



**PORT TAMPA BAY  
MONTHLY BUSINESS MEETING  
MARCH 15, 2016 - 9:30 AM**

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**March 15, 2016 - Propeller Club, Port Of Tampa: Shrimperoo, Port Tampa Bay Cruise Terminal 6, Gates open at 5:30 PM  
(Dinner Buffet Begins at 7:00 PM)**

**K. Date of Next Meeting**

**Tuesday, April 19, 2016, 9:30 am**

**L. Adjournment**

**A. INVOCATION AND PLEDGE**

**PUBLIC COMMENT**

**B. APPROVAL OF MINUTES**

**PRESENTATION AND APPROVAL OF  
FINANCIAL STATEMENT**

**C. APPROVAL OF CONSENT AGENDA**

**PORT TAMPA BAY  
Business Meeting  
February 16, 2016  
9:30 am**

The Port Tampa Bay (PTB) Business Meeting was called to order at 9:32 a.m. with the following Board members present: Mr. Stephen W. Swindal, Chairman; Mr. Carl Lindell, Jr. Vice-Chairman; Mr. Patrick H. Allman, Secretary/Treasurer; Ms. Sandra Murman, Commissioner; Mr. John B. Grandoff III, Commissioner; Mr. Gregory Celestan, Commissioner; and Mayor Bob Buckhorn, Commissioner.

The following PTB senior management staff members were present: Mr. Paul Anderson, President/CEO; Mr. Raul Alfonso, Executive Vice President and Chief Commercial Officer; Mr. Charles Klug, Principal Counsel; Mr. Mike Macaluso, Chief Financial Officer; Mr. John Thorington, Vice President of Government Affairs and Board Coordination; Mr. Ram Kancharla, Vice President of Planning and Development; Mr. Bruce Laurion, Vice President of Engineering; Mr. Wade Elliott, Vice President of Marketing; Mr. Lane Ramsfield, Vice President of Real Estate; Mr. Karl Strauch, Vice President of Branding and Regional Alliances; Ms. Joanne Toledo, Vice President of Human Resources; Ms. Donna Wysong, Vice President of Legal Affairs and Deputy Port Counsel; Mr. Ed Miyagishima, Vice President of Communications and External Affairs; and Mr. Ken Washington, Vice President & Chief Information Officer.

The public attendance sheet is Attachment 1.

**A. INVOCATION – PLEDGE**

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

**B. PUBLIC COMMENT**

There were no public comments.

**APPROVAL OF MINUTES OF THE JANUARY 19, 2016 BOARD MEETING**

Mayor Buckhorn, seconded by Commissioner Murman, moved to approve and receive the Minutes of the January 19, 2016 Board Meeting. The motion carried unanimously.

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

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

Mr. Anderson stated that multiple commodities in the report were being impacted by variances in the global marketplace. Commissioner Lindell continued that a stronger U.S. dollar could result in less exports but presented the potential for an increase in imports. Chairman Swindal noted that phosphate shipments were down and that this does affect the overall port community.

In response to Commissioner Grandoff, Mr. Elliott stated that the citrus pellet commodity decrease was related to citrus greening and other challenges that the citrus industry was facing.

Mr. Elliott concluded that juice was affected by offshore versus domestic pricing and that pellet shipments should return some for the remainder of the year.

**APPROVAL OF THE FINANCIAL STATEMENT OF FOUR MONTHS ENDING JANUARY 31, 2016**

Mr. Mike Macaluso presented the statement and reviewed specific line items.

In response to Commissioner Celestan regarding the recognition of grant funding as revenue, Mr. Macaluso stated that grant funds were recognized as revenue as the expenses are incurred and are then reimbursed by the State.

There being no further comments, Commissioner Murman, seconded by Mayor Buckhorn, moved to approve the Financial Statement of Four Months ending January 31, 2016. The motion carried unanimously.

**C. APPROVAL OF CONSENT AGENDA**

- 1. Approval of Standard Work Permit Application 15-003 – Maintenance Dredging of Basins and Channels A and B Leading to MacDill Air Force Base in Tampa, Florida**
- 2. Approval of EPC Minor Work Permit No. 59926 – Submerged Lands Rule Variance for Private-Single Family Residential Dock Proposal at 6412 Bright Bay Court, Apollo Beach, Florida**

There being no comments, Commissioner Murman, seconded by Mayor Buckhorn, moved to approve the consent agenda as presented. The motion carried unanimously.

**D. REGULAR AGENDA**

- 1. Approval of Terms of a Bank Loan for the Purpose of Refunding the Series 2006 Revenue Bonds**

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

In response to Commissioner Lindell, Mr. Macaluso stated that the loan would not be evenly amortized over 20 years. Most of the principal would be amortized from 2031 to 2036.

In response to Commissioner Grandoff, Mr. Macaluso stated that PTB pledged its operating revenue as security for the loan.

There being no further questions, Commissioner Murman, seconded by Commissioner Allman, moved to approve the terms and conditions included in the agenda item for a direct placement bank loan with STI Institutional & Government, Inc., a wholly-owned subsidiary of SunTrust Bank, for the purpose of refunding the callable portion of the Series 2006 Revenue Bonds. The motion carried unanimously.

**2. Approval of Resolution Authorizing the Refunding of the Series 2006 Revenue Bonds and Amendments to the Master Senior Lien Resolution**

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

In response to Commissioner Lindell, Mr. Macaluso stated that no lender was senior to another in the Master Senior Lien Resolution and the only debt not on equal footing to those under the Master Senior Lien Resolution would be the State Infrastructure Bank Loan that was Junior Lien debt.

There being no further comments, Commissioner Murman, seconded by Commissioner Lindell, moved to adopt the resolution attached to the agenda item authorizing (i) the refunding of the outstanding Series 2006 Revenue Bonds through the use of a direct placement loan with STI Institutional & Government, Inc., a wholly-owned subsidiary of SunTrust Bank, with the terms and conditions as stated in the previous Board agenda item (D-1), and (ii) the amendment of the Master Senior Lien Resolution. The motion carried unanimously.

**3. Approval of Resolution Authorizing the Termination of a State Infrastructure Bank (SIB) Loan Agreement Originally Entered into on June 16, 2015, and Resolution Authorizing the Amendment of a State Infrastructure Bank (SIB) Loan Agreement Originally Entered Into on October 28, 2014, and Amended on June 29, 2015**

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

In response to Commissioner Lindell, Mr. Kancharla stated that the State must terminate the SIB loan if PTB would not be drawing the funds down. Mr. Anderson added that the Florida Department of Transportation (FDOT) had been a strong partner of Port Tampa Bay and had shown support by meeting the needs of PTB and the rest of the State's port infrastructure requirements through various funding sources. PTB applied for the second SIB loan in anticipation of proposed expansion. The corporate headquarters of the customer determined that the proposed expansion would be put on hold for the time being with a vision to still move forward at some point in the future. Under the terms of the SIB Loan, if it is not utilized or drawn down in a year, the Board formally is required by FDOT to approve termination. Mr. Anderson continued that the existing customer would be presenting additional proposed expansion improvements of a property and also modifying its lease terms for additional revenue for the port.

Mr. Raul Alfonso stated that PTB was showing a strong working partnership with the customer in planning for growth in good times, and in difficult times working to accommodate the customer's needs. As the industry returns, PTB would be able to structure a lease that would accommodate long-term growth.

There being no further comments, Commissioner Murman, seconded by Mayor Buckhorn, moved to adopt the resolution, attached to the agenda item, authorizing the termination of the 2015 SIB Loan Agreement and the 2015 SIB Loan, and adopt the attached resolution authorizing the amendment of the 2014 SIB Loan Agreement. The motion carried unanimously.

**4. Approval of Lease Agreement with Gulf Coast Bulk Equipment, Inc.**

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

There being no comments, Commissioner Grandoff, seconded by Commissioner Murman, moved to authorize the Port President/CEO or his designee to execute a Lease Agreement with Gulf Coast Bulk Equipment, Inc., in accordance with the terms listed in the agenda item, subject to review by the Principal Counsel. The motion carried unanimously.

**5. Approval of the Purchase of a Rapidly Deployable Floating Barrier System from SRT Supply, Inc.**

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

In response to Commissioner Celestan, Mr. Dubina stated that the Hillsborough County Sheriff's Office (HCSO) would operate the watercraft under an existing memorandum of understanding. HCSO staff would receive specialized training in the operation of the craft and would maintain the craft on behalf of PTB.

Mr. Anderson stated that there would be no ongoing requirement of PTB staff due to the outstanding partnership with the HCSO and its team and this would provide the HCSO another tool to protect critical port infrastructure.

In response to Commissioner Lindell's concerns, Mr. Anderson stated that the barrier system was quickly deployable within hours versus days. Mr. Dubina added that there would be deployment options within the proposed system that could be launched from a vessel against an active intruder. The material in the floating barrier could be launched in front of a boat to disable it, which is an alternative to deadly force.

There was continued discussion outlining the benefit of utilizing a rapidly deployable floating barrier system as part of port and community security.

There being no further questions, Commissioner Murman, seconded by Commissioner Celestan, moved to authorize the Port President/CEO or his designee, to expend up to \$484,920 for the purchase of the floating barrier system, deployment equipment, watercraft and trailers from SRT Supply, Inc., subject to review by the Principal Counsel. PTB would be reimbursed up to \$363,690 from the Federal Port Security Grant Program, administered by FEMA, resulting in an expenditure of up to \$121,230 (25% matching contribution). The motion carried unanimously.

**6. Approval of Amendment No. 8 on Agreement No. 09-00109-02 with Batson-Cook Company for Preliminary Site Work and Dynamic Compaction for Hookers Point Development**

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

In response to Commissioner Allman, Mr. Laurion stated that a potential use for the site could be a refrigerated warehouse, however, PTB staff was still working on the planning and that the site work would be needed for any type of structure or use of the property.

There was some continued discussion regarding the potential use of the site and the potential impact of the process of site work to the surrounding area.

In response to Commissioner Grandoff, Mr. Laurion stated that the cost would be recovered under the next lease as part of the site improvements.

There being no further questions, Commissioner Murman, seconded by Commissioner Allman, moved to authorize the Port President/CEO or his designee to execute Amendment No. 8 to Agreement No. 09-00109-02 with Batson-Cook Company for Dynamic Compaction for Hookers Point Development in a Guaranteed Maximum Price amount not to exceed \$688,696, subject to review by the Principal Counsel. The motion carried unanimously.

**7. Approval of Change Order No. 5 for Electrical Work to Relocate the Security Operations Center Emergency Generator Under Unit Price Repair & Improvements, Contract No. 15-00515**

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

In response to Commissioner Allman, Mr. Laurion stated that the existing 500 gallon fuel storage tank would be replaced with a 1,000 gallon tank and be located with the generator on the new steel structure on the second level.

There being no further comments, Commissioner Allman, seconded by Commissioner Grandoff, moved to authorize staff to proceed with Change Order No. 5 to the PTB Unit Price Repair and Improvements Contractor for relocation of the SOC emergency generator with the total project cost not to exceed \$336,106.89, which includes a 5% contingency for any unforeseen conditions, subject to final review by the Principal Counsel. The motion carried unanimously.

**E. RECEIPT OF REPORTS**

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

Commissioner Murman, seconded by Mayor Buckhorn, moved to receive the reports as presented. The motion carried unanimously.

**F. EXECUTIVE DIRECTOR REPORT**

Mr. Anderson reported that the State of the Port event in January was successful. The Deputy Administrator of the Panama Canal and the Chairman of the American Association of Ports Authorities were among many VIPs in attendance.

Mr. Anderson stated that PTB hosted the Ninth Annual Shifting International Trade Routes Conference with the American Association of Port Authorities in cooperation with the U.S. Maritime Administration and the Transportation Research Board. Part of the discussions included key issues affecting international trade, the importance of investment in critical transportation and

infrastructure and other strategic issues such as how trade patterns would be impacted by the upcoming expansion of the Panama Canal.

Mr. Anderson reported that, further to ongoing efforts towards diversification, PTB recently received two large shipments of heavy equipment arriving from Chile and Peru for the world's largest industrial equipment auction, which was being held by Ritchie Brothers this week in Davenport, Florida. Mr. Anderson continued that this was new business for the port and an expansion of Ritchie Brothers' activities as the equipment was unloaded at the port and the majority was staged in the Foreign Trade Zone (FTZ) where it would be auctioned off and re-exported overseas. Mr. Anderson stated that utilizing the FTZ to help support PTB's business development efforts was a key objective when PTB assumed the function, management and administration of the FTZ from the Tampa-Hillsborough EDC.

Mr. Anderson congratulated Mr. Ram Kancharla for his reappointment to the United States Department of Commerce Advisory Committee on Supply Chain Competiveness. This group advises the Commerce Department on the development and administration of programs and policies to expand the competitiveness of U.S. supply chains. The appointment was made directly by the Secretary of Commerce, Penny Pritzker.

Mr. Anderson stated that on February 3, 2016, the Tampa Downtown Partnership and PTB hosted the Partnership's Downtown Securities Series breakfast at Cruise Terminal 3. Mr. Mark Dubina took part in the event, which provided very valuable insights as to what to do if confronted with an active shooter situation. The event was very well attended, and received much positive feedback. The event was led by the City of Tampa Police Department.

Mr. Anderson reported that he was pleased to see the unity of Florida ports working together with FDOT during the Florida Ports Council meetings that took place in Tallahassee earlier this month.

Mr. Anderson also noted that on January 29, 2016, PTB hosted the National Association of Manufacturers and Associated Industries of Florida "State of Manufacturing" event at Cruise Terminal 2. Regional business and community leaders convened to discuss the future of manufacturing in the region. Jay Timmons, President of the National Association of Manufacturers and Tom Feeney, President of Associated Industries of Florida, were on hand, as were Florida Senator Jack Latvala and Florida State Representative Kathleen Peters. Mr. Anderson noted that he and Commissioner Murman also took part in the event.

Mr. Anderson stated that Port Tampa Bay was also pleased to support Hillsborough Day in Tallahassee recently. Many community, business and political leaders, including Commissioner Murman, were on hand for the event.

## **G. PRESENTATIONS**

There was no presentation.

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

There were no comments.

**I. FUTURE PROPOSED PROJECTS**

Mr. Anderson noted the list of upcoming projects and encouraged vendors to submit bids and/or proposals.

**J. CALENDAR OF EVENTS**

Mr. Anderson noted that Port Tampa Bay would be hosting the Consul General of Japan, who would be honoring military personnel and families that had served in Japan on the evening of the date of this meeting at Port Tampa Bay Cruise Terminal 6, and he also noted the following events:

- 27<sup>th</sup> Annual Tampa Steel Conference: February 17-18, PTB Cruise Terminal 2
- 3<sup>rd</sup> Annual Safety and Risk Mitigation Summit: February 19, PTB Cruise Terminal 2

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**K. NEXT MEETING**

Chairman Swindal announced that the next Board meeting was scheduled for Tuesday, March 15, 2016 at 9:30 am.

**L. ADJOURNMENT**

There being no further business, the meeting adjourned at 10:46 am.

ATTEST:

\_\_\_\_\_  
Stephen Swindal, Chairman

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

PORT TAMPA BAY BUSINESS MEETING  
FEBRUARY 16, 2016 – 9:30 a.m.

PUBLIC ATTENDANCE SIGN-IN SHEET

NAME

BUSINESS

John B. Wier

SRT Suppls Inc.

Shawn Spilde

maritime accounting tech

Matthew Searle

Maritime Accounting Tech

WALT REIGNOLD

AMEC Foster Wheeler

Richard Tager

gulf coast bulk

Steve Finnesy

Tampa Seafarers Center

Yvette Hammitt

Tribune

JIM KIMBREN

MARINE TOWING

Bill Kuzmick

Port Honday Americ

BRIAN HUNTER

F.D.O.T.

JAE HOMMER

Allied Barton

ANDY DUTHIE

WALBRIDGE CONSTRUCTION

Randall Reid

Beck

NAREM J. SPRATLING

BRYANT MILLER DIVE

Chris Chambers

TECO

ALLEN THOMPSON

TAMPA BAY PILOTS

PORT TAMPA BAY BUSINESS MEETING  
FEBRUARY 16, 2016 – 9:30 a.m.

PUBLIC ATTENDANCE SIGN-IN SHEET

NAME

BUSINESS

Lawrence Hobson

Horse 5758, LLC

Lauri Henry

Gilbane Building Company

FRANK RYDIEL

BATSON - COOK

Adam Horn

SunTrust Bank

Arthur Savage

A. P. Savage & Son

Lynne Vadelund

Mosaic

Kristen Chittenden

Hendry Marine

Dennis Manelli

Hendry Marine

Jim Long

" "

Whitney Stevens

Ardaman

Marty Millburg

" "

MARISA WORTMAN

PFM.

Rhonda Nelson

King Engineering

MIKE GOWER

REGIONS BANK

Steve Hall

I. L. A. Local 1402

DOUG WRAY

Port of America

PORT TAMPA BAY BUSINESS MEETING  
FEBRUARY 16, 2016 – 9:30 a.m.

PUBLIC ATTENDANCE SIGN-IN SHEET

NAME

Genevieve O'Hara

John Wilcox

Gran Diney

BUSINESS

King Engineering

John Wilcox & Grace

Bryant Miller Olive

**Tampa Port Authority**  
**Budgetary Comparative Statement of Revenue and Expenses**  
**with Debt Service Coverage**  
**For the Periods Ending February 2015 and 2016**

YTD Feb 2015 Actual	YTD Feb 2016 Actual	Favorable (Unfavorable)	% Favorable (Unfavorable)		YTD Feb 2016 Budget	YTD Feb 2016 Actual	Favorable (Unfavorable)	% Favorable (Unfavorable)
\$ 19,115,208	\$ 17,960,149	\$ (1,155,058)	(6.0%)	-----Operating revenue-----	\$ 18,386,044	\$ 17,960,149	\$ (425,895)	(2.3%)
5,028,335	5,085,450	57,114	1.1%	Port usage fees	4,875,256	5,085,450	210,194	4.3%
373,390	291,270	(82,120)	(22.0%)	Rentals	374,749	291,270	(83,479)	(22.3%)
<b>24,516,933</b>	<b>23,336,869</b>	<b>(1,180,064)</b>	<b>(4.8%)</b>	Other operating	<b>23,636,049</b>	<b>23,336,869</b>	<b>(299,180)</b>	<b>(1.3%)</b>
				-----Total operating revenue-----				
				-----Operating expense-----				
4,890,548	5,175,912	(285,364)	(5.8%)	Personnel	5,180,778	5,175,912	4,866	0.1%
567,753	473,532	94,221	16.6%	Promotional	548,681	473,532	75,149	13.7%
5,689,894	5,355,798	334,095	5.9%	Administrative	5,930,387	5,355,798	574,589	9.7%
<b>11,148,195</b>	<b>11,005,242</b>	<b>142,953</b>	<b>1.3%</b>	-----Total operating expense-----	<b>11,659,846</b>	<b>11,005,242</b>	<b>654,604</b>	<b>5.6%</b>
<b>13,368,738</b>	<b>12,331,628</b>	<b>(1,037,111)</b>	<b>(7.8%)</b>	-----Operating income----- *	<b>11,976,203</b>	<b>12,331,628</b>	<b>355,425</b>	<b>3.0%</b>
				--Other non-operating revenue/(expense)--				
187,848	124,426	(63,422)	(33.8%)	Interest income	128,992	124,426	(4,566)	(3.5%)
(2,051,108)	(1,437,782)	613,326	29.9%	Interest expense	(1,428,224)	(1,437,782)	(9,558)	(0.7%)
9,805,467	9,942,210	136,743	1.4%	Ad valorem tax receipts	10,013,000	9,942,210	(70,790)	0.0%
(1,185,194)	(834,925)	350,268	(29.6%)	Other, net	(1,160,129)	(834,925)	325,204	28.0%
<b>6,757,013</b>	<b>7,793,928</b>	<b>1,036,915</b>	<b>15.3%</b>	-----Net non-operating revenue-----	<b>7,553,639</b>	<b>7,793,928</b>	<b>240,289</b>	<b>3.2%</b>
<b>20,125,752</b>	<b>20,125,556</b>	<b>(196)</b>	<b>(0.0%)</b>	Net income, excluding grant revenue*	<b>19,529,842</b>	<b>20,125,556</b>	<b>595,714</b>	<b>3.1%</b>
				-----Grants-----				
5,024,117	7,125,619	2,101,502	100.0%	Capital/Non-Operating Grants	4,325,000	7,125,619	2,800,619	64.8%
<b>5,024,117</b>	<b>7,125,619</b>	<b>2,101,502</b>	<b>100.0%</b>	-----Total Grants-----	<b>4,325,000</b>	<b>7,125,619</b>	<b>2,800,619</b>	<b>64.8%</b>
<b>\$ 25,149,869</b>	<b>\$ 27,251,175</b>	<b>\$ 2,101,306</b>	<b>8.4%</b>	Net income, including grant revenue*	<b>\$ 23,854,842</b>	<b>\$ 27,251,175</b>	<b>\$ 3,396,333</b>	<b>14.2%</b>

\*Before depreciation/amortization

-----Debt Service Coverage-----  
(based on preceding 12-month period)

\$ 26,437,018	\$ 23,831,972	\$ (2,605,046)	(9.85%)	Total available for debt service
\$ 14,508,969	\$ 14,554,936	\$ (45,967)	(0.32%)	Combined debt service, parity bonds
1.82	1.64			Bond coverage, parity bonds
\$ 14,508,969	\$ 14,580,134	\$ (71,165)	(0.49%)	Combined debt service, parity & junior
1.82	1.63			Bond coverage, parity & junior bonds

**SUBJECT: SITE IMPROVEMENTS PERMIT – MURPHY OIL USA, INC. AND  
BUCKEYE PARTNERS - BUTANE TRUCK UNLOADING SYSTEM**

**BACKGROUND:**

Port Tampa Bay's (PTB) policy on Site Improvements Permits, effective December 18, 2007, requires that all improvements or modifications on PTB property that exceed \$200,000.00 or involve the granting of easements be brought to PTB's Board of Commissioners for approval.

**FACTS/COMMENTS:**

Murphy Oil USA, Inc. (Murphy) and Buckeye Partners (Buckeye) are teaming together to provide direct truck butane gasoline blending with no onsite butane storage. Murphy/Buckeye propose to install a butane truck unloading facility which needs a new access drive from Barton Street and an exit drive onto Smith Street, and installation of above ground butane piping routed within the Murphy tank farm area to Murphy's blending manifold that serves their gasoline truck loading facility.

Murphy/Buckeye estimates the cost of the proposed work at \$750,000.

No pipeline easements are needed for these improvements because all of the proposed new infrastructure will be located within Murphy's existing lease premises.

**RECOMMENDATION:**

Approve the Site Improvements Permit for the Murphy and Buckeye proposed Butane Unloading System at the Murphy Oil USA, Inc. lease site at Hookers Point as referenced above, subject to review by the Principal Counsel.

Board Meeting  
March 15, 2016  
Engineering #200465v2



**SUBJECT:**                   **AMENDMENT TO LEASE AGREEMENTS WITH CEMEX  
CONSTRUCTION MATERIALS FLORIDA, LLC**

**BACKGROUND:**

Cemex Construction Materials Florida, LLC (Cemex) currently leases approximately 24 acres from Port Tampa Bay (PTB) within an area known as "Eastport" pursuant to a lease agreement dated November 1, 2007, as amended (Cemex Lease). At the June 17, 2014 PTB meeting, the PTB Board authorized an amendment to the Cemex Lease (2014 Lease Amendment) which included a provision to allow Cemex to provide approximately 41,200 Cubic Yards of ready-mix concrete (estimated value \$4,420,760) as an in-kind contribution for the Eastport development project (Eastport Project). The Eastport Project includes design and construction of (i) a new Berth 150; (ii) a quarter ramp adjacent to Berth 150; (iii) a 20 acre cargo yard between Berth 150 and Causeway Boulevard (Eastport Cargo Yard); and (iv) the rerouting of Rockport Road around the Cemex lease site.

**FACTS/COMMENTS:**

The 2014 Lease Amendment provides that the in-kind contribution of ready-mix concrete will be valued at the Producer Price Index/South Region for ready-mix concrete delivered as of the month in which it is delivered. The 2014 Lease Amendment further provides that the value of the ready-mix concrete would be limited to a 10% variance not to exceed \$125.18 per cubic yard. Unforeseen circumstances that arose during construction require an adjustment to the end date for the Cemex in-kind Contribution which was originally projected to end March 31, 2016.

Cemex and PTB staff have negotiated an extension of the end date for the Cemex in-kind Contribution by six months. Thus, the amendment to the Cemex Lease would extend the period for Cemex to supply ready-mix concrete by an additional six (6) months ending September 30, 2016 with no additional increase to the projected value for ready-mix concrete.

**Other.** All other terms and conditions of the Cemex Lease would remain unchanged.

**RECOMMENDATION:**

Authorize the Port Director/CEO or his designee to execute an Amendment to the Lease Agreement with Cemex Construction Materials Florida, LLC, in accordance with the terms outlined in this agenda item, subject to review and approval by the Principal Counsel.

Board Meeting  
March 15, 2016  
Real Estate 200351v2



**SUBJECT: GROUND LEASE AGREEMENT WITH TTI HOLDINGS, INC.****BACKGROUND:**

TTI Holdings, Inc. (TTI), a holding company of Tampa Tank, Inc. was established in 1953 and provides complete design, shop fabrication, shipment, field erection, inspection and testing of welded steel products. The TTI product line includes both shop assembled and field erected storage tanks, process tanks, silos, bins, hoppers, stacks, stack liners, ductwork, breechings, piping, miscellaneous fabrications, and other custom structures in carbon steels, alloy steels and stainless steels. In addition, TTI offers tank inspection repair and maintenance services. TTI is an open shop contractor and as such performs field construction work throughout the United States, Caribbean, and Central and South America. TTI is currently leasing approximately 25 acres of land along U.S. Highway 41 near Port Redwing from Port Tampa Bay (PTB), and desires to lease an additional five acres of land within Port Redwing from PTB.

**FACTS/COMMENTS:**

PTB staff and TTI have negotiated the following terms for the new five acre lease:

**Premises:** Approximately 5.0 acres of land located within Port Redwing near Berth 300.

**Term:** Eleven (11) months commencing on or about March 16, 2016.

**Rent:** \$10,500 per month.

**Use:** TTI would use the Premises solely for storage, fabricating, processing, loading, and unloading steel products and no other use without PTB's prior written consent.

**Other:** TTI would be responsible for real estate taxes, all site improvements, all utilities, maintenance of the premises, and compliance with all seaport security laws and regulations, environmental laws and regulations, Port Tariff compliance and all other applicable regulations and laws.

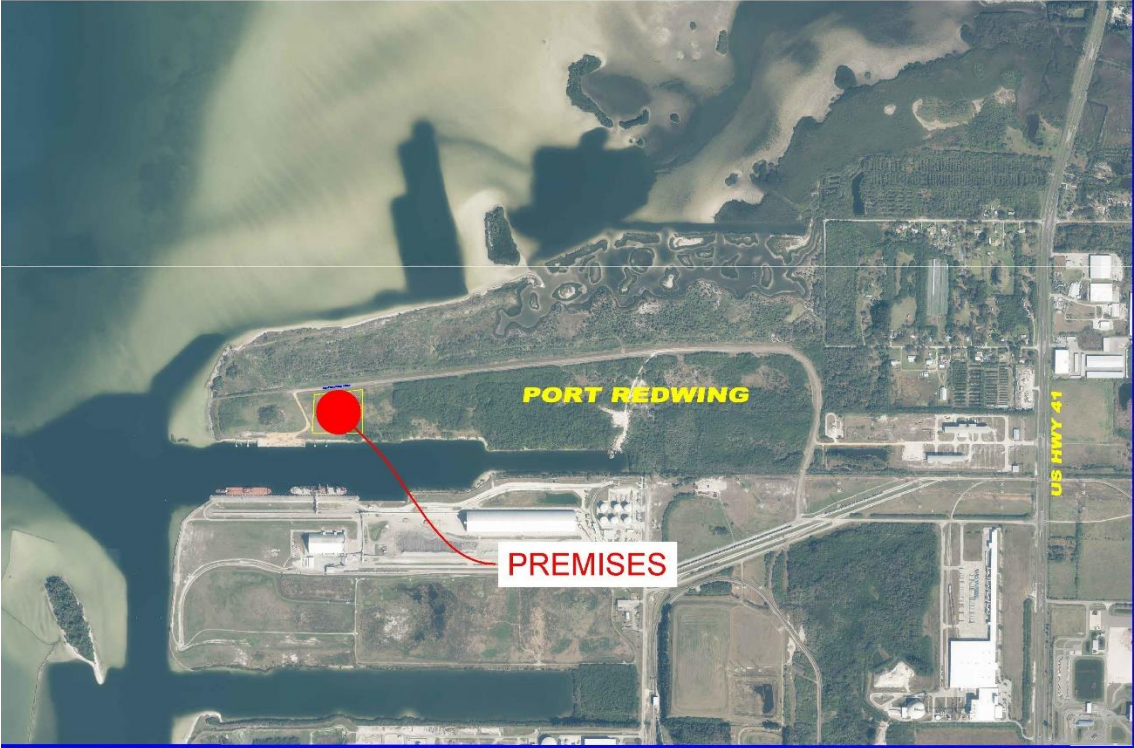
**Public**

**Hearing:** No public hearing was required since the lease term is less than one year.

**RECOMMENDATION:**

Authorize the Port President/CEO or his designee to execute a Lease Agreement with TTI Holdings, Inc., in accordance with the above terms, subject to review by the Principal Counsel.

Board Meeting  
March 15, 2016  
Real Estate #200557v3



**SUBJECT: LEASE AGREEMENT WITH ANOVA FOOD, LLC****BACKGROUND:**

Anova Food, LLC (Anova) occupies a 2,400 square foot metal shed on approximately 0.37 acres of land located at 2379 Guy N. Verger Boulevard on Hookers Point. Anova has been a tenant of Port Tampa Bay (PTB) since March 2007 and was acquired by Bumble Bee Foods, LLC in 2013. The most recent lease agreement with Anova expires March 30, 2016. Anova is exploring alternative locations and has requested a month-to-month extension in order to complete their review of alternative storage solutions.

**FACTS/COMMENTS:**

PTB Staff and Anova have agreed to the following terms:

**Premises:** A 2,400 square foot metal shed and approximately 0.37 acres of land located at 2379 Guy N. Verger Boulevard on Hookers Point.

**Term:** Month-to-month commencing on March 31, 2016 and terminating no later than February 28, 2017.

**Use:** Storing, testing and assembling equipment used in processing seafood.

**Rent:** \$1,600.00 per month or \$19,200.00 per year.

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

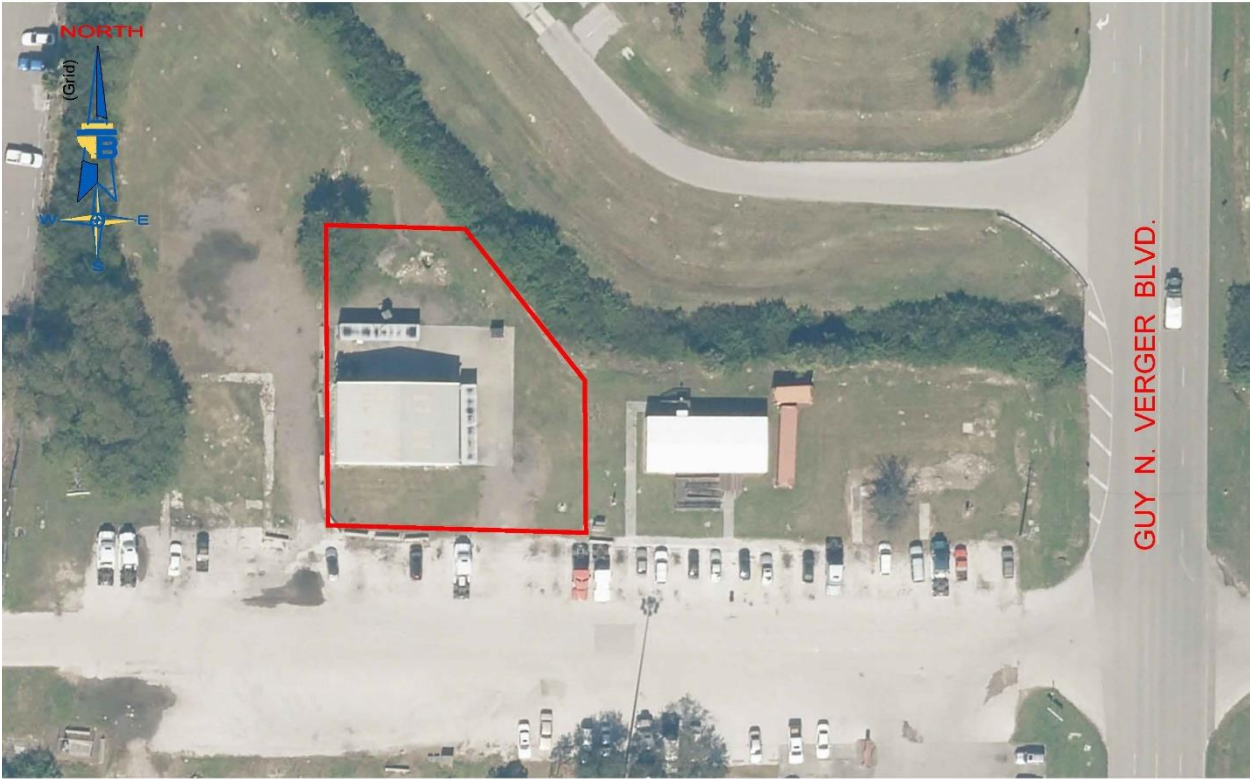
**Public**

**Hearing:** No public hearing was required since the lease is less than one year.

**RECOMMENDATION:**

Authorize the Port President/CEO or his designee to execute a Lease Agreement with Anova Food, LLC, subject to the terms described above and review by the Principal Counsel.

Board Meeting  
March 15, 2016  
Real Estate # 200477v2



**SUBJECT: TERM OF LEASE AGREEMENT WITH YARA NORTH AMERICA, INC.**

**BACKGROUND:**

Yara North America, Inc. (Yara) is one of the largest fertilizer companies in the world and operates an anhydrous ammonia terminal under an agreement with Tampa Port Services (Mosaic) at Port Sutton. Since 2004, Yara has leased land for vehicle parking and a seawater circulating system. Most recently, the PTB Board authorize a lease agreement with Yara to use approximately 0.8 acres of land at Port Sutton for a ten (10) year term lease at its May 19, 2015 meeting.

**FACTS/COMMENTS:**

The authorized initial lease term is through April 30, 2025. Yara has requested that the expiration date be adjusted to March 31, 2024 which coincides with the expiration of the operating agreement between Yara and Tampa Port Services.

**Other:** All other terms and conditions of the lease agreement would remain in full force and effect.

**Public Hearing:** A public hearing on this matter was not required.

**RECOMMENDATION:**

Authorize the Port President/CEO or his designee to execute a lease agreement with Yara North America, Inc. in accordance with the above terms, subject to review by Principal Counsel.

Board Meeting  
March 15, 2016  
Real Estate #200479v2



**SUBJECT: AMENDMENT TO THE AMENDED AND RESTATED LICENSE AGREEMENT WITH YACHT STARSHIP DINING CRUISES L.L.C.**

**BACKGROUND:**

Yacht Starship Dining Cruises L.L.C. (Starship), a Florida limited liability company, has operated dining cruises and private charters along Berth 274 in the Channelside District pursuant to a license agreement with Port Tampa Bay (PTB) with Starship or its assignor since 2001. In December 2009 the PTB Board approved an amended and restated license agreement (Agreement) with Starship that expanded the use provision of the existing license agreement to include the mooring and operation of all motor vessels owned, chartered, leased, sponsored or under contract to Starship for passenger related services that include dining yachts, ferry service, taxi service and charter yacht service; provided, that the mooring of such vessels will not negatively impact maritime security or impair the operations of any other vessel. The initial term of the Agreement expired December 31, 2015 and Starship has exercised the first five (5) year extension option.

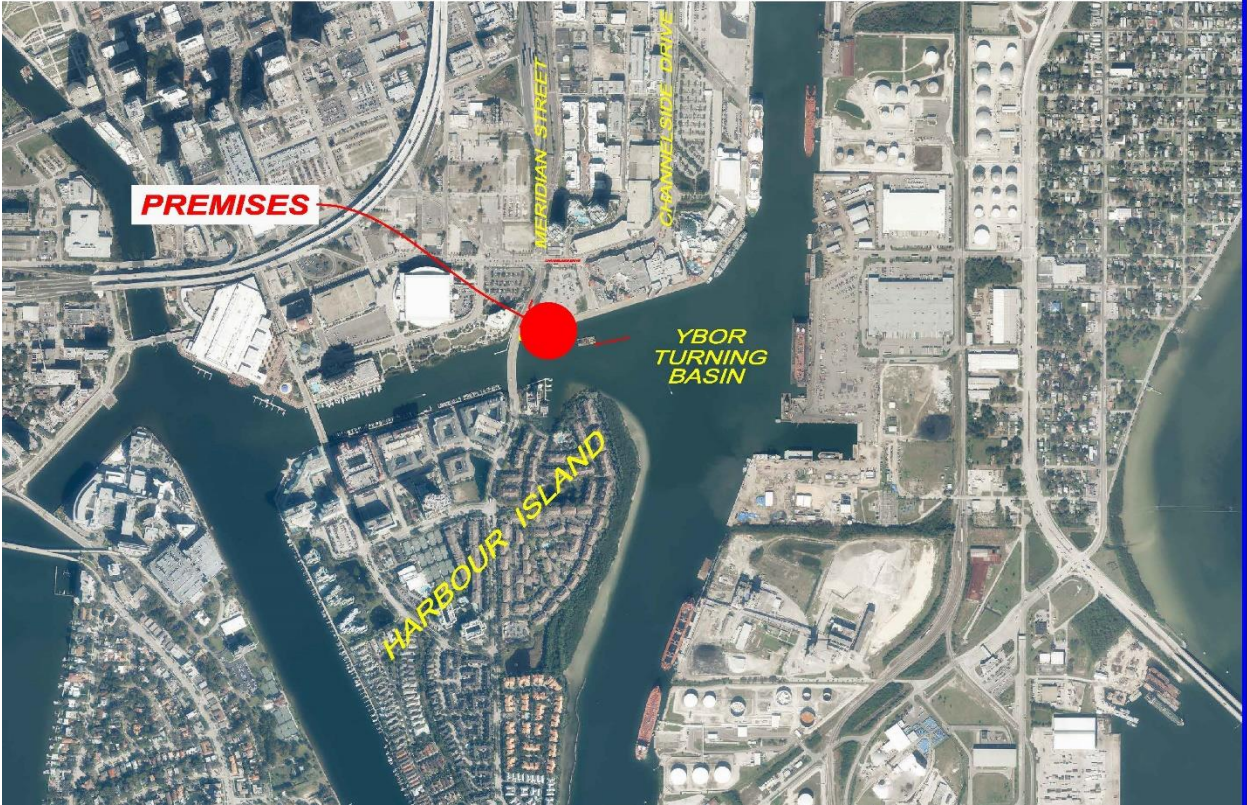
**FACTS/COMMENTS:**

Starship provided notice in accordance with the Agreement that Pirate Water Taxi, LLC, a Florida limited liability company and affiliated company of Starship, would operate a water taxi and water bus service from the Premises as defined in the agreement. PTB staff and Starship have negotiated the following terms for an amendment to the Agreement:

- Use:** Acknowledgement of the use of the Premises by Pirate Water Taxi, LLC for water taxi services.
- Insurance:** Revised insurance requirements relating to the water taxi use.
- Other:** All other terms and conditions of the Agreement would remain unchanged.
- Public Hearing:** A public hearing on this matter was not required.

**RECOMMENDATION:**

Authorize the Port President/CEO or his designee to execute an amendment to the License Agreement with Yacht Starship Dining Cruises L.L.C. in accordance with the terms set forth above, subject to review by Principal Counsel.





**SUBJECT: CONSTRUCTION AGREEMENT WITH FDOT ON U.S. HWY. 41 AND  
KRACKER ROAD INTERSECTION IMPROVEMENT**

**BACKGROUND:**

The Port Redwing Seaport Bond Project includes a \$2,304,000 sub-project to improve the access road (Kracker Road) from U.S. Hwy. 41 to Port Tampa Bay's (PTB) 110-acre Southbay property. The Kracker Road improvements are required by a planned development agreement for Southbay which was approved by Hillsborough County prior to PTB's acquisition of the property in July of 2012.

**FACTS/COMMENTS:**

The design and permitting of the Kracker Road improvement is moving forward. The road improvement requires a permit from the Florida Department of Transportation (FDOT) since some minor work will be performed within the FDOT right-of-way at the intersection of U.S. Hwy. 41 and Kracker Road.

The form of the FDOT permit is a Construction Agreement, which staff requests PTB Board approval to execute.

**RECOMMENDATION:**

Authorize the Port President/CEO or his designee to execute the Florida Department of Transportation Construction Agreement for the intersection improvement at the intersection of U.S. Hwy. 41 and Kracker Road, subject to review by the Principal Counsel

Board Meeting  
March 15, 2016  
Engineering 200610v2



## **D. REGULAR AGENDA**

**SUBJECT: LEASE AGREEMENT WITH GULF COAST BULK EQUIPMENT, INC.****BACKGROUND:**

Gulf Coast Bulk Equipment, Inc. (Gulf Coast) and its shareholders and affiliated companies have been doing business in Tampa for the past twenty (20) years and have expanded its operations into the Northeast, the South Atlantic, and the Gulf of Mexico. Gulf Coast is a stevedore and terminal operator which also owns and leases equipment to shipping companies, as well as other stevedores and terminal operators.

Gulf Coast currently leases five (5) acres of land at Port Redwing (5 Acre Lease) for the importation of prilled sulphur under a six year lease agreement with Port Tampa Bay (PTB) ending on February 28, 2021. Last month, the PTB Board authorized a lease agreement with Gulf Coast for 1.94 acres of land located immediately to the east of the 5 Acre Lease premises to import bauxite, industrial slag, pumice, gypsum, limestone and/or salt. Gulf Coast desires to lease an additional 4.64 acres of land located immediately to the northwest of the 5 Acre Lease premises to import bauxite, limestone, pumice and coal.

**FACTS/COMMENTS:**

PTB staff and Gulf Coast have negotiated the following terms for the new lease:

**Premises:** Approximately 4.64 acres of land at Port Redwing. Gulf Coast would have non-exclusive access to berth 300 for vessel loading and unloading the commodities permitted under the Lease.

**Term:** Approximately five (5) years to run concurrently with the 5 Acre Lease and end on February 28, 2021.

**Rent:** The annual rental rate during the term of the Lease would be as follows:

Lease Year 1	\$10,500 per acre
Lease Year 2	\$21,000 per acre
Lease Years 3 - 5	Rent shall increase at CPI but with a 3% cap

**Use:** To import bauxite, limestone, pumice and coal. No other commodities would be handled at the Premises without the prior written approval from PTB.

**Annual  
Tonnage**

**Guarantee:** During Lease Year 1, Gulf Coast would guarantee the movement of the 120,000 tons of the permitted commodities stated above at the then applicable Port Tampa Bay tariff rate. Commencing with Lease Year 2, the annual tonnage guarantee (ATG) would be increased to 240,000 tons of permitted commodities per year.

**Rent**

**Credits:** Gulf Coast would receive a credit toward its Rent, wharfage and dockage payments in the amount of \$50,000 for the fixed capital improvements it makes during the first two years, with no more than \$30,000 applied in each lease year.

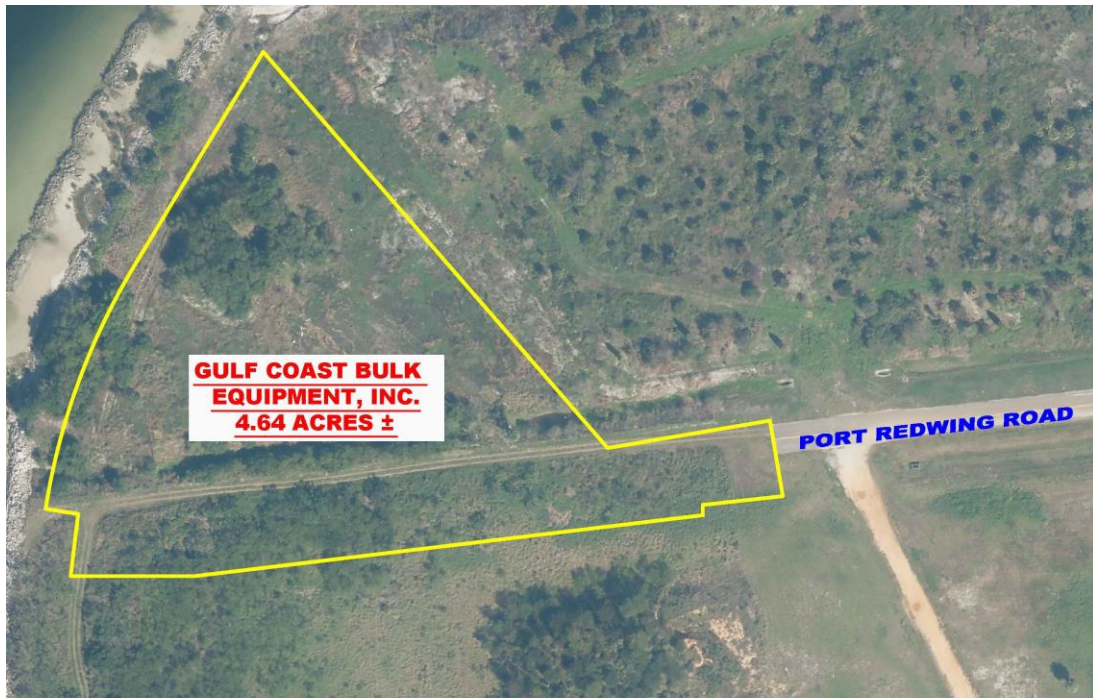
**Other:** Gulf Coast would be responsible for all real estate taxes, utility service, maintenance and insurance on the Premises, including, without limitation, any applicable environmental or pollution liability insurance necessary for the handling of the permitted commodities and activities on the Premises. Gulf Coast would also comply with all seaport security laws and regulations, and be solely responsible for all appropriate environmental restrictions and mitigation requirements applicable to the Premises and the proposed uses under the Lease, including any special environmental permits, environmental assessments and remediation required as a result of the permitted commodities and activities on the Premises.

**Public Hearing:** There were no comments at the public hearing held on February 12, 2016.

**RECOMMENDATION:**

Authorize the Port President/CEO or his designee to execute a Lease Agreement with Gulf Coast Bulk Equipment, Inc., in accordance with the above terms, subject to review by the Principal Counsel.


Board Meeting  
March 15, 2016  
Real Estate #200504 v2



# Memorandum

To: A. Paul Anderson  
President and CEO

CC: Charles Klug  
Raul Alfonso


From: Reneé W. Dennis 

Date: February 16, 2016

Subject: Gulf Coast Bulk Equipment, Inc. – Lease Agreement for Approximately 4.64  
Acres at Port Redwing – Public Hearing

35

This public hearing was held in accordance with procedures specified in Chapter 95-488, Laws of Florida. The subject public hearing was held before me on Friday, February 12, 2016 at 9:32 a.m. Attached is the transcription of the hearing along with copies of all exhibits.

  
\_\_\_\_\_  
Reneé W. Dennis  
Hearing OfficerDate February 16, 2016

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 Gulf Coast Bulk Equipment, Inc.

  
\_\_\_\_\_  
Craig Roberts  
Real Estate Project ManagerDate 2/16/2016

Attachments

**PUBLIC HEARING TRANSCRIPT**

February 2, 2016

Gulf Coast Bulk Equipment, Inc. – Lease Agreement for 4.64 Acres at Port Redwing

**ATTENDEES**

Craig Roberts – PTB  
Lane Ramsfield – PTB  
Luis Viamonte - PTB

36

**HEARING OFFICER**

Reneé W. Dennis

1 **Ms. Dennis:**

2  
3 Good morning. Today, is Friday, February 12, 2016 and this public hearing is called to  
4 order at 9:32 a.m. This hearing is held under the authority and pursuant to Chapter 95-488 of  
5 the Laws of Florida. The purpose of this hearing is to hear comments from the general public  
6 and interested parties regarding the following:

7  
8 **LEASE AGREEMENT WITH GULF COAST BULK EQUIPMENT, INC.**

9  
10 My name is Reneé Dennis, and I am employed by Port Tampa Bay and have been  
11 appointed by its Board of Commissioners to serve as a hearing office at public hearings such as  
12 the one we are conducting today. Sitting beside me is Craig Roberts, Real Estate Project  
13 Manager, who will assist me in this hearing.

14  
15 **Mr. Roberts:**

16  
17 First, I will enter into the record Exhibit No. 1 which is the legal ad that appeared in the  
18 January 22, 2016 issue of the Tampa Bay Times advising of this public hearing. This is the only  
19 exhibit to be entered into the record.

20  
21 Gulf Coast Bulk Equipment, Inc. and its owners and affiliated companies have been  
22 doing business in Tampa for the past twenty years. The company has expanded its operations  
23 into the Northeast, the South Atlantic, and the Gulf of Mexico. Gulf Coast Bulk is a stevedore  
24 and terminal operator who also owns and leases equipment to shipping companies, as well as  
25 other stevedores and terminal operators. Gulf Coast Bulk has a current customer base that  
26 presently handles fertilizers, salt, aggregates, limestone, sugar, and other miscellaneous bulk  
27 cargos.

28  
29 Gulf Coast Bulk desires to lease approximately 4.64 acres of land at Port Redwing upon  
30 the following terms:

31  
32 The Premises shall be used for the importation of bauxite, limestone, pumice and coal.  
33 No other commodities shall be handled at the Premises without prior written approval from Port  
34 Tampa Bay and the Lease Term shall run concurrently with Gulf Coast's existing five (5) acre  
35 Lease.

36  
37 The annual rental rate during the term of the Lease shall be as follows:

38  
39 Lease Year 1 \$10,500 per acre  
40 Lease Year 2 \$21,000 per acre and  
41 Years 3 through 5 the Year 2 Rent shall be increased at CPI with 3% cap  
42

The Annual Tonnage Guarantee (ATG) shall be established as follows:

Lease Year 1	120,000 tons
And Lease Years 2 through 5	240,000 tons

Gulf Coast Bulk will receive a credit toward the Rent, Wharfage and Dockage payments in the amount of \$50,000 during the first two (2) years.

Gulf Coast would be responsible for all real estate taxes, utility service, insurance and maintenance of the Premises. Gulf Coast would also comply with all seaport security laws and regulations, environmental laws and regulations and all other applicable laws and regulations.

That is all.

**MS. DENNIS:**

At this time we will take comments concerning this issue.

Are there any comments? Hearing none.

38

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 March 15, 2016. The Staff recommendation will be available March 8, 2016. If there is nothing else to come before this hearing, I declare this hearing closed at 9:35 a.m. Thank you.

I, **RENEÉ W. DENNIS**, have read and approve the form of the attached transcript of the February 12, 2016 public hearing for Gulf Coast Bulk Equipment, Inc.

Dated this 16<sup>th</sup> day of February, 2016.

Reneé W. Dennis  
Reneé W. Dennis

# Tampa Bay Times

Published Daily

STATE OF FLORIDA } ss  
COUNTY OF Hillsborough County

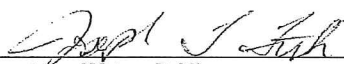
Before the undersigned authority personally appeared **Aaron Alvarez** who on oath says that he/she is **Legal Clerk of the Tampa Bay Times** a daily newspaper printed in St. Petersburg, in Pinellas County, Florida; that the attached copy of advertisement, being a Legal Notice in the matter **RE: PH 20160212** was published in **Tampa Bay Times: 1/22/16**, in said newspaper in the issues of **Baylink Hillsborough**

Affiant further says the said **Tampa Bay Times** is a newspaper published in Hillsborough County, Florida and that the said newspaper has heretofore been continuously published in said Hillsborough County, Florida, each day and has been entered as a second class mail matter at the post office in said Hillsborough County, Florida for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid not promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper



Signature of Affiant

Sworn to and subscribed before me this 01/22/2016.



Signature of Notary Public

Personally known  or produced identification

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



JOSEPH F. FISH  
NOTARY PUBLIC  
STATE OF FLORIDA  
Comm# FF116052  
Expires 6/23/2018

**PORT TAMPA BAY  
NOTICE OF PUBLIC HEARING**

Notice is hereby given of a public hearing to be held at 9:30 a.m., Friday, February 12, 2016, before the Tampa Port Authority, d/b/a Port Tampa Bay, at its offices located at 1101 Channelside Drive, Tampa, Florida, to hear public comments regarding the following:

**LEASE AGREEMENT WITH  
GULF COAST BULK EQUIPMENT, INC.**

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 Thursday, February 11, 2016. Oral comments and objections may be presented at the hearing.

In accordance with the federal Americans with Disabilities Act and Section 286.26, Florida Statutes, persons with disabilities requiring reasonable accommodation to participate in this hearing should call (813) 905-7678 or fax (813) 905-5109 not later than 48 hours prior to the hearing.

ANY PERSON WHO DECIDES TO APPEAL ANY DECISION OF PORT TAMPA BAY WITH RESPECT TO ANY MATTER CONSIDERED AT THIS PUBLIC HEARING WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH 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.  
(246230) (01-22-16)

**SUBJECT: LEASE AMENDMENT WITH KLOECKNER METALS CORPORATION****BACKGROUND:**

Kloeckner Metals Corporation, a Delaware corporation formerly known as Namasco Corporation (Kloeckner), is a multi-metal distributor that provides steel processing services in over 30 locations in the United States, including Tampa. Kloeckner currently leases from Port Tampa Bay (PTB) a 91,509 square foot warehouse situated on approximately 4.5 acres located on 20<sup>th</sup> Street (Premises) pursuant to a ground lease agreement with an effective date of August 1, 2011 (Lease). The Lease expires on July 31, 2019 with no remaining lease extension options. PTB staff has worked with Kloeckner on an amendment to the Lease which would extend the Lease and require PTB to make certain repairs and improvements to the Premises in exchange for increased rental payments.

**FACTS/COMMENTS:**

PTB Staff has negotiated with Kloeckner the following terms of an amendment to lease agreement (Amendment):

**Option:** An option to extend the Lease for an additional six (6) year term by providing PTB with six months' written notice prior to the July 31, 2019 expiration date of the Lease term.

**Rent:** An increase in Rent in exchange for PTB making certain repairs and improvements made to the Premises. The Rent would be adjusted by \$40,500.00 annually and would commence the month following completion of the improvements by PTB.

**Improvements:**

PTB would make certain repairs and improvements to the Premises within a six (6) month period following the execution of the Amendment, up to \$405,000.00, including warehouse and office roof repair/replacement, truck driveway area repaving, curbing along drives, siding replacement/repair on warehouse, mold removal, termite damage and office remodeling, retention pond drainage renovation (Improvements). The Improvements would be at the sole discretion of PTB and would be managed and directed solely by PTB. However, in the event that the costs of the Improvements exceed \$405,000, then the Rent for the cost of Improvements over \$405,000 would be calculated at a 12.5% capitalization rate. However, in no event would the costs of the repairs and improvements exceed \$500,000.00.

**Repayment**

**Terms:** In the event Kloeckner and PTB negotiate a build-to-suit on other property owned by PTB, the outstanding balance due on the cost of the Improvements would be waived. Additionally, if Kloeckner does not exercise the six (6) year lease extension option prior to the expiration of the current Lease term of July 31, 2019, then Kloeckner would pay to PTB the outstanding balance due on the cost of the Improvements. If Kloeckner does exercise the six (6) year lease extension option to remain on the current Premises, the Rent would be based on current market value plus any outstanding balance due on the cost of the Improvements.

**Other:** Kloeckner would be responsible for all utilities, insurance, maintenance of the Premises, real estate taxes, etc., as currently required in the Lease.

**Public**

**Hearing:** A public hearing was held on January 8, 2016 and there were no comments.

**RECOMMENDATION:**

Authorize the Port President/CEO or his designee to execute an amendment to the Lease Agreement with Kloeckner Metals Corporation in accordance with the terms set forth above, subject to review by the Principal Counsel.

Board Meeting  
March 15, 2016  
Real Estate 199366v3



\\Survey\Exhibits\Weather\Kloeckner Metals Corporation Board Exhibit.dwg, 1/27/2016 9:40:41 AM

**SUBJECT: PRIVATE RAIL CROSSING, DESIGN AND CONSTRUCTION AND PRIVATE CROSSING AND SIDETRACK AGREEMENTS WITH CSX TRANSPORTATION, INC.**

**BACKGROUND:**

On February 17, 2015, the Port Tampa Bay (PTB) Board authorized the Port President/CEO to execute certain construction agreements with CSX Transportation, Inc. (CSXT) to improve five railroad crossings on Hookers Point with the improvements work to be funded by the Florida Department of Transportation and Hillsborough County under the 2015 County Incentive Grant Program (CIGP) in an amount of \$1.5-million. CSXT owns the track and rail facilities within the crossings and requires that any improvements to the tracks and rail facilities be performed by CSXT.

**FACTS/COMMENTS:**

The 2015 CIGP has been expanded to include two additional rail crossings at Hookers Point. The seven crossings to be improved under the 2015 CIGP are Berth 201, Berth 204, Barker Road, Studebaker Drive, Shoreline Drive, Berth 220 North and Berth 220 South.

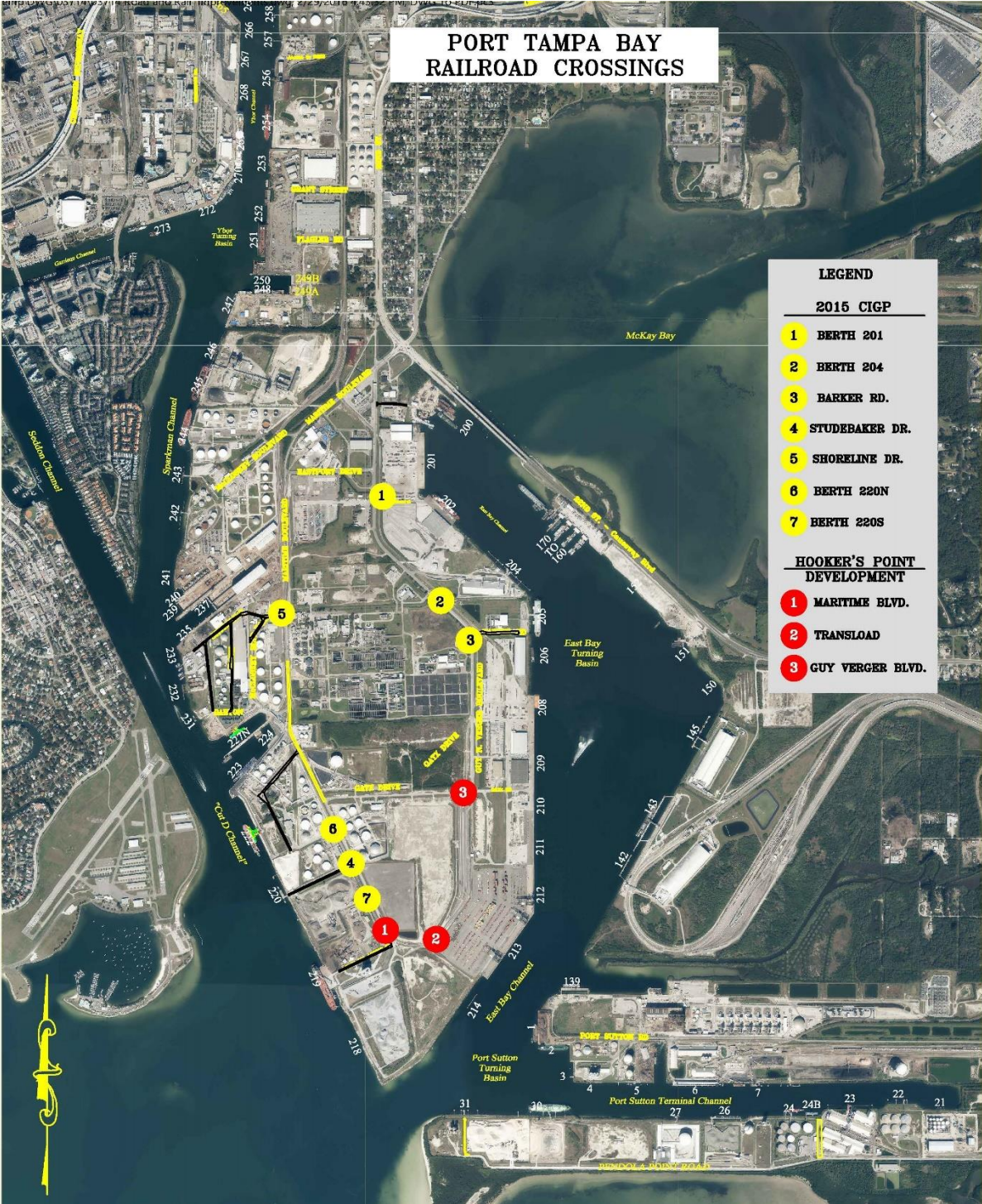
CSXT requires Private Crossing Agreements and Design and Construction Agreements for these seven crossings and charges an annual licensing fee of \$350 for each crossing. The CSXT estimated construction cost for these crossing improvements is under the \$1.5-million grant amount and the project was included in the FY 2016 Capital Program.

Also, CSXT requires three Private Crossing and Sidetrack agreements for the Hookers Point Development (Seaport Bond) Project. At the October 20, 2015 PTB Board meeting, the Board authorized payment to CSXT in amount not to exceed \$430,000 for the two rail tie-ins and road crossings for the Hookers Point Development. However, PTB Board approval is also required for the Private Crossings and Sidetrack Agreements with CSXT for the Hookers Point Development.

**RECOMMENDATION:**

Authorize the Port President/CEO or his designee to execute the Private Crossing Agreements and Design and Construction Agreements with CSX Transportation, Inc. for the seven 2015 CIGP railroad crossing improvements referenced above, and the Private Crossing and Sidetrack Agreements for the Hookers Point Development, subject to review by the Principal Counsel.

Board Meeting  
March 15, 2016  
Engineering 200462v2



**SUBJECT:        **AMENDMENT TO LEASE AGREEMENT WITH PORT LOGISTICS  
TAMPA BAY I, INC.****

**BACKGROUND:**

Pursuant to authorization from the Port Tampa Bay (PTB) Board of Commissioners at its August 18, 2015 meeting, PTB entered into a lease agreement (Lease) with Port Logistics Tampa Bay I, Inc. (Port Logistics) to lease approximately 13.7 acres of land along Berth 219 on Hookers Point for the construction and operation of a state of the art temperature controlled facility for the handling of domestic and international refrigerated commodities (Facility). The Lease establishes three periods within the initial term of the Lease; a Pre-Development Period, a Development Period and an Operational Period. In addition, the Lease provides Port Logistics with an option to terminate the Lease in the event it is unable to secure financial commitments from investors to fund its equity requirements under the Lease or obtain the applicable permits for the construction of the Facility during the Pre-Development Period.

**FACTS/COMMENTS:**

Port Logistics has been seeking financial commitments from investors and needs additional time to obtain its commitments. Port Logistics and PTB staff have negotiated the following terms and conditions for an amendment to Lease to modify certain financial assurances, requirements and timelines set forth in the Lease:

**Term:** The initial Term would consist of the following three (3) periods:

- a. a Pre-Development Period commencing on the effective date of the Lease and ending on June 6, 2016;
- b. a Development Period commencing upon the end of the Pre-Development Period and ending the earlier of (a) June 5, 2017, or (b) the substantial completion of the Facility in accordance with the drawings and specifications so that the Facility can be utilized; and
- c. an Operational Period commencing upon the end of the Development Period and running throughout the remaining Term of the Agreement (August 17, 2042) and any extension options (one 10 year and one 5 year option to extend).

**Termination Option:**

Port Logistics' option to terminate the Lease would be extended to June 6, 2016; the end of the revised Pre-Development Period.

**Pre-Construction Deposit:**

Port Logistics has deposited the sum of One Hundred Twenty-Five Thousand Dollars (\$125,000.00) (Pre-Construction Deposit) with an escrow agent pending approval of this Lease amendment in lieu of the previously committed personal guaranty. Upon approval of the amendment and execution by PTB, the escrow agent would disburse the entire sum to PTB as a deposit for the partial payment to PTB of its cost to design, permit and construct the preliminary site work and foundation of the Facility.

**Adequate Assurances.**

Port Logistics has agreed to provide adequate assurances to PTB that it will pay the debt service, insurance, taxes and other expenses associated with the operation of the Premises for the first two Operational Period Years. Port Logistics would deliver to PTB by June 6, 2016 a letter of credit or payment bond, in the amount of Two Million Fifty Thousand and No/100 U.S. Dollars (U.S. \$2,050,000.00) (Adequate Assurance Amount), as previously required in the Lease, and satisfactory evidence that it has sufficient funds to make its equity contribution toward funding the costs of the improvements to the Facility. The Pre-Construction Deposit would be credited against the Adequate Assurance Amount or refunded to Port Logistics upon PTB's acceptance of the letter of credit or payment bond. However, if Port Logistics would fail to provide a satisfactory letter of credit or payment bond to PTB by June 6, 2016, then PTB would retain the Pre-Construction Deposit as partial payment of PTB's Pre-Construction Expenses.

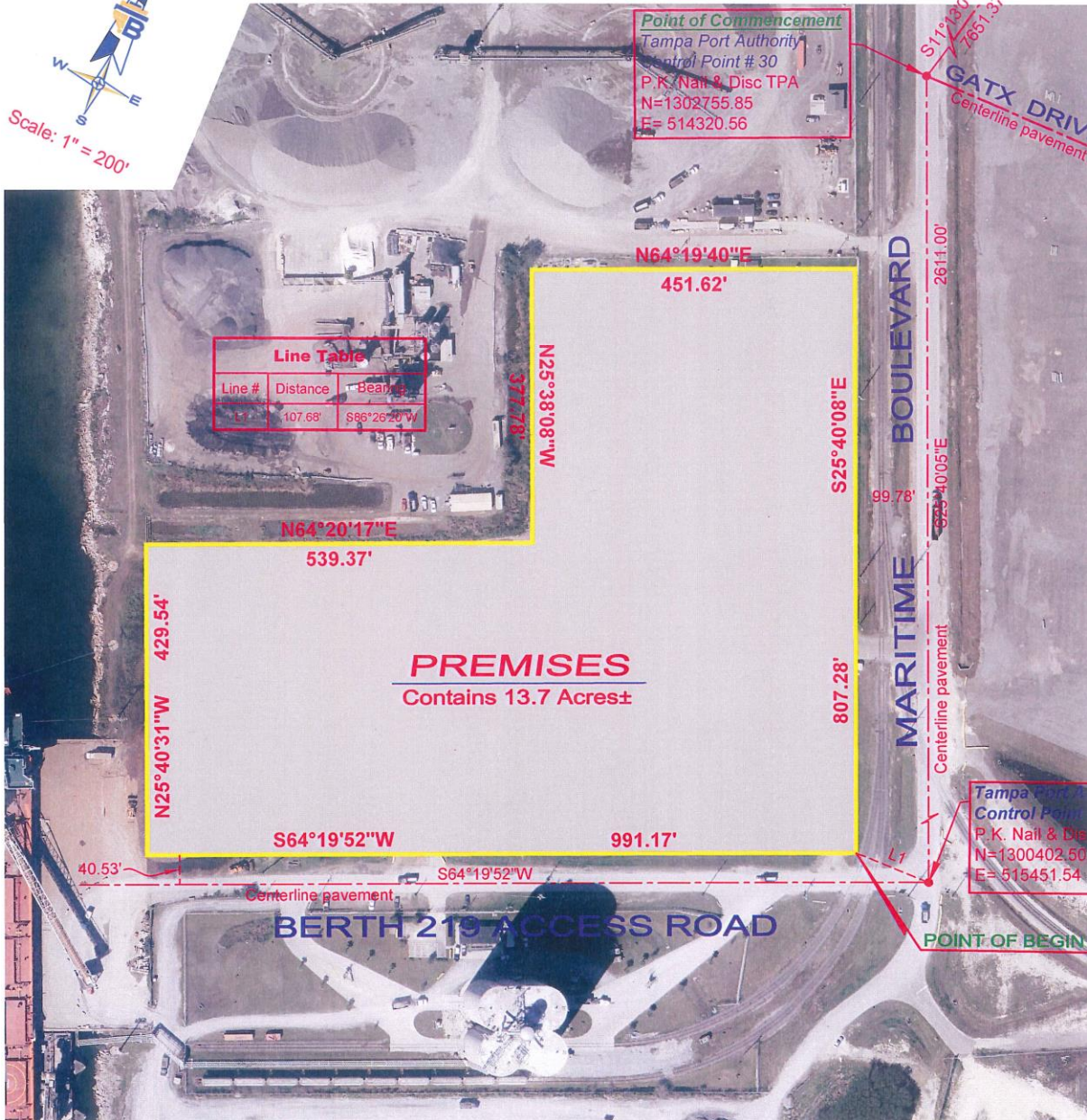
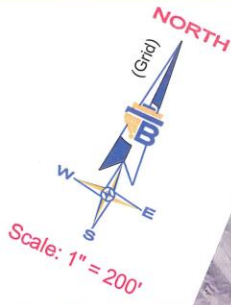
**Other:** All other terms and conditions of the Lease would remain unchanged.

**RECOMMENDATION:**

Authorize the Port President/CEO or his designee to execute a lease amendment with Port Logistics Tampa Bay I, Inc., in accordance with the terms set forth above, subject to review by the Principal Counsel.

Board Meeting  
March 15, 2016  
200715v3

**ATTACHMENT "A"**  
**AERIAL OVERLAY OF PREMISES FOR**  
**PORT LOGISTICS TAMPA BAY I, INC.**



**SUBJECT:                  **CONSENT TO ASSIGNMENT OF LEASE AGREEMENT FROM  
NEXLUBE TAMPA, LLC TO PURAGLOBE FLORIDA, LLC****

**BACKGROUND:**

On June 6, 2012, Port Tampa Bay (PTB) entered into a lease agreement (Lease) with NexLube Tampa, LLC (NexLube) for a twenty (20) year term, with two (2) five-year lease extension options, to construct a used oil reprocessing and blending plant on approximately 12 acres along Pendola Point near Berth 21 (Premises). NexLube is a wholly owned subsidiary of NexLube Operating, LLC, a Delaware limited liability company, and was established in 2010 to recover and reprocess used oil into high-quality base oils and finished lubricants.

In July of 2012, NexLube began construction of its facility to process up to 24 million gallons of used oil per year to produce finished lubricants, ultra-low sulfur diesel and asphalt flux products. When the project was temporarily suspended in November of 2013, NexLube had invested over \$100 million into the facility and substantially completed the construction of a 56,000-square-foot blending and storage building, a 20,000-square-foot office building, approximately 30 above-ground storage tanks ranging in size from 10,000 gallons to 900,000 gallons, piping and foundations for the processing unit. At that time, NexLube stated that it believed the project was viable and needed time to evaluate its options due to the substantial increase in projected costs.

**FACTS/COMMENTS:**

Since the suspension of construction at the site, NexLube has been exploring options to finish and operate the facility consistent with its mission to create high quality products through a sustainable solution. NexLube recently found a partner which shares its commitment to environmentally friendly high technology solutions and the Tampa Bay community, Puralube USA, Inc., a wholly owned subsidiary of Puralube, Inc. whose largest shareholder is Allied Resource Corporation. NexLube Operating, LLC and Puralube, Inc. have entered into a term sheet to create a new entity called Puraglobe Florida, LLC, a Delaware limited liability company (Puraglobe), backed by Puralube, Inc. and Allied Resource Corporation.

Puralube, Inc. uses patented HyLube catalytic processing technology developed by Des Plaines, Ill.-based UOP, a Honeywell company. Puralube, Inc. acquired exclusive rights to the technology in 1995 and started up the world's first HyLube plant in 2004, followed by the second HyLube plant in 2008. Puralube, Inc. produces and distributes up to nine different viscosities of top-quality, high-grade base oils for the European lubricants market. Their excellent physical and chemical characteristics correspond to the requirements of API Group II+ base oils and meet the stricter industry specifications and the tougher environmental standards.

The parties are currently in a due diligence period and are scheduled to close on the joint venture by the end of May of 2016. NexLube has requested PTB's consent to the assignment to Puraglobe Florida, LLC, contingent upon the completion of the joint venture between NexLube and Puralube USA, Inc. The proposed assignment to Puraglobe would not require a change in the use of the Premises. The use would continue as a used oil reprocessing and blending plant. However, the type of finished lubricant would be upgraded from the production of Group II base oil to the higher grade Group III base oil. In addition, the processing plant would be completed using UOP HyLube technology. Unlike most other re-refining processes, the HyLube process produces a very consistent high quality base oil product. In addition, byproducts are managed to minimize environmental impact while maximizing energy recovery.

PTB's consent to the assignment to Puraglobe would be subject to the closing of the joint venture and PTB staff's satisfactory review of the new entity. Upon completion of the joint venture, NexLube would assign the Lease to Puraglobe, and Puraglobe would assume all of NexLube's obligations under the Lease and complete the project. Puraglobe would then immediately proceed with completion of engineering and construction of the plant with the anticipation of commercial operations by the second quarter of 2018.

NexLube has remained current throughout the Lease in its financial obligations to PTB under the Lease. In addition, PTB staff is not aware of any outstanding payments due to any subcontractors or suppliers relating to the construction of the improvements on the Premises.

**RECOMMENDATION:**

Authorize the Port President/CEO or his designee to execute a consent to assignment of lease agreement assigning the Lease from NexLube Tampa, LLC to Puraglobe Florida, LLC, contingent upon the completion of a joint venture between NexLube Tampa, LLC and Puralube, Inc., in accordance with the above terms, subject to review and approval by Principal Counsel.

## **E. RECEIPT OF REPORTS**

- 1. REPORT OF LEGAL FEES BY PROJECT**
- 2. REPORT OF AGED ACCOUNTS RECEIVABLES**
- 3. REPORT OF CONTRACT STATUS**
- 4. REPORT OF PERMITS**
- 5. REPORT OF EXPENDITURES BETWEEN \$50,000 - \$100,000**

## FY2016– LEGAL FEES AND EXPENSES REPORT THROUGH FEBRUARY 29, 2016

### YEAR-TO-DATE LEGAL FEES AND EXPENSES

	<u>FY 2016 Budget</u>	<u>FY 2016 Actual</u>
General Support / Litigation	\$ 50,960.00	\$ 11,060.20
General Real Estate / Land Use	\$ 50,960.00	\$ 23,111.34
General Employment / Labor	\$ 19,600.00	\$ 825.00
General Construction Services	\$ 13,720.00	\$ 7,975.00
General Environmental	\$ 39,200.00	\$ 0.00
General Bankruptcy Services	\$ 7,840.00	\$ 0.00
General Admiralty / Maritime / Tariff	\$ 13,720.00	\$ 710.00
<b>YEAR-TO-DATE FY 2015-16</b>	<b><u>\$196,000.00</u></b>	<b><u>\$ 43,681.54</u></b>
[ Under Budget FY2016 – \$152,318.46 ]		

### LITIGATION AND GENERAL LEGAL SUPPORT

<u>Outside Counsel / Matter</u>	<u>February</u>	<u>Cumulative FY To Date</u>
Bryant Miller Olive - General		
Gray Robinson - General		\$ 8,850.00
- Channelside Bay Mall [14] - SM [24]		\$ 660.00
Manson Bolves - General		
Trenam Kemker - General		
Mechanik Nuccio - Special General		
Smith Katzenstein Jenkins - CBM		
<u>Special General</u> Hamilton Miller & Birthisel		
- Ins – RC	\$ 140.00	\$ 1,292.60
- Ins – EK	\$ 30.00	\$ 257.60

**GENERAL REAL ESTATE / LAND USE LEGAL SUPPORT**

<u>Outside Counsel / Matter</u>	<u>February</u>	<u>Cumulative FY To Date</u>
Gray Robinson		
- General		
- New Channelside Dev [21]		
- Channelside Bay Mall [16]		
- DRI [15]		\$ 15,977.50
- CBP Development [31]		\$ 875.00
Mechanik Nuccio		
- General		
P&M Consulting Group		
- General DRI		
- SouthBay	\$ 900.00	\$ 900.00
- Channelside		
- Port Redwing		
Smolker Bartlett		
- General		\$ 5,356.59
Trenam Kemker		
- General		
- Lease Review		
- Lease Negotiations		
Hobby & Hobby		
- General		

**GENERAL LABOR / EMPLOYMENT LEGAL SUPPORT**

<u>Outside Counsel / Matter</u>	<u>February</u>	<u>Cumulative FY To Date</u>
Broad and Cassel		
- General		
Gray Robinson		
- General		
- Emp Ben [22]		\$ 525.00
Mandelbaum Fitzsimmons		
- General		
- Employment [EC]		
Thompson Sizemore		
- General		

**GENERAL CONSTRUCTION SERVICES LEGAL SUPPORT**

<u>Outside Counsel / Matter</u>	<u>February</u>	<u>Cumulative FY To Date</u>
Broad and Cassel - General		
Gray Robinson - General		
Richard Harrison PA - General		
Trenam Kemker - General		
- Special Construction	\$ 7,975.00	\$ 7,975.00
- GFL Construction		

**GENERAL ENVIRONMENTAL LEGAL SUPPORT**

<u>Outside Counsel / Matter</u>	<u>February</u>	<u>Cumulative FY To Date</u>
Broad and Cassel - General		
Enola Brown PA - General - Port Redwing - South Bay - Hanson Pipe - Port Ybor - Trademark Metals		
Lash & Wilcox - General		
Manson Bolves - General - General Lofley		

**GENERAL BANKRUPTCY LEGAL SUPPORT**

<u>Outside Counsel / Matter</u>	<u>February</u>	<u>Cumulative FY To Date</u>
Broad and Cassel - General		
Gray Robinson - General		
McIntyre-Panzarella-Thanasides - General		

**GENERAL ADMIRALTY / MARITIME LEGAL SUPPORT**

<u>Outside Counsel / Matter</u>	<u>February</u>	<u>Cumulative FY To Date</u>
Robert Birthisel, PA - General		
Mandelbaum Fitzsimmons - General		
Quarles & Brady - General		
Venable LLC - General		\$ 710.00

Board Meeting  
March 15, 2016  
Legal #198467v1

**TAMPA PORT AUTHORITY**  
**Monthly Aged Receivables**  
**February 29, 2016**

Customer Number	Customer Name	Current	31 - 60 Days	61 - 90 Days	91 & Over	Customer Balance
<b>Port Fees</b>						
T163	ACE STEVEDORING CO INC	50.79	-	-	-	50.79
S036	ALTAMAR SHIPPING	48.00	-	-	-	48.00
Q023	ALTAMAR SHIPPING SERVICE	1,103.46	-	-	-	1,103.46
T012	AMALIE OIL COMPANY	6,103.74	-	-	-	6,103.74
A470	AMERICAN MARINE AGENCIES	3,604.94	249.65	-	-	3,854.59
A415	AMERICAN VICTORY MARINERS	83.95	-	-	-	83.95
A512	BEYEL BROTHERS INC	245.25	-	-	-	245.25
A012	BOUCHARD TRANSPORT CO	29,755.34	15,336.08	-	279.42	45,370.84
S041	BRONCO TRANSPORT	144.00	-	-	-	144.00
T201	BUCKEYE TERMINALS, LLC	19,800.49	-	-	-	19,800.49
T151	CARGILL SALT	25,412.42	-	-	-	25,412.42
S025	CARGILL SALT DIVISION	(488.08)	-	-	-	(488.08)
T131	CARNIVAL CRUISE LINES	278,559.68	-	-	-	278,559.68
M071	Carter's Contracting Services, Inc.	34,397.37	-	-	-	34,397.37
T198	CEMEX CONSTRUCTION MATERIALS FLORIDA, LLC	16,315.43	-	-	-	16,315.43
T014	CENTRAL FLORIDA PIPELINE LLC	177,464.17	-	-	-	177,464.17
T145	CENTRAL FLORIDA PIPELINE LLC	7,650.23	-	-	-	7,650.23
T109	CITRUS PRODUCTS	19,050.65	-	-	-	19,050.65
D047	CITY OF TAMPA	860.00	-	-	-	860.00
Q362	CSN LLC	7,814.76	-	-	-	7,814.76
A423	DANN OCEAN TOWING, INC	135.00	67.50	-	-	202.50
A084	DIVERSIFIED MARINE TECH	70.50	303.75	-	-	374.25
Q081	DONGKUK INTERNATIONAL INC	414.85	-	-	-	414.85
Q032	DUFERCO STEEL, INC	7,519.29	-	-	-	7,519.29
Q367	EDGEN MURRAY	4,253.24	-	-	-	4,253.24
A031	FILLETTE GREEN & CO, INC	6,458.25	-	-	-	6,458.25
T132	FLORIDA AQUARIUM	469.00	-	-	-	469.00
Q097	FRONTIER LOGISTICS	1,246.59	-	-	-	1,246.59
A429	GAC SHIPPING (USA) INC	47,042.38	18,436.55	-	-	65,478.93
T108	GRIFFIN INDUSTRIES	1,603.92	-	-	-	1,603.92
A527	GULF HARBOR SHIPPING, LLC	3,224.62	-	-	-	3,224.62
A264	GULF MARINE REPAIR INC	2,399.95	-	-	-	2,399.95
T189	HOLLAND AMERICA LINE	23,895.74	-	-	-	23,895.74

**TAMPA PORT AUTHORITY**  
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**Monthly Aged Receivables**  
**February 29, 2016**

<b>Customer Number</b>	<b>Customer Name</b>	<b>Current</b>	<b>31 - 60 Days</b>	<b>61 - 90 Days</b>	<b>91 &amp; Over</b>	<b>Customer Balance</b>
A306	INCHCAPE SHIPPING SERVICES	559.34	-	-	-	559.34
A496	INTERCRUISES SHORESIDE & PORT SERVICES	25,431.31	12,266.24	-	-	37,697.55
A040	INTERNATIONAL SHIP MANAGEMENT & AGENCY SERVICES	13,931.56	-	-	-	13,931.56
A078	INTERNATIONAL SHIP REPAIR	1,664.98	220.00	-	-	1,884.98
A350	KIMMINS CONTRACTING	100.00	20.00	-	-	120.00
T116	KINDER MORGAN BULK/TBS	1,788.28	-	-	-	1,788.28
A003	KIRBY OFFSHORE MARINE	15,177.98	-	-	-	15,177.98
Q224	KLOECKNER METAL CORPORATION	6,708.16	-	-	-	6,708.16
A248	LA CARRIERS, LLC	1,306.22	-	-	-	1,306.22
Q004	LIVINGSTON INTERNATIONAL	-	1,854.63	-	-	1,854.63
S049	MARDOT LOGISTICS INC	384.00	-	-	-	384.00
A360	MARTIN GAS MARINE	11,606.05	3,331.44	-	-	14,937.49
T135	MARTIN MARIETTA AGGREGATES	3,507.27	-	-	-	3,507.27
T134	MARTIN OPERATING PARTNERSHIP	31,909.76	6,645.45	-	-	38,555.21
A016	MARTIN PRODUCT SALES LLC	292.50	-	-	-	292.50
Q364	MARUBENI ITOCHU STEEL AMERICA INC	364.46	-	12,148.43	-	12,512.89
Q363	MARUBENI TRANSPORT SERVICE CORPORATION	-	-	3,327.51	-	3,327.51
D044	MCROBERTS PROTECTIVE AGENCY	340.00	460.00	-	-	800.00
T199	MEDITERRANEAN SHIPPING CO./CHARLESTON	34,904.76	21,283.68	23,307.00	-	79,495.44
Q339	MEDTRADE INC	11,792.02	-	-	-	11,792.02
A053	MORAN TOWING CORPORATION	405.00	-	-	-	405.00
A430	MORAN-GULF SHIPPING AGENCIES	58,565.94	5,327.63	-	-	63,893.57
T002	MOSAIC CROP NUTRITION, LLC	16,266.29	-	-	-	16,266.29
T011	MURPHY OIL USA INC	2,576.85	-	-	-	2,576.85
A486	NORTH AMERICAN GENERAL AGENTS	1,514.78	-	-	-	1,514.78
A071	NORTON LILLY INTERNATIONAL	372,322.19	-	-	-	372,322.19
T200	NORWEGIAN CRUISE LINE	150,651.14	-	-	-	150,651.14
A439	NOVA INTERNATIONAL SHIPPING	25,672.35	-	-	-	25,672.35
S050	ONLINE TRANSPORT INT'L LLC	80.00	-	-	-	80.00
A341	ORION MARINE CONSTRUCTION	627.51	100.00	-	-	727.51
A069	OSG AMERICA INC	6,333.36	-	-	-	6,333.36
T064	PASCO TERMINALS INC	5,224.15	-	-	-	5,224.15
T006	PORTS AMERICA	3,583.79	-	-	70.05	3,653.84
T182	PORTS AMERICA	50,758.68	2,414.07	-	6,276.09	59,448.84

**TAMPA PORT AUTHORITY**

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**Monthly Aged Receivables**  
**February 29, 2016**

Customer Number	Customer Name	Current	31 - 60 Days	61 - 90 Days	91 & Over	Customer Balance
T182I	PORTS AMERICA (INTERNATIONAL)	505.24	-	-	19,973.34	20,478.58
Q359	POSCO AMERICA	581.86	-	-	-	581.86
A064	SAVAGE & SON, AR	169,320.02	-	-	-	169,320.02
A065	SEA & LAND SHIPPING	196,709.14	-	-	-	196,709.14
A400	SEABULK TANKERS INC	397.28	208.00	-	-	605.28
S042	SOUTHERN WASTE SERVICES INC	24.00	-	-	-	24.00
A422	STANDARD CONCRETE PRODUCTS	129.75	-	-	-	129.75
A283	STEPHENSON INTERNATIONAL INC	160.00	-	-	-	160.00
A417	SULPHUR CARRIERS	1,572.00	393.00	-	-	1,965.00
T101	SULPHURIC ACID TRADING COMPANY	7,152.47	-	-	-	7,152.47
T137	TAMPA JUICE SERVICE INC	1,581.07	-	-	-	1,581.07
T021	TAMPA PORT SERVICES, LLC	12,221.53	363.04	-	118.05	12,702.62
A384	TAMPA SHIP LLC	1,308.75	-	-	-	1,308.75
T173	TITAN FLORIDA LLC	2,901.21	-	-	-	2,901.21
T193	TITAN METAL SERVICE, INC.	1,222.87	-	-	-	1,222.87
T150	TRADEMARK METALS RECYCLING FKA ONESTEEL	45,923.53	-	-	-	45,923.53
A251	TRADEMARK METALS RECYCLING LLC	40.00	-	-	-	40.00
A497	TRANS-ATLANTIC AGENCIES INC	38,249.29	-	-	-	38,249.29
T020	TRANSMONTAIGNE INC	114,674.84	-	6,717.11	-	121,391.95
S021	TRX SOUTHEAST (TAMPA #770)	16.00	-	-	-	16.00
T311	TTI Holdings, Inc.	1,028.57	684.05	-	-	1,712.62
M081	U.S. ARMY CORPS OF ENGINEERS-JACKSONVILLE DISTRICT	54.00	-	-	-	54.00
Q366	UNI INTERNATIONAL	4,439.98	-	-	-	4,439.98
A034	UNITED OCEAN SHIPPING (TECO)	27,604.72	-	-	-	27,604.72
A465	VALLS SHIPPING COMPANY	44,020.27	-	-	-	44,020.27
T119	VULCAN MATERIALS COMPANY	94,820.52	-	-	-	94,820.52
T056	YARA NORTH AMERICA INC	9,171.93	-	-	-	9,171.93
T171	ZIM ISRAELI NAVIGATION COMPANY	60,604.50	60,788.26	55,690.00	35,017.84	212,100.60
<b>Subtotal Port Fees</b>		<b>\$ 2,419,495.94</b>	<b>\$ 150,753.02</b>	<b>\$ 101,190.05</b>	<b>\$ 61,734.79</b>	<b>\$ 2,733,173.80</b>

**TAMPA PORT AUTHORITY**  
**Monthly Aged Receivables**  
**February 29, 2016**

Customer Number	Customer Name	Current	31 - 60 Days	61 - 90 Days	91 & Over	Customer Balance
<b>Lease Charges</b>						
L045	AMALIE OIL	1,271.43	-	-	-	1,271.43
L316	CASHMAN DREDGING AND MARINE CONTRACTING CO LLC	4,280.00	-	-	-	4,280.00
L225	CBP DEVELOPMENT, LLC.	50,220.45	-	-	-	50,220.45
L277	CEMEX CONSTRUCTION MATERIALS FLORIDA LLC	77,390.45	-	-	-	77,390.45
L299	CEMEX CONSTRUCTION MATERIALS FLORIDA, LLC	5,006.32	-	-	-	5,006.32
WTC05	CLARK REPORTING SERVICE INC	744.72	-	-	-	744.72
L044	DIVERSIFIED MARINE TECH	13,926.52	54.27	-	-	13,980.79
L305	GREAT LAKES DREDGE & DOCK	14,500.00	-	-	-	14,500.00
L308	GULF COAST BULK EQUIPMENT, INC	4,681.25	-	-	-	4,681.25
L124	GULF MARINE REPAIR INC	34,971.44	-	-	-	34,971.44
L103	INTERNATIONAL SHIP REPAIR	68,400.60	-	-	-	68,400.60
L263	MARINE TOWING OF TAMPA	22.56	-	-	-	22.56
L057	MARITRANS OPERATING CO LP	7,240.34	7,133.34	-	-	14,373.68
L010	MOSAIC CROP NUTRITION, LLC	-	2,090.94	-	-	2,090.94
L312	MULTI -FAMILY CONSTRUCTION, LLC	1,230.50	-	-	-	1,230.50
L039	MURPHY OIL USA INC	25.90	-	-	-	25.90
L291	ONLINE TRANSPORT INT'L LLC	190.00	-	-	-	190.00
L176	POST APARTMENT HOMES LP	-	2,878.47	-	-	2,878.47
L289	PROPELLER CLUB OF UNITED STATES	-	321.00	-	-	321.00
L196	SEABULK TOWING INC	1,872.49	-	-	-	1,872.49
L138	SHRIMP SVC DOCK ASSOCIATION	8.00	-	-	-	8.00
L235	STARSHIP CRUISE LINE	146.40	70.91	-	-	217.31
L064	SUPERIOR SEAFOODS INC	121.41	-	-	-	121.41
L049	TAMPA PORT SERVICES, LLC	-	165.44	-	-	165.44
L190	TAMPA SHIP LLC	6,000.00	-	-	-	6,000.00
L239	TITAN FLORIDA LLC	527.41	27,046.42	-	-	27,573.83
L078	TRANSMONTAIGNE TERMINALING INC	39.12	32.04	23.54	-	94.70
L311	TTI Holdings, Inc.	26,240.83	11,235.00	-	-	37,475.83
L079	VERSAGGI SHRIMP COMPANY	135.07	-	-	-	135.07
L146	VULCAN MATERIALS	(105.86)	-	-	-	(105.86)
<b>Subtotal Lease Charges</b>		<b>\$ 319,087.35</b>	<b>\$ 51,027.83</b>	<b>\$ 23.54</b>	<b>\$ -</b>	<b>\$ 370,138.72</b>

TAMPA PORT AUTHORITY  
Monthly Aged Receivables  
February 29, 2016

Customer Number	Customer Name	Current	31 - 60 Days	61 - 90 Days	91 & Over	Customer Balance
<b><u>Accounts In Litigation/Renegotiation/Bankruptcy</u></b>						
Q205	ASSURANCE FORENINGEN SKULD(GJENSIDIG)	-	-	-	19,682.93	19,682.93
	<b>Subtotal Accounts In Litigation/Renegotiation/Bankruptcy</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 19,682.93</b>	<b>\$ 19,682.93</b>
<b>Total Aged Receivables as of February 29, 2016</b>		<b>\$ 2,738,583.29</b>	<b>\$ 201,780.85</b>	<b>\$ 101,213.59</b>	<b>\$ 81,417.72</b>	<b>\$ 3,122,995.45</b>

**TAMPA PORT AUTHORITY**  
**MONTHLY CONTRACT STATUS REPORT**  
**FEBRUARY 29, 2016**

Project	Contractor	Contract Financial Record #	Original Bd App Date	Amt Approved Including Amendments	Costs Incurred to Date	Percent Complete
<b>OPERATING AND NON-CAPITAL CONTRACTS:</b>						
Financial Audit & Related Areas	Cherry, Bekaert & Holland (year 4)	12-15	07/17/12	\$ 95,000	\$ 45,225	47.6%
Security Guard Services	AlliedBarton (1/20/15 -3/19/16)	13-08	12/17/13	\$ 1,984,148	\$ 1,956,332	98.6%
Law Enforcement Services	BOCC / HCSO	13-10	01/15/13	\$ 2,111,679	\$ 882,605	41.8%
Online Data Service Backup	Venyu Solutions, Inc. (5 years @ \$50k/yr)	13-13	05/21/13	\$ 250,000	\$ 42,945	17.2%
SBE Uniformed Security Guard Service	Martinez & Company (year 3)	13-15	05/21/13	\$ 150,000	\$ 58,121	38.7%
Insurance Consultants	Interisk (2nd renewal)	13-24	07/16/14	\$ 90,000	\$ 24,684	27.4%
NetApp Network Storage System Maintenance	Softchoice Corporation	13-25a	10/16/13	\$ 69,000	\$ 44,586	64.6%
Elevator/Escalator Maintenance & Repair Services	ThyssenKrupp Elevator (year 3)	13-26	08/20/13	\$ 137,000	\$ 50,791	37.1%
Employee Dental Plan	Direct Assignment Benefit Plans (year 2)	14-03	09/17/13	\$ 80,000	\$ 59,272	74.1%
State Legislative Services	Advocacy Group at Cardenas Partners (year 3)	14-05	08/20/13	\$ 60,000	\$ 20,000	33.3%
State Legislative Services	Ballard Partners (year 3)	14-06	08/20/13	\$ 60,000	\$ 25,000	41.7%
Janitorial Services	ASK Solutions; All Southern Cleaning	14-08	10/15/13	\$ 984,671	\$ 730,887	74.2%
Federal Government Relations Consultant	Alcalde & Fay (2nd renewal)	14-10	09/17/13	\$ 90,000	\$ 30,000	33.3%
Financial Advisory Service	Public Financial Management (2nd renewal)	14-16	08/20/13	\$ 60,000	\$ -	0.0%
Secured Data Center Facility Lease	Protected Trust/IF&D Data Suites (year 2)	14-28	09/16/14	\$ 70,320	\$ 22,407	31.9%
Strategic Communications Services Consultant	Hill & Knowlton, Inc. (year 2)	14-29	09/16/14	\$ 120,000	\$ 9,768	8.1%
Video Production Services	Shooting Stars Post Inc (year 2)	14-30	08/19/14	\$ 175,000	\$ 93,309	53.3%
Software Licensing - iSeaports	Harbour Mastery, Inc.	15-06	10/21/14	\$ 65,000	\$ 9,800	15.1%
Bayshore Solutions	Website Enhancements	15-15	06/16/15	\$ 50,000	\$ 31,665	63.3%
Williams Landscape Management	Grounds Maintenance	15-18	08/18/15	\$ 203,500	\$ 77,083	37.9%
Insurance Broker Services	Hugh Wood	15-19	04/28/15	\$ 52,000	\$ 38,814	74.6%
South Shore Landscape and Lawn Inc.	Landscaping Services	16-05	09/15/15	\$ 76,000	\$ 32,810	43.2%
Workers Compensation Insurance	PGIT (Preferred Governmental Insurance Trust)	16-07	09/15/15	\$ 87,699	\$ 43,950	50.1%
Copier Leases (8 copiers)	Ricoh Americas Corporation	16-11	10/20/15	\$ 60,000	\$ 2,469	4.1%
PARCS Parking Access Revenue Control System Maintenance	Scheidt & Bachmann USA (month-to-month)	16-22	12/15/15	\$ 16,871	\$ 16,871	100.0%
<b>OPERATING AND NON-CAPITAL CONTRACTS:</b>				<b>\$ 7,197,888</b>	<b>\$ 4,349,393</b>	

**TAMPA PORT AUTHORITY**  
**MONTHLY CONTRACT STATUS REPORT**  
**FEBRUARY 29, 2016**

Project	Contractor	Contract Financial Record #	Original Bd App Date	Amt Approved Including Amendments	Costs Incurred to Date	Percent Complete
<b>CONTINUING ANNUAL CONTRACTS:</b>						
Professional Service Contracts	Various	10-10	09/15/09	\$ 2,250,000	\$ 1,800,774	80.0%
Continuing Repair / Improvements Contracts	Various	10-11	09/15/09	\$ 2,200,000	\$ 895,391	40.7%
Continuing Repair / Improvements Contracts	Various	11-01	09/21/10	\$ 2,200,000	\$ 804,839	36.6%
Professional Service Contracts	Various	11-02	09/21/10	\$ 2,050,000	\$ 1,845,452	90.0%
Continuing Repair / Improvements Contracts	Various	12-01	09/20/11	\$ 2,200,000	\$ 1,522,499	69.2%
Professional Service Contracts	Various	12-02	09/20/11	\$ 2,050,000	\$ 1,877,309	91.6%
Continuing Repair / Improvements Contracts	Various	13-01	09/18/12	\$ 1,760,000	\$ 1,411,918	80.2%
Professional Service Contracts	Various	13-02	09/18/12	\$ 2,390,000	\$ 1,505,910	63.0%
Wi-Fi Private Line Service	Level 3 Communications	13-21	07/16/13	\$ 120,000	\$ 104,715	87.3%
Disaster Recovery services	Belfor USA Group	13-22	07/16/13	\$ 50,000	\$ 30,000	60.0%
Continuing Repair / Improvements Contracts	Various	14-01	09/17/13	\$ 2,350,000	\$ 1,823,612	77.6%
Professional Service Contracts	Various	14-02	02/18/14	\$ 5,064,600	\$ 4,111,607	81.2%
Continuing Repair / Improvements Contracts	Various	15-01	09/16/14	\$ 2,100,000	\$ 1,187,198	56.5%
Professional Service Contracts	Various	15-02	09/16/14	\$ 2,250,000	\$ 1,957,089	87.0%
Continuing Repair / Improvements Contracts	Various	16-01	09/15/15	\$ 3,100,000	\$ 85,711	2.8%
Professional Service Contracts	Various	16-02	09/15/15	\$ 2,400,000	\$ 48,512	2.0%
<b>CONTINUING ANNUAL CONTRACTS:</b>				<b>\$ 34,534,600</b>	<b>\$ 21,012,535</b>	
<b>CONSTRUCTION AND CAPITAL CONTRACTS:</b>						
Final Closeout/Pmt Ybor Turning Basin	US Army Corps of Engineers	04-40	09/21/04	\$ 1,826,482	\$ 558,597	30.6%
Feasibility Study Cost Sharing Agreement	Department of the Army - ACOE	05-16	03/15/05	\$ 2,000,000	\$ 1,357,557	67.9%
Rail Crossing Improvements	CSX	11-06	06/15/10	\$ 750,000	\$ 456,092	60.8%
Professional Engineering Services - Petroleum Facilities	CH2M Hill	11-13	12/21/10	\$ 2,682,765	\$ 2,602,133	97.0%
Wi-Fi at Cruise Terminal 2; 3 and 6	Softchoice Corporation	13-25	11/20/12	\$ 150,000	\$ 118,592	79.1%
Port Siren Warning System	Flores & Harper Construction	14-09	12/17/13	\$ 747,850	\$ 743,158	99.4%
SOC Improvements	Cutler Associates, Inc.	14-11	12/17/13	\$ 933,817	\$ 905,508	97.0%
Security Command Center Video Monitoring System	Technical Innovation Group	14-15	03/18/14	\$ 190,000	\$ 178,718	94.1%
Container Facilities Improvements for Hookers Point	Batson Cook	14-20	05/20/14	\$ 2,183,632	\$ 2,030,681	93.0%
Hookers Point Transportation Infrastructure	Batson Cook	14-20A	04/28/15	\$ 15,498,772	\$ 6,769,082	43.7%
Eastport	GLF Construction Corp	14-24	06/17/14	\$ 23,066,840	\$ 12,752,075	55.3%
Redwing Roadway	QGS Development	14-27	09/16/14	\$ 2,656,159	\$ 2,058,444	77.5%
Gantry Cranes	ZPMC	15-03	10/21/14	\$ 22,690,000	\$ 13,720,225	60.5%
Navigational Improvements / Unit Price Dredging	Orion Dredging	15-04	04/28/15	\$ 3,000,000	\$ 875,824	29.2%
Roadway Improvements	Pepper Contracting Services, Inc.	15-10	02/17/15	\$ 2,080,769	\$ 1,033,227	49.7%
Pendola Point Tower	UCI Construction Services	15-11	03/17/15	\$ 231,025	\$ 206,026	89.2%
Storage Area Network Units	Emerging Data Group	15-12	03/17/15	\$ 173,000	\$ 167,944	97.1%
Port Redwing Underground Power Supply And Teco Utility Easement	Tampa Electric Company	15-14	03/17/15	\$ 594,000	\$ 413,515	69.6%
Redwing Phase IV Concrete Paving & Access Road	QGS Development	15-16	07/21/15	\$ 1,590,000	\$ 1,017,835	64.0%
Port Redwing Improvements Phase V (underground utility installation)	Himes Electrical Services	15-20	08/18/15	\$ 455,895	\$ 236,981	52.0%
Port Redwing Improvements Phase VI (Rail Line)	Queen City Railroad, Inc	15-21	09/15/15	\$ 6,784,840	\$ 1,588,157	23.4%
Marine Public Safety Complex Phase II	Orion Marine Construction	16-06	10/20/15	\$ 2,294,376	\$ 245,349	10.7%
<b>CONSTRUCTION AND CAPITAL CONTRACTS:</b>				<b>\$ 92,580,222</b>	<b>\$ 50,035,721</b>	
<b>GRAND TOTAL:</b>				<b>\$ 134,312,709</b>	<b>\$ 75,397,649</b>	

**PERMIT REPORT**  
2/1/2016 – 2/29/2016

**PERMITS ISSUED**

15-002	Tampa Electric Company	Navigational Channel Markers/Alafia River/Gibsonton
15-003	MacDill Air Force Base	Maintenance Dredge/Old Tampa Bay/Tampa
15-014	Tampa Sailing Squadron	Seawall/Old Tampa Bay/Tampa

**REVISIONS**

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**VIOLATIONS**


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

**PENDING APPLICATIONS SUMMARY**

Permit #	Appl. Received	Minor/ Standard	Applicant	Proposed Work
14-009	8/29/14	?	Robert Lofley	Enclosed structure with Pier
15-003	3/9/15	S	MacDill AFB	Maintenance Dredge Channels & Boat Basin
05-257 (R1)	5/5/15	S	Georgetown (fka Westshore Yacht Club)	Modification to Marina Complex, Individual Lot Docks, Wetland Impacts/Mit
15-004	5/8/15	M	5700 Mariner South, Inc	Add 4 Finger Piers with 6 Boat Lifts to Existing Dock
15-009	7/17/2015	S	CCP Harbour Island, LLC	Construct 59 Multi-Slip Marina Dock Complex for Use by Upland Hotel, Restaurant & Retail Shops
15-012	8/12/15	S	City of Tampa	Renovation of Julian B. Lane Park on Hillsborough River
10-018(R1)	12/16/15	M	Mosaic Fertilizer LLC	1 Yr Extension with Modification of Dredge Method & Add 3D Disposal Island
15-015	12/22/15	S	RMC Brothers LLC	Seawall Replacement & Rebuild Dock
15-011(R1)	12/30/15	S	Tampa Electric Company	Add 30'x10' Ramp/GeoMat for Release of Rehabilitated Manatees at MVC
15-016	12/30/15	M	MacDill AFB	Temp. Relocate and Replace 320 SF Floating Dock to South Fixed Dock
16-001	1/22/16	M	Port Tampa Bay/Tampa Bay Watch	Install Approx. 3,170 LF of Oyster Bar and Ball Habitat along Causeway Blvd. on South Side of McKay Bay
16-002	2/10/16	M	MacDill AFB	Oyster Reef Shoreline Enhancement for Supplemental Mitigation

Board Meeting  
March 15, 2016  
Environmental Department/ #200706 v1

**EXPENDITURES**  
Between \$50,000 - \$100,000  
2/1/2016 – 2/29/2016

COMPANY	DESCRIPTION	AMOUNT	FUNDING	ADDITIONAL INFORMATION

Board Meeting  
March 15, 2016  
#200703

**F. EXECUTIVE DIRECTOR REPORT**

**G. PRESENTATIONS**

**FLORIDA DEPARTMENT OF TRANSPORTATION  
(FDOT) UPDATE – PAUL STEINMAN, FDOT  
DISTRICT SEVEN SECRETARY**

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

**I. FUTURE PROPOSED PROJECTS**

**PORT TAMPA BAY  
LIST OF FUTURE PROPOSED PROJECTS  
UPDATED 03/01/16**

<b>Project Name</b>	<b>Current Contractor/ Consultant</b>	<b>Estimated Proposal/Bid Release</b>	<b>Estimated Board Approval</b>
Comprehensive Banking Services	Suntrust Bank	Feb 2016	May 2016
Port Redwing Improvements - Phase III Security Plaza	New Bid	Mar/Apr 2016	May/June 2016
Gantry Crane Fiber Infrastructure	New Bid	Mar/Apr 2016	May/June 2016
<b>Catering Services</b>	<b>New Bid</b>	<b>Mar/Apr 2016</b>	<b>Apr/May 2016</b>
<b>Real Estate Consulting Services</b>	<b>New RFQ</b>	<b>Mar/Apr 2016</b>	<b>Apr/May 2016</b>
<b>Outside Counsel - Admiralty/Maritime/Tariff</b>	<b>Robert A. Birthisel Mandelbaum, Fitzsimmons Quarles &amp; Brady</b>	<b>Mar/Apr 2016</b>	<b>May/June 2016</b>
<b>Outside Counsel - Bankruptcy/Receivership</b>	<b>Broad &amp; Cassel GrayRobinson McIntyre Thanasides</b>	<b>Mar/Apr 2016</b>	<b>May/June 2016</b>
<b>Outside Counsel - Employment/Labor</b>	<b>Broad &amp; Cassel GrayRobinson Mandelbaum, Fitzsimmons</b>	<b>Mar/Apr 2016</b>	<b>May/June 2016</b>
<b>Outside Counsel - Construction Services</b>	<b>Broad &amp; Cassel GrayRobinson Richard Harrison Trenam Law</b>	<b>Mar/Apr 2016</b>	<b>May/June 2016</b>
<b>Outside Counsel - General Support/Litigation</b>	<b>Bryant Miller Olive GrayRobinson Manson Bolves Trenam Law</b>	<b>Mar/Apr 2016</b>	<b>May/June 2016</b>
<b>Outside Counsel - Real Estate/Land Use</b>	<b>GrayRobinson Mechanik Nuccio Smolker Bartlett Trenam Law</b>	<b>Mar/Apr 2016</b>	<b>May/June 2016</b>
<b>Outside Counsel - Environmental Services</b>	<b>Broad &amp; Cassel Enola Brown Lash &amp; Wilcox Manson Bolves</b>	<b>Mar/Apr 2016</b>	<b>May/June 2016</b>
Insurance Consultant Services	Interisk Corporation	Apr 2016	June 2016
Port Redwing Improvements - Phase VII Berth 302	New Bid	Apr/May 2016	Jun/Jul 2016
FY 15 Portwide Roadway Improvements Phase II - Maritime Boulevard - Shoreline Avenue to GATX Drive Improvements	New Bid	Apr/May 2016	Jun/Jul 2016

**J. CALENDAR OF EVENTS**

**MARCH 15, 2016 – PROPELLER CLUB, PORT OF TAMPA: SHRIMPEROO, PORT TAMPA BAY CRUISE TERMINAL 6, GATES OPEN AT 5:30 PM (DINNER BUFFET BEGINS AT 7:00 PM)**

**K. DATE OF NEXT MEETING**

**TUESDAY, APRIL 19, 2016, 9:30 AM**

**L. ADJOURNMENT**