 3,825,592	<b>3,664,215</b>	95.8%	
Copier Leases (8 copiers)	Sharp Business Systems	22-11	10/16/18	\$ 60,000	<b>42,724</b>	71.2%	
State Legislative Services	Capital City Consulting, LLC	22-21	06/15/21	\$ 60,000	<b>35,000</b>	58.3%	
I.T. Consultant	Computer Science Corporation	22-23	09/18/18	\$ 85,000	<b>40,635</b>	47.8%	
Janitorial Services	Xtremely Clean	23-08	10/15/19	\$ 468,727	<b>207,654</b>	44.3%	
Insurance Broker Services	Hugh Wood, Inc	22-28	08/17/21	\$ 50,000	<b>50,000</b>	100.0%	
Property & Liability Insurance	Hugh Wood, Inc	22-42	04/19/22	\$ 2,995,000	<b>2,813,195</b>	93.9%	
Hosting and Support Services	Timmons Group	23-20	12/21/21	\$ 72,950	<b>17,794</b>	24.4%	
Financial Audit Services	Rivero, Gordimer & Company, PA	23-19	09/19/22	\$ 92,000	<b>73,003</b>	79.4%	
Financial Advisory Services	PFM Financial Advisors LLC	23-40	09/20/22	\$ 30,000	-	0.0%	
Medical Insurance	United Healthcare	22-37	10/18/23	\$ 3,013,625	<b>1,019,163</b>	33.8%	
<b>OPERATING AND NON-CAPITAL CONTRACTS:</b>					<b>\$ 16,360,267</b>	<b>\$ 10,396,517</b>	
<b>CONTINUING ANNUAL CONTRACTS:</b>							
Disaster Recovery services	Belfor USA Group (Year 4)	21-24	04/17/18	\$ 10,000	\$ 10,000	100.0%	
Professional Service Contracts	Various	19-01-02	07/24/17	\$ 7,206,213	\$ 4,640,955	64.4%	
Professional Service Contracts	Various	20-01-02	09/17/19	\$ 7,895,000	\$ 6,351,854	80.5%	
Professional Service Contracts	Various	21-01-02	09/15/20	\$ 7,049,422	\$ 5,107,890	72.5%	
Professional Service Contracts	Various	22-01-02		\$ 5,650,000	\$ 4,161,575	73.7%	
Professional Service Contracts	Various	23-01-02		\$ 11,466,132	\$ 3,533,550	30.8%	
<b>CONTINUING ANNUAL CONTRACTS:</b>					<b>\$ 39,276,767</b>	<b>\$ 23,805,822</b>	

**TAMPA PORT AUTHORITY**  
**MONTHLY CONTRACT STATUS REPORT**  
**04/30/23**

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	1,837,405	96.2%
Navigational Improvements	Orion Marine Construction	23-04	08/20/19	\$ 3,000,000	3,000,000	100.0%
Navigational Improvements - Turning Basin Widening	Orion Marine Construction	23-04-01	06/21/22	\$ 3,000,000	746,372	24.9%
Berth 211 Uplands Improvements	PCS Civil fka Pepper Construction Services, Inc	19-16	03/19/19	\$ 19,646,396	19,603,891	99.8%
Cruise Terminal 2 Office of Information Technology	US Customs and Border Patrol	19-22	06/18/19	\$ 483,718	-	0.0%
Guy N. Verger Roadway Improvements	Kimmins Contracting Corporation	21-38	11/17/20	\$ 2,700,000	2,492,323	92.3%
Transload Facility - Design and Construction	Williams Company	21-26	06/15/21	\$ 13,000,000	667,047	5.1%
Terminal 3 Access Road	Kimmins Contracting Corporation	21-39	05/18/21	\$ 1,446,469	1,215,927	84.1%
General Reevaluation Report of the Tampa Harbor Federal Project	US Army Corps of Engineers	21-50	02/16/21	\$ 1,575,000	1,050,000	66.7%
Engineering Consultant Services for Berth 214 Uplands Development (Container Terminal)	WSP USA Inc	21-16	04/20/21	\$ 1,000,000	750,651	75.1%
12,000 Sq Ft Storm hardened vehicle storage building	Blackwater Construction Services	22-38	10/19/21	\$ 3,000,000	2,477,351	82.6%
Transformers to support the new Sumitomo Cranes	Tampa Armature Works	22-16	02/15/22	\$ 1,280,981	1,227,195	95.8%
Berth 268 Reconstruction	Orion Marine Construction	22-41	03/22/22	\$ 12,000,000	4,165,693	34.7%
Berth 218 Marine Infrastructure Engineering Services	Moffatt & Nichol	22-43	05/17/22	\$ 600,000	360,616	60.1%
Electrical improvements for Sumitomo Cranes	Global Rigging & Transport, Inc	23-45	08/16/22	\$ 3,000,000	1,255,820	41.9%
Sanitary Sewer System	Causeway Development Partners	23-46	08/16/22	\$ 500,000	-	0.0%
Eastport Mitigation Site	The Kearney Companies LLC	23-47	09/19/22	\$ 3,500,000	-	0.0%
Redwing Access Rd	QGS Development, LLC	23-48	09/19/22	\$ 1,734,482	831,415	47.9%
Cruise Terminal 3 Anode project	Orion Marine Construction	23-49	01/17/23	\$ 357,500	-	0.0%
WAV Surveillance System	GSA Security	22-03-01	12/20/22	\$ 292,528	281,403	96.2%
Berth 214 Uplands Development	PCS Civil, Inc	23-51		\$ 20,154,697	-	0.0%
Hookers Point ATONs (Range Markers)	Vecellio & Grogan, Inc	23-50		\$ 1,448,625	-	0.0%
Design of project to increase reliability to the electrical grid system	Tampa Electric Company (TECO)	23-52		\$ 500,000	-	0.0%
<b>CONSTRUCTION AND CAPITAL CONTRACTS:</b>				<u>\$ 96,129,602</u>	<u>\$ 41,963,109</u>	
<b>GRAND TOTAL:</b>				<u>\$ 151,766,636</u>	<u>\$ 76,165,448</u>	

**MINOR WORK PERMIT REPORT**

4/1/2023 – 4/30/2023

**PERMITS ISSUED**

23-002	Argos USA	Replace Dolphins/Berth246/Sparkman Channel/Tampa
22-061	Hillsborough County Public Works	Replace Fender Wales/Columbus Drive Bridge/Hillsborough River/Tampa
22-060	Stillwaters Landing HOA, Inc.	Maintenance Dredge/Alafia River/Riverview

**REVISIONS**


**VIOLATIONS**

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

**PENDING APPLICATIONS SUMMARY**

Appl.#	M/S	Applicant	Proposed Work
20-010	S	Port Tampa Bay	Bulkhead wall, fill, dredge Berth 214
20-015	M	Brett Emes	Maintenance dredging-Lot 57 Len-Little Harbor
21-041	M	Elliott Glazer	Kayak lift @ 507 Islebay Drive-Apollo Beach, FL (Mirabay)
21-057	M	George Wilkes	Dock @3020 Christopher Watch Lane, Ruskin, FL (Len-Little Harbor Lot)
21-068	M	Justin Bremer	Lift @ 5717 Sea Turtle Place-Apollo Beach, FL
21-092	M	Michael Angel	Dock-lift @ 711 Pinckney Dr – Apollo Beach
22-020	M	Pine Key Project, LLC	Dock @ Pine Key Island (aka One Beer Can Island), Gibsonton
22-030	M	Hillsborough County	Bridge Maintenance-Channel Armoring Fletcher Avenue over Hillsborough River-COT/COTT/Unincorp.
22-031	M	SP Tampa Causeway Partners LLC	Subaqueous utility crossing @McKay Bay-3600 Causeway Blvd.-Tampa
22-035	M	Mirasol Davis Islands LLC – Carrier 2 – Mirasol LLC	Dock/fingerpier/boatlift/boardwalk @ 84 Davis Blvd. Tampa
22-037	M	Irvin Jackson	Boatlift on existing dock structure @5725 Sea Trout PL –Apollo Beach (Mirabay)
22-039	M	Hillsborough County	Bridge Maintenance – channel armoring @ Morris Bridge @ Hillsborough River
22-046	M	Paradise Group of Countryside LLC	Floating Docks@9022 W. Hillsborough Avenue-Tampa
22-049	M	Steven & Regina Barnes	Jetski lift-access walkway @ 811 Islebay Dr-Apollo Beach
22-051	M	MacDill Air Force Base	Pipeline – 5500 Commerce Street-Tampa
22-054	M	Florida Fish & Wildlife	Data Buoy – NE Side of Egmont Key
22-059	M	Mark Thieme	Non-covered boatlift with dock extension @ 613 Balibay Rd-(Mirabay) Apollo Beach, FL
22-063	M	Patrick Morgan	Dock/Boatlift @ 5720 Sea Trout Place- Apollo Beach
22-064	M	Tyson Apartment homes	Dock/boardwalk/riprap @ 5301 W. Tyson Street-Apollo Beach, FL

<b>Appl.#</b>	<b>M/ S</b>	<b>Applicant</b>	<b>Proposed Work</b>
22-065	M	TECO	New Geoweb Kayak Launch Ramp @ 420 Noonan Branch Rd. & Add Kayaker Stairs to Manatee Viewing Center Tidal Walk structure @ 6990 Dickman Rd, Apollo Beach, FL
22-066	M	TPA Engineering Dept	Redevelop Berth 268 / Cruise Terminal 6 - Ybor Channel
23-001	M	2719 Ballast Point LLC	Lift /dock @ 3113 Christophers Watch Lane-Ruskin
23-003	M	Mark Nelson	Maintenance Dredge @3023 Christophers Watch Lane-Ruskin
23-004	M	Chad Kelly	Wraparound to existing dock @ 1307 Alhambra Drive-Ruskin
23-005	M	Joshua Taylor	Replace Dock boards/joist/lift poles/add boatlift and kayak launch @ 2040 Saffold Park Dr., Ruskin, FL
21-066 (R1)	M	George Gleditsch	ATF Kayak Lift Extension on Boatlift @ 318 Manatee Dr., Ruskin - LMR/CBAP
23-006	S	Bridgeview Estates HOA	Boatlifts @ 3909 and 3911 Snapper Pointe DR, Tampa, FL
23-007	M	Jian Lu	Boatlift @ 1319 Jumana Loop, Apollo Beach, FL
23-008	M	David Parry	Replace Lift @6117 Marbella Blvd. Apollo Beach, FL
23-009	M	6400 Apollo Beach Blvd Holdings	Boatramp @ 6400 Apollo Beach Blvd., Apollo Beach FL
23-010	M	Mina Heinen	Dock, concrete cap @ 6216 Marbella Blvd., Apollo Beach, FL
23-011	M	Keith Wickizer	Dock/non-covered boatlift@5711 Tybee Island Dr (Mirabay), Apollo Beach, FL
23-012	M	Hillsborough County	Repair Brdige/Twin Branch Acres/Tampa
23-013	M	Thomas Tanner	Non-covered boatlift @ 847 Islesbay Drive (Mirabay), Apollo Beach, FL
23-014	M	Mary Murray	Dock/Seawall @ 5014 W. Leona Street, Tampa, FL

Board Meeting  
May 16, 2023  
Environmental Department 409962

**EXPENDITURES**

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

04/01/2023 - 04/30/2023

COMPANY	DESCRIPTION	AMOUNT	FUNDING	ADDITIONAL INFORMATION
SME Solutions Group Inc	Software License	\$ 62,386.28	Operating	Licensing Solutions Providers of Qlik dashboard software

Board Meeting  
May 16, 2023  
ID149166

**F. EXECUTIVE DIRECTOR REPORT**

**G. PRESENTATIONS**

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

**I. FUTURE PROPOSED PROJECTS**

# Future Proposed Projects

May 2023

Project Name	Current Contractor/ Consultant	Estimated Proposal/Bid Release	Estimated Board Approval
<b>Cruise Terminal 2 &amp; 6 Passenger Bridge Replacements</b>	<b>NEW PROJECT</b>	<b>May</b>	<b>June</b>
Outside Counsel - Cybersecurity	NEW PROJECT	April	June
General Planning Services	Bermello, Ajamil & Partners, Inc.	June	August
Video Production Services	Shooting Stars Post, Inc.	April	August
Geotechnical, Engineering, Testing, & Inspection Services	Ardaman & Associates, Inc., Terracon Consultants, Inc., Tierra, Inc.	TBD*	TBD*
Website Hosting and Development Services	GSL Solutions	TBD*	TBD*
Portwide Roadway Improvements Phase III Maritime Blvd.	NEW PROJECT	TBD*	TBD*

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**.

\* - To Be Determined

## **J. CALENDAR OF EVENTS**

**JUNE 6, 2023:**

**TAMPA BAY SAFETY SUMMIT  
TAMPA INTERNATIONAL AIRPORT  
7:30 AM – 2:00 PM  
VISIT [WWW.TAMPASAFETYSUMMIT.COM](http://WWW.TAMPASAFETYSUMMIT.COM)**

**NOVEMBER 10, 2023:**

**PORT TAMPA BAYSLAM VII  
TAMPA CONVENTION CENTER – SOUTH DOCKS  
TO REGISTER: EMAIL KATIE MAHONEY –  
[KMAHONEY@TAMPAPORT.COM](mailto:KMAHONEY@TAMPAPORT.COM)**

## **K. DATE OF NEXT MEETING**

**TUESDAY, JUNE 20, 2023, 9:30 AM**

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

## **L. ADJOURNMENT**