

**PORT TAMPA BAY  
MONTHLY BUSINESS MEETING  
MAY 21, 2024 - 9:30 AM**

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| <b>TUESDAY, JUNE 18, 2024, AT 9:30 AM IN PORT TAMPA BAY BOARDROOM</b> |           |
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**A. INVOCATION AND PLEDGE OF ALLEGIANCE**

**PUBLIC COMMENT**

**B. APPROVAL OF MINUTES**

**RECEIPT OF MINUTES OF THE APRIL 16,  
2024, BOARD MEETING**

**PRESENTATION OF CARGO AND CRUISE  
QUARTERLY REPORT**

**PRESENTATION AND RECEIPT OF  
FINANCIAL STATEMENT FOR SEVEN  
MONTHS ENDING APRIL 30, 2024, AND  
INSURANCE UPDATE**

**BUSINESS MEETING  
APRIL 16, 2024, 9:30 AM**

Mr. Chad Harrod, Chairman, called the Port Tampa Bay (PTB) Business Meeting to order at 9:31 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. Ted Conner, Commissioner; The Honorable Michael Owen, Commissioner; and The Honorable Mayor Jane Castor, Commissioner. Mr. Patrick H. Allman, Secretary/Treasurer arrived after the call to order. Port Tampa Bay Commissioner's Seat #4 is currently vacant.

The following PTB senior management staff members attended in person; Mr. Paul Anderson, President and CEO; Mr. Charles Klug, Principal Counsel; Mr. Raul Alfonso, Executive Vice President and Chief Commercial Officer; Mr. David Delac, Chief Financial Officer; Mr. Brian Giuliani, Chief Operating Officer; Mr. Wade Elliott, Senior Vice President of Marketing and Business Development; Mr. Patrick Blair, Vice President of Engineering; Mr. Ed Washington, Vice President of Real Estate; Mrs. Ryan Fierst, Vice President of Legal Affairs; Ms. Laura Lenhart, Vice President of Government Affairs; Mr. Matt Thompson, Vice President of Operations; Mr. Thomas Hobbs, Chief of Staff; Mr. Ken Washington, Chief Information Officer, and Mr. Mark Dubina, Vice President of Security.

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**

There were no public comments.

**B. APPROVAL OF MINUTES OF THE MARCH 19, 2024, BOARD MEETING**

Mayor Castor, seconded by Commissioner Mai, moved to approve the minutes as presented. The motion was carried five to zero with Commissioner Allman absent.

**PRESENTATION AND RECEIPT OF THE FINANCIAL STATEMENT FOR SIX MONTHS ENDING MARCH 31, 2024**

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

Commissioner Owen, seconded by Mayor Castor, moved to receive the financial statement for six months ending March 31, 2024. The motion was carried five to zero with Commissioner Allman absent.

**C. APPROVAL OF THE CONSENT AGENDA**

- 1. LEASE AMENDMENT WITH MARINE TOWING OF TAMPA, LLC**
- 2. TELECOMMUNICATION SERVICES AGREEMENT WITH FRONTIER COMMUNICATIONS**

Mayor Castor, seconded by Commissioner Owen, moved to approve the Consent Agenda as presented. The motion was carried five to zero with Commissioner Allman absent.

**D. REGULAR AGENDA**

- 1. AUTHORIZATION TO BIND PROPERTY, LIABILITY, AND FLOOD INSURANCE COVERAGE FOR 2024-2025 POLICY YEAR**

Mr. David Delac outlined the item as presented in the write-up included in the agenda, and introduced Mr. Joe Pennock of Hugh Wood, Inc. (Hugh Wood), to provide a brief presentation.

In response to Chairman Harrod's question regarding whether binding at this time was due to expiring policy dates, Mr. Delac affirmed and further noted that PTB staff and Hugh Wood would review the statement of values to make sure those amounts align from a business and strategic plan aspect. Mr. Delac stated staff will return to the Board in May or June with a full recommendation on what the statement of values will be for property and casualty. Chairman Harrod asked if a reduction in the statement of values would provide a decrease in premiums. Mr. Delac explained the premiums may decrease after an adjustment of the originally recommended statement of values.

There was further discussion on the statement of values, Mr. Pennock explained that this is a risk transfer to see what the Board and staff are comfortable with going forward. Additional discussion continued regarding whether to transfer any potential savings toward increased wind limits.

Mr. Anderson stated that he had a financial analysis done in 2020, and insurance premiums were approximately 6% of PTB's operating budget. If the Board went forward with the full insured values that were presented in this meeting, the insurance premiums would be 11% of PTB's operating budget. Mr. Anderson continued that staff revisiting the statement of values is a prudent way staff can return with a recommendation that the Board can determine what fits into PTB's strategic planning so that the policies are all aligned and balanced.

Commissioner Mai gave comments reiterating that staff should review the statement of values to have them align with PTB's master plan.

Commissioner Owen, seconded by Mayor Castor, moved to authorize the Port President/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 3<sup>rd</sup> Party Liability; Commercial Automobile; Privacy (Cyber) Liability; Law Enforcement Legal Liability; Unmanned Aircraft Liability; and Flood Insurance from April 30, 2024/May 1, 2024 to April 30, 2025/May 1, 2025, at the coverage levels and premiums as noted

in the attachment to this agenda write-up, at the statement of values of approximately \$450 million and HWI broker fee of \$50,000 and all applicable Florida surcharges, and 1% contingency of \$60,786; however, this authorization includes a stipulation that premiums for the current year may increase or decrease depending upon PTB adding or deleting coverage. Staff will make a full recommendation of Statement of Values on casualty and property values at the May or June meeting.

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 2024 Board meeting. The motion was carried five to zero with Commissioner Allman absent.

**2. STANDARD WORK PERMIT APPLICATION NO. 20-010 – TAMPA PORT AUTHORITY, D/B/A PORT TAMPA BAY (PTB) ENGINEERING DEPARTMENT FOR BERTH 214/215 DEVELOPMENT AT THE SOUTHEAST CORNER OF HOOKER’S POINT, TAMPA, FLORIDA**

PTB Director of Environmental Mr. Christopher Cooley, outlined the item as presented in the write-up included in the agenda.

Commissioner Conner, seconded by Commissioner Mai, moved to authorize the Port President/CEO, or his designee, to execute Port Tampa Bay Standard Work Permit No. 20-010, subject to review by Port counsel. The motion was carried five to zero with Commissioner Allman absent.

**3. AMENDMENT TO AGREEMENT WITH NATIONAL STORMWATER TRUST, INC. FOR OFFSITE STORM WATER TREATMENT FOR BERTH 218 WHARF**

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

Commissioner Mai, seconded by Commissioner Conner, moved to authorize the Port President/CEO, or his designee, to execute an amendment to the Offsite Storm Water Treatment Agreement with National Stormwater Trust, Inc. as described in this agenda item, in the amount of \$175,000, as well as modify the agreement to allow for additional projects to be added to the agreement in the future, subject to review by Port counsel. The motion was carried five to zero with Commissioner Allman absent.

**4. AWARD OF CONTRACT FOR HOOKER’S POINT VEHICLE STORAGE AREA (ITB No B-004-24)**

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

In response to Chairman Harrod’s question as to what was budgeted for this project in the Capital Budget, Mr. Blair stated that the budget for this project is \$3.5 million.

In response to Commissioner Mai’s question regarding whether there must be a retention pond as is indicated in the graphic, Mr. Blair explained that there was an existing storm water pod onsite that only needed a slight modification, which was the more cost-effective measure at this

site. Mr. Blair continued that in the future, if staff ever wanted to expand the parcel, the pond could be filled and PTB could purchase storm water credits to develop that area.

There was further discussion regarding the bids being higher than the \$3.5 million budget. Mr. Blair stated that staff will reduce the scope by approximately \$250,000 and move that amount into contingency. Staff is hopeful that all goes well and that contingency could then be converted back into the full scope of the project.

Commissioner Owen, seconded by Mayor Castor, moved to authorize the Port President/CEO, or his designee, to execute a construction contract with PCS Civil, LLC for the construction of the Hooker's Point Vehicle Storage Area project in an amount not to exceed \$3,500,000, subject to review by Port counsel. The motion was carried five to zero with Commissioner Allman absent.

**5. APPROVAL OF SITE IMPROVEMENTS PERMIT FOR CEMEX CONSTRUCTION MATERIALS FLORIDA, LLC AT EASTBAY**

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

In response to Commissioner Conner's question regarding whether there is a construction bond, Mr. Klug stated that PTB requires a public construction bond and explained that even though PTB is not constructing the project, the property belongs to PTB which has sovereign immunity. All tenants, when making improvements on PTB property in excess of \$200,000, as per the Site Improvements Permit process, must provide a public construction bond.

Commissioner Allman arrived at 10:05 am.

Commissioner Conner, seconded by Commissioner Mai, moved to approve the site improvements permit and authorize the Port engineer to execute the permit for construction of the development of a construction aggregate terminal as described in this agenda item, subject to final review by Port counsel. The motion was carried unanimously.

**E. RECEIPT OF REPORTS**

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

Commissioner Owen, seconded by Mayor Castor, moved to receive reports as presented. The motion was carried unanimously.

## **F. EXECUTIVE DIRECTOR REPORT**

Mr. Anderson reported that several port leaders took part in the American Association of Port Authorities Legislative Summit, held in Washington D.C. The annual conference invites government leaders to discuss critical policy issues with port leaders from throughout the Western Hemisphere. Guided by AAPA staff, Legislative Summit participants representing U.S. ports made the rounds with their regional lawmakers, discussing the critical issues that are impacting their port communities.

Mr. Anderson was pleased to announce that the Port had the pleasure of speaking with the University of Florida's Keystone Florida, a part of the Blue Key Student Organization. Mr. Anderson spoke about trade and tourism today and provided the students with a harbor tour of the port. Additionally, port leaders participated on two separate panels discussions on tourism and the impact it has on the regional economy.

Mr. Anderson reported that the Propeller Club Port of Tampa hosted its annual Shrimperoo at Cruise Terminal 2 with more than 1,000 attendees. Guests enjoyed the all-you-can-eat oysters, shrimp, refreshments, and all the fixin's outside by the water. Mr. Anderson added that this is one of the most popular events of the year for our maritime community.

Mr. Anderson was proud to announce that on April 5<sup>th</sup> the Port hosted the first Quarterly Educational Harbor tour for 2024. The quarterly tours are free of charge and hosted in partnership with the Yacht Starship. The Port welcomed over 550 guests and shared information about Port Tampa Bay's role as Florida's largest port, supporting nearly 85,000+ jobs and generating more than \$17 billion in annual economic impact.

Mr. Anderson reported that this month several Port leaders took part in Seatrade Cruise Global. Port representatives had several successful meetings discussing the Port's growing and expanding important cruise business. At Seatrade Cruise Global we showcase the best of Tampa Bay and connect with our cruise partners, Carnival Cruise Line, Royal Caribbean International, Celebrity Cruises, Norwegian Cruise Line and our newest line, Margaritaville at Sea.

Mr. Anderson noted that Port Tampa Bay's Vice President of Real Estate, Ed Washington, participated in a panel discussion recently at the 15th Annual Lay of the Land Florida Land Conference. The conference has become the best resource for understanding land values in Florida. The panel focused on How Transportation is Shaping Florida's Economic Growth from enhancing connectivity to fostering economic hubs, this panel aims to unravel the relationship between transportation initiatives and Florida's flourishing economic growth. Other panelists included Ryan Cronin, President of CITY Furniture, Tim Weisheyer of the Greater Orlando Aviation Authority, and journalist and communications professional, Vickie Chachere.

Mr. Anderson also noted that Port Tampa Bay's Business Development Department hosted a tour for the Association of Iron & Steel Technology's Material Handling & Transportation and Logistics Technology Committees and executives from International Fresh Produce Association.

Mr. Anderson concluded that he had the pleasure of visiting the port's two spoil islands alongside the Executive Director of the Florida Audubon's Sanctuary manager, Mark Rachal. Port

Tampa Bay, along with Audubon Florida, encourages recreational boaters to be respectful and aware of wildlife during the 2024 nesting season which takes place from April 1 through August 31. Through the summer globally significant populations of migratory birds nest on the ports two dredge material management areas and spoil islands in Hillsborough Bay. The islands provide a protected nesting habitat for rare and threatened species, including American Oystercatchers and Least Terns, to complete their reproductive cycle.

## **G. PRESENTATIONS**

Mr. Michael Jung, Assistant Plant Manager, of Ardent Mills, presented in update on the Ardent Mills facility at Port Redwing.

The Ardent Mills presentation is Attachment 2.

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

Commissioner Mai inquired about asked a question regarding the accident at the Frances Scott Key Bridge collapse, and asked whether the AAPA has any recommendations or any preventive measures or would they look at our port considering Tampa has the Skyway Bridge.

Mr. Anderson responded that when you've seen one port, you've seen one port. It's hard to implement one policy. There is no one size fits all. Every Port has to have its own evaluation. We strive for resiliency to our supply chain and work closely with stakeholders to protect our assets. For instance, for hurricane resiliency, at the state level we work very closely with FDOT on emergency disasters, also the city, and the county, we all work very collaboratively.

Commissioner Harrod asked Joe Pennock of Hugh Wood, Inc if something like the bridge collapse happens, perhaps a container ship sinks in the channel, whether could the port have business interruption insurance to cover something like that.

Mr. Pennock replied that it would have to be physical damage to a piece of port property, or ingress or egress to the property within a certain amount of miles.

Mr. Anderson added that we have reserves, insurance and a backstop with our own reserves.

Commissioner Mai inquired as to whether the Port could ask the Captain of the Port, Capt. Michael Kahle about the Inspection of the Boat Program, and whether he has enough personnel or any funding that we could tailor or help him on the federal level.

Mr. Anderson replied that we can certainly ask him.

## **I. FUTURE PROPOSED PROJECTS**

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

## CALENDAR OF EVENTS

Mr. Anderson noted the following events.

**APRIL 16, 2024 – PROPELLER CLUB PORT OF TAMPA’S ANNUAL STEAK AND CORN, ESC SHRINE CENTER, 5:30 – 8:30 PM**

**APRIL 19, 2024 – 10<sup>TH</sup> ANNUAL PORT TAMPA BAY GOLF TOURNAMENT, THE EAGLES GOLF CLUB IN ODESSA, [www.porttb.com/ptb-golf-tournament](http://www.porttb.com/ptb-golf-tournament)**

**APRIL 26, 2024 – 4<sup>TH</sup> ANNUAL GREAT PORT CLEANUP, [www.porttb.com](http://www.porttb.com)**

**MAY 7, 2024 – 12<sup>TH</sup> ANNUAL HURRICANE PREPAREDNESS EXERCISE, REGISTER AT [www.porttb.com](http://www.porttb.com)**

**J. NEXT MEETING**

The next regular business meeting will be on Tuesday, May 21, 2024, at 9:30 am, information regarding that meeting will be posted online at [www.porttb.com](http://www.porttb.com).

**K. ADJOURNMENT**

With no further business, the meeting was adjourned at 10:52 a.m.

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

ATTEST:

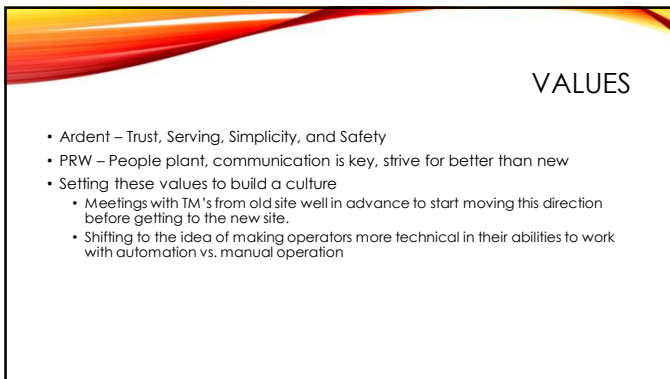
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Patrick H. Allman, Secretary/Treasurer



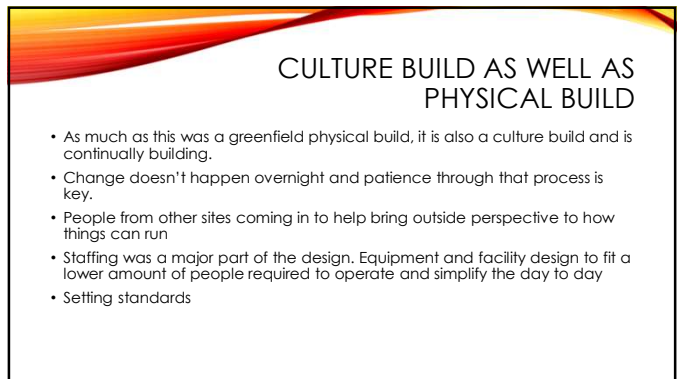
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4



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## CONSTRUCTION

- Concrete slip form construction for whole site
- Rail and Ship unload capabilities
- Raw wheat storage, pre-cleaning, mill mix
- 2 Milling units and 1 future to make hard flour, pastry, cake, whole wheat
  - Amill – 12,000 cwt/day hard wheat flour
  - Bmill – 5,500 cwt/day swing mill hard wheat flour, pastry, cake, and whole wheat
  - Cmill – expansion work already complete. Able to install equipment to expand in the future
- Large flour storage and precise blending capabilities
  - Batch mixing and precise scaling to provide accurate and consistent blends to customers
  - Ability to store close to 4-5 days of flour loadout capacity to prepare for events like hurricanes and still service our customers
- Carousel packer for white flour and 4 spout for whole wheat
  - 28 bags per minute on the Carousel and 9 bags per minute on the 4 spout

6



7



8

## CONSTRUCTION STATS

- Building sits on roughly 2800 pilings 70ft into the ground. There is almost as much concrete under ground as there is above.
- 4,400 tons of rebar used in construction
- 52,000 cubic yards of concrete used
  - About 5,200 trucks of concrete
- Roughly 900,000 working hours on site from contractor teams

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## SAFETY

- Safety was a major focus area in design
- Access platforms for high work areas as well as putting stair access instead of straight ladders
- Tie off points installed during construction with threaded stud for quick use
- Extensive monitoring system for fire protection that can identify the area in which it detects smoke

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## INNOVATION FOR THE INDUSTRY

- MRRA Integrated Grinding System
  - Autogap functionality
  - Wide array of sensors
  - Data trending to aid in troubleshooting and visibility
- MYRG Inline NIR
  - Live analytical data to make decisions
  - Wheat, Milled Flour, Blended Flour



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### OPPORTUNITIES FOR LEARNING

- High level of automation and learning curve for the team
  - Building technical skills for the team so that they can have the automation work for them and what we need.
- Leaner staffing and more areas of responsibility
  - Empowering the team to make decisions and to buy in to their areas of expertise by challenging them in development
- Challenges in newer equipment
  - Much of the newer equipment is still developing and being improved. We are active in the process of improving the advancements to progress the industry as a whole

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### GENERAL PICS



14

### GENERAL PICS



15

### GENERAL PICS



16



17



18



19

CLOSING

- Projects like this take so many parts moving together toward one goal. So many people were involved not only within Ardent but our industry partners to make this a success and continue to move us forward.
- The physical build may be finished but we are continuing to build each day in developing the team and fine tuning the equipment for the future.
- Challenge to all here – develop your teams each day and look for ways to get better. Lean on support and input from your teams so that you can move forward in the right direction together.

 A photograph of industrial tanks at sunset, with a road in the foreground and a crane visible in the distance.

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**Port Tampa Bay**  
**Port Tampa Bay Public Berths**  
**FY24 VS FY23 1st & 2nd Quarters (October-March)**

| <b>BULK CARGO</b>                      |                  |                  |                  |            |
|--|------------------|------------------|------------------|------------|
|  | <b>FY24</b>      | <b>FY23</b>      | <b>Inc(Dec)</b>  | <b>%</b>   |
| <b>COMMODITY</b>                       | <b>NET TONS</b>  | <b>NET TONS</b>  |                  |            |
| <b>DRY BULK CARGO</b>                  |                  |                  |                  |            |
| CEMENT, BULK                           | 639,254          | 577,253          | 62,001           | 11%        |
| GRANITE ROCK, BULK                     | 355,925          | 538,422          | (182,497)        | -34%       |
| LIMESTONE                              | 952,639          | 794,927          | 157,712          | 20%        |
| PHOSPHATIC CHEMICAL, BULK              | 221,419          | 88,253           | 133,166          | 151%       |
| PRILLED SULPHUR                        | 60,627           | 57,871           | 2,756            | 5%         |
| <i>Other Dry Bulk Commodities</i>      | 823,667          | 431,043          | 392,624          | 91%        |
| <b>Total Dry Bulk Cargo:</b>           | <b>3,053,531</b> | <b>2,487,769</b> | <b>565,762</b>   | <b>23%</b> |
| <b>LIQUID BULK CARGO</b>               |                  |                  |                  |            |
| AMMONIA, ANHYDROUS                     | 63,965           | 0                | 63,965           | 100%       |
| CONCENTRATE & CITRUS JUICE             | 161,849          | 454,255          | (292,406)        | -64%       |
| PETROLEUM PRODUCTS                     | 3,952,016        | 4,183,340        | (231,324)        | -6%        |
| SULPHUR, LIQUID                        | 244,131          | 115,069          | 129,062          | 112%       |
| SULPHURIC ACID                         | 43,261           | 64,895           | (21,634)         | -33%       |
| <i>Other Liquid Bulk Commodities</i>   | 99,015           | 80,279           | 18,736           | 23%        |
| <b>Total Liquid Bulk Cargo:</b>        | <b>4,564,237</b> | <b>4,897,838</b> | <b>(333,601)</b> | <b>-7%</b> |
| <b>TOTAL BULK CARGO:</b>               | <b>7,617,768</b> | <b>7,385,607</b> | <b>232,161</b>   | <b>3%</b>  |
| <b>GENERAL CARGO</b>                   |                  |                  |                  |            |
|  | <b>FY24</b>      | <b>FY23</b>      | <b>Inc(Dec)</b>  | <b>%</b>   |
| <b>Commodity</b>                       | <b>NET TONS</b>  | <b>NET TONS</b>  |                  |            |
| Containerized                          | 570,926          | 524,357          | 46,569           | 9%         |
| Scrap Metal                            | 117,977          | 166,573          | (48,596)         | -29%       |
| Steel Products                         | 147,170          | 101,380          | 45,790           | 45%        |
| <i>Other General Cargo Commodities</i> | 129,895          | 111,049          | 18,846           | 17%        |
| <b>TOTAL GENERAL CARGO:</b>            | <b>965,968</b>   | <b>903,359</b>   | <b>62,609</b>    | <b>7%</b>  |
| <b>TOTAL BULK AND GENERAL:</b>         | <b>8,583,736</b> | <b>8,288,966</b> | <b>294,770</b>   | <b>4%</b>  |
| <b>TEUS (includes empties)</b>         | <b>130,184</b>   | <b>101,900</b>   | <b>28,284</b>    | <b>28%</b> |
| <b>Passengers</b>                      | <b>651,372</b>   | <b>615,457</b>   | <b>35,915</b>    | <b>6%</b>  |
| <b>No. of Cruise Ship Sailings</b>     | <b>142</b>       | <b>140</b>       | <b>2</b>         | <b>1%</b>  |

Data as of 5/13/2024

Subject to Change by ETA Date

| Port Tampa Bay                                  |                   |                   |                  |              |
|---|-------------------|-------------------|------------------|--------------|
| Total Port Berths                               |                   |                   |                  |              |
| FY24 VS FY23 1st & 2nd Quarters (October-March) |                   |                   |                  |              |
| BULK CARGO                                      |                   |                   |                  |              |
|   | FY24              | FY23              | Inc(Dec)         | %            |
| COMMODITY                                       | NET TONS          | NET TONS          |                  |              |
| DRY BULK CARGO                                  |                   |                   |                  |              |
| CEMENT, BULK                                    | 682,115           | 627,297           | 54,818           | 9%           |
| GRANITE ROCK, BULK                              | 355,925           | 538,422           | (182,497)        | -34%         |
| LIMESTONE                                       | 952,639           | 794,927           | 157,712          | 20%          |
| PHOSPHATE, ROCK/CHEMICAL                        | 1,545,289         | 1,681,121         | (135,832)        | -8%          |
| PRILLED SULPHUR                                 | 60,627            | 57,871            | 2,756            | 5%           |
| <i>Other Dry Bulk Commodities</i>               | 1,295,899         | 1,199,756         | 96,143           | 8%           |
| <b>Total Dry Bulk Cargo:</b>                    | <b>4,892,494</b>  | <b>4,899,394</b>  | <b>(6,900)</b>   | <b>0%</b>    |
| LIQUID BULK CARGO                               |                   |                   |                  |              |
| AMMONIA, ANHYDROUS                              | 403,250           | 449,504           | (46,254)         | -10%         |
| CONCENTRATE & CITRUS JUICE                      | 161,849           | 454,255           | (292,406)        | -64%         |
| PETROLEUM PRODUCTS                              | 8,618,212         | 9,117,615         | (499,403)        | -5%          |
| SULPHUR, LIQUID                                 | 980,668           | 878,921           | 101,747          | 12%          |
| SULPHURIC ACID                                  | 43,261            | 64,895            | (21,634)         | -33%         |
| <i>Other Liquid Bulk Commodities</i>            | 142,414           | 142,867           | (453)            | 0%           |
| <b>Total Liquid Bulk Cargo:</b>                 | <b>10,349,654</b> | <b>11,108,057</b> | <b>(758,403)</b> | <b>-7%</b>   |
| <b>TOTAL BULK CARGO:</b>                        | <b>15,242,148</b> | <b>16,007,451</b> | <b>(765,303)</b> | <b>-5%</b>   |
| GENERAL CARGO                                   |                   |                   |                  |              |
|   | FY24              | FY23              | Inc(Dec)         | %            |
| Commodity                                       | NET TONS          | NET TONS          |                  |              |
| Containerized                                   | 570,926           | 524,357           | 46,569           | 9%           |
| Scrap Metal                                     | 214,931           | 222,041           | (7,110)          | -3%          |
| Steel Products                                  | 147,170           | 102,838           | 44,332           | 43%          |
| <i>Other General Cargo Commodities</i>          | 129,895           | 112,264           | 17,631           | 16%          |
| <b>TOTAL GENERAL CARGO:</b>                     | <b>1,062,922</b>  | <b>961,500</b>    | <b>101,422</b>   | <b>11%</b>   |
| <b>TOTAL BULK AND GENERAL:</b>                  | <b>16,305,070</b> | <b>16,968,951</b> | <b>(663,881)</b> | <b>-4%</b>   |
| VESSELS   |                   |                   |                  |              |
| Barge   | 440               | 458               | (18)             | -4%          |
| Cruise  | 142               | 140               | 2                | 1%           |
| Tug   | 465               | 472               | (7)              | -1%          |
| Vessel  | 474               | 499               | (25)             | -5%          |
| <b>TOTAL VESSELS:*</b>                          | <b>1,521</b>      | <b>1,569</b>      | <b>(48)</b>      | <b>-3.1%</b> |
|   |                   |                   |                  |              |
| <b>TEUS (includes empties)</b>                  | <b>130,184</b>    | <b>101,900</b>    | <b>28,284</b>    | <b>28%</b>   |
| <b>Passengers</b>                               | <b>651,372</b>    | <b>615,457</b>    | <b>35,915</b>    | <b>6%</b>    |
| <b>No. of Sailings</b>                          | <b>142</b>        | <b>140</b>        | <b>2</b>         | <b>1%</b>    |

Includes all port berths; foreign and domestic cargo  
Vessel includes training vessels, repair/idle vessels  
Data as of 5/13/2024  
Subject to Change as of ETA Date

**Port Tampa Bay**  
**Budgetary Comparative Statement of Revenues and Expenses**  
**For the seven (7) months ending April 2024**

|                          | Budget            | Actual            | Favorable<br>(Unfavorable) | %            |
|--------------------------|-------------------|-------------------|----------------------------|--------------|
| <b>Description</b>       |                   |                   |                            |              |
| Port Usage Fees          | 37,408,619        | 36,514,006        | (894,613)                  | -2.4%        |
| Rentals                  | 13,278,180        | 13,298,152        | 19,972                     | 0.2%         |
| Other Operating          | 255,660           | 296,876           | 41,216                     | 16.1%        |
| <b>Operating Revenue</b> | <b>50,942,459</b> | <b>50,109,034</b> | <b>(833,425)</b>           | <b>-1.6%</b> |
| Personnel                | 13,092,597        | 12,738,683        | 353,914                    | 2.7%         |
| Promotional              | 1,524,155         | 990,427           | 533,728                    | 35.0%        |
| Administrative           | 14,224,115        | 13,213,514        | 1,010,601                  | 7.1%         |
| <b>Operating Expense</b> | <b>28,840,867</b> | <b>26,942,624</b> | <b>1,898,243</b>           | <b>6.6%</b>  |
| <b>Operating Income</b>  | <b>22,101,592</b> | <b>23,166,410</b> | <b>1,064,818</b>           | <b>4.8%</b>  |
|                          | 43%               | 46%               |                            |              |
| Interest Income          | 1,400,000         | 2,512,354         | 1,112,354                  | 79.5%        |
| Interest Expense         | (2,156,221)       | (2,155,544)       | 677                        | 0.0%         |
| Ad Valorem Tax Receipts  | 11,421,242        | 11,348,582        | (72,660)                   | -0.6%        |
| Other, net               | (1,355,540)       | (778,272)         | 577,268                    | 42.6%        |
| <b>Non-Operating</b>     | <b>9,309,481</b>  | <b>10,927,120</b> | <b>1,617,639</b>           | <b>17.4%</b> |
| <b>Net Income</b>        | <b>31,411,073</b> | <b>34,093,530</b> | <b>2,682,457</b>           | <b>8.5%</b>  |

## **C. CONSENT AGENDA**

**SUBJECT: EPC MINOR WORK PERMIT NO. 78303 - SUBMERGED LANDS RULE VARIANCE REQUEST FOR PRIVATE SINGLE-FAMILY RESIDENTIAL REPLACEMENT DOCK WITH COVERED DECKING AT 8811 MATHOG ROAD, RIVERVIEW, FLORIDA**

**BACKGROUND:**

Mr. and Mrs. Jacob (Applicants) submitted Minor Work Permit Application No. 78303 (Application) to the Environmental Protection Commission of Hillsborough County (EPC), pursuant to the 2009 Interlocal Agreement between EPC and Port Tampa Bay (PTB) delegating the processing and issuance of certain minor work permits. The Application is for construction of an approximately 998 square foot replacement dock with 22-foot wide by 26-foot-long roof over an open boat mooring slip and half covering decking to accommodate for a severe sun allergy. The Applicants' project site is located at 8811 Mathog Road in Riverview, Florida on the Alafia River with a shoreline of approximately 326 linear feet.

**FACTS/COMMENTS:**

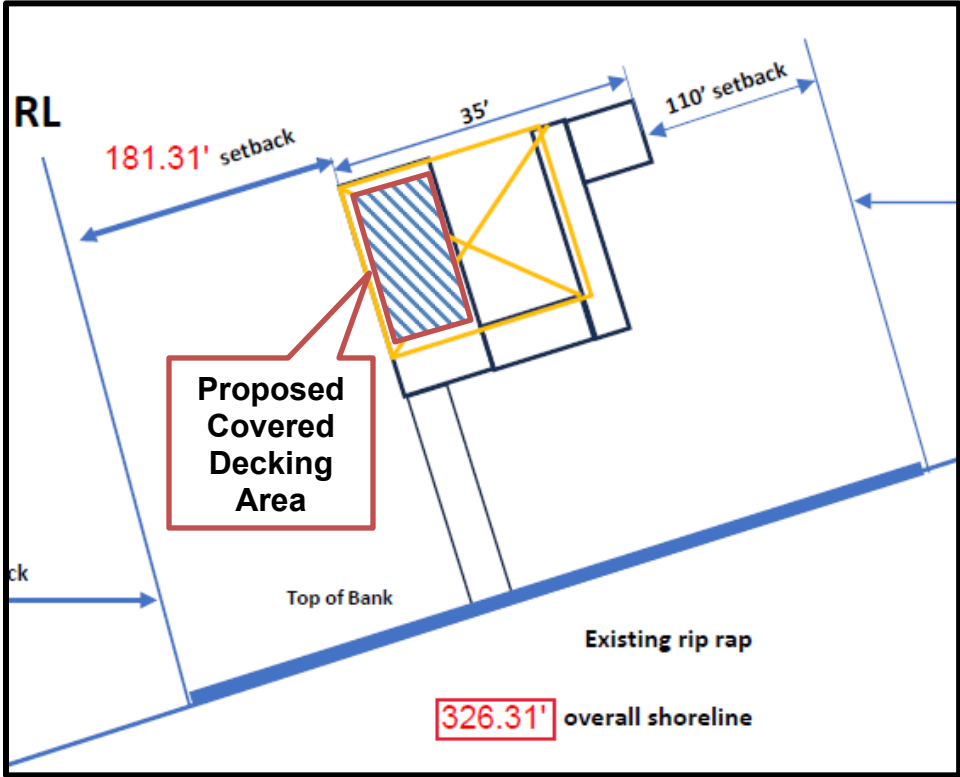
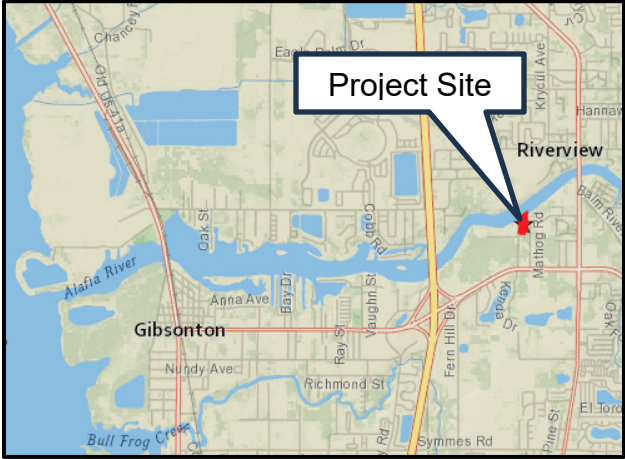
Pursuant to the PTB Submerged Lands Management Rules (Rules), covered docks and other non-water dependent structures are prohibited. The Rules provide for a variance procedure if certain conditions are met assuring that the proposal is not contrary to the spirit and intent of the Rules and the variance requested arises from a unique and peculiar submerged land or riparian property. All other aspects of the proposed structure are consistent with the Rules. The approximately 998 square foot docking facility does not exceed the preempted area for the Applicants' property.

The Application is supported by the EPC reviewing staff. A comment of No Objection has been received from the west adjacent riparian property owner and no comments were received from the east adjacent riparian property owner(s). PTB staff has reviewed the Application and recommends approval of the variance.

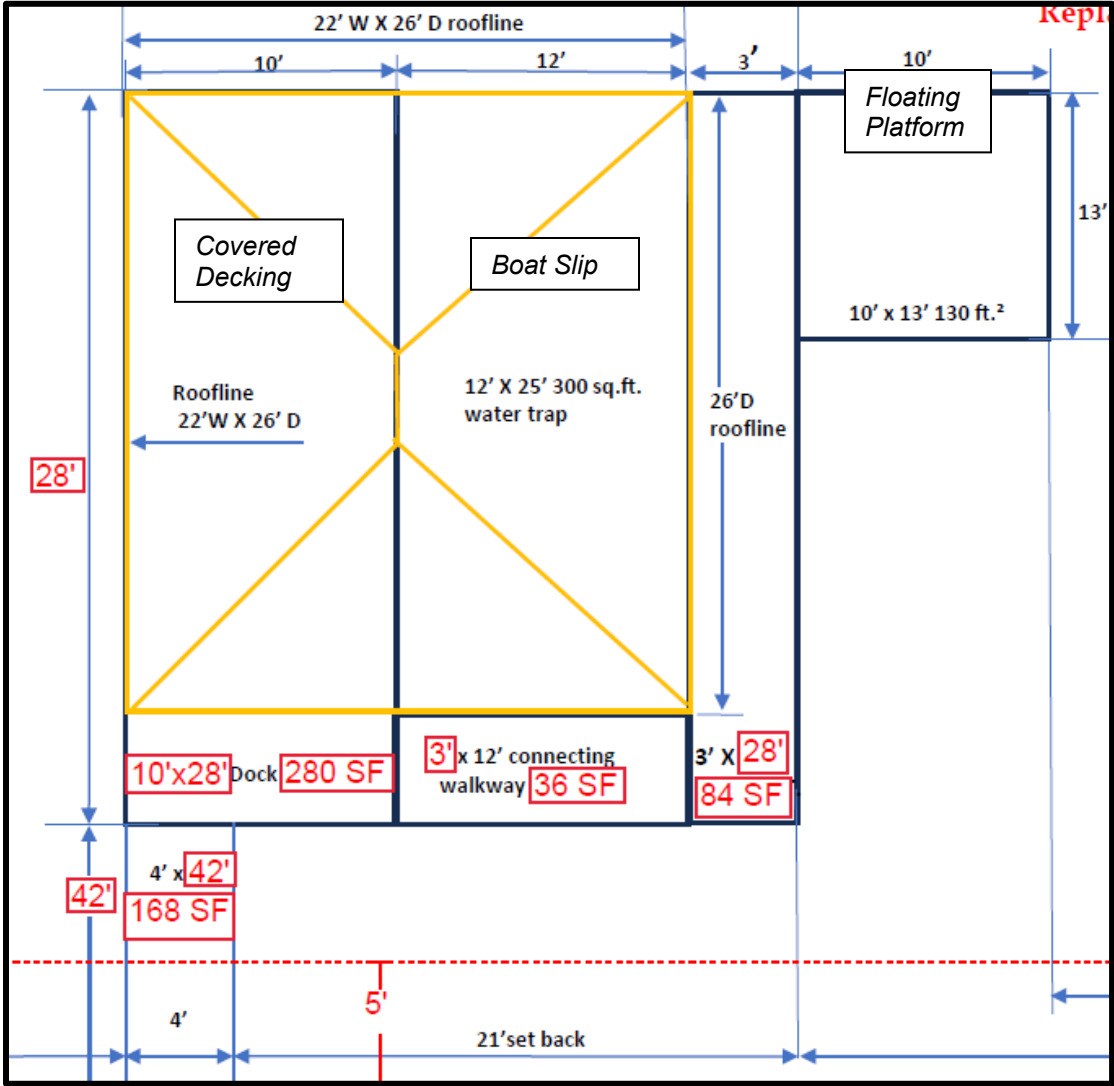
**RECOMMENDATION:**

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

Board Meeting  
May 21, 2024  
Environmental #431607



**Proposed Replacement Dock with Covered Decking**



**SUBJECT: SITE IMPROVEMENTS PERMIT TO TRADEMARK METALS RECYCLING 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 permission before constructing any improvements on PTB lands. The policy requires that PTB's Board of Commissioners must approve all improvements or modifications on PTB lands with an estimated construction cost in excess of \$200,000.00 or that involve the granting of an easement(s).

**FACTS/COMMENTS:**

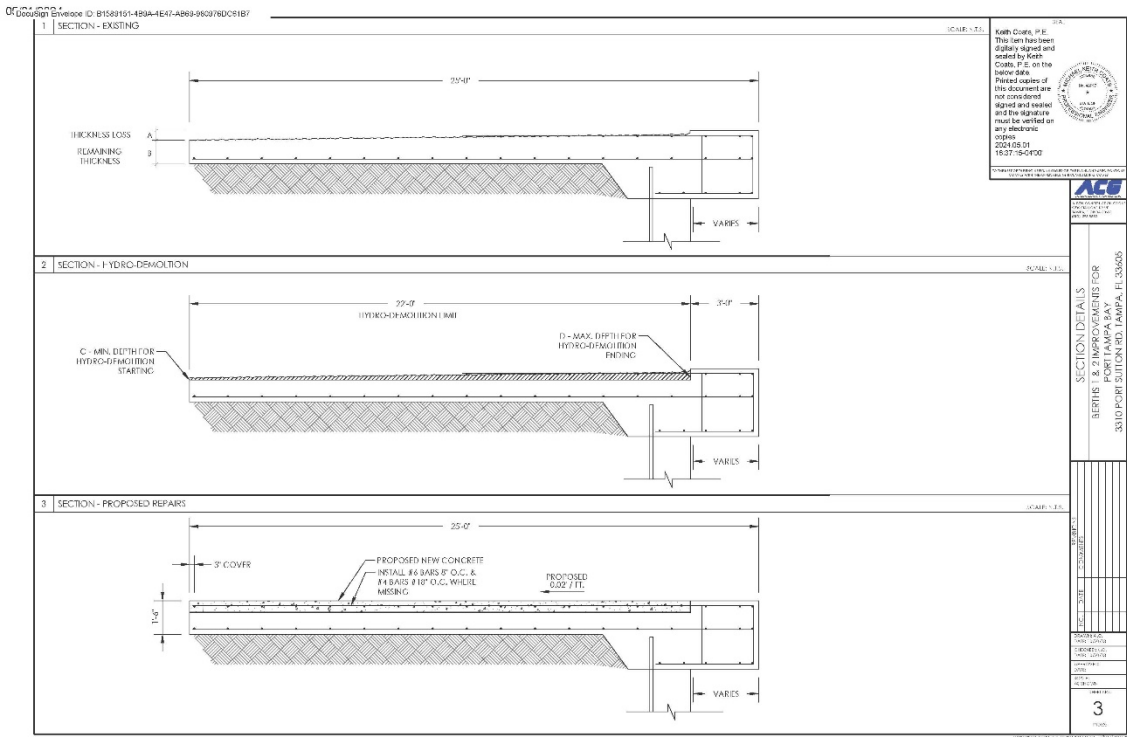
Trademark Metals Recycling LLC (Trademark Metals) leases certain real estate from PTB including approximately 1.9 acres of land along Berths 1 and 2 on Port Sutton. Austin Construction Group, Inc. has submitted a site improvements permit application to PTB, on the behalf of Trademark Metals, for the replacement of the rebar and repair of the concrete surface on Berths 1 and 2 at the location shown on the attached exhibit. The estimated cost of construction is \$1,175,000.

PTB staff has reviewed the application, determined that there are no conflicts with the proposed improvements, and recommends approval of the site improvements permit.

**RECOMMENDATION:**

Approve the site improvements permit and authorize the Port Engineer to execute the Site Improvements Permit to Trademark Metals Recycling LLC for the replacement of the rebar and repair of the concrete as described in this agenda item, subject to review by Port counsel.

Board Meeting  
May 21, 2024  
Engineering 431611



**SUBJECT:** SITE IMPROVEMENTS PERMIT TO PORTS AMERICA FLORIDA, INC.

**BACKGROUND:**

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

**FACTS/COMMENTS:**

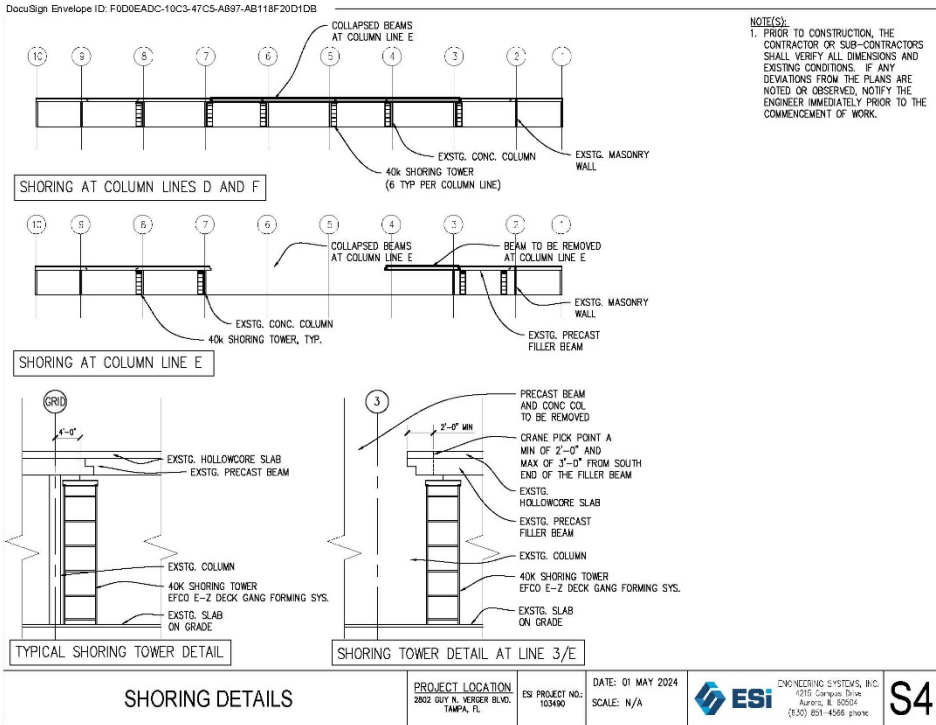
On July 22, 2016, PTB entered into a Break-Bulk Terminal Concession Agreement (Break-Bulk Agreement) with Ports America Florida, Inc. (Ports America) to provide break-bulk terminal operations services on PTB property along Berths 208, 209 and 210 on Hookers Point, including Warehouse 209. Ports America has submitted a site improvements permit application to PTB staff for the stabilization of Warehouse 209, which consists of removal of structural unstable elements, placement of shoring towers, removal of debris and securing the site at the location shown on the attached exhibit. The estimated cost of construction is \$1.5 million.

PTB staff has reviewed the application, determined that the proposed location of improvements does not have any conflicts, and recommends approval of the site improvements permit.

**RECOMMENDATION:**

Approve the site improvements permit and authorize the Port Engineer to execute the Site Improvements Permit to Ports America Florida, Inc. for the stabilization of Warehouse 209 as described in this agenda item, subject to review by Port counsel.

Board Meeting  
May 21, 2024  
Engineering 431613



**SUBJECT: SITE IMPROVEMENTS PERMIT TO CHARTER COMMUNICATIONS OPERATING, 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 permission before constructing any improvements on PTB lands. The policy requires that PTB's Board of Commissioners must approve all improvements or modifications on PTB lands with an estimated construction cost in excess of \$200,000.00 or that involve the granting of an easement(s).

**FACTS/COMMENTS:**

Charter Communications Operating, LLC, on behalf of itself and its affiliates, including Spectrum Sunshine State LLC, has submitted a site improvements permit application for the installation, maintenance and repair of underground fiber optic cable by directional bore and hand trench and placement of flush mount pull boxes, equipment, facilities and other communications accessories to a warehouse leased by the United States Postal Service within Port Ybor at the location shown on the attached exhibit.

PTB staff has reviewed the application, determined that the proposed location of improvements does not have any conflicts, and recommends approval of the site improvements permit.

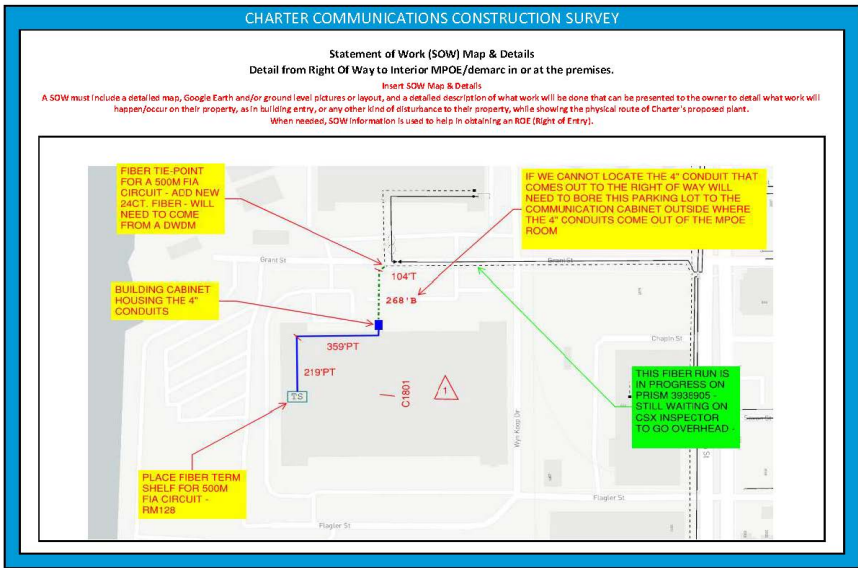
**RECOMMENDATION:**

Approve the site improvements permit and authorize the Port Engineer to execute the Site Improvements Permit to Charter Communications Operating, LLC, on behalf of itself and its affiliates, including Spectrum Sunshine State LLC, for the placement of underground fiber optic cable and flush mount pull boxes as described in this agenda item, subject to review by Port counsel.

Board Meeting  
May 21, 2024  
Engineering 431614

Drawings File: 101-1021-0088-101-1110-0030AC4596

SOW Map



See56cc4b08554fca0832403440595f3d702749f5559.x36x

## **D. REGULAR AGENDA**

**SUBJECT: CRUISE TERMINAL OPERATING AGREEMENT WITH CARNIVAL CRUISE LINES**

**BACKGROUND:**

Carnival Cruise Lines (CCL) has been operating from Port Tampa Bay (PTB) for thirty years. CCL has been operating under a cruise terminal operating agreement and desires to continue operating under a similar operation agreement at PTB.

**FACTS/COMMENTS:**

The proposed agreement would be for a term of five years with two additional three-year option periods (Term), and would provide the Passenger Service Charge (PSC) rates set forth on the attached exhibit and a Market Incentive Adjustment, also attached, that would escalate with the same percentage increases applied to the PSC throughout the term of the agreement.

As consideration for CCL's minimum Annual Revenue Guarantee of \$3.8 million, PTB would grant preferential berth day privileges at certain berths and terminals during the Term for the Carnival scheduled cruises on days during which Carnival Vessels are scheduled for the purpose of embarking and/or disembarking passengers and/or to conduct transit or to otherwise undertake its cruise operations. PTB would give consideration for berth/terminal assignment priority based on historical usage of the berth/terminal facilities by itinerary usage, including the most recent 12-month period usage.

**RECOMMENDATION:**

Authorize the Port President/CEO, or his designee, to execute a cruise ship operating agreement with Carnival Cruise Lines in accordance with the above terms and conditions, subject to review by Principal Counsel.

PASSENGER SERVICE CHARGE  
(per passenger)

| Term     | Fiscal Year                               | PSC     |
|----------|---|---------|
| 1        | FY24 (Oct. 1, 2023 through Sep. 30, 2024) | \$12.22 |
| 2        | FY25 (Oct. 1, 2024 through Sep. 30, 2025) | \$13.00 |
| 3        | FY26 (Oct. 1, 2025 through Sep. 30, 2026) | \$14.00 |
| 4        | FY27 (Oct. 1, 2026 through Sep. 30, 2027) | \$14.50 |
| 5        | FY28 (Oct. 1, 2027 through Sep. 30, 2028) | \$14.94 |
|          |   |         |
| Option 1 | FY29 (Oct. 1, 2028 through Sep. 30, 2029) | \$15.39 |
|          | FY30 (Oct. 1, 2029 through Sep. 30, 2030) | \$15.85 |
|          | FY31 (Oct. 1, 2030 through Sep. 30, 2031) | \$16.33 |
|          |   |         |
| Option 2 | FY32 (Oct. 1, 2031 through Sep. 30, 2032) | \$16.82 |
|          | FY33 (Oct. 1, 2032 through Sep. 30, 2033) | \$17.32 |
|          | FY 34 (Oct 1, 2033 through Sep. 30, 2034) | \$17.84 |

**MARKET INCENTIVE ADJUSTMENT MATRIX**

| <b>Provided by PTB Finance (6/14/23)</b> |           |              |
|--|-----------|--------------|
| Passenger Movements                      |           | current      |
| From                                     | To        | Incentive    |
| 340,001                                  | 360,000   | \$ 957,900   |
| 360,001                                  | 380,000   | \$ 1,009,400 |
| 380,001                                  | 400,000   | \$ 1,060,900 |
| 400,001                                  | 420,000   | \$ 1,112,400 |
| 420,001                                  | 440,000   | \$ 1,174,200 |
| 440,001                                  | 460,000   | \$ 1,225,700 |
| 460,001                                  | 480,000   | \$ 1,277,200 |
| 480,001                                  | 500,000   | \$ 1,328,700 |
| 500,001                                  | 520,000   | \$ 1,380,200 |
| 520,001                                  | 540,000   | \$ 1,442,000 |
| 540,001                                  | 560,000   | \$ 1,493,500 |
| 560,001                                  | 580,000   | \$ 1,545,000 |
| 580,001                                  | 600,000   | \$ 1,596,500 |
| 600,001                                  | 620,000   | \$ 1,648,000 |
| 620,001                                  | 640,000   | \$ 1,699,500 |
| 640,001                                  | 660,000   | \$ 1,761,300 |
| 660,001                                  | 680,000   | \$ 1,812,800 |
| 680,001                                  | 700,000   | \$ 1,864,300 |
| 700,001                                  | 720,000   | \$ 1,915,800 |
| 720,001                                  | 740,000   | \$ 1,967,300 |
| 740,001                                  | 760,000   | \$ 2,029,100 |
| 760,001                                  | 780,000   | \$ 2,080,600 |
| 780,001                                  | 800,000   | \$ 2,132,100 |
| 800,001                                  | 820,000   | \$ 2,183,600 |
| 820,001                                  | 840,000   | \$ 2,235,100 |
| 840,001                                  | 860,000   | \$ 2,286,600 |
| 860,001                                  | 880,000   | \$ 2,348,400 |
| 880,001                                  | 900,000   | \$ 2,399,900 |
| 900,001                                  | 920,000   | \$ 2,451,400 |
| 920,001                                  | 940,000   | \$ 2,502,900 |
| 940,001                                  | 960,000   | \$ 2,554,400 |
| 960,001                                  | 980,000   | \$ 2,616,200 |
| 980,001                                  | 1,000,000 | \$ 2,667,700 |
| 1,000,001                                | 1,020,000 | \$ 2,719,200 |

**SUBJECT: LEASE AGREEMENT WITH REDWING MATERIALS I, LLC**

**BACKGROUND:**

Redwing Materials I, LLC, (Redwing Materials) is a division of Maschmeyer Concrete (Maschmeyer), a producer of ready-mix concrete and concrete block. Maschmeyer Concrete currently operates twenty-three (23) ready mix concrete plants and five (5) block plants in Florida. Redwing Materials desires to lease approximately 14.5 acres of land with conveyor access to Berth 302 for the importation of building materials. Since Redwing Materials is a newly formed LLC, Maschmeyer Concrete Company of Florida will be a guarantor of the lease.

**FACTS/COMMENTS:**

PTB staff and Redwing Materials have negotiated the following terms for the lease agreement:

- Premises:** Approximately 14.5 acres of land at Port Redwing, as depicted on Exhibit "A". PTB would also grant a non-exclusive easement to Redwing Materials to move commodities from Berth 302 to the Premises at a location acceptable to PTB (Conveyor Easement).
- Use:** The Premises would be used for handling, storage, processing, screening, rinsing and distribution of aggregates including limestone, granite, and crushed concrete. Break bulk cargo would also be permitted.
- Term:** The initial term would be twenty (20) years with four (4) lease extension options of ten (10) years each.
- Rent:** Rent for the Premises would be as follows:

| <u>Lease Term</u>   | <u>Annual Rent</u>       |
|---|--------------------------|
| Permitting Period – Months 0-6:                             | \$0.00                   |
| Development Period – months 7 thru 24                       | \$15,000/acre            |
| Operation Period Yr. 1 (Lease year 3) (mos. 24-36):         | \$30,000/acre            |
| Operation Period Yr. 2 through the end of the Initial Term: | Adjusted each year by 3% |
| Extension Options:  | Adjusted each year by 3% |

**Minimum Financial Guarantee (MFG):**

There would be a Minimum Financial Guarantee for financial payments of rent, wharfage and dockage in the following amounts:

|  |  |
|--|--|
| Permitting Period                                    | None   |
| Development Period                                   | None   |
| Operational Year 1                                   | \$420,000  |
| Operational Years 2 and 3:                           | \$540,000  |
| Operational Years 4 through end of the Initial term: | \$600,000  |
| Extension Option(s):                                 | To be negotiated by the parties, but if an agreement cannot be reached, the MFG would increase by 10% for each extension option. |

**Wharfage Incentive:**

In any single lease year where the MFG is met and the following ATG is met, the wharfage and dockage rates would be discounted to 50% of the then current tariff rate for the remainder of that specific lease year:

|                              |              |
|------------------------------|--------------|
| Operational Year 1           | 115,000 tons |
| Operational Years 2 and 3:   | 175,000 tons |
| Operational Year 4 and 5:    | 223,000 tons |
| Operational Years 6 thru 20: | 300,000 tons |
| Extension Option(s):         | 300,000 tons |

**Improvements:**

Redwing Materials would be permitted, subject to PTB's prior review and consent, to jointly construct with Redwing Terminals, LLC and Pangaea Florida, LLC a 2,400 conveyor system within the Conveyor Easement.

**Other:**

Redwing Materials would take the Premises "AS-IS" and would be responsible for all utilities, real estate taxes, site improvements, insurance, and maintenance of the Premises. In addition, Redwing Materials must comply with all seaport security and environmental regulations and laws, as well as all other applicable regulations and laws.

**Public**

**Hearing:** A public hearing was held on May 2, 2024, and there were no comments.

**RECOMMENDATION:**

Authorize the Port President/CEO, or his designee, to execute a lease agreement with Redwing Materials I, LLC, in accordance with the terms set forth in this agenda item, subject to review by Port counsel.

Board Meeting  
May 21, 2024  
Real Estate 431385

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: May 3, 2024

Subject: Redwing Materials I, LLC – 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, May 2, 2024 at 2:04 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 3, 2024

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 Redwing Materials I, LLC.

Craig Roberts  
Craig Roberts  
Real Estate Project Manager

Date May 3, 2024

Attachments

**PUBLIC HEARING TRANSCRIPT**  
**May 2, 2024 at 2:04 p.m.**  
**Redwing Materials I, LLC – Lease Agreement**

**ATTENDEES**

Martin Fallon – Redwing Materials, I, LLC

Ed Washington – Port Tampa Bay

**HEARING OFFICER**

Heather Eblin-Crowe

1 Good afternoon. Today is Thursday, May 2, 2024 and this public hearing is called to order  
2 at 2:04 p.m. This hearing is held under the authority and pursuant to Chapter 95-488 of the Laws  
3 of Florida. The purpose of the hearing is to hear comments from the general public and interested  
4 parties regarding the following:

5  
6 **LEASE AGREEMENT WITH REDWING MATERIALS I, LLC**  
7

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

13 **MR. ROBERTS:**  
14

15 Redwing Materials I, LLC, hereinafter referred to as Redwing Materials, is a privately  
16 owned company controlled by Maschmeyer Concrete. Maschmeyer Concrete operates more than  
17 twenty-three (23) ready mix concrete plants and five (5) block plants in Florida. Redwing  
18 Materials desires to lease property located on Port Redwing, hereinafter referred to as the Premises,  
19 with conveyor access to Berth 302 for the importation of building materials.

20 The Premises would be approximately 14.5 acres of land on Port Redwing together with a  
21 non-exclusive Access Easement to Berth 302. The Premises would be used for the grinding and  
22 processing of cement, slag cement and building materials including slag, gypsum, clinker, fly ash  
23 and aggregates, including storage, unloading and loading rail cars, laboratory testing of materials  
24 and sales and administration.

25 The Term of the Lease would be twenty (20) years with four (4), ten-year (10) Lease  
26 Extension Options and would consist of the following phases: the Permitting Period, the  
27 Development Period, and the Operational Period.

28 The Permitting Period would commence upon the Effective Date of the Lease and end on  
29 the date construction commences on the Premises or six (6) months from the Effective Date of the  
30 Lease, whichever occurs first.

31 The Development Period would commence at the end of the Permitting Period and would  
32 expire on (i) the date operations commence on the Premises, (ii) eighteen (18) months from the  
33 expiration of the Permitting Period or (iii) twenty-four months (24) months from the Effective  
34 Date of the Lease, whichever occurs first.

35 The Operational Period would commence upon the expiration of the Development Period  
36 and continue until the end of the Initial Term.  
37

38 Rent during the Permitting Period would be \$0.00 per acre.

39 Rent during the Development Period would be \$15,000 per acre or \$217,500 per year.

1 Rent for the first year of the Operational Period would be \$30,000 per acre or \$435,000 per  
2 year. Commencing in Operational Period Year 2 and continuing through the remainder of the  
3 Operational Period, Rent would be adjusted each year by 3%.

4 Redwing Materials would have a Minimum Financial Guarantee, hereinafter referred to as  
5 the “MFG” for each year for rent, wharfage, and dockage.

6 The MFG for the Permitting Period would be zero.

7 The MFG for the Development Period would be zero.

8 The MFG for the Operational Period Year 1 would be \$420,000.

9 The MFG for Operational Years 2 and 3 would be \$540,000 per year.

10 The MFG for Operational Period Years 4 through 20 would be \$600,000 per year.

11 The MFG for the Extension Options would be reviewed by both Port Tampa Bay and  
12 Redwing Materials at least six (6) months prior to the commencement of the Extension Options.  
13 If the parties cannot reach an agreement on the MFG, then the MFG would increase by ten percent  
14 (10%) and the ATG would remain the same.

15 The Annual Tonnage Guarantee, hereinafter referred to as the “ATG” for the Operational  
16 Period would be as follows:

17 The Operational Period Year 1, the ATG would be 115,000 tons per year.

18 For Operational Period Years 2 and 3, the ATG would be 175,000 tons per year.

19 For Operational Period Years 4 and 5, the ATG would be 223,000 tons per year.

20 For Operational Period Years 6 through 20, the ATG would be 300,000 tons per year.

21 During any lease year that Redwing Materials reaches its annual MFG and ATG; Redwing  
22 Materials would receive reduced wharfage and dockage rates of 50% for the remainder of that  
23 lease year.

24 Redwing Materials would take the Premises “AS-IS” and would be responsible for the  
25 utilities, real estate taxes, site improvements, insurance, and maintenance of the Premises. In  
26 addition, Redwing Materials must comply with all applicable regulations and laws, seaport  
27 security and environmental regulations and laws.

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

29 Exhibit No. 1, which is the aerial overview of the Premises.

30 Exhibit No. 2, which is the Public Hearing Notice that appeared in the March 24, 2024  
31 issue of the Tampa Bay Times advising of this Public Hearing.

32 That is all.  
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**MRS. CROWE:**

Thank you, Mr. Roberts. Exhibits will be entered in 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 21, 2024. The Staff recommendation will be available on May 14, 2024. If there is nothing else to come before this hearing, I declare this hearing closed at 2:10 p.m.

I, Heather Eblin-Crowe, have read and approved the form of the attached transcript of the May 2, 2024 Public Hearing for the Lease Agreement with Redwing Materials I, LLC.

Dated on May 3, 2024.

Heather Eblin-Crowe  
Heather Eblin-Crowe  
Public Hearing Officer

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



**TAMPA PORT AUTHORITY PUBLIC HEARING  
Redwing Materials I, LLC – Lease Agreement  
May 2, 2024 @ 2:04 p.m.  
PTB ID# 431507**

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

0000336950-01

**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: REDWING MATERIALS I, LLC - LEASE AGREEMENT** was published in said newspaper by print in the issues of: **3/24/24** or by publication on the newspaper's website, if authorized, on

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

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

Sworn to and subscribed before me this **03/24/2024**

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

Personally known  or produced identification

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



**PORT TAMPA BAY  
NOTICE OF PUBLIC HEARING**

Notice is hereby given of a public hearing to be held on **May 2, 2024** at **2:00 p.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:

**REDWING MATERIALS I, LLC - LEASE AGREEMENT**

Additional information is available online at [www.tampaport.com](http://www.tampaport.com). All written comments and objections directed toward the foregoing matter should be filed with Port Tampa Bay, Real Estate Department, at **1101 Channelside Drive, Tampa, Florida 33602** no later than **May 1, 2024**. Oral comments and objections may be presented at the hearing.

In accordance with the federal Americans with Disabilities Act and Section **289.26**, Florida Statutes, persons with disabilities requiring reasonable accommodation to participate in this hearing should call (813) 905-5831 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.

03/24/2024 0000336950

**TAMPA PORT AUTHORITY PUBLIC HEARING  
Redwing Materials I, LLC – Lease Agreement  
May 2, 2024 @ 2:04 p.m.  
PTB ID# 431507**

# SIGN-IN SHEET

## PUBLIC HEARING FOR

Redwing Materials I, LLC – Lease Agreement

Thursday, May 2, 2024 @ 2:00 P.M.

### PLEASE PRINT THE FOLLOWING INFORMATION

|     | YOUR NAME<br>(Please print) | COMPANY NAME<br>(Please print full company name) | COMPLETE COMPANY ADDRESS<br>(Please print full company address) | Do you plan to comment? |
|-----|-----------------------------|--|---|-------------------------|
| 1.  | MARTIN FALLON               | REDWING MATERIALS                                | 5036 DR PHELLIPS BLVD,<br>SUITE 108, ORLANDO, FL 32819          | NO                      |
| 2.  |                             |  |   |                         |
| 3.  |                             |  |   |                         |
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**SUBJECT: LEASE AGREEMENT WITH AGS COMPANIES, INC.**

**BACKGROUND:**

AGS Companies, Inc. (AGS) is a multinational shipping company founded over fifty (50) years ago that provides port services to ports in over twenty (20) countries. AGS is interested in leasing office space from Port Tampa Bay (PTB) in the Joseph Garcia International Center.

**FACTS/COMMENTS:**

Port Tampa Bay and AGS have negotiated the following terms for the lease agreement:

**Premises:** Approximately 1,827 square feet of office space located at 1101 Channelside Drive in Suite 201, as depicted on Exhibit "A."

**Use:** The Premises would be used solely for office space.

**Term:** The Initial Term of the Lease would be five (5) years with no Lease Extension Options.

**Rent:** Rent for the Premises would be as follows:

| <u>Lease Term</u> | <u>Annual Rent</u>                                      |
|-------------------|---|
| Year 1            | \$54,810.00   |
| Years 2-5         | Rent would increase by 3% from previous Lease Year Rent |

**Other:** PTB would provide basic janitorial services and utility services while AGS would be responsible for telecommunication and internet services as well as insurance requirements. AGS would comply with all building laws and regulations and all other applicable laws and regulations.

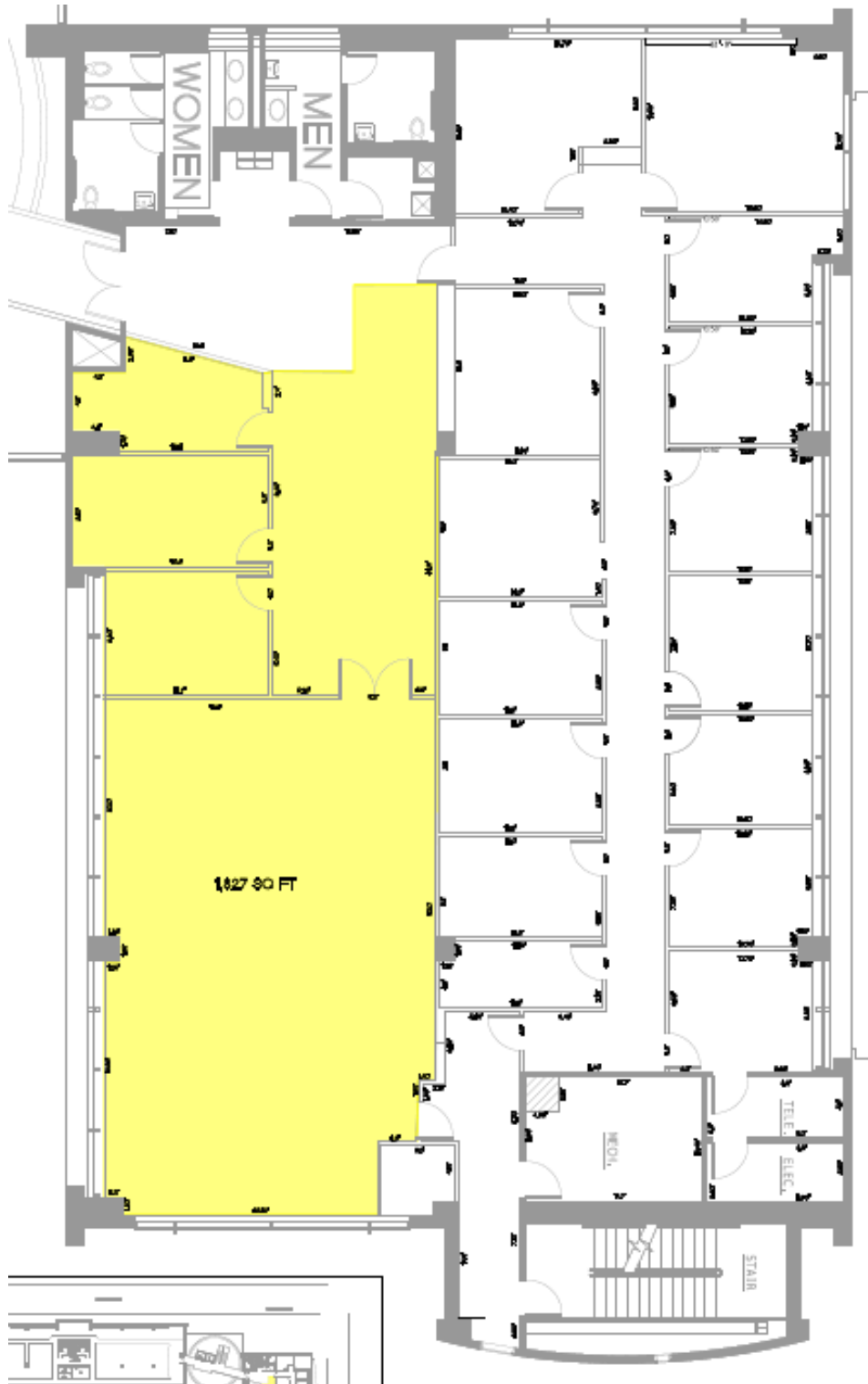
**Public Hearing:** A public hearing was held on April 18, 2024, and there were no comments.

**RECOMMENDATION:**

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

Board Meeting  
May 21, 2024  
Real Estate 431311

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: April 19, 2024

Subject: AGS Companies, Inc. – Office 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, April 18, 2024 at 3:01 p.m. Attached is the transcription of the hearing along with copies of all exhibits.

Heather Eblin-Crowe  
Heather Eblin-Crowe  
Hearing Officer

Date April 19, 2024

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 AGS Companies, Inc.

Lisa Payne  
Lisa Payne  
Real Estate Project Manager

Date April 19, 2024

Attachments

**PUBLIC HEARING TRANSCRIPT**  
**April 18, 2024 at 3:01 p.m.**  
**AGS Companies, Inc. – Office Lease Agreement**

**ATTENDEES**

No Attendees

**HEARING OFFICER**

Heather Eblin-Crowe

1 Good afternoon. Today is Thursday, April 18, 2024 and this public hearing, public hearing  
2 is called to order at 3:01p.m. This hearing is held under the authority and pursuant to Chapter 95-  
3 488 of the Laws of Florida. The purpose of the hearing is to hear comments from the general  
4 public and interested parties regarding the following:

5 **OFFICE LEASE AGREEMENT WITH AGS COMPANIES, INC.**

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

10 **MRS. PAYNE:**

11 AGS Companies, Inc., hereinafter referred to as AGS, is a multinational shipping company  
12 founded over fifty (50) years ago that provides port services to ports in over twenty (20) countries.  
13 AGS is interested in leasing office space from the Port, from the Tampa Port Authority, d/b/a Port  
14 Tampa Bay.

15 Port Tampa Bay and AGS have agreed upon the following terms, subject to approval by  
16 Port Tampa Bay's Board of Commissioners.

17 The Premises would be Suite 201 in the Joseph Garcia International Center located at 1101  
18 Channelside Drive. The Premises is approximately 1,827 square feet of office space and would  
19 be used solely for executive office space.

20 The Initial Term of the Lease would be five (5) years commencing upon the execution of  
21 the Lease with no Lease Extension Options.

22 Rent for Lease Year 1 would be \$4,567.50 a month or \$54,810.00 annually which is based  
23 upon \$30.00 per square foot. Commencing in Lease Year 2, Annual Rent would increase by three  
24 percent (3%) from the previous Lease Year.

25 AGS would be responsible for telephone and data services, and insurance of the Premises.  
26 Port Tampa Bay would provide janitorial service, electrical and water/sewer service and  
27 maintenance of building common areas.

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

29 Exhibit No. 1 – Depiction and Layout of the Premises.

30 Exhibit No. 2 – The Public Hearing Notice, along with the Publication Affidavit. The  
31 Public Hearing Notice was published in the March 24, 2024 issue of the Tampa Bay Times.

32 These are the only exhibits to be offered into the record.

1           That is all.

2    **MRS. CROWE:**

3           Thank you, Mrs. Payne. The exhibits will be entered into the record as presented.

4           At this time, I will take comments concerning this issue.

5           Are there any comments? Hearing none.

6           A transcript will be made and furnished to the Port Authority Staff. The Staff will make a  
7 recommendation to our Board of Commissioners, which will meet on May 21, 2024. The Staff  
8 recommendation will be available on May 14, 2024. If there is nothing else to come before this  
9 hearing, I declare this hearing closed at 3:05 p.m.

10           I, Heather Crow, have read and approve the form of the attached transcript of the April 18,  
11 2024 Public Hearing for the Lease Agreement with AGS Companies, Inc.

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Dated on April 19, 2024.

Heather Eblin-Crowe  
Heather Eblin-Crowe  
Public Hearing Officer

**EXHIBIT NO. 1  
DEPICTION AND LAYOUT OF THE PREMISES**



**TAMPA PORT AUTHORITY PUBLIC HEARING  
AGS Companies, Inc. – Office Lease Agreement  
April 18, 2024 @ 3:01 p.m.  
PTB ID# 430637**

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

0000336793-01

**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: AGS Companies, Inc. (Agunsa)** was published in said newspaper by print in the issues of: **3/24/24** 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.

**PORT TAMPA BAY  
NOTICE OF PUBLIC HEARING**

Notice is hereby given of a public hearing to be held on April 18, 2024 at 3:00 p.m., before the Tampa Port Authority, d/b/a Port Tampa Bay at its office located at 1101 Channelside Drive, Tampa, Florida 33602, to hear public comments regarding the following:

**AGS COMPANIES, INC. - OFFICE LEASE AGREEMENT**

Additional information is available online at [www.tampaport.com](http://www.tampaport.com). All written comments and objections directed toward the foregoing matter should be filed with Port Tampa Bay, Real Estate Department, at 1101 Channelside Drive, Tampa, Florida 33602 by 12:00 noon on April 17, 2024. 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) 965-5031 or fax (813) 965-5029 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.

03/24/2024 0000336793

} SS



Signature Affiant

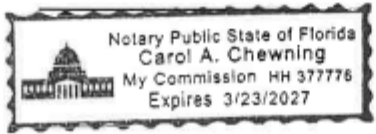
Sworn to and subscribed before me this 03/24/2024



Signature of Notary Public

Personally known  or produced identification

Type of identification produced



**TAMPA PORT AUTHORITY PUBLIC HEARING  
AGS Companies, Inc. - Office Lease Agreement  
April 18, 2024 @ 3:01 p.m.  
PTB ID# 430637**

# SIGN-IN SHEET

## PUBLIC HEARING FOR

### AGS COMPANIES, INC. – OFFICE LEASE AGREEMENT

April 18, 2024 @ 3:00 P.M.

#### PLEASE PRINT THE FOLLOWING INFORMATION

|     | YOUR NAME<br>(Please print) | COMPANY NAME<br>(Please print full company name) | COMPLETE COMPANY ADDRESS<br>(Please print full company address) | Do you plan to comment? |
|-----|-----------------------------|--|---|-------------------------|
| 1.  |                             |  |   |                         |
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| 10. |                             |  |   |                         |

NO ATTENDEES

## **E. RECEIPT OF REPORTS**

- 1. REPORT OF MONTHLY AGED RECEIVABLES**
- 2. REPORT OF MONTHLY CONTRACT STATUS**
- 3. REPORT OF MONTHLY WORK PERMITS ISSUED**
- 4. REPORT OF MONTHLY EXPENDITURES BETWEEN  
\$50,000 - \$100,000**

**TAMPA PORT AUTHORITY**  
**Monthly Aged Receivables**  
**April 30, 2024**

| Customer Number  | Customer Name                             | Current      | 31 - 60 Days | 61 - 90 Days | 91 & Over | Customer Balance |
|------------------|---|--------------|--------------|--------------|-----------|------------------|
| <b>Port Fees</b> |   |              |              |              |           |                  |
| T163             | ACE STEVEDORING CO INC                    | 1,077.03     | -            | -            | -         | 1,077.03         |
| S036             | ALTAMAR SHIPPING                          | 1,291.50     | -            | -            | -         | 1,291.50         |
| T012             | AMALIE OIL COMPANY                        | 3,963.61     | -            | -            | -         | 3,963.61         |
| D081             | AMERICAN MARINE EXPRESS, INC              | 252.00       | -            | -            | -         | 252.00           |
| D054             | ANCHOR SANDBLASTING AND COATINGS, INC     | 80.00        | -            | -            | -         | 80.00            |
| T400             | ARDENT MILLS, LLC                         | 23,278.19    | -            | -            | -         | 23,278.19        |
| S041             | BRONCO TRANSPORT                          | 146.00       | -            | -            | -         | 146.00           |
| T201             | BUCKEYE TERMINALS, LLC                    | 251,867.00   | 17,281.51    | 65.37        | -         | 269,213.88       |
| T003             | CARGILL INC                               | (644.25)     | -            | -            | -         | (644.25)         |
| D049             | CARGILL SALT                              | 12.30        | -            | -            | -         | 12.30            |
| S025             | CARGILL SALT DIVISION                     | 661.50       | -            | -            | -         | 661.50           |
| T131             | CARNIVAL CRUISE LINES                     | 439,846.68   | -            | -            | -         | 439,846.68       |
| T198             | CEMEX CONSTRUCTION MATERIALS FLORIDA, LLC | 43,201.00    | -            | -            | -         | 43,201.00        |
| T190             | CEMEX USA                                 | 2,176,035.84 | -            | -            | -         | 2,176,035.84     |
| T014             | CENTRAL FLORIDA PIPELINE LLC              | 342,879.57   | -            | -            | -         | 342,879.57       |
| T145             | CENTRAL FLORIDA PIPELINE LLC              | 10,660.46    | -            | -            | -         | 10,660.46        |
| T109             | CITRUS PRODUCTS                           | 64,507.99    | -            | -            | -         | 64,507.99        |
| D047             | CITY OF TAMPA                             | 720.00       | -            | -            | -         | 720.00           |
| D048             | CITY OF TAMPA MOBILITY DEPARTMENT         | 120.00       | -            | -            | -         | 120.00           |
| Q506             | CMA CGM (AMERICA) LLC                     | 4,173.06     | -            | -            | -         | 4,173.06         |
| M044             | CSX TRANSPORTATION                        | 16,500.00    | -            | -            | -         | 16,500.00        |
| Q502             | CUSTOMS BROKER SUPPLIERS INC              | -            | 107.30       | -            | -         | 107.30           |
| D063             | DAVIS INDUSTRIAL                          | -            | -            | 40.00        | -         | 40.00            |
| M147             | DELTCORP INDUSTRIES, LLC                  | 20.00        | -            | -            | -         | 20.00            |
| Q450             | DOLE FRESH FRUIT COMPANY                  | 9,508.00     | -            | 77.13        | -         | 9,585.13         |
| Q081             | DONGKUK INTERNATIONAL INC                 | 2,666.88     | -            | -            | -         | 2,666.88         |
| Q127             | DONGKUK INTERNATIONAL INC                 | 2,369.69     | -            | -            | -         | 2,369.69         |
| Q032             | DUFERCO STEEL, INC (TX)                   | 6,394.95     | -            | -            | -         | 6,394.95         |
| S064             | DV CONTAINER SERVICES                     | 91.00        | -            | -            | -         | 91.00            |
| S074             | EDGE METALS RECYCLING, INC                | 535.50       | -            | -            | -         | 535.50           |

**TAMPA PORT AUTHORITY**  
**Monthly Aged Receivables**  
**April 30, 2024**

| Customer Number | Customer Name                          | Current    | 31 - 60 Days | 61 - 90 Days | 91 & Over | Customer Balance |
|-----------------|--|------------|--------------|--------------|-----------|------------------|
| A418            | EXPRESS MARINE                         | 1,128.75   | -            | -            | -         | 1,128.75         |
| A031            | FILLETTE GREEN & CO, INC               | 532.05     | 3,884.30     | 640.01       | -         | 5,056.36         |
| A429            | GAC SHIPPING (USA) INC                 | 100,781.94 | -            | -            | -         | 100,781.94       |
| S043            | GLOBAL DISTRIBUTION INC                | 871.50     | -            | -            | -         | 871.50           |
| A527            | GULF HARBOR SHIPPING, LLC              | (25.00)    | -            | -            | -         | (25.00)          |
| A264            | GULF MARINE REPAIR INC                 | 307.65     | -            | 753.90       | -         | 1,061.55         |
| T063            | GULF SULPHUR SERVICES                  | 24,050.73  | -            | 75.67        | -         | 24,126.40        |
| Q401            | HANWA AMERICAN CORP-CA                 | 10,489.71  | -            | -            | -         | 10,489.71        |
| A549            | HOST AGENCY, LLC                       | 88,155.57  | -            | -            | -         | 88,155.57        |
| Q010            | HUSTEEL USA INC                        | 3,101.98   | -            | -            | -         | 3,101.98         |
| A306            | INCHCAPE SHIPPING SERVICES             | 82,805.30  | -            | -            | 46.93     | 82,852.23        |
| D078            | KAG SPECIALTY PRODUCTS GROUP, LLC      | 42.00      | -            | -            | -         | 42.00            |
| Q480            | KG STEEL USA INC                       | 201.97     | 304.62       | -            | -         | 506.59           |
| A350            | KIMMINS CONTRACTING                    | 300.00     | -            | -            | -         | 300.00           |
| D036            | KINDER MORGAN BULK                     | 60.00      | -            | -            | -         | 60.00            |
| A003            | KIRBY OFFSHORE MARINE                  | 33,511.18  | 1,209.60     | -            | -         | 34,720.78        |
| A248            | LA CARRIERS, LLC                       | 550.90     | -            | -            | -         | 550.90           |
| Q410            | LEE COMPANY CUSTOMS BROKER             | 3,513.35   | 1,743.27     | -            | -         | 5,256.62         |
| T319            | LINEA PENINSULAR, INC                  | 6,443.76   | -            | -            | -         | 6,443.76         |
| T308            | LOGISTEC GULF COAST LLC                | 19,931.15  | -            | -            | -         | 19,931.15        |
| Q504            | MAINFREIGHT                            | -          | 84.10        | -            | -         | 84.10            |
| T328            | MAJESTIC STEEL USA                     | 13,349.86  | -            | -            | -         | 13,349.86        |
| T134            | MARTIN OPERATING PARTNERSHIP           | 17,973.38  | -            | -            | -         | 17,973.38        |
| Q364            | MARUBENI ITOCHU STEEL AMERICA INC (TX) | 975.57     | -            | -            | -         | 975.57           |
| A465            | MASTER, OWNER & OPERATORS              | 45,333.70  | -            | -            | -         | 45,333.70        |
| D074            | MCKENZIE CONTRACTING, LLC              | 20.00      | -            | -            | -         | 20.00            |
| Q454            | MITSUMI & CO USA INC (CA)              | 787.12     | -            | -            | -         | 787.12           |
| S067            | MKD LOGISTICS LLC                      | 52.50      | -            | -            | -         | 52.50            |
| A430            | MORAN SHIPPING AGENCIES                | 11,784.00  | -            | -            | -         | 11,784.00        |
| A053            | MORAN TOWING CORPORATION               | 31,076.41  | 419.43       | -            | -         | 31,495.84        |
| T002            | MOSAIC CROP NUTRITION, LLC             | 5,762.77   | -            | 287.24       | -         | 6,050.01         |
| T011            | MURPHY OIL USA INC                     | 23,001.95  | -            | -            | -         | 23,001.95        |
| S075            | NAV TRANSPORTATION/NORTHSTAR SVCS LTD  | 76.50      | -            | -            | -         | 76.50            |

**TAMPA PORT AUTHORITY**  
**Monthly Aged Receivables**  
**April 30, 2024**

| Customer Number | Customer Name                                    | Current    | 31 - 60 Days | 61 - 90 Days | 91 & Over | Customer Balance |
|-----------------|--|------------|--------------|--------------|-----------|------------------|
| A486            | NORTH AMERICAN GENERAL AGENTS                    | 48,996.89  | 50,544.80    | -            | -         | 99,541.69        |
| A071            | NORTON LILLY INTERNATIONAL                       | 109,862.80 | -            | -            | 1,378.74  | 111,241.54       |
| A439            | NOVA INTERNATIONAL SHIPPING                      | 14,787.27  | -            | -            | -         | 14,787.27        |
| Q351            | OPTIMA STEEL INTERNATIONAL, LLC                  | 1,439.46   | -            | -            | -         | 1,439.46         |
| Q397            | PACIFIC METALS TRADING INC                       | 469.08     | -            | -            | -         | 469.08           |
| T205            | PLAINS LPG SERVICES, L.P.                        | 2,734.36   | -            | -            | -         | 2,734.36         |
| T318            | PORT LOGISTICS TERMINAL OPERATIONS LLC           | 1,167.08   | -            | -            | -         | 1,167.08         |
| M151            | PORTS AMERICA                                    | 13,862.02  | -            | -            | -         | 13,862.02        |
| S039            | PORTS AMERICA                                    | 20.00      | -            | -            | -         | 20.00            |
| T006            | PORTS AMERICA                                    | 2,307.04   | -            | -            | -         | 2,307.04         |
| T182            | PORTS AMERICA                                    | 434,736.99 | -            | -            | -         | 434,736.99       |
| Q500            | POSCO INTERNATIONAL AMERICA CORP (GA)            | 711.57     | -            | -            | -         | 711.57           |
| T311            | Precision Build Solutions, LLC                   | 40.00      | -            | -            | -         | 40.00            |
| A283            | PRO TRANSPORT INC, TAMPA                         | 149.00     | -            | -            | -         | 149.00           |
| T292            | PURAGLOBE FLORIDA LLC                            | 2,874.09   | -            | -            | -         | 2,874.09         |
| D075            | RELIABLE TAMPA PARTNERS                          | 160.00     | -            | -            | -         | 160.00           |
| T202            | ROYAL CARIBBEAN CRUISES LTD.                     | 353,253.44 | -            | 50,257.29    | -         | 403,510.73       |
| Q371            | SAMSUNG C&T AMERICA, INC                         | 462.25     | -            | -            | -         | 462.25           |
| A064            | SAVAGE & SON, AR                                 | 289,927.02 | -            | -            | -         | 289,927.02       |
| A531            | SAVAGE MARINE MANAGEMENT COMPANY, LLC            | 18,587.65  | -            | -            | -         | 18,587.65        |
| A065            | SEA & LAND SHIPPING                              | 7,040.71   | -            | -            | -         | 7,040.71         |
| Q202            | SEAH STEEL AMERICA                               | 4,841.22   | -            | -            | -         | 4,841.22         |
| M149            | SOCIETY OF INTERNATIONAL BUSINESS FELLOWS (SIBF) | -          | 775.00       | -            | -         | 775.00           |
| S069            | SOUTHERN CARTAGE, INC                            | 241.50     | -            | -            | -         | 241.50           |
| D080            | SOUTHERN SKILL TRADES INC                        | 80.00      | -            | -            | -         | 80.00            |
| A541            | SPACE EXPLORATION TECHNOLOGIES CORP              | 3,633.42   | -            | -            | -         | 3,633.42         |
| T101            | SULPHURIC ACID TRADING COMPANY                   | 1,235.15   | -            | -            | -         | 1,235.15         |
| Q396            | SUMMIT GLOBAL TRADING                            | 1,755.89   | -            | -            | -         | 1,755.89         |
| S055            | TAMPA CONTAINER TRANSPORT                        | 31.50      | -            | -            | -         | 31.50            |
| T137            | TAMPA JUICE SERVICE INC                          | 3,185.68   | -            | -            | -         | 3,185.68         |
| T021            | TAMPA PORT SERVICES, LLC                         | 9,907.91   | -            | -            | -         | 9,907.91         |
| A384            | TAMPA SHIP LLC                                   | 447.30     | -            | -            | -         | 447.30           |
| Q191            | TERNIUM USA INC                                  | 164.04     | -            | -            | -         | 164.04           |

**TAMPA PORT AUTHORITY**  
**Monthly Aged Receivables**  
**April 30, 2024**

| Customer Number           | Customer Name                                   | Current             | 31 - 60 Days     | 61 - 90 Days     | 91 & Over       | Customer Balance    |
|---------------------------|---|---------------------|------------------|------------------|-----------------|---------------------|
| Q215                      | THYSSENKRUPP MATERIALS TRADING NORTH AMERICA-MI | 9,309.13            | -                | -                | -               | 9,309.13            |
| Q415                      | TITAN STEEL CORPORATION                         | 40.26               | -                | -                | -               | 40.26               |
| T150                      | TRADEMARK METALS RECYCLING FKA ONESTEEL         | 33,796.85           | -                | -                | -               | 33,796.85           |
| A251                      | TRADEMARK METALS RECYCLING LLC                  | 60.00               | -                | -                | -               | 60.00               |
| A497                      | TRANS-ATLANTIC AGENCIES INC                     | 62,796.72           | -                | -                | -               | 62,796.72           |
| T197                      | TRANSFLO TERMINAL SERVICES, INC.                | 117,902.14          | -                | -                | -               | 117,902.14          |
| T020                      | TRANSMONTAIGNE INC                              | 59,185.67           | -                | -                | -               | 59,185.67           |
| S021                      | TRX SOUTHEAST (TAMPA #770)                      | 21.00               | -                | -                | -               | 21.00               |
| Q163                      | USP HOLDINGS, INC                               | 247.76              | -                | -                | -               | 247.76              |
| T119                      | VULCAN MATERIALS COMPANY                        | (1,929.23)          | -                | -                | -               | (1,929.23)          |
| Q435                      | WEST COAST METALS                               | 241.43              | -                | -                | -               | 241.43              |
| A532                      | WORLD FUEL SERVICES, INC.                       | 79,650.08           | -                | -                | -               | 79,650.08           |
| T056                      | YARA NORTH AMERICA INC                          | 11,394.97           | -                | -                | -               | 11,394.97           |
| <b>Subtotal Port Fees</b> |   | <b>5,630,992.86</b> | <b>76,353.93</b> | <b>52,196.61</b> | <b>1,425.67</b> | <b>5,760,969.07</b> |

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**Lease Charges**

|      |   |            |        |        |           |            |
|------|---|------------|--------|--------|-----------|------------|
| L163 | ACE STEVEDORING CO INC                    | 2,070.65   | -      | -      | -         | 2,070.65   |
| L045 | AMALIE OIL                                | 761.30     | -      | -      | -         | 761.30     |
| L219 | AMERICAN VICTORY SHIP MEMORIAL MUSEUM     | (19.37)    | -      | -      | -         | (19.37)    |
| L400 | ARDENT MILLS, LLC                         | 220.25     | -      | -      | -         | 220.25     |
| L011 | CARGILL FINANCIAL SERVICE CTR             | (5,416.66) | 625.00 | -      | -         | (4,791.66) |
| L403 | CELLCO PARTNERSHIP DBA VERIZON WIRELESS   | (5.52)     | -      | -      | -         | (5.52)     |
| L277 | CEMEX CONSTRUCTION MATERIALS FLORIDA LLC  | 111,636.70 | -      | -      | -         | 111,636.70 |
| L399 | CEMEX CONSTRUCTION MATERIALS FLORIDA LLC  | 23,933.95  | -      | -      | -         | 23,933.95  |
| L299 | CEMEX CONSTRUCTION MATERIALS FLORIDA, LLC | (2.55)     | -      | -      | -         | (2.55)     |
| L044 | DIVERSIFIED MARINE TECH                   | 84.03      | -      | -      | -         | 84.03      |
| L415 | GLOVIS AMERICA, INC                       | 13,837.77  | -      | 179.47 | -         | 14,017.24  |
| L305 | GREAT LAKES DREDGE & DOCK                 | -          | -      | -      | 235.93    | 235.93     |
| L124 | GULF MARINE REPAIR INC                    | 220.00     | -      | -      | -         | 220.00     |
| L214 | GULF SULPHUR SERVICES                     | 457.15     | -      | 460.60 | 15,353.43 | 16,271.18  |

**TAMPA PORT AUTHORITY**  
**Monthly Aged Receivables**  
**April 30, 2024**

| Customer Number               | Customer Name                                    | Current           | 31 - 60 Days    | 61 - 90 Days  | 91 & Over        | Customer Balance  |
|-------------------------------|--|-------------------|-----------------|---------------|------------------|-------------------|
| L287                          | HCP ASSOCIATES, INC                              | 5,546.05          | -               | -             | -                | 5,546.05          |
| L309                          | HILLSBOROUGH COUNTY SHERIFF'S OFFICE             | 8.00              | -               | -             | -                | 8.00              |
| L402                          | INNOVATIVE DESIGN LEADERS CORP.                  | 1,186.87          | -               | -             | -                | 1,186.87          |
| L103                          | INTERNATIONAL SHIP REPAIR & MARINE SERVICES, INC | 220.00            | -               | -             | -                | 220.00            |
| L328                          | MAJESTIC STEEL USA                               | 850.50            | -               | -             | -                | 850.50            |
| L057                          | MARITRANS OPERATING CO LP                        | 107.44            | 574.93          | -             | -                | 682.37            |
| L176                          | MID-AMERICA APARTMENTS, LP                       | 53.75             | -               | -             | -                | 53.75             |
| L039                          | MURPHY OIL USA INC                               | (244.69)          | -               | -             | -                | (244.69)          |
| L408                          | NAV TRANSPORTATION LLC                           | (60.00)           | -               | -             | -                | (60.00)           |
| L410                          | NORTH ATLANTIC INTERNATIONAL OCEAN CARRIER, INC  | 8,464.48          | 8,108.85        | -             | -                | 16,573.33         |
| L405                          | PORT HENDRY D, LLC                               | 28,844.79         | -               | -             | -                | 28,844.79         |
| L318                          | PORT LOGISTICS TERMINAL OPERATIONS LLC           | 390.59            | -               | -             | 20.00            | 410.59            |
| L264                          | PORTS AMERICA                                    | 34,500.00         | -               | -             | -                | 34,500.00         |
| L292                          | PURAGLOBE FLORIDA LLC                            | (120.00)          | -               | -             | -                | (120.00)          |
| L196                          | SEABULK TOWING INC                               | 5,901.93          | -               | -             | -                | 5,901.93          |
| L138                          | SHRIMP SVC DOCK ASSOCIATION                      | 52.44             | -               | -             | -                | 52.44             |
| L235                          | STARSHIP CRUISE LINE                             | 210.61            | -               | -             | -                | 210.61            |
| L064                          | SUPERIOR SEAFOODS INC                            | 131.72            | -               | -             | -                | 131.72            |
| L179                          | TAMPA JUICE SERVICE INC.                         | (5,863.19)        | -               | -             | -                | (5,863.19)        |
| L407                          | TAMPA PILOTS, LLC                                | (5.00)            | -               | -             | -                | (5.00)            |
| L049                          | TAMPA PORT SERVICES, LLC                         | (11,629.76)       | -               | -             | -                | (11,629.76)       |
| L190                          | TAMPA SHIP LLC                                   | 6,900.00          | -               | -             | -                | 6,900.00          |
| L295                          | THE FLORIDA AQUARIUM                             | 762.39            | 27.31           | -             | -                | 789.70            |
| L239                          | TITAN FLORIDA LLC                                | 1.40              | -               | -             | -                | 1.40              |
| L209                          | TRADEMARK METALS RECYCLING FKA ONESTEEL          | (2,025.37)        | -               | -             | -                | (2,025.37)        |
| L297                          | TRANSFLO TERMINAL SERVICES, INC.                 | (377.65)          | -               | -             | -                | (377.65)          |
| L078                          | TRANSMONTAIGNE TERMINALING INC                   | 8.00              | -               | -             | -                | 8.00              |
| L307                          | VERIZON WIRELESS PERSONAL COMMUNICATIONS LP      | (119.72)          | -               | -             | -                | (119.72)          |
| L079                          | VERSAGGI SHRIMP COMPANY                          | 130.23            | -               | -             | -                | 130.23            |
| L146                          | VULCAN MATERIALS                                 | (423.72)          | -               | -             | -                | (423.72)          |
| <b>Subtotal Lease Charges</b> |  | <b>221,179.79</b> | <b>9,336.09</b> | <b>640.07</b> | <b>15,609.36</b> | <b>246,765.31</b> |

**TAMPA PORT AUTHORITY  
Monthly Aged Receivables  
April 30, 2024**

| Customer Number   | Customer Name              | Current                | 31 - 60 Days        | 61 - 90 Days        | 91 & Over            | Customer Balance       |
|---|----------------------------|------------------------|---------------------|---------------------|----------------------|------------------------|
| <b><u>Accounts in Litigation/Renegotiation/Bankruptcy</u></b>   |                            |                        |                     |                     |                      |                        |
| T183  | CERES MARINE TERMINALS INC | -                      | -                   | -                   | 1,144.30             | 1,144.30               |
| R020  | FELIPES PAVEL              | -                      | -                   | -                   | 2,495.78             | 2,495.78               |
| L404  | INTEGRAL ENERGY, LLC       | -                      | -                   | -                   | 274,733.00           | 274,733.00             |
| A538  | WORK CAT TRANS GULF LLC    | -                      | -                   | -                   | 224,197.87           | 224,197.87             |
| <b>Subtotal Accounts in Litigation/Renegotiation/Bankruptcy</b> |                            | <b>-</b>               | <b>-</b>            | <b>-</b>            | <b>502,570.95</b>    | <b>502,570.95</b>      |
| <b>Total Aged Receivables as of April 30, 2024</b>              |                            | <b>\$ 5,852,172.65</b> | <b>\$ 85,690.02</b> | <b>\$ 52,836.68</b> | <b>\$ 519,605.98</b> | <b>\$ 6,510,305.33</b> |

**TAMPA PORT AUTHORITY**  
**MONTHLY CONTRACT STATUS REPORT**  
**04/30/24**

| Project  | Contractor                                    | Contract<br>Financial<br>Record # | Original Bd<br>App Date | Amt Approved<br>Including<br>Amendments | Costs Incurred<br>to Date | Percent<br>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                               | \$ 35,130                 | 50.0%               |
| Software Licensing - iSeaports                   | Harbour Mastery, Inc.                         | 22-06                             | 10/21/14                | \$ 65,000                               | \$ 45,921                 | 70.6%               |
| Security System Maintenance & Repair             | GSA Security                                  | 24-03                             | 03/23/22                | \$ 481,000                              | \$ 26,409                 | 5.5%                |
| Drone Detection System                           | GSA Security                                  | 24-26                             | 02/20/24                | \$ 120,000                              | \$ -                      | 0.0%                |
| SBE Uniformed Security Guard Service             | Martinez & Company                            | 23-21                             | 06/18/19                | \$ 370,000                              | \$ 208,543                | 56.4%               |
| Real Estate Consulting Services                  | Colliers International                        | 24-17                             | 06/15/21                | \$ 75,000                               | \$ -                      | 0.0%                |
| Government Relations Consultant Services         | Van Scoyoc & Associates                       | 24-33                             | 08/17/21                | \$ 90,000                               | \$ 45,000                 | 50.0%               |
| State Legislative Services                       | Advocacy Group at Cardenas Partners           | 24-29                             | 08/16/22                | \$ 60,000                               | \$ 35,000                 | 58.3%               |
| Elevator/Escalator Maintenance & Repair Services | ThyssenKrupp Elevator                         | 24-27                             | 09/15/20                | \$ 427,084                              | \$ 160,547                | 37.6%               |
| Website Development & Website Hosting Services   | Pantheon Solutions                            | 24-35                             | 11/15/22                | \$ 45,000                               | \$ 3,125                  | 6.9%                |
| Video Production Services                        | Shooting Stars Post Inc                       | 24-30                             | 08/15/23                | \$ 90,000                               | \$ 60,943                 | 67.7%               |
| Software Licensing - Concur                      | Carahsoft Technology Corp                     | 24-10                             | 04/21/20                | \$ 78,569                               | \$ 78,569                 | 100.0%              |
| Law Enforcement Services                         | Hillsborough County Sheriff's Office          | 24-39                             | 09/20/22                | \$ 3,067,804                            | \$ 990,480                | 32.3%               |
| Workers Compensation Insurance                   | PGIT (Preferred Governmental Insurance Trust) | 24-05                             | 09/19/23                | \$ 99,047                               | \$ 74,325                 | 75.0%               |
| Landscaping Services                             | TCC Enterprise Inc                            | 24-06                             | 09/21/21                | \$ 120,000                              | \$ 52,617                 | 43.8%               |
| Grounds Maintenance                              | TCC Enterprise Inc                            | 24-18                             | 09/21/21                | \$ 341,009                              | \$ 180,838                | 53.0%               |
| HVAC Monitoring, Routine Service & Repair        | Tampa Bay Trane                               | 24-12                             | 09/17/19                | \$ 84,200                               | \$ 26,400                 | 31.4%               |
| Uniformed Security Guard Services                | Allied Universal                              | 24-15                             | 12/15/2020              | \$ 4,272,625                            | \$ 1,137,482              | 26.6%               |
| State Legislative Services                       | Capital City Consulting, LLC                  | 24-21                             | 06/15/21                | \$ 60,000                               | \$ 35,000                 | 58.3%               |
| I.T. Consultant                                  | Computer Science Corporation                  | 23-23                             | 09/18/18                | \$ 85,000                               | \$ 42,214                 | 49.7%               |
| Janitorial Services                              | Xtremely Clean                                | 24-08                             | 10/15/19                | \$ 468,727                              | \$ 190,935                | 40.7%               |
| Insurance Broker Services                        | Hugh Wood, Inc                                | 24-28                             | 08/17/21                | \$ 50,000                               | \$ 50,000                 | 100.0%              |
| Hosting and Support Services                     | Timmons Group                                 | 24-20                             | 12/21/21                | \$ 72,950                               | \$ 18,501                 | 25.4%               |
| Financial Audit Services                         | Rivero, Gordimer & Company, PA                | 23-19                             | 09/19/22                | \$ 92,000                               | \$ 67,685                 | 73.6%               |
| Financial Advisory Services                      | PFM Financial Advisors LLC                    | 23-40                             | 09/20/22                | \$ 30,000                               | \$ 4,150                  | 13.8%               |
| Medical Insurance                                | United Healthcare                             | 24-37                             | 10/18/23                | \$ 3,203,057                            | \$ 1,102,145              | 34.4%               |
| <b>OPERATING AND NON-CAPITAL CONTRACTS:</b>      |   |                                   |                         | <b>\$ 14,018,391</b>                    | <b>\$ 4,671,959</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                                       | 20-01-02                          | 09/17/19                | \$ 7,895,000                            | \$ 6,355,190              | 80.5%               |
| Professional Service Contracts                   | Various                                       | 21-01-02                          | 09/15/20                | \$ 7,799,422                            | \$ 5,685,516              | 72.9%               |
| Professional Service Contracts                   | Various                                       | 22-01-02                          |                         | \$ 14,287,473                           | \$ 13,022,089             | 91.1%               |
| Professional Service Contracts                   | Various                                       | 23-01-02                          |                         | \$ 11,765,909                           | \$ 9,150,968              | 77.8%               |
| Professional Service Contracts                   | Various                                       | 24-01-02                          |                         | \$ 7,085,502                            | \$ 1,523,493              | 21.5%               |
| <b>CONTINUING ANNUAL CONTRACTS:</b>              |   |                                   |                         | <b>\$ 41,757,804</b>                    | <b>\$ 34,223,763</b>      |                     |

**TAMPA PORT AUTHORITY**  
**MONTHLY CONTRACT STATUS REPORT**  
**04/30/24**

| Project  | Contractor   | Contract<br>Financial<br>Record # | Original Bd<br>App Date | Amt Approved<br>Including<br>Amendments | Costs Incurred<br>to Date | Percent<br>Complete |
|--|--|-----------------------------------|-------------------------|---|---------------------------|---------------------|
| <b>CONSTRUCTION AND CAPITAL CONTRACTS:</b>   |  |                                   |                         |   |                           |                     |
| Navigational Improvements - Turning Basin Widening                                     | Orion Marine Construction                            | 24-04                             | 06/21/22                | \$ 3,000,000                            | 1,877,292                 | 62.6%               |
| Terminal 3 Access Road   | Kimmins Contracting Corporation                      | 21-39                             | 05/18/21                | \$ 1,523,424                            | 1,426,598                 | 93.6%               |
| Engineering Consultant Services for Berth 214 Uplands Development (Container Terminal) | WSP USA Inc  | 21-16                             | 04/20/21                | \$ 1,000,000                            | 786,249                   | 78.6%               |
| 12,000 Sq Ft Storm hardened vehicle storage building                                   | Blackwater Construction Services                     | 22-38                             | 10/19/21                | \$ 3,000,000                            | 2,978,706                 | 99.3%               |
| Berth 268 Reconstruction   | Orion Marine Construction                            | 22-41                             | 03/22/22                | \$ 12,000,000                           | 11,849,713                | 98.7%               |
| Berth 218 Marine Infrastructure Engineering Services                                   | Moffatt & Nichol                                     | 22-43                             | 05/17/22                | \$ 600,000                              | 599,161                   | 99.9%               |
| Electrical improvements for Sumitomo Cranes  | Global Rigging & Transport, Inc                      | 23-45                             | 08/16/22                | \$ 3,000,000                            | 2,710,102                 | 90.3%               |
| Sanitary Sewer System  | Causeway Development Partners                        | 23-46                             | 08/16/22                | \$ 639,312                              | 631,086                   | 98.7%               |
| Redwing Access Rd  | QGS Development, LLC                                 | 23-48                             | 09/19/22                | \$ 1,734,482                            | 1,576,768                 | 90.9%               |
| Berth 214 Uplands Development  | PCS Civil, Inc                                       | 23-51                             |                         | \$ 20,154,697                           | 9,245,223                 | 45.9%               |
| Hookers Point ATONs (Range Markers)  | Vecellio & Grogan, Inc                               | 23-50                             |                         | \$ 1,448,625                            | 845,438                   | 58.4%               |
| Design of project to increase reliability to the electrical grid system                | Tampa Electric Company (TECO)                        | 23-52                             |                         | \$ 500,000                              | -                         | 0.0%                |
| Eastport Mitigation Credits  | Tampa Bay Mitigation & Southern States Land & Timber | 24-47                             |                         | \$ 3,248,070                            | 2,016,300                 | 62.1%               |
| GUY N Verger Roadway Impr Phase II   | PCS Civil, Inc                                       | 23-53                             |                         | \$ 2,000,000                            | 1,631,280                 | 81.6%               |
| Berth 301 Design Services  | Moffatt & Nichol                                     | 24-55                             |                         | \$ 600,000                              | 198,997                   | 33.2%               |
| Passenger Bridge Replacements at Terminals 2 & 6                                       | FMT Sweden AB  | 23-54                             |                         | \$ 7,199,474                            | 652,806                   | 9.1%                |
| Shrimp Dock Repairs  | Tampa Bay Marine                                     | 24-16                             |                         | \$ 2,415,451                            | -                         | 0.0%                |
| Electrical Power Generator at Hookers Point Security Complex                           | Austin Construction Group                            | 24-56                             |                         | \$ 750,000                              | -                         | 0.0%                |
| Berth 218 Construction   | Orion Marine Construction                            | 24-43                             |                         | \$ 21,496,775                           | -                         | 0.0%                |
| Hookers Point Vehicle Storage Area   | PCS Civil, Inc                                       | 24-44                             |                         | \$ 3,500,000                            | -                         | 0.0%                |
| <b>CONSTRUCTION AND CAPITAL CONTRACTS:</b>   |  |                                   |                         | <b>\$ 89,810,310</b>                    | <b>\$ 39,025,720</b>      |                     |
| <b>GRAND TOTAL:</b>  |  |                                   |                         | <b>\$ 152,672,007</b>                   | <b>\$ 79,444,935</b>      |                     |

## MINOR WORK PERMIT REPORT

4/1/2024 – 4/30/2024

### PERMITS ISSUED

|        |   |   |
|--------|---|---|
| 23-042 | Tampa Sailing Squadron                  | Rebuild /Expand Dock B/Replace Main Access Walkway/4 finger piers/mooring slips/Apollo Beach Canal/Apollo Beach           |
| 24-012 | Hillsborough County - Lettuce Lake Park | Renovate existing Boardwalk in four phases/bench areas/in-kind replacement of pavilion structure/Hillsborough River/Tampa |

### REVISIONS

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### VIOLATIONS

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

### PENDING APPLICATIONS SUMMARY

| Appl.# | M/S | Applicant   | Proposed Work  |
|--------|-----|---|--|
| 20-010 | S   | Port Tampa Bay                                      | Bulkhead wall, fill, dredge Berth 214  |
| 23-006 | S   | Bridgeview Estates HOA                              | Add 7 Boatlifts & 7 Finger Piers To Existing Private Multi-family Residential Dock @ 3909/ 3911 Snapper Pointe DR, Tampa, FL - Old Tampa Bay - <b>Possible SSLs Lease Required</b> |
| 23-048 | S   | TPA/ Port Tampa Bay                                 | Bulkhead wall & Pile Supported Wharf - Berth 218 -Cut D Channel - SW Corner @ Hookers Point  |
| 23-035 | S   | Port Tampa Bay (TPA) Engineering Dept.              | Offshore Breakwater @ West Side of Spoil Island 2D, Tampa, FL  |
| 23-067 | S   | Davis Island Yacht Club                             | Rebuild Dock A, add new floating docks A-1, B-1, and D-1 to marina area ( <b>Existing SSLs Lease</b> )   |
| 23-068 | S   | MAA Westshore Exchange LLC                          | Docking Facility at 5440 W. Tyson Avenue, Tampa, FL  |
| 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)  |
| 21-092 | 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.   |
| 22-035 | M   | Mirasol Davis Islands LLC – Carrier 2 – Mirasol LLC | Dock/finger pier/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   |
| 22-054 | M   | Florida Fish & Wildlife                             | Data Buoy – NE Side of Egmont Key  |
| 23-003 | M   | Mark Nelson   | Maintenance Dredge @3023 Christophers Watch Lane-Ruskin  |
| 23-009 | M   | 6400 Apollo Beach Blvd Holdings                     | Boatramp @ 6400 Apollo Beach Blvd., Apollo Beach FL  |
| 23-022 | M   | Jack Bartlett                                       | Dock/lift @ 5605 Seagrass Place-Apollo Beach, FL   |
| 23-024 | M   | S. Chad Fulwood                                     | Dock/lift @ 998 Signet Drive-Apollo Beach, FL 33572  |
| 23-026 | M   | Tampa Bay Watch                                     | Living Shoreline NE o Fantasy Island @ 5 Fantasy Island, Tampa, FL   |
| 23-028 | M   | Nathan Vlasaty                                      | Maintenance Dredge @ 3109 Christopher's Watch Lane-Ruskin, FL  |

| <b>Appl.#</b> | <b>M/S</b> | <b>Applicant</b>                                  | <b>Proposed Work</b>   |
|---------------|------------|---|--|
| 23-029        | M          | Brett Emes  | Maintenance Dredge @ 3029 Christopher's Watch Lane, Ruskin, FL   |
| 22-036R       | M          | Kurt Kwiatkowski                                  | PWC lift @5710 Tybee Island Dr.-Apollo Beach   |
| 23-034        | M          | City of Tampa                                     | Replace 1-Dock & Install 24 Mooring Anchors/Buoys @ 1002 Severn Avenue-Tampa, FL-Davis Island Seaplane Basin   |
| 23-039        | M          | Current Rocky Point LLC (Current Hotel)           | Observation Deck @ 2545 Rocky Point Dr, Tampa , FL.<br><b>Possible SSLs Lease Required</b>   |
| 23-043        | M          | Robert & Laura Fish                               | Dock @ 7520 Anna Avenue, Gibsonton, FL   |
| 23-044        | M          | RD RWD Tampa LLC Trustee                          | Walkway,Maintenance Dredge, floating dock, living shoreline @ 102 S. Parker St. Tampa, FL  |
| 23-045        | M          | Daniel Depalol                                    | Dock/lift @ 1002 Signet Drive (Mirabay) Apollo Beach, FL   |
| 23-047        | M          | Culbreath Key Bayside Condo Assoc.                | 5000 Culbreath Key Way, Marina Slip #26, Tampa   |
| 23-065-R1     | M          | Tampa Electric Company (TECO)                     | Add Kayaker Access Geoweb Ramp @ Manatee Viewing Center Tidal Pier @ 6990 Dockman Rd, Apollo Beach, FL   |
| 23-051        | M          | SE Tampa Bay LLC                                  | Repair Seawall @ 5411 W. Tyson Avenue, Tampa, FL   |
| 23-055        | M          | Shawn Brown                                       | Dock/lift @ 976 Signet Drive, Apollo Beach, FL (Mirabay)   |
| 23-057        | M          | Key West Landings Dock Assoc. Inc.                | Extend Dock-install lift @ Marina Slip-Riverview, Alafia River   |
| 23-058        | M          | Hillsborough County Capital Programs              | Replace/extend box culvert @ W of 6515 Riverview Drive, Riverview, FL  |
| 23-060        | M          | Tampa Electric Company (TECO)                     | Organism Return & Seawall @ 3602 Port Sutton Road, Tampa, FL   |
| 23-062        | M          | Park Square Enterprises, LLC                      | Dock/lift @ 5967 Blakeney Loop, Apollo Beach, FL (Mirabay)   |
| 23-063        | M          | Park Square Enterprises, LLC                      | Dock/lift @ 5961 Blakeney Loop, Apollo Bech, FL (Mirabay)  |
| 23-065        | M          | Lee Gueffroy                                      | Lift/Roof/Pilings @ 2619 Manatee Harbor Dr, Ruskin, FL 33570   |
| 24-002        | M          | Harbour Island Marina Association Inc.            | Maintenance Dredge @ various sites   |
| 24-003        | M          | Uniti Fiber d/b/a Southern Light LLC              | Fiber Optic Cable @ Old Morris Bridge Rd., Temple Terrace, F L   |
| 24-004        | M          | Bishop Toups                                      | Dock/lift @ 1309 River Drive SW, Ruskin, FL 33570  |
| 24-006        | M          | Wayne Gonzalez                                    | Replace Seawall @ 801 Bayview Drive, Ruskin, FL  |
| 24-007        | M          | Manatee Property Services LLC - Attn: Curt Howell | Riprap @ 1305 River Drive SW, Ruskin, FL 33570 (LMR/CBAP)  |
| 24-008        | M          | Arcella Walters                                   | Riprap @ 402 Frances Circle, Ruskin, FL 33570 (LMR/CBAP)   |
| 24-009        | M          | Bao-Toan Le Do                                    | Dock/lift @ 1008 Signet Drive, Apollo Beach, FL 33572 (Mirabay)  |
| 24-010        | M          | Nicholes Sexton                                   | Dock/boatlift @ 1014 Signet Drive, Apollo Beach, FL 33572 (Mirabay)  |
| 24-011        | M          | Alessandro Angelini                               | Dock/boatlift @ 982 Signet Drive Apollo Beach, FL 33572 (Mirabay)  |
| 24-013        | M          | Michael Stine, Jr.                                | Replace Seawall @ 4937-4939 W. Melrose Avenue S, Tampa, FL   |
| 24-014        | M          | Xioa Yu   | Walkway/dock/non-covered boatlift @5943 Blakeney Loop, Apollo Beach, FL 33572  |
| 24-015        | M          | Emory Todd  | Replace Seawall @ 5119 W. San Jose Street, Tampa, FL 33615   |
| 24-016        | M          | Coleen Pryce-Busch                                | Add Deck Lift & Relocate Existing Boatlift @ 819 Islebay Drive (Mirabay) Apollo Beach, FL 33572  |
| 24-017        | M          | Shell Point Marina                                | Navigational Signs @ North Adjacent to Little Bird Key (aka Sand Island) In Tampa Bay, North of Mouth of Little Manatee River (STR 02-32S-18E) for the Shell Point Marina Facility Located At 3340 W. Shell Point Rd., Apollo Beach, FL; Folio |

| Appl.# | M/<br>S | Applicant                             | Proposed Work  |
|--------|---------|---------------------------------------|--|
|        |         |                                       | #031923-0000; STR 11-32S-18E; Unincorporated Hillsborough County)      |
| 24-018 | M       | Raymond Ackerman                      | Dock/boatlift @ 1028 Signet Drive, Apollo Beach, FL 33572              |
| 24-019 | M       | Sarah Blue                            | Dock Addition/Roof @ 3035 SW Manatee Avenue, Ruskin, FL 33570          |
| 24-020 | M       | Suncoast Port Services (John Friedel) | Tie-poles @1303 Shoreline Avenue, Tampa, FL                            |
| 24-021 | M       | Hillsborough County                   | Replace dock/boardwalk/kayak launch @12702 N HWY 301, Thonotosassa, FL |

Board Meeting  
 May 21, 2024  
 Environmental Department 428829

**EXPENDITURES**  
Between \$50,000 - \$100,000  
03/01/2024 - 03/31/2024

| COMPANY | DESCRIPTION | AMOUNT | FUNDING | ADDITIONAL INFORMATION |
|---------|-------------|--------|---------|------------------------|
|---------|-------------|--------|---------|------------------------|

Board Meeting  
April 16, 2024  
ID149166

**F. EXECUTIVE DIRECTOR REPORT**

**G. PRESENTATIONS**

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

**I. FUTURE PROPOSED PROJECTS**

## Future Proposed Projects

May 2024

| Project Name  | Current Contractor / Consultant                               | Estimated Proposal/Bid Release | Estimated Board Approval |
|---|---|--------------------------------|--------------------------|
| <b>Group Life and Accidental Death &amp; Dismemberment Benefits</b> | Minnesota Life Insurance                                      | July                           | August                   |
| Berth 214 Wharf   | NEW PROJECT   | April                          | June                     |
| Landscaping Services  | T.C.C Enterprise, Inc.  | June                           | July                     |
| Grounds Maintenance Services  | T.C.C Enterprise, Inc.  | July                           | August                   |
| Unit Price Upland Construction                                      | Austin Construction Group & Universal Environmental Solutions | July                           | September                |
| Port Redwing Signalization  | NEW PROJECT   | August                         | September                |
| General Engineering Consultant Services                             | HDR, Inc., Moffatt & Nichol, WSP USA, Inc.                    | August                         | October                  |

**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**

**K. DATE OF NEXT MEETING**

**TUESDAY, JUNE 18, 2024, 9:30 AM**

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

**L. ADJOURNMENT**