



**PORT TAMPA BAY
MONTHLY BUSINESS MEETING
MAY 15, 2018 - 9:30 AM**

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May 15, 2018 - Propeller Club Port of Tampa National Maritime Day
Ceremony & Dinner, *Yacht Starship*, 5:30 pm

K. **Date of Next Meeting**

Tuesday, June 19, 2018, 9:30 am

L. **Adjournment**

A. INVOCATION AND PLEDGE

**COMMENDATIONS TO BE PRESENTED BY
COMMISSIONER MURMAN ON BEHALF OF
HILLSBOROUGH COUNTY FOR CARNIVAL
CRUISE LINE AND OPERATION HOMEFRONT**

PUBLIC COMMENT

B. APPROVAL OF MINUTES

**PRESENTATION OF CARGO AND CRUISE
QUARTERLY REPORT**

**PRESENTATION AND APPROVAL OF
FINANCIAL STATEMENT**

C. APPROVAL OF CONSENT AGENDA

**PORT TAMPA BAY
Business Meeting
April 17, 2018
9:30 am**

The Port Tampa Bay (PTB) Business Meeting was called to order at 9:33 am with the following Board members present: Mr. Stephen W. Swindal, Chairman; Mr. Carl Lindell, Jr. Vice-Chairman; Mr. Patrick H. Allman, Secretary/Treasurer; Mayor Bob Buckhorn, Commissioner; Mr. Michael E. Griffin, Commissioner; and Ms. Sandra Murman, Commissioner.

The following PTB senior management staff members were present: Mr. Paul Anderson, President/CEO; Mr. Charles Klug, Principal Counsel; Mr. Raul Alfonso, Executive Vice President and Chief Commercial Officer; Mr. John Thorington, Vice President of Government Affairs and Board Coordination; Mr. Ram Kancharla, Vice President of Planning and Economic Development; Mr. Bruce Laurion, Vice President of Engineering; 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, Legal Affairs; Mr. Stephen Fry, Vice President of Finance; and Mr. Ken Washington, 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.

INSTALLATION OF NEWLY APPOINTED COMMISSIONER, MARK E. KAPLAN

The Honorable Judge Ronald Ficarrotta administered the oath of office to Mr. Mark E. Kaplan.

RESOLUTION FOR OUTGOING COMMISSIONER, GREGORY J. CELESTAN

Chairman Swindal congratulated Mr. Celestan on his recent appointment to the Enterprise Florida Board and presented a resolution for Mr. Celestan's service as a Port Commissioner from March 2014 to April 2018.

The resolution is Attachment 2.

Mr. Celestan thanked Port Tampa Bay staff and the Port community for its support.

B. PUBLIC COMMENT

There were no public comments.

APPROVAL OF MINUTES OF THE MARCH 20, 2018 BOARD MEETING

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

APPROVAL OF THE FINANCIAL STATEMENT OF SIX MONTHS ENDING MARCH 31, 2018

Mr. Stephen Fry presented the statement and reviewed specific line items.

There being no further comments, Mayor Buckhorn, seconded by Commissioner Griffin, moved to approve the Financial Statement of Six Months ending March 31, 2018. The motion carried unanimously.

C. APPROVAL OF CONSENT AGENDA

- 1. Approval of Contract Award for Disaster Recovery Services**
- 2. Approval of EPC Minor Work Permit No. 62751 (R1) – Submerged Lands Rule Variance for Private Residential Dock at 707 Flamingo Drive, Apollo Beach, Florida**
- 3. Approval of Lease Agreement with NexLube Operating LLC**

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 Joint Participation Agreement with the Florida Department of Transportation – SIS Funds (JPA 433240-1-94-01 Supplemental 2)**

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

In response to Commissioner Griffin's question regarding the project being a little behind schedule, Mr. Kancharla stated that the project may be behind by a couple of months with the Army Corps of Engineers. However, based on the current schedule, the bids were expected in mid to late May 2018 with a plan to award the contract in late August 2018 for an approximately 18-month schedule. In further response to Commissioner Griffin regarding if the Army Corps delays were with partners in the state or outside the state of Florida, Mr. Kancharla explained that this was not a matter of delays rather due to the amount of steps in the process that must be followed with many reviews by three levels of personnel at the district, division and headquarters levels of the Army Corps offices.

There was continued discussion regarding the project process and progress. Mr. Anderson noted that this project had been re-established as a "New Start" and that the approval process was done in a year, which was nearly unprecedented.

There being no further comments, Commissioner Murman, seconded by Mayor Buckhorn, moved to authorize the Port President/CEO, or his designee, to enter into a Joint Participation Agreement No. 41302-1-94-01 Supplemental 2 with FDOT, District Seven, for \$8,800,000, which requires a 50:50 match of \$8,800,000 from PTB's funding sources, subject to review by Port counsel. The motion carried unanimously.

2. Approval of Standard Work Permit Application #16-024

This item was withdrawn.

3. Approval of Security System Maintenance and Repair Agreement with GSA Security, Inc.

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

There being no comments, Commissioner Murman, seconded by Mayor Buckhorn, moved to authorize the Port President/CEO, or his designee, to execute the second one-year renewal option with GSA Security, Inc. in an amount not to exceed \$338,340 under the same terms and conditions as the current agreement, subject to review by Port counsel. The motion carried unanimously

4. Approval of Agreement with Titan America LLC

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

In response to Chairman Swindal regarding how long the construction was estimated to take, Mr. Ramsfield stated that it was anticipated to go into November 2018.

There being no further comments, Commissioner Murman, seconded by Mayor Buckhorn, moved to authorize the Port President/CEO, or his designee, to execute an agreement with Titan America, LLC in accordance with the terms set forth in the agenda item, subject to review by Port counsel. The motion carried unanimously.

5. Approval of Lease Agreement with Steelco Florida, Inc.

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

Mr. Ramsfield stated that a representative from Steelco Florida, Inc. (Steelco), Mr. Carlos Rodriguez, was available to address any questions. In response to Commissioner Allman's concerns that the agreement approved in June 2017 had not yet been signed, Mr. Rodriguez stated that the principles of the agreement were the same as previously agreed and he was expecting to sign the final agreement by June 2018.

Commissioner Murman stated support of the agreement for Steelco to be located in Port Redwing and bring jobs to the community.

Mr. Rodriguez further stated that Steelco was fine tuning its technology and using more updated modern technology, which presented the need for the expansion. Steelco will be more competitive and would be compliant with all environmental regulations.

There being no further comments, Commissioner Murman, seconded by Mayor Buckhorn, moved to authorize the Port President/CEO, or his designee, to amend the terms of the previously approved Lease Agreement with Steelco Florida, Inc., subject to the terms described in the agenda item and review by Port counsel. The motion carried unanimously.

6. Approval of Authorization to Bind Property, Liability, and Flood Insurance Coverage for 2018-2019 Policy Year

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

Mr. Sid Weber, of Interisk Corporation, outlined the factors that affected the coverage and rates quoted.

In response to Chairman Swindal's question regarding if the coverage remained the same as previous policy years, Mr. Weber stated that the coverage would not only have the same coverages with the same terms and conditions, but would include new coverages to PTB's insurance program. PTB would be purchasing more insurance coverage than in 2014. After further discussion regarding coverage and rates, Mr. Weber stated that in comparison, other ports were experiencing an average increase of 21% in insurance costs versus PTB's increase of 9.5%.

The presentation by Mr. Webber is Attachment 3.

There being no further comments, Commissioner Murman, seconded by Mayor Buckhorn, 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 3rd Party Liability; Commercial Automobile; Privacy (Cyber) Liability; Law Enforcement Legal Liability; Unmanned Aircraft Liability; and Flood Insurance from April 30, 2018 / May 1, 2018 to April 30, 2019 / May 1, 2019, at the coverage levels and premiums as noted on the attachment to the agenda write-up. Total cost for the policies, including the HWI broker fee of \$50,000 and all applicable state taxes and surcharges, is \$1,975,288; however, this authorization includes a stipulation that premiums for the current year may increase or decrease depending upon PTB adding or deleting coverage.

Additionally, authorize the Port President/CEO, or his designee, to bind coverage with alternate underwriters if those underwriters provide greater coverage at the same premium or the same coverage at a lower premium. The PTB Board of Commissioners would be advised of any such changes at the May 2018 Board meeting. 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**

There being no comments, 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 5th Annual Tampa Bay Safety Summit that was held a few weeks ago was an outstanding success. Port Tampa Bay, in conjunction with Tampa International Airport, was proud to host this event. Over 250 guests attended this year's Safety

Summit, which included many port stakeholders, law enforcement personnel and first responders, local, state and federal. Mr. Anderson continued that this event was created after his arrival to Port Tampa Bay in response to a few incidents in the Port complex during the first several months. The event was created to take a proactive approach to work with agency stakeholders and promote safety and risk mitigation. There have been speakers of national significance over the past five years, such as Disney's Senior Vice President of Global Safety. Captain Richard Phillips, the inspiration for the major motion picture "Captain Phillips," gave a riveting keynote address at this year's event.

Mr. Anderson stated that there had been many positive cruise business developments in recent weeks. Following record single-day and weekend cruise passenger totals in February, the port experienced a new single-day record of 15,800 passengers on March 31st and a new weekend record of 29,167 passengers for the March 31st – April 1st weekend. For the eight-day period of March 25th – April 1st, the port received 11 cruise ship calls and over 50,000 cruise passengers for the first time. Mr. Anderson thanked the partners that helped make this possible, including the Hillsborough County Sheriff's Office, Customs and Border Protection, PTB Facilities Management as well as Strategic Property Partners for operating the parking concession and helping to move the large capacity through the port.

Mr. Anderson stated that the Carnival *Paradise* had recently underwent a significant upgrade and returned from dry-dock with new shops, food and beverage venues and 38 new staterooms, which adds capacity to the vessel. There were also new balconies and a new children's play area on the aft end of the top deck. Carnival also announced 20 additional cruises from Port Tampa Bay with a stop in Cuba in 2019 aboard the *Paradise*.

Mr. Anderson reported that PTB staff continues to showcase the Port through personal tours for elected officials, appointed officials, key stakeholders and business leaders. PTB hosted Florida Department of Transportation (FDOT) District 7 Secretary Mr. David Gwynn for a tour of the port earlier in the month. Staff presented an overview of the Port to Secretary Gwynn prior to taking him on a tour of the port by boat. Mr. Anderson continued that FDOT has been a tremendous strategic partner.

Mr. Anderson stated he was very pleased to have been invited to address the Pinellas County Commission the previous week to provide an update on the various strategic initiatives underway at the Port.

Mr. Anderson noted that Puerto Rico was ravaged last year by Hurricane Maria, the worst natural disaster in its history. Recently, the Good Samaritan Shipping Ministries vessel *Glory* departed from the Port with about 1300 boxes of disaster relief supplies. Good Samaritan Shipping Ministries, J.J. Lyon Guard Foundation, Port Logistics Refrigerated Services, A.R. Savage and Son and also Port Tampa Bay were a part of this important relief effort.

Mr. Anderson stated that the 4th Annual Port Tampa Bay Golf Tournament was held on April 13, 2018. Sixty-four teams participated with proceeds from this event benefitting two organizations, Tampa Port Ministries and the Tampa Bay Maritime Scholarship Foundation, which provides scholarship opportunities to students who have come through the Blake and Jefferson High School maritime programs and who are pursuing maritime careers. Mr. Anderson thanked PTB Engineering department for organizing this event the past four years. The net proceeds for this event were approximately \$70,000, which exceeded last year's event by about \$10,000.

Mr. Anderson reported that the Global Tampa Bay Export Trade Mission to Mexico City took place the previous week. Mayor Bob Buckhorn, Veracruz Mayor Fernando Ynes Marquez, Raul Alfonso, from Port Tampa Bay, and Craig Richard, from the Tampa Hillsborough EDC, were pictured at a meeting in Mexico City. This trip was a part of the Tampa Bay Export Alliance, a cooperative effort between the Tampa Hillsborough EDC, Pinellas County Economic Development and Pasco Economic Development Council. Mr. Anderson thanked Mayor Buckhorn for his leadership and participation.

Mr. Anderson stated that PTB was proud to host the Southeastern Regional Black Chamber of Commerce Conference the previous week. The conference focused on various economic and trade issues including a session moderated by Jamal Sowell, from PTB staff, which also included Torrey Chambliss, from PTB staff, as one of the presenters. Conference attendees had the opportunity to take a boat tour of the Port on Friday afternoon. Mr. Anderson thanked Mr. Sowell for coordinating and hosting this outstanding conference.

G. PRESENTATIONS

Mr. John Thorington introduced Ms. Jan Gorrie, from Ballard Partners, and Mr. Slater Bayliss, from The Advocacy Group at Cardenas Partners, to provide a brief summary of the 2018 Florida Legislative Session.

Ms. Gorrie noted that the 2018 Florida Legislative Session was focused on crisis management such as hurricane preparedness, the opioid crisis, and the Parkland shooting.

Mr. Bayliss added that although there was no transportation package that was passed or introduced, there was a bevy of local government Bills and budget items. The Governor signed a very good state budget into law in record time and that will continue to support the long line of legacy projects for ports in the State of Florida, including the Big Bend Channel Project.

Ms. Gorrie stated that fewer Bills passed this year than have been seen previously. Three thousand Bills were introduced and only 200 passed both chambers. The House and the Senate did not concur on any of the local government proposals. One of two new items this year was a House Bill that would have required the port to open its parking garage to the public during a hurricane, and not just this port, but other ports in the state. That Bill was withdrawn prior to the opening of Session. Another item was a Senate Bill, which would have required construction projects on coastal lands to first conduct sea level impact projection studies. That Bill was never heard and there was not a House companion.

Mr. Bayliss mentioned the state budget and noted the unprecedented fiscal support by Governor Scott during the past eight years of infrastructure and particularly for ports. Funding for port infrastructure has surpassed \$1.3 billion. Mr. Bayliss continued that this year over \$170 million would be spent on ports. In addition to the Florida Seaport Transportation and Economic Development (FSTED) funding, there would be \$70 million of intermodal grants for which ports would be eligible.

Ms. Gorrie reported that every 20 years there is a Constitutional Review Committee. One proposal that was of interest to not just ports, but all special districts and local government, which would have had an effect on taxing ability and could have made funding projects in out years very difficult, was withdrawn before any votes were taken.

Commissioner Murman stated that most of the funding needs for Port Tampa Bay would be in the Department of Transportation (DOT) budget and the DOT's work program was fully funded.

H. NEW BUSINESS / COMMISSIONERS' 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 the following event:

April 17, 2017 – Propeller Club Port of Tampa “Steak and Corn”, Tampa Garden Club, 5:30 pm

K. NEXT MEETINGS

Chairman Swindal announced the next meeting date would be May 15, 2018 at 9:30 am.

L. ADJOURNMENT

There being no further business, the meeting adjourned at 10:30 am.

ATTEST:

Stephen Swindal, Chairman

Patrick H. Allman, Secretary/Treasurer

PORT TAMPA BAY BUSINESS MEETING

APRIL 17, 2018 - 9:30 a.m.

PUBLIC ATTENDANCE SIGN-IN SHEETNAMEBUSINESS

Frank Lazarowicz

Titan America

Matt Wunthner

GSA Security

Steve Finnesy

Tampa Seafarers Center

MIKE WINDOM -

INTERESTED RESIDENT

Ross McGilivray

Arclanman & Assoc.

RONALD FICARROTTA

13th Judicial Circuit

J. White

TBHSSC

CONRAN PALERMO

AMERISAFETY

Jesus Perez

First Choice Marine Supply

Jan Gorrie

Ballard Partners

Mike Freeman

MORRITT & NICHOL

Chris Floyd

Carday

Ranall Reid

JEDUNN

MALCOLM EDWARDS

MCPA

RAY CLARK

FDOT

Mike Brown

FDOT

PORT TAMPA BAY BUSINESS MEETING

APRIL 17, 2018 - 9:30 a.m.

PUBLIC ATTENDANCE SIGN-IN SHEET

NAME

MELISA REWER

Arthur Savage

Dale Hanson

DAVID WILLIAMS

Julie Saund

Allen Thompson

KC Misemer

Abby Baya

Genevieve O'Hara

Kyle Foster

Dennis Manelli

BUSINESS

JMT

D. R. Savage & Son

APTIM

Gray Robinson

Julie Saund #125

TAMPA BAY PILOTS ASSOCIATION

Hancock Whitney Bank

HMI

Walbridge

Dolan / Public

Hendry Marine

Additional spaces on next page.

WHEREAS, Mr. Gregory J. Celestan was appointed to the Board of Commissioners of Port Tampa Bay by Governor Rick Scott in March 2014, serving with distinction until April 2018; and

WHEREAS, in addition to his commitment to the affairs of the local business community, Mr. Celestan has served the Board of Commissioners with a deep commitment to public service; and

WHEREAS, Mr. Celestan's devotion of his time and talents to the continued growth and prosperity of Port Tampa Bay are reflected in a multitude of accomplishments by the Port during his tenure, including

- completion of the Port's strategic and master plans; considerable safety and security enhancements, including "Storm Ready" designation by the National Weather Service;
- acquisition of two post-panamax container gantry cranes;
- development of new berthing facilities at Port Redwing and East Port;
- significant upgrades to cruise deployments resulting in record daily and weekend cruise totals in FY2018;
- new weekly container service between Tampa and Mexico;
- Port Tampa Bay's highest ever annual operating revenues in FY2017;
- designation in 2016 by Lloyd's List as "North American Port Operator of the Year";
- advancement of the Big Bend Channel dredging project;
- completion of state-of-the-art cold storage facility, which is opening up new business opportunities in the shipment of perishable products;
- completion of several major environmental projects improving the quality of Tampa Bay and marine habitats; and

WHEREAS, Mr. Celestan's thoughtful and insightful leadership has helped Port Tampa Bay to thrive and remain financially strong while maintaining an unfettered focus on the Port's strategic and master plans; and

WHEREAS, Port Tampa Bay is losing the services of a dedicated public servant, respected community leader and strong ambassador.

NOW, THEREFORE, BE IT RESOLVED, that Port Tampa Bay, speaking for itself and the entire port community, expresses its sincere appreciation and commends Mr. Celestan for his loyal and dedicated service to Port Tampa Bay and the maritime community; and


BE IT FURTHER RESOLVED, that a copy of this resolution be spread upon the pages of the minutes of the Port Tampa Bay business meeting of this date.

DONE this 17th day of April, 2018



**Property, Liability & Flood
Insurance Program
Fiscal Year 2018/2019**

1



Major Storms

MAJOR STORMS DURING PAST 12 MONTHS

17 Named Storms – Most since records began in 1857

Projected to result in \$281.14 Billion in Damages

Notable Storms

Hurricane Harvey	Hurricane Maria	Hurricane Irma
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2



Other Major Insurance Losses Past 12 Months

7.1 Magnitude Earthquake in Mexico
Projected Damages between \$725 million & \$2 billion

California Wild Fires
Projected Damages \$3.3 billion

ALL OF THESE LOSSES HAVE HAD A MAJOR IMPACT ON THE COST OF INSURANCE, PARTICULARLY PROPERTY INSURANCE.

3



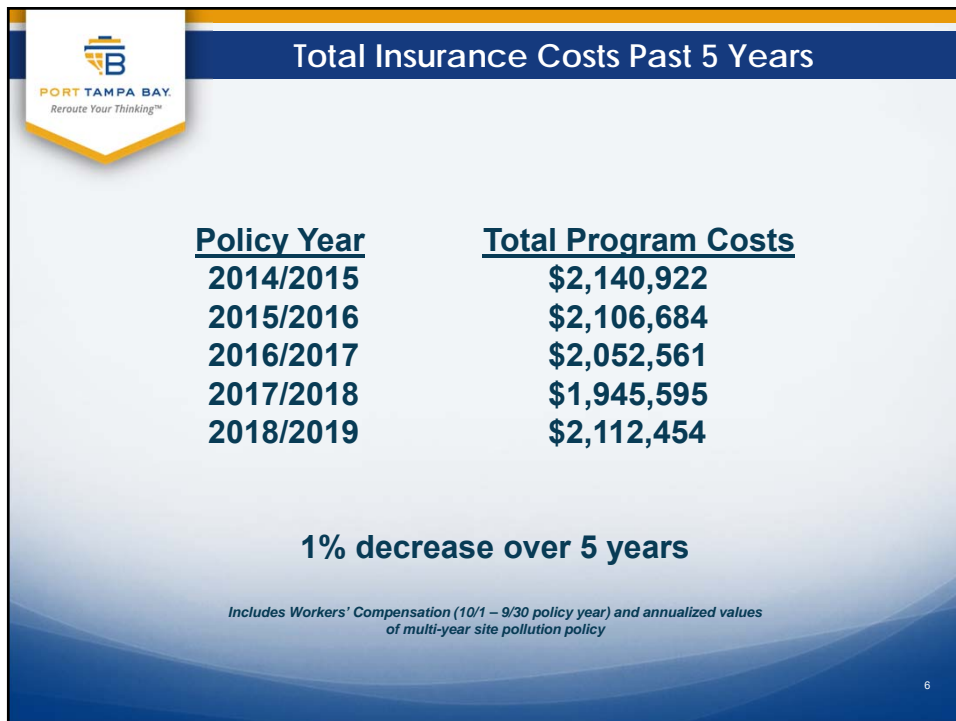
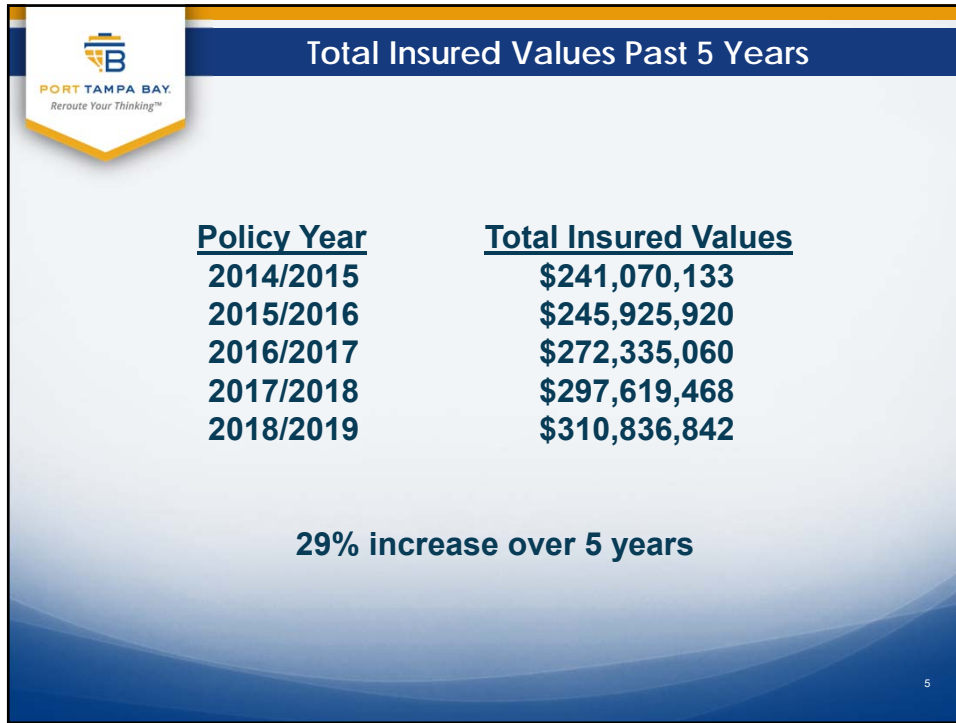
2018/2019 Increases to Total Insured Value


Eastport Berth 150

Cruise Terminal 6 Improvements

Overall increase in value of buildings estimated at 3%

4





Insurance Costs Past 5 Years

Policy Type	2014-15	2015-16	2016-17	2017-18	2018-19
Property	\$1,618,973	\$1,502,567	\$1,441,503	\$1,351,949	\$1,504,341
Property Terrorism	\$45,838	\$43,375	\$44,975	\$44,640	\$44,000
Port Liability	\$78,426	\$87,592	\$74,050	\$80,975	\$87,791
Excess Liability	\$48,981	\$56,554	\$52,710	\$51,250	\$51,250
Auto	\$38,122	\$41,397	\$51,474	\$54,290	\$58,374
Cyber	\$12,282	\$75,970	\$79,746	\$27,900	\$25,500
Maritime Employers Liabil	\$16,182	\$17,292	\$21,795	\$23,319	\$22,881
Hull/P&I	\$3,139	\$5,213	\$5,212	\$6,103	\$5,399
Foreign Package	\$3,127	\$3,127	\$3,127	\$3,127	\$3,127
Crime	\$3,146	\$2,955	\$2,955	\$2,955	\$2,955
Public Officials Liability	\$24,055	\$23,331	\$23,146	\$21,062	\$22,135
Vessel Owners Pollution	\$1,950	\$1,430	\$1,430	\$1,430	\$1,430
Storage Tank Liability	\$706	\$688	\$1,553	\$1,301	\$1,626
Flood	\$46,467	\$50,446	\$63,604	\$63,604	\$71,430
Drone Liability	n/a	n/a	n/a	\$4,600	\$4,600
Law Enforcement Liability	n/a	n/a	n/a	\$20,154	\$18,449
Total Premium	\$1,941,394	\$1,911,937	\$1,867,280	\$1,758,659	\$1,925,288
Premium Impact \$		\$ (29,457)	\$ (44,657)	\$ (108,621)	\$ 166,629
Percentage Change		-1.5%	-2.3%	-5.8%	9.5%

7

Port Tampa Bay
Port Tampa Bay Public Berths
FY18 VS FY17 1st - 2nd Quarters (Oct-Mar)

BULK CARGO				
	FY18	FY17	Inc(Dec)	%
COMMODITY	NET TONS	NET TONS		
DRY BULK CARGO				
CEMENT, BULK	217,005	235,582	(18,577)	-8%
GRANITE ROCK, BULK	317,961	389,129	(71,168)	-18%
LIMESTONE	1,064,362	956,365	107,997	11%
PRILLED SULPHUR	271,780	266,627	5,153	2%
PHOSPHATIC CHEMICAL, BULK	402,033	458,864	(56,831)	-12%
<i>Other Dry Bulk Commodities</i>	197,348	171,660	25,688	15%
Total Dry Bulk Cargo:	2,470,489	2,478,226	(7,737)	0%
LIQUID BULK CARGO				
AMMONIA, ANHYDROUS	182,735	159,565	23,170	15%
CONCENTRATE & CITRUS JUICE	117,015	70,949	46,066	65%
PETROLEUM PRODUCTS	3,917,288	3,599,801	317,487	9%
SULPHUR, LIQUID	203,136	222,015	(18,879)	-9%
SULPHURIC ACID	21,253	28,551	(7,298)	-26%
<i>Other Liquid Bulk Commodities</i>	133,476	95,150	38,326	40%
Total Liquid Bulk Cargo:	4,574,903	4,176,031	398,872	10%
TOTAL BULK CARGO:	7,045,392	6,654,257	391,135	6%
GENERAL CARGO				
	FY18	FY17	Inc(Dec)	%
Commodity	NET TONS	NET TONS		
Containerized	289,455	254,865	34,590	14%
Scrap Metal	262,722	281,751	(19,029)	-7%
Steel Products	125,521	173,256	(47,735)	-28%
<i>Other General Cargo Commodities</i>	6,779	4,326	2,453	57%
TOTAL GENERAL CARGO:	684,477	714,198	(29,721)	-4%
TOTAL BULK AND GENERAL:	7,729,869	7,368,455	361,414	5%
TEUS (includes empties)	41,506	25,224	16,282	65%
Passengers	501,199	600,145	(98,946)	-16%
No. of Cruise Ship Sailings	122	139	(17)	-12%

Data as of 4/7/2018

Subject to Change by ETA Date

Total Port Berths				
FY18 VS FY17 1st - 2nd Quarters (Oct-Mar)				
BULK CARGO				
	FY18	FY17	Inc(Dec)	%
COMMODITY	NET TONS	NET TONS		
DRY BULK CARGO				
CEMENT, BULK	219,263	235,582	(16,319)	-7%
COAL	370,848	1,043,602	(672,754)	-64%
GRANITE ROCK, BULK	317,961	389,129	(71,168)	-18%
LIMESTONE	1,064,362	956,365	107,997	11%
PRILLED SULPHUR	271,780	266,627	5,153	2%
PHOSPHATE, ROCK/CHEMICAL	2,917,170	4,058,916	(1,141,746)	-28%
<i>Other Dry Bulk Commodities</i>	577,517	473,837	103,680	22%
Total Dry Bulk Cargo:	5,738,901	7,424,057	(1,685,156)	-23%
LIQUID BULK CARGO				
AMMONIA, ANHYDROUS	620,489	729,567	(109,078)	-15%
CONCENTRATE & CITRUS JUICE	117,015	70,949	46,066	65%
PETROLEUM PRODUCTS	8,380,753	8,371,571	9,182	0%
SULPHUR, LIQUID	1,116,850	1,459,388	(342,538)	-23%
SULPHURIC ACID	21,253	28,551	(7,298)	-26%
<i>Other Liquid Bulk Commodities</i>	178,056	138,957	39,099	28%
Total Liquid Bulk Cargo:	10,434,416	10,798,983	(364,567)	-3%
TOTAL BULK CARGO:	16,173,317	18,223,040	(2,049,723)	-11%
GENERAL CARGO				
	FY18	FY17	Inc(Dec)	%
Commodity	NET TONS	NET TONS		
Containerized	289,455	254,865	34,590	14%
Scrap Metal	307,549	316,885	(9,336)	-3%
Steel Products	141,289	173,256	(31,967)	-18%
<i>Other General Cargo Commodities</i>	13,245	20,422	(7,177)	-35%
TOTAL GENERAL CARGO:	751,538	765,428	(13,890)	-2%
TOTAL BULK AND GENERAL:	16,924,855	18,988,468	(2,063,613)	-11%
VESSELS				
Barge	398	441	(43)	-10%
Cruise	123	139	(16)	-12%
Tug	357	387	(30)	-8%
Vessel	603	520	83	16%
TOTAL VESSELS:	1,481	1,487	(6)	-0.4%
TEUS (includes empties)	41,506	25,224	16,282	65%
Passengers	501,199	600,145	(98,946)	-16%
No. of Cruise Ship Sailings	122	139	(17)	-12%

Includes all port berths; foreign and domestic cargo

Vessel includes training vessels, repair/idle vessels, cruise ships in repair

Data as of 4/7/2018

Subject to Change

Tampa Port Authority
Budgetary Comparative Statement of Revenues and Expenses
with Debt Service Coverage
For the seven (7) months ending April 2017 and 2018

YTD Apr 2017 Actual	YTD Apr 2018 Actual	Favorable (Unfavorable)	%		YTD Apr 2018 Budget	YTD Apr 2018 Actual	Favorable (Unfavorable)	%
-----Operating Revenue-----								
26,407,965	25,850,507	(557,458)	-2.1%	Port Usage Fees	24,962,246	25,850,507	888,261	3.6%
7,356,537	8,602,430	1,245,893	16.9%	Rentals	7,892,656	8,602,430	709,775	9.0%
386,811	368,857	(17,953)	-4.6%	Other Operating	369,978	368,857	(1,121)	-0.3%
34,151,313	34,821,795	670,482	2.0%	-----Total Operating Revenue-----	33,224,880	34,821,795	1,596,914	4.8%
-----Operating Expense-----								
8,185,486	9,118,381	(932,895)	-11.4%	Personnel	9,009,505	9,118,381	(108,875)	-1.2%
512,108	745,232	(233,124)	-45.5%	Promotional	809,123	745,232	63,891	7.9%
8,384,512	8,516,855	(132,343)	-1.6%	Administrative	8,622,255	8,516,855	105,399	1.2%
17,082,106	18,380,468	(1,298,362)	-7.6%	-----Total Operating Expense-----	18,440,883	18,380,468	60,415	0.3%
17,069,207	16,441,326	(627,880)	-3.7%	-----Operating Income-----	14,783,997	16,441,326	1,657,329	11.2%
Non-Operating Rev/(Exp)								
142,373	282,273	139,900	98.3%	Interest Income	153,114	282,273	129,159	84.4%
(1,891,929)	(1,854,199)	37,731	-2.0%	Interest Expense	(2,517,357)	(1,854,199)	663,159	-26.3%
10,817,126	10,570,231	(246,895)	-2.3%	Ad Valorem Tax Receipts	10,973,324	10,570,231	(403,093)	-3.7%
(1,170,601)	(1,056,508)	114,093	-9.7%	Other Net	(1,140,892)	(1,056,508)	84,384	-7.4%
7,896,970	7,941,798	44,828	0.6%	-----Net Non-Operating Revenue-----	7,468,188	7,941,798	473,609	6.3%
24,966,176	24,383,124	(583,052)	-2.3%	-----Net Income without Grants-----	22,252,185	24,383,124	2,130,939	9.6%
5,489,806	2,362,766	(3,127,040)	-57.0%	-----Grants-----	8,300,000	2,362,766	(5,937,234)	-71.5%
30,455,982	26,745,890	(3,710,092)	-12.2%	Net Income with Grants	30,552,185	26,745,890	(3,806,295)	-12.5%
<i>*Before Depreciation/Amortization</i>								
Debt Service Coverage <i>(based on preceding 12-month period)</i>								
22,031,550	21,545,493	(486,056)	-2%	Total Available for Debt Service				
14,181,371	14,210,268	28,897	0%	Combined Debt Service, Parity Bonds				
1.55	1.52			Bond Coverage, Parity Bonds				
14,410,117	14,708,514	298,398	2%	Combined Debt Service, Parity & Junior				
1.53	1.46			Bond Coverage, Parity & Junior Bonds				

SUBJECT: LICENSE AGREEMENT WITH THE FLORIDA AQUARIUM, INC. FOR USE OF THE WHARF ADJACENT TO BERTH 271

BACKGROUND:

Port Tampa Bay (PTB) and The Florida Aquarium, Inc. (Aquarium) entered into a Temporary License Agreement (Agreement) to use a portion of the wharf adjacent to Berth 271 (Premises) for (i) the placement of a temporary/portable ADA ramp from Aquarium's facility to the wharf for emergency egress of its patrons, (ii) access for Aquarium's patrons to embark/disembark the Bay Spirit II, (iii) access for Aquarium's contractors/subcontractors pedestrian and vehicular traffic, and (iv) placement of a temporary/portable canopy/tent and a temporary/portable storage shed. The Agreement expired on April 30, 2018; however, Licensee desires to continue to use the Premises for the same purposes stated above.

FACTS/COMMENTS:

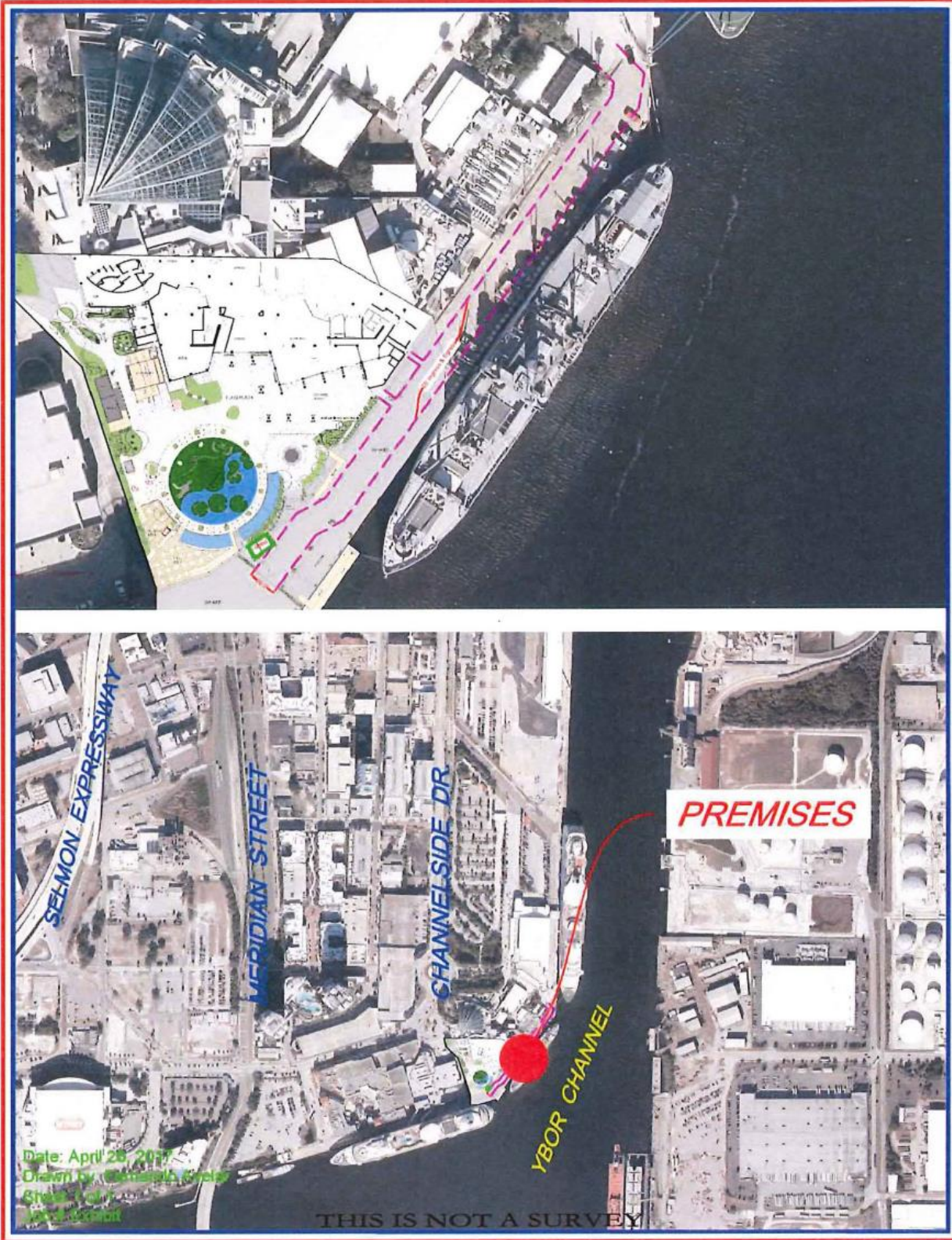
PTB staff and the Aquarium have agreed to the following terms:

- Premises:** A portion of the wharf adjacent to Berth 271.
- Use:** The non-exclusive use for (i) the continued placement of a temporary/portable ADA ramp from Aquarium's facility to the wharf for emergency egress of its patrons, (ii) access for Aquarium's patrons to embark/disembark the Bay Spirit II, (iii) access for Aquarium's contractors/subcontractors pedestrian and vehicular traffic, and (iv) placement of a temporary/portable canopy/tent and temporary/portable storage shed.
- Term:** Three (3) years commencing May 1, 2018 and terminating on April 30, 2021. Either party may terminate the Agreement with ninety (90) days' written notice to the other party
- Fee:** License Fee will be \$0.00.
- Other:** The Aquarium will be responsible for maintaining insurance, compliance with all seaport security laws and regulations, environmental laws and regulations, and any and all other applicable laws and regulations.
- Public Hearing:** No public hearing was required.

RECOMMENDATION:

Authorize the Port President/CEO, or his designee, to execute a license agreement with The Florida Aquarium, Inc., subject to review by Port counsel.

Board Meeting
May 15, 2018
Real Estate 151898/151808



SUBJECT: EXTENSION OF GENERAL PLANNING SERVICES CONSULTING AGREEMENT CONTRACT RFQ NO. Q-005-17

BACKGROUND:

On February 3, 2017, Port Tampa Bay (PTB) solicited Request for Qualifications (RFQ) for General Planning Services Consultants. On April 18, 2017, PTB's Board of Commissioners approved the award of a contract to Bermello Ajamil & Partners, Inc. (BA) to assist PTB with a wide range of professional studies, plans, assessments, and proposals. The BA team consists of several firms which specialize in various port and maritime related general planning services including freight and transportation planning; strategic and master planning; cruise and cargo planning and forecasting; preliminary project development and engineering; grant proposal development; and economic analysis.

FACT/COMMENTS:

On July 24, 2017, PTB and BA entered into the original contract for a one (1) year period beginning July 1, 2017 with two (2) consecutive one (1) year extension options with the same terms and conditions as the initial term of the contract. PTB assigns work to BA through work orders with a written scope and budget for each task assignment. The firm has proven to be responsive and cooperative. Staff recommends exercising the first, one (1) year contract extension option with BA.

On September 19, 2017, the Board approved funding for \$900,000 for General Planning Services (\$400,000) and Channelside Planning (\$500,000). The budget amount was included in the FY 2018 Capital Program for general planning consultant services; however, there is no obligation for PTB to spend the allocated budget. Additional funding will be included in the FY 2019 Capital Program, subject to Board approval.

RECOMMENDATION:

Authorize the Port President/CEO, or his designee, to extend the contract with Bermello Ajamil & Partners, Inc., for General Planning Services for the first, one (1) year extension term, subject to review by Port counsel.

Board Meeting
May 15, 2018
Planning & Development 151952/151923

**UBJECT: **ADDITIONAL FUNDING FOR ELEVATOR/ESCALATOR
MAINTENANCE AND REPAIR CONTRACT****

BACKGROUND:

Port Tampa Bay (PTB) owns and operates seventeen (17) elevators and seven (7) escalators in the Cruise Terminals, PTB Administration Building, and parking garages. The current three (3) year elevator/escalator maintenance and repair contract with ThyssenKrupp Elevator Corporation (ThyssenKrupp) expires on August 31, 2019.

FACTS/COMMENTS:

On September 19, 2017, the PTB Board approved the FY 2018 funding for the ThyssenKrupp contract in an amount not-to-exceed \$165,000 (\$65,000 maintenance and \$100,000 contingency for unforeseen repairs).

PTB has had a record year for cruise operations, with certain days having vessels at the three (3) terminals. Traffic through one terminal had over 50,000 passengers processed during an eight-day period. Each terminal has a single debarkation escalator. This year, there have been numerous escalator shut downs during passenger debarkations primarily caused by luggage impacts tripping the escalator safety controls. Each escalator shut down normally takes three or four hours to correct, which includes the escalator technician's response and travel time to the Port. Staff is evaluating installation of a second escalator in each terminal as a long-term solution.

As a short-term solution, PTB requested ThyssenKrupp provide a standby escalator technician on cruise days to minimize the escalators down time through the current cruise season. Having the escalator technician onsite has reduced the escalator shut downs to less than 20-minutes per occurrence.

Staff recommends \$130,000 of additional funding, which is available in the FY18 Operating budget, be approved for the escalator/elevator contract to cover this added expense through September 30, 2018.

RECOMMENDATION:

Authorize \$130,000 of additional funds to ThyssenKrupp Elevator Corporation contract for additional stand-by escalator technician services described in the Agenda Item.

SUBJECT: EPC MINOR WORK PERMIT NO. 65222 - SUBMERGED LANDS RULE VARIANCE FOR PRIVATE RESIDENTIAL DOCK AT 1139 ABBEYS WAY, TAMPA, FLORIDA

BACKGROUND:

The Environmental Protection Commission of Hillsborough County (EPC) and Port Tampa Bay (PTB) entered into an Interlocal Agreement (Agreement) which delegates the processing and issuance of certain minor work permits to EPC. Maxwell and Kimberly Lapin own the property located at 1139 Abbeys Way, Tampa, Florida in which they share a dock with their adjacent neighbors (Dock). Mr. And Mrs. Lapin submitted Minor Work Permit (MWP) Application No. 65222 to EPC to replace four (4) boat lift support piles and to re-install the existing non-covered boat lift on the southern half of their dock which they share with their adjacent neighbor.

The Dock was permitted through Minor Work Permit No. 00-092 by a previous property owner - Taub Development; however, it was constructed larger than what the original permit allowed by approximately 68 square feet. The Dock exceeds the allowable limit of ten (10) square feet of preempted area for each linear foot of shoreline owned by the applicant along the affected waterbody for private single-family docking facilities as set forth in PTB's Submerged Lands Management Rules (Rules).

FACTS/COMMENTS:

PTB's Rules regulate the allowable size for private residential marine structures and has a variance procedure if certain conditions are met as long as the proposal is not contrary to the spirit and intent of the Rules and the variance requested arises from a unique and peculiar submerged lands or riparian property.

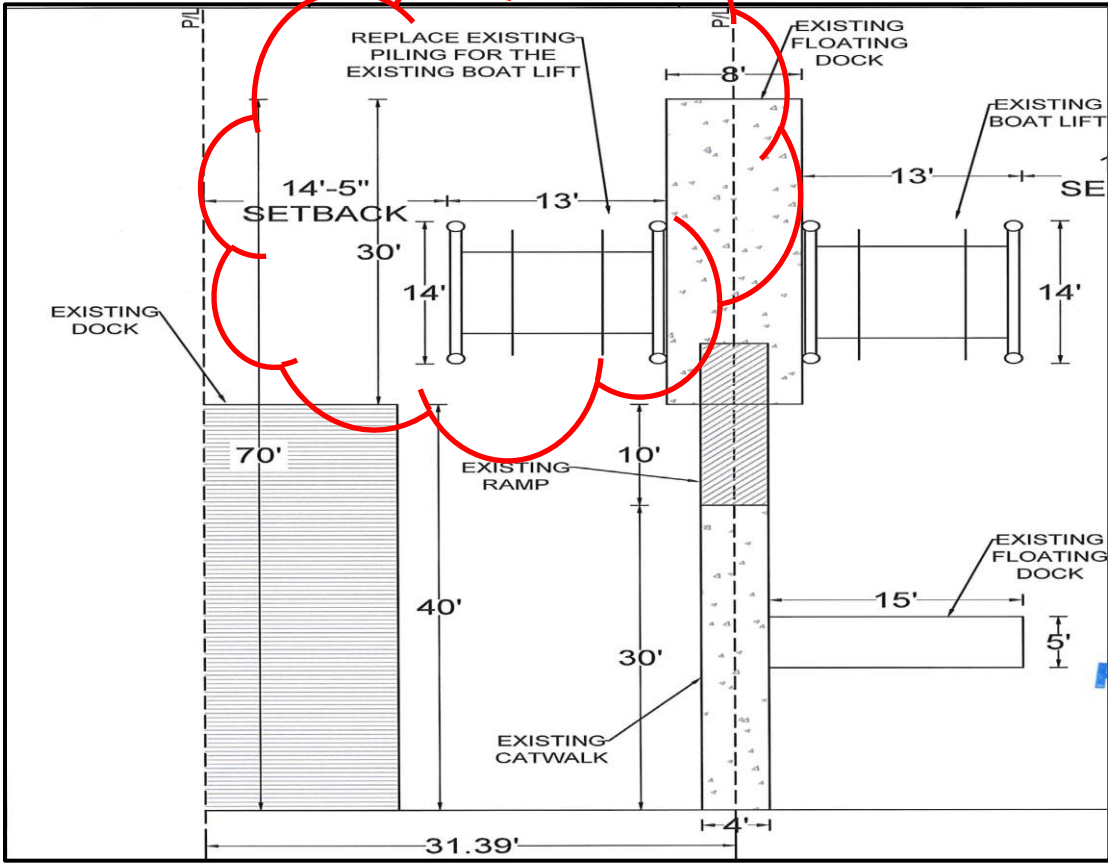
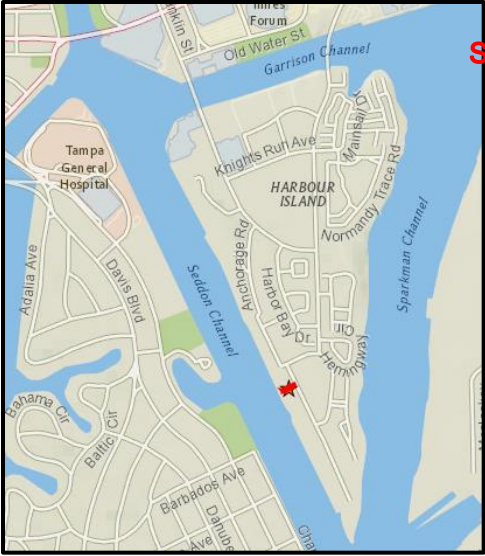
This application would bring the Dock into compliance with PTB's Rules as all other aspects of the Dockage consistent with the Rules. The co-owner of the Dock, and the south adjacent property owners have executed and submitted Affidavits of No Objection

EPC and PTB staff have reviewed the application and recommend approval of the variance.

RECOMMENDATION:

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

Board Meeting
May 15, 2018
Environmental 151917/151906



SUBJECT: EXTENSION OF REAL ESTATE CONSULTING SERVICES AGREEMENT

BACKGROUND:

On August 16, 2016, Port Tampa Bay's (PTB) Board of Commissioners authorized PTB to enter into a Real Estate Consulting Services Agreement (Agreement) with CBRE, Inc. for an initial term of one (1) year with two (2) one (1) year renewal options. The initial term of the Agreement expires on May 31, 2018 and PTB desires to exercise the first one (1) year renewal option.

FACTS/COMMENTS:

CBRE has satisfactorily performed the services required under the Agreement and has providing completed title reports for various properties, appraisal services and broker's price opinions to PTB.

All services rendered under the Agreement would remain at the same level as set forth in the Agreement. CBRE's compensation will be on a percentage (commission) basis with a total cost not to exceed \$175,000.00.

Funding for the first renewal period of this Agreement (06/01/18 to 05/30/19) was included in the Fiscal Year 2018 Operating Expense Budget and Fiscal Year 2018 Capital Budget, and will be included in the respective Fiscal Year 2019 budgets.

RECOMMENDATION:

Authorize the Port President/CEO, or his designee, to authorize the extension of the first one (1) year renewal option of Real Estate Consulting Services with CBRE, Inc. subject to final review by Port counsel.

Board Meeting
May 15, 2018
Real Estate 151909/151813

D. REGULAR AGENDA

**SUBJECT: LAND EXCHANGE WITH NEW PORT TAMPA CDD HOLDINGS, LLC AND
CONSENT TO ASSIGNMENT TO LENNAR HOMES, LLC**

BACKGROUND:

New Port Tampa CDD Holdings, LLC (New Port) owns certain upland property located on West Tyson Street and Port Tampa Bay (PTB) owns certain sovereign submerged lands adjacent to New Port's upland property in the Westshore Marina District of South Tampa. Lennar Homes, LLC (Lennar) is currently in the process of purchasing the upland property located on West Tyson Street from New Port. Upon closing of the property between New Port and Lennar for the upland property, Lennar desires to construct a seawall that would involve the exchange of certain parcels of uplands and submerged lands between New Port and PTB.

PTB staff has negotiated certain terms with New Port and Lennar for an agreement to exchange approximately fourteen hundredths (0.14) acre of land owned by PTB (Port Lands) and approximately sixteen hundredths (0.16) acre of land owned by New Port (New Port Parcels) in order for Lennar to construct a straight seawall on Lennar's proposed development (Future Seawall) and to improve the flushing of water along the Future Seawall.

FACTS/COMMENTS:

PTB staff, New Port and Lennar have agreed to the following terms for the land exchange:

New Port

Parcels: The New Port upland property to be transferred to PTB consists of three parcels shown on the attached sketch containing approximately 2,067 square feet (Orange Parcel), approximately 2,089 square feet (Blue Parcel), and approximately 2,898 square feet (Yellow Parcel), respectively; totaling approximately 7,054 square feet. The Yellow Parcel is a portion of a mole pier, which would be removed and become submerged lands, subject to the application and approval of a Marine Construction Permit.

PTB Lands: The PTB submerged lands to be transferred to New Port consist of two parcels shown on the attached sketch containing approximately 4,357 square feet (Red Parcel) and approximately 1,696 square feet (Pink Parcel), respectively; totaling approximately 6,053 square feet.

Investigation

Period: PTB would have a period of sixty days after the effective date or thirty days after PTB's receipt of the title commitment and survey of the New Port Parcels, whichever occurs last (Investigation Period), to perform environmental due diligence and such other inspections and investigations of the New Port Parcels as PTB may require. Lennar would provide PTB with a phase I environmental site assessment on the New Port Parcels within five (5) business days after the effective date. During the Investigation Period, PTB would have the option to terminate the land exchange agreement.

Transaction

Fee: New Port would pay PTB a transaction fee in the amount of \$10,000 to be held in escrow, pending the closing of the land exchange. The transaction fee would be refundable to New Port for any reason during the Investigation Period. The deposit would be non-refundable after expiration of the Investigation Period, except in the event of a default by PTB.

Standard Work

Permit: The land exchange would be contingent upon approval of a Standard Work Permit from PTB for restoration of the New Port Parcels to submerged lands with depths equal to surrounding submerged lands, including all predominate aquatic vegetation located within the adjacent lands to improve flushing of the water and provide other environmental benefits that are in the public's interest and/or required by the terms and conditions of the permit.

Assignment: New Port intends to assign the land exchange agreement with PTB to Lennar, subject to PTB's consent. Lennar proposes to construct a straight seawall after the land exchange and further develop the upland property. PTB staff recommends approval of the consent to the assignment of the land exchange agreement from New Port to Lennar.

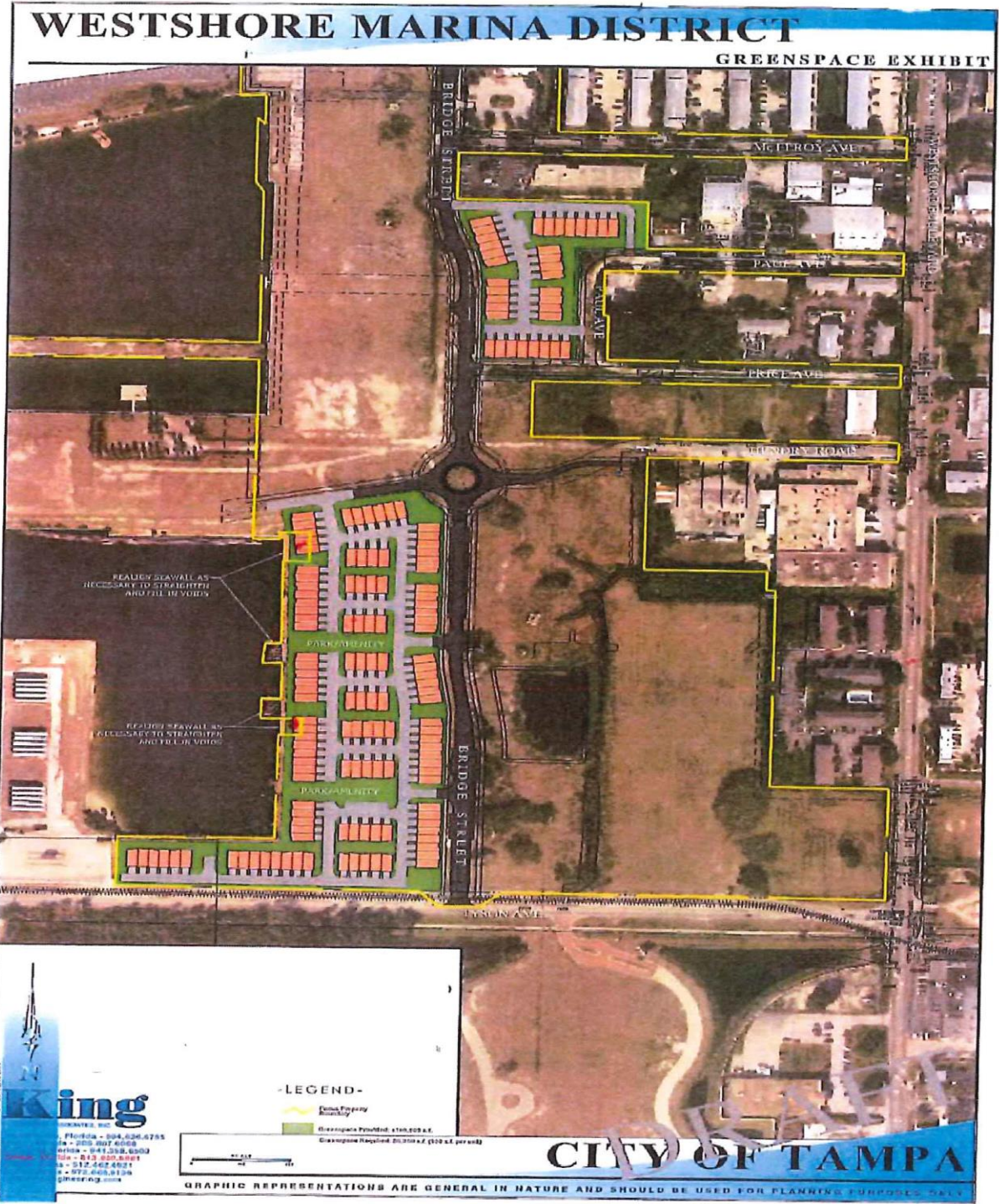
Public

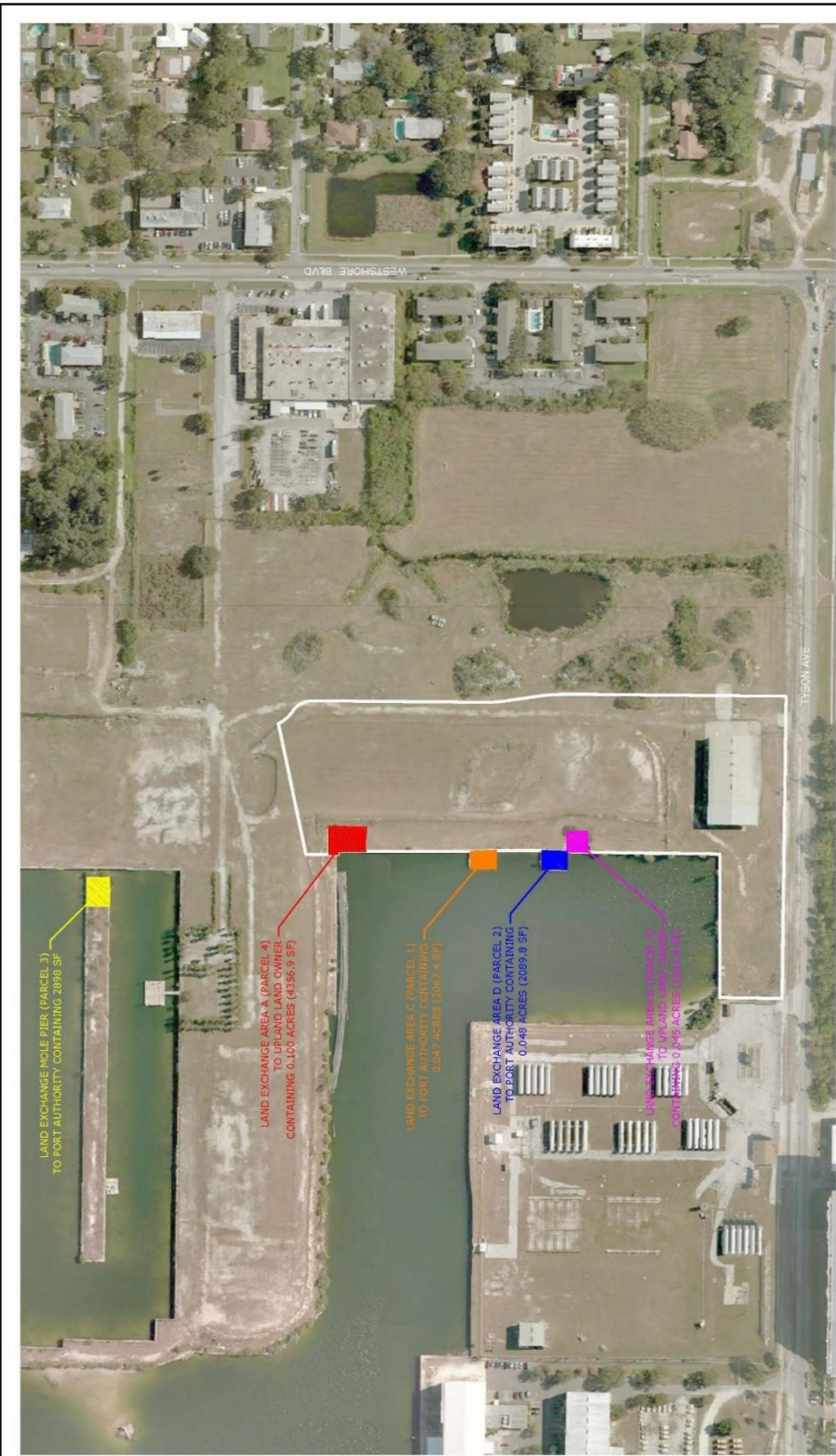
Hearing: PTB held a public hearing on this matter on April 27, 2018 and there were no public comments.

RECOMMENDATION:

Authorize the Port President/CEO, or his designee, to execute a land exchange agreement with New Port Tampa CDD Holdings, LLC and a consent to an assignment of the land exchange agreement from New Port Tampa CDD Holdings, LLC to Lennar Homes, LLC, subject to final review by Port counsel.

Board Meeting
May 15, 2018
Real Estate 151900/151883





LAND EXCHANGE EXHIBIT

King
ENGINEERING ASSOCIATES, INC.

0 200 400
SCALE: FEET



PORT TAMPA BAY

1101 Channelside Drive
Tampa, Florida 33602
Phone (813) 905-5033
Fax (813) 905-5050

Memorandum

To: A. Paul Anderson
President and CEO

CC: Charles Klug
Raul Alfonso

From: Heather Eblin-Crowe

Date: May 1, 2018

33

Subject: New Port Tampa CDD Holdings, LLC – Land Exchange Agreement and
Consent to Assignment to Lennar Homes, LLC – Public Hearing

This public hearing was held in accordance with procedures specified in Chapter 95-488, Laws of Florida. The subject public hearing was held before me on Friday, April 27, 2018 at 11:32 a.m. Attached is the transcription of the hearing along with copies of all exhibits.

Heather Eblin-Crowe
Hearing Officer

Date 05/02/18

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 Land Exchange Agreement with New Port Tampa CDD Holdings, LLC and Consent to Assignment to Lennar Homes, LLC.

Craig Roberts
Real Estate Project Manager

Date 5/1/2018

Attachments

PUBLIC HEARING TRANSCRIPT
April 27, 2018 at 11:32 a.m.
New Port Tampa CDD Holdings, LLC – Land Exchange Agreement and
Consent to Assignment to Lennar Homes, LLC

ATTENDEES

Jake Cremer – Stearns Weaver
Clark Lohmiller – King Engineering
Drew Sanders – Cardno
Mike Herrman – M&N
Parker Hirons – Lennar
Craig Roberts – Port Tampa Bay
Lane Ramsfield – Port Tampa Bay
Catherine Phillips – Port Tampa Bay

34

HEARING OFFICER

Heather Eblin-Crowe

1 **MRS. EBLIN-CROWE:**

2
3 Good morning. Today is Friday, April 27, 2018 and this public hearing is called to
4 order at 11:32 a.m. This hearing is held under the authority and pursuant to Chapter 95-
5 488 of the Laws of Florida. The purpose of the hearing is to hear comments from the
6 general public and interested parties regarding the following:

7
8 **LAND EXCHANGE AGREEMENT BETWEEN PORT TAMPA BAY AND NEW**
9 **PORT TAMPA CDD HOLDINGS, LLC AND CONSENT TO ASSIGNMENT TO**
10 **LENNAR HOMES, LLC**

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

35

17
18 **MR. ROBERTS:**

19
20 New Port Tampa CDD Holdings, LLC owns property located on West Tyson Street,
21 Tampa, Florida and Port Tampa Bay owns the submerged lands. Lennar Homes, LLC is
22 currently in the process of purchasing the upland property located on West Tyson Street
23 from New Port. Upon closing of the purchase of the property between New Port and
24 Lennar for the upland property, Lennar desires to construct a straight seawall that would
25 involve the transfer of certain parcels of uplands and submerged lands between New Port
26 and Port Tampa Bay, since New Port is the current owner of the uplands.

27
28 New Port, Lennar and Port Tampa Bay desire to enter into an agreement for the
29 exchange of upland property and submerged lands containing approximately fourteen
30 hundredths (0.14) acre of land owned by Port Tampa Bay and approximately sixteen
31 hundredths (0.16) acre of land owned by New Port, in order for Lennar to construct a
32 straight seawall on Lennar's proposed development and improve flushing of water along
33 the proposed seawall.

34
35 Port Tampa Bay Staff, New Port Tampa CDD Holdings, LLC and Lennar Homes,
36 LLC have agreed to the following terms for the exchange of land:

37
38 The future seawall that Lennar intends to construct is shown on Exhibit "A".

39
40 The lands owned by New Port that would be conveyed to Port Tampa Bay are
41 comprised of three parcels. The first parcel is approximately 2,006 (excuse me) 2,067.4
42 square feet and shown on Exhibit "B" as Parcel 1. The second parcel is approximately
43 2,089.8 square feet and shown on Exhibit "C" as Parcel 2. The third parcel is
44 approximately 2,898 square feet and shown on Exhibit "D" as Parcel 3.

1 The lands owned by Port Tampa Bay that would be conveyed to New Port are
2 comprised of two parcels. The first parcel is approximately 4,356.9 square feet and shown
3 on Exhibit "E" as Parcel "F", Parcel 4 and the second parcel is approximately 1,695.8
4 square feet and shown on Exhibit "F" as Parcel 5.

5
6 Parcel 3, which is one of the parcels to be conveyed from New Port to Port Tampa
7 Bay, is a portion of a Mole Pier, which is proposed to be demolished and become
8 submerged lands owned by Port Tampa Bay, subject to the application and approval of
9 a Marine Construction Standard Work Permit.

10
11 Port Tampa Bay would have an Investigation Period of sixty days after the Effective
12 Date or thirty days after the Port's receipt of the title commitment and survey of the Lennar
13 Lands, whichever occurs last, to perform environmental due diligence and such other
14 inspections and investigations of the Lennar Lands as Port Tampa Bay may require.
15 Lennar would provide Port Tampa Bay with a Phase I Environmental Site Assessment on
16 the Lennar Lands within five business days from the Effective Date. During the
17 Investigation Period, Port Tampa Bay would have the option to terminate the Land
18 Exchange Agreement. 36

19
20 New Port would pay an earnest money deposit/transaction fee in the amount of
21 \$10,000.00 for this matter to be held in escrow. The deposit/transaction fee would be
22 refundable to New Port for any reason during the Investigation Period. The deposit would
23 be non-refundable after expiration of the Investigation Period, except in the event of a
24 default by the Port.

25
26 The land exchange/transfer is contingent upon approval of a Standard Work Permit
27 from Port Tampa Bay for the restoration of Parcels 1, 2 and 3 to submerged lands with
28 depths equal to surrounding submerged lands, including all predominate aquatic
29 vegetation located within the adjacent lands to improve flushing of the water and to
30 provide other environmental benefits that are in the public interest or are required by the
31 terms and conditions of the permits.

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

34
35 Exhibit No. 1, which is the legal ad that appeared in the April 6, 2018 issue of the
36 Tampa Bay Times advising of this public hearing.

37
38 Exhibit "A," which shows the location of the future seawall that Lennar intends to
39 construct.

40
41 Exhibits "A," "B," "C" and "D," (excuse me) Exhibits "B," "C" and "D," which show
42 the property that New Port would convey to Port Tampa Bay.

43
44 Exhibits "E" and "F," which show the lands Port Tampa Bay would convey to New
45 Port. These are the only exhibits to be offered into the record.

1 That is all.

2
3 **MRS. EBLIN-CROWE:**

4
5 Thank you Mr. Roberts. I will accept all of the exhibits and they will be entered into
6 the record as presented.

7
8 At this time we will take comments concerning this issue.

9
10 Are there any comments? Hearing none.

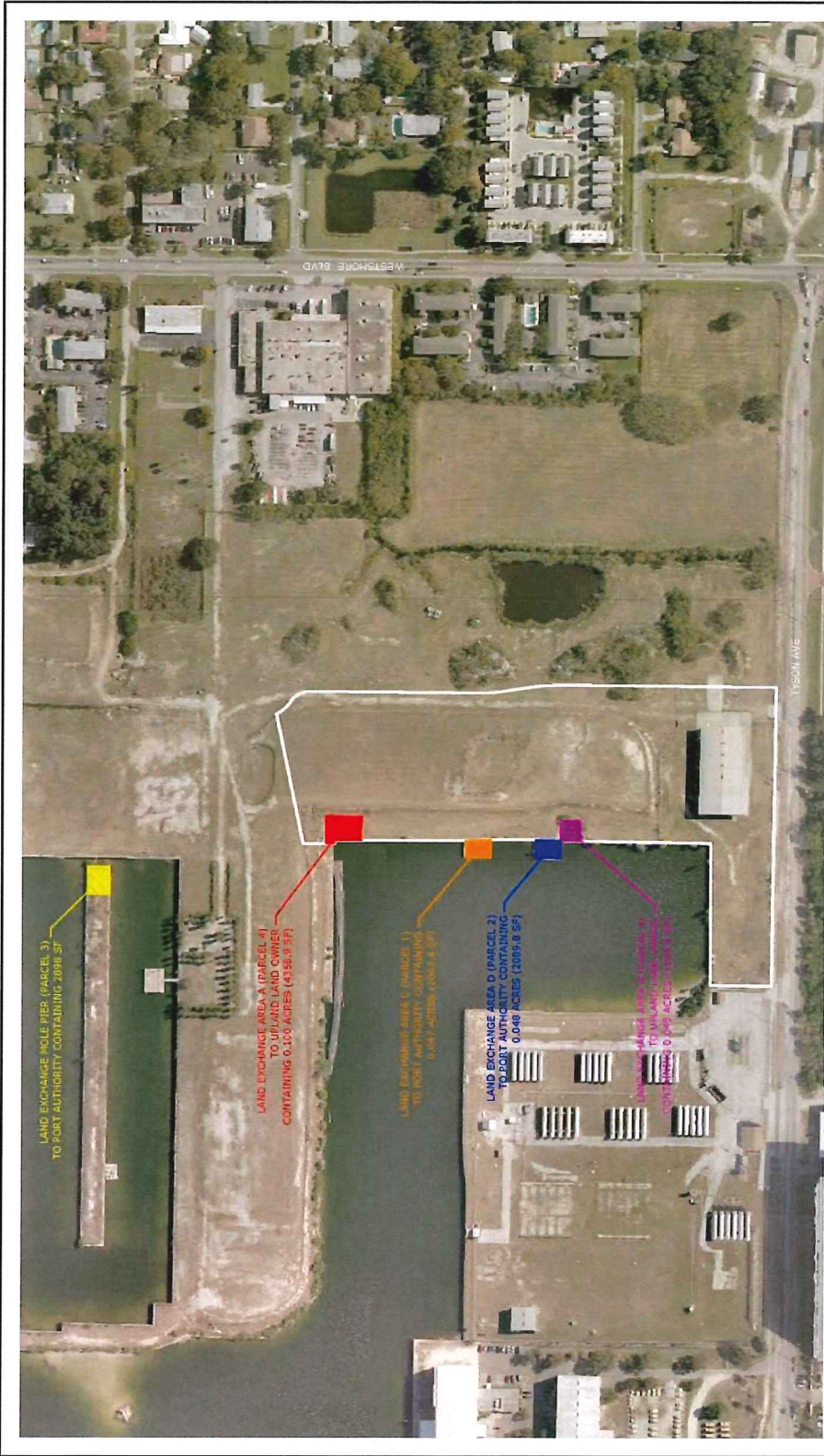
11
12 A transcript will be made and furnished to the Port Authority Staff. The Staff will
13 make a recommendation to our Board of Commissioners, which will meet on May 15,
14 2018. The Staff recommendation will be available on May 9, 2018. If there is nothing else
15 to come before this hearing, I declare this hearing closed at 11:38 a.m.

16
17 I, **Heather Eblin-Crowe**, have read and approve the form of the attached transcript ³⁷
18 of the April 27, 2018 public hearing for Land Exchange Agreement with New Port Tampa
19 CDD Holdings, LLC and Consent to Assignment to Lennar Homes, LLC.

20
21
22 Dated this 2nd day of May, 2018

23
24
25 
26 Heather Eblin-Crowe
27 Public Hearing Officer

Parcel 1, Parcel 2, Parcel 3, Parcel 4 and Parcel 5



April 12, 2010 0:00 PM (10/12/2010 12:00 PM) (10/12/2010 12:00 PM) (10/12/2010 12:00 PM) (10/12/2010 12:00 PM)

LAND EXCHANGE EXHIBIT

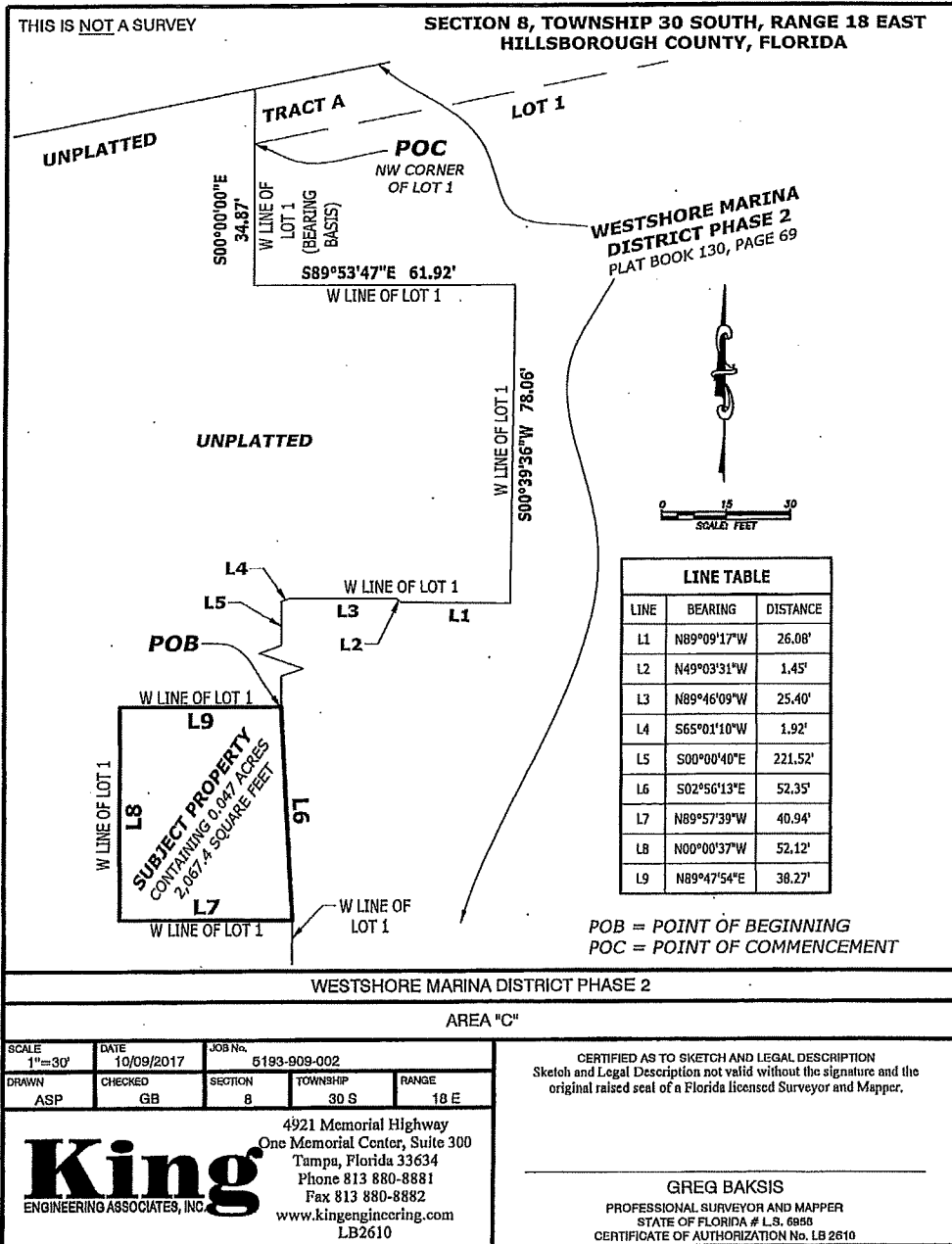


King
ENGINEERING ASSOCIATES, INC.



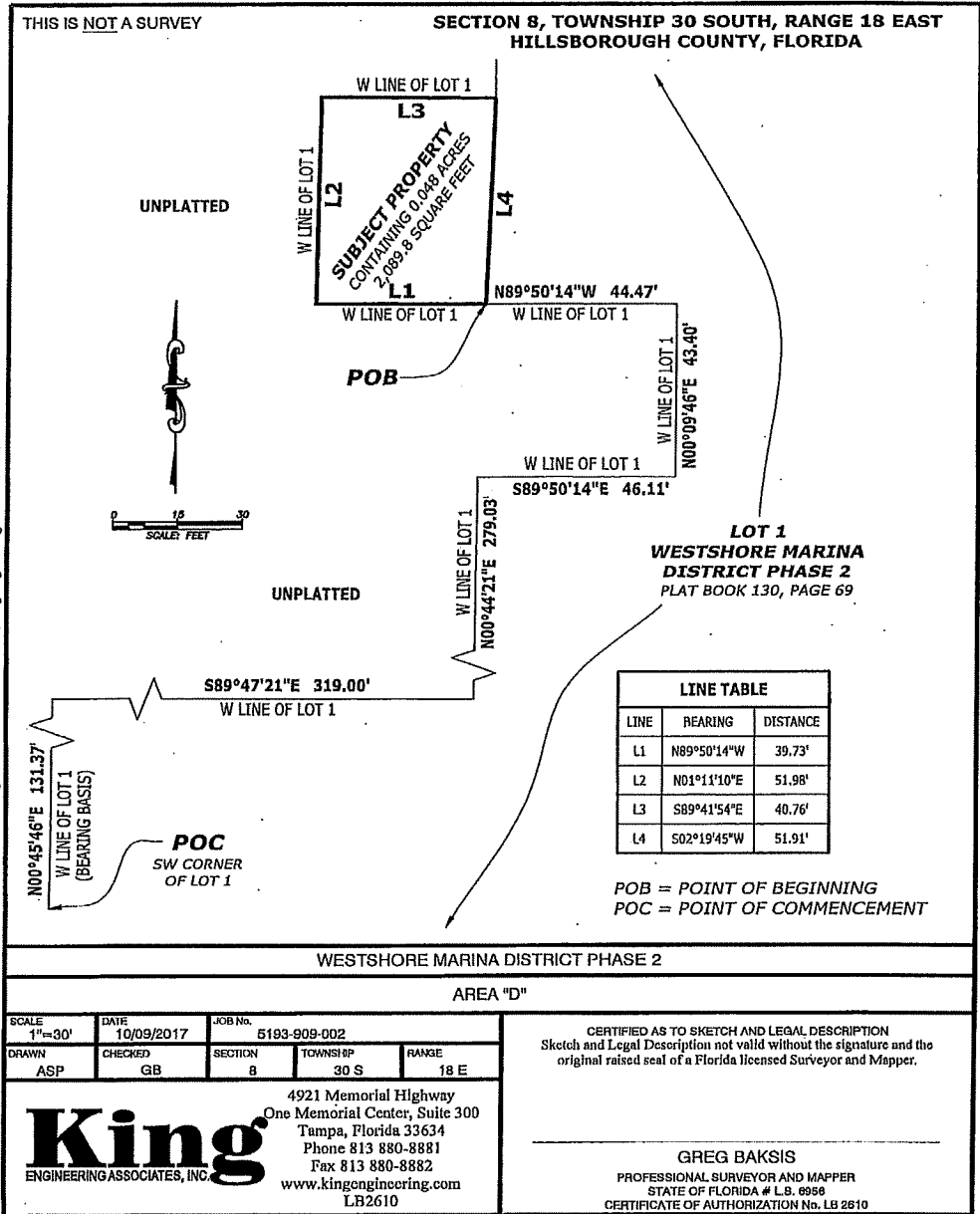
SCALE: FEET

Exhibit "B"
Parcel 1



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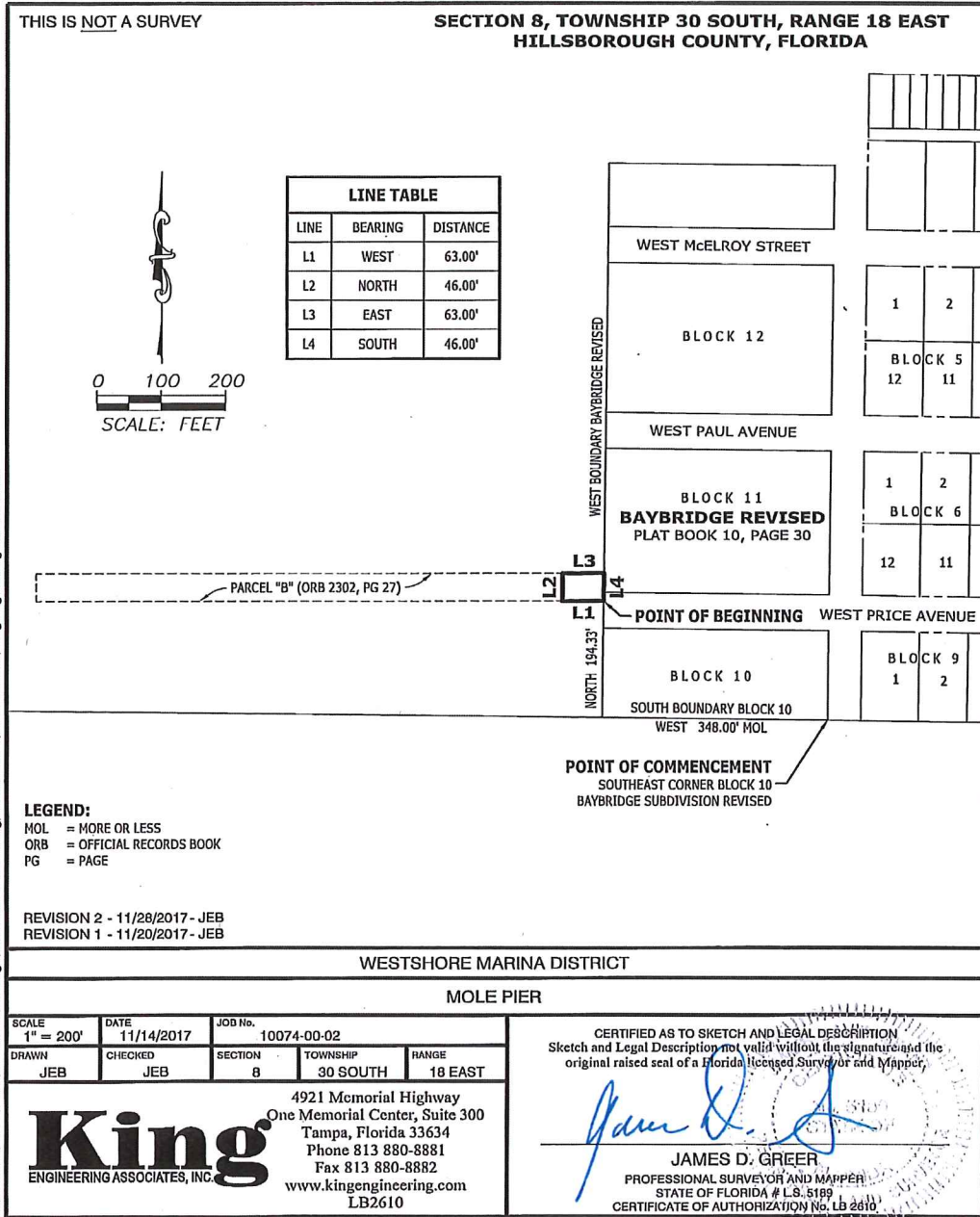
Exhibit "C"
Parcel 2



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Exhibit "D"

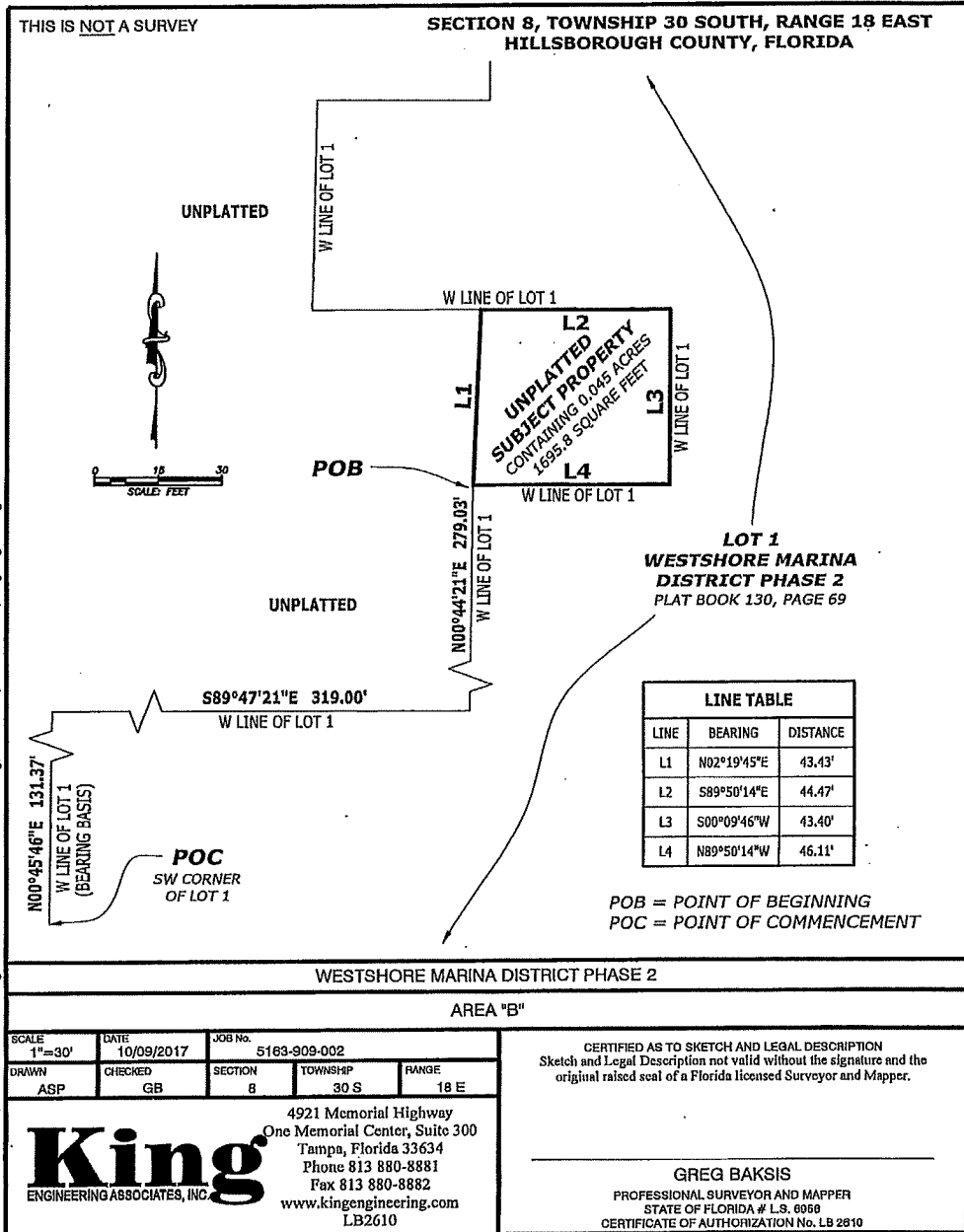
Parcel 3



Q:\SURVEY\10074\002\Production\Drawings\Mole Pier S&L-rev2.dwg, November 28, 2017 8:59 AM, King Engineering Associate Inc.

Exhibit "F"

Parcel 5



C:\SURVEYS\630909002\Production\Drawings\WMD-PH2-AREA B-S&L-REV1.dwg, October 11, 2017 9:16 AM, King Engineering Associate Inc.

SIGN-IN SHEET

PUBLIC HEARING FOR

NEW PORT TAMPA CDD HOLDINGS, LLC – LAND EXCHANGE AGREEMENT

Friday, April 27, 2018 @ 11:30 A.M.

PLEASE PRINT THE FOLLOWING INFORMATION

	YOUR NAME (Please print)	COMPANY NAME (Please print full company name)	COMPLETE COMPANY ADDRESS (Please print full company address)	Do you plan to comment?
1.	Talke Cremer	Sparus Weaver (copy applicant)	401 E Jackson St # 2100 Tampa FL 33601	Y
2.	CLARE WILMINKER	Khy	4921 Memorial Hwy Ste 300	Y
3.	Drew Sanders	Cardno	3905 Crescent Park Drive, Riverview, FL	Y
4.	MIKE HEERMAN	MEN	501 E. KENNEDY BLVD, STE 1410, TAMPA 33602	Y
5.	BRECK HIRONS	Lennox	2808 W. Ingleside St 33629	Y
6.				
7.				
8.				
9.				
10.				

SUBJECT: LAND TRANSFER AGREEMENT WITH NEW PORT TAMPA CDD HOLDINGS, LLC

BACKGROUND:

New Port Tampa CDD Holdings, LLC (New Port) is the tenant under two submerged lands leases with Port Tampa Bay (PTB) that expire on October 31, 2020 and May 18, 2020, unless extended by New Port and PTB, for certain sovereign submerged lands located immediately south of Gandy Boulevard in the Westshore Marina District of South Tampa (Submerged Lands Lease Premises). New Port desires to construct a marina and improve shoreline stabilization and flushing of water in the marina basin within the Submerged Lands Lease Premises and proposes to transfer of a portion of certain upland property owned by New Port to PTB in connection with this project.

FACTS/COMMENTS:

New Port and PTB staff have negotiated the following terms and conditions for a transfer agreement (Agreement) in connection with the marina and shoreline stabilization project:

Property: New Port's upland property that it proposes to transfer to PTB consists of approximately 0.856 acres of land shown in yellow on the attached sketch (Mole Pier).

Project: New Port intends to remove the Mole Pier and construct a marina and shoreline stabilization revetment. New Port is currently in the process of obtaining the required permits from PTB and any other agency for the marina, Mole Pier removal and the shoreline stabilization revetment.

Transfer: New Port would transfer the Mole Pier to PTB following PTB's satisfactory review of a phase I environmental site assessment of the Mole Pier (Site Assessment) from New Port. Upon the transfer of the Mole Pier to PTB, and subject to approval of a Marine Construction Standard Work Permit, New Port would remove the Mole Pier creating additional PTB submerged lands and improve the flushing of water in the marina basin.

Investigation

Period: New Port would provide PTB with a Site Assessment of the Mole Pier within five business days after the effective date of the Agreement. PTB would then have an investigation period of sixty days from the effective date of the Agreement or thirty days after PTB's receipt of the title commitment and survey of the mole pier, whichever occurs last, to review the Site Assessment. Upon review of the Site Assessment, PTB would have the option to conduct further investigations of the Mole Pier or terminate the Agreement.

Transfer Fee: New Port would pay PTB an earnest money deposit/transaction fee in the amount of \$10,000.00 as additional consideration for this transfer to be held in escrow. The deposit/transaction fee would be refundable to New Port for any reason during the Investigation Period. The deposit would be non-refundable after expiration of the

Investigation Period, except in the event of a default by PTB. The land transfer would be subject to New Port receiving all applicable permits for the construction of the Marina.

Standard Work

Permit: The land transfer is contingent upon approval of a Standard Work Permit from PTB for the removal of the Mole Pier to restore the area of the Mole Pier to submerged lands with depths equal to surrounding submerged lands, including all predominate aquatic vegetation located within the adjacent lands to improve the flushing of the water and provide other environmental benefits that are in the public interest or are required by the terms and conditions of the permits.

Public

Hearing: PTB held a public hearing on this matter on April 27, 2018 and there were no public comments.

RECOMMENDATION:

Authorize the Port President/CEO or his designee to execute a land transfer agreement with New Port Tampa CDD Holdings, LLC, in accordance with the terms set forth above, subject to final review by Port counsel.

Board Meeting
May 15, 2018
Real Estate 151899/151858





PORT TAMPA BAY

1101 Channelside Drive
Tampa, Florida 33602
Phone (813) 905-5033
Fax (813) 905-5050

Memorandum

To: A. Paul Anderson
President and CEO

CC: Charles Klug
Raul Alfonso

From: Heather Eblin-Crowe

Date: May 1, 2018

51

Subject: New Port Tampa CDD Holdings, LLC – Land Exchange/Transfer Agreement – Public Hearing

This public hearing was held in accordance with procedures specified in Chapter 95-488, Laws of Florida. The subject public hearing was held before me on Friday, April 27, 2018, at 11:08 a.m. Attached is the transcription of the hearing along with copies of all exhibits.

Heather Eblin-Crowe
Hearing Officer

Date 05/02/18

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 Land Exchange/Transfer Agreement with New Port Tampa CDD Holdings, LLC.

Craig Roberts
Real Estate Project Manager

Date 5/1/2018

Attachments

PUBLIC HEARING TRANSCRIPT
April 27, 2018 at 11:08 a.m.
New Port Tampa CDD Holdings, LLC – Land Exchange/Transfer Agreement

ATTENDEES

Jake Cremer – Stearns Weaver
Drew Sanders – Cardno
Beck Daniel – BTI
Parker Hirons – Lennar
Clark Lohmiller – King Engineering
Mike Herrman – M&N
Craig Roberts – Port Tampa Bay
Lane Ramsfield – Port Tampa Bay
Catherine Phillips – Port Tampa Bay

52

HEARING OFFICER

Heather Eblin-Crowe

1 **MRS. EBLIN-CROWE:**

2
3 Ok. We are going to go ahead and start. Good morning. Today is Friday, April 27,
4 2018 and this public hearing is called to order at 11:08 a.m. This hearing is held under
5 the authority and pursuant to Chapter 95-488 of the Laws of Florida. The purpose of the
6 hearing is to hear comments from the general public and interested parties regarding the
7 following:

8
9 **LAND EXCHANGE/TRANSFER BETWEEN PORT TAMPA BAY AND**
10 **NEW PORT TAMPA CDD HOLDINGS, LLC**
11

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

53

17
18 **MR. ROBERTS:**

19
20 New Port Tampa CDD Holdings, LLC has two Submerged Lands Leases with Port
21 Tampa Bay that currently expire on October 31, 2020 and May 18, 2020, unless extended
22 by New Port and Port Tampa Bay. New Port desires to construct a marina and to improve
23 the shoreline stabilization and flushing of water in the marina basin, which requires the
24 transfer of a portion of the real property owned by New Port to Port Tampa Bay referenced
25 as the Mole Pier.

26
27 New Port and Port Tampa Bay desire to enter into an agreement for the
28 conveyance of that portion of the Mole Pier, containing approximately 0.856 acres in
29 connection with Marina and Shoreline Stabilization and have agreed to the following
30 terms:

31
32 The marina that New Port intends to construct and the proposed shoreline
33 stabilization revetment are shown on Exhibit "A". New Port is currently in the process of
34 obtaining the required permit from Port Tampa Bay and any other agency for the marina
35 and the shoreline stabilization revetment.

36
37 A portion of the Mole Pier, consisting of approximately 0.856 acres and shown on
38 Exhibit "B", would be conveyed from New Port to Port Tampa Bay following Port Tampa
39 Bay's review of a Phase I Environmental Site Assessment provided by New Port. Upon
40 conveyance of the Mole Pier to Port Tampa Bay and subject to the approval of a Marine
41 Construction Standard Work Permit, the Mole Pier would be removed creating submerged
42 lands for Port Tampa Bay.

43
44 New Port would provide Port Tampa Bay with a Phase I Environmental Site
45 Assessment of the Mole Pier within five business days from the Effective Date of the

1 Agreement. Port Tampa Bay would then have an Investigation Period of sixty days from
2 the Effective Date of the Agreement or thirty days after Port Tampa Bay's receipt of the
3 title commitment and survey of the Mole Pier, whichever occurs last, to review the Phase
4 I Environmental Site Assessment. Upon review of the Phase I Environmental Site
5 Assessment, Port Tampa Bay would have the option to conduct further investigations of
6 the Mole Pier or terminate the Agreement.

7
8 New Port would pay an earnest money deposit/transaction fee in the amount of
9 \$10,000.00 for this matter to be held in escrow. The deposit/transaction fee would be
10 refundable to New Port for any reason during the Investigation Period. The deposit would
11 be non-refundable after expiration of the Investigation Period, except in the event of a
12 default by Port Tampa Bay. The land transfer would be subject to New Port receiving all
13 applicable permits for the construction of the marina.

14
15 The land transfer is contingent upon approval of a Standard Work Permit from Port
16 Tampa Bay for the removal/demolition of the Mole Pier to restore the area of the Mole
17 Pier to submerged lands with depths equal to surroundings submerged lands, including
18 all predominate aquatic vegetation located within, within the adjacent lands to improve
19 flushing of the water and provide other environmental benefits that are in the public
20 interest or are required by the terms and conditions of the permits.

54

21
22 At. At this time, I would like, like to enter into the, offer into the record the following
23 exhibits:

24
25 Exhibit No. 1, which is the legal ad that appeared in the April 6, 2000 issue of the
26 Tampa Bay Times advising of this public hearing.

27
28 Exhibit "A," which shows the proposed marina and shoreline stabilization
29 revetment.

30
31 Exhibit "B," which shows the portion of the Mole Pier to be conveyed from New
32 Port to Port Tampa Bay.

33
34 These are the only exhibits to be offered, offered into the record.

35
36 That is all.

37
38 **MRS. EBLIN-CROWE:**

39
40 Thank you Mr. Roberts. I will accept all of the exhibits and they will be entered into
41 the record as presented.

42
43 At this time we will take comments concerning this issue.

44
45 Are there any comments? Hearing none.

1 A transcript will be made and furnished to the Port Authority Staff. The Staff will
2 make a recommendation to our Board of Commissioners, which will meet on May 15,
3 2018. The Staff recommendation will be available on May 9, 2018. If there is nothing else
4 to come before this hearing, I declare this hearing closed at 11:13 a.m.

5
6 I, **Heather Eblin-Crowe**, have read and approve the form of the attached transcript
7 of the April 27, 2018 public hearing for Land Exchange/Transfer with New Port Tampa
8 CDD Holdings, LLC.

9
10 Dated this 2nd day of May, 2018

11
12 

13
14 Heather Eblin-Crowe
15 Public Hearing Officer

Exhibit "B"
Mole Pier (West)



April 12, 2019 C:\P\151912\2019\041219\041219.dwg -LAND SWAP 2.dwg

King
ENGINEERING ASSOCIATES, INC.
0 200 400
SCALE: FEET

LAND EXCHANGE EXHIBIT

SIGN-IN SHEET

PUBLIC HEARING FOR

NEW PORT TAMPA CDD HOLDINGS, LLC - LAND TRANSFER AGREEMENT

Friday, April 27, 2018 @ 11:00 A.M.

PLEASE PRINT THE FOLLOWING INFORMATION

	YOUR NAME (Please print)	COMPANY NAME (Please print full company name)	COMPLETE COMPANY ADDRESS (Please print full company address)	Do you plan to comment?
1.	Jake Cremer	Stearns Weaver (rep's applicant)	401 E. Jackson St. #2100 Tampa, FL 33602	y
2.	Drew Sanders	Cardno	3905 Crescent Park Drive, Riverview, FL	y
3.	Breck Daniel	BTF	5218 W. Tyson	Y Y
4.	Brandon Higgins	Lennox	2808 W. Angeles	Y Y
5.	Clotac Luppiner	King	4921 Memorial Hwy Ste 300	Y Y
6.	Mike Freeman	M.E.N	501 E. KENNEDY BLVD, STE 1910, TAMPA 33602	Y Y
7.				
8.				
9.				
10.				

SUBJECT: TRANSFER OF FUNDS TO UNIT PRICE MARINE REPAIR & IMPROVEMENTS, CONTRACT NO. 18-00318

BACKGROUND:

The three (3) year Unit Price Marine Repair and Improvements Contract with Orion Marine Construction, Inc. was approved at the November 2017 Port Tampa Bay (PTB) Board Meeting with funding of \$1-million from the PTB Capital Improvement Program, which is typically sufficient for the annual marine work program. PTB also uses a Unit Price Uplands Repair and Improvements Contract with funding of \$2.5 million to perform work on the uplands.

FACTS/COMMENTS:

The three-year Unit Price Uplands Contract expired on January 22, 2018. Staff had solicited an Invitation-To-Bid (ITB) for this project in December 2017, and received two bids. The second low bidder protested award of the contract to the low bidder citing incomplete information and irregularities in the bid response. After review, staff determined that both bid responses contained the same irregularities; therefore, staff rejected both bids. Staff has since solicited the Request for Qualifications No. Q-005-18 for On-Call Construction Services, which has taken approximately five months to complete the procurement process.

During the process, PTB has used the Unit Price Marine Contract to complete emergency repairs and replacements, which are beyond the capability of PTB's Facilities Management staff. Subsequently, with four months remaining in the FY 2018 Capital program, the Marine Contract has a remaining budget of \$4,000 and the Unit Price Uplands Contract has a balance of \$1,646,000 remaining in the FY 2018 budget allocation.

Staff estimates the following marine work for the remainder of the fiscal year:

	<u>Est. Cost</u>
• Vertically extend the T-6 passenger bridge four (4) feet.	\$140,000
• Relocate the concrete groin at Port Redwing that conflicts with the Big Bend Turning Basin Widener.	\$125,000
• Hurricane shutters at PTB Security Operations Center.	\$ 90,000
• Miscellaneous marine repairs.	<u>\$300,000</u>
Total	\$655,000

Staff recommends transferring \$655,000 from the budget for Unit Price Uplands Contract to the Unit Price Marine Contract, which will leave a balance of \$991,000 for the Unit Price Uplands/On Call Construction Services agreements for the remainder of FY 2018.

RECOMMENDATION:

Authorize the transfer of \$655,000 of project funds from the Unit Price Uplands Contract to the Unit Price Marine Repair and Improvements Contract No. 18-00318.

SUBJECT: FINAL RANKING AND AGREEMENTS FOR ON-CALL CONSTRUCTION SERVICES, RFQ NO. Q-005-18, AGREEMENT NOS. 18-00218-01 and 18-00218-02

BACKGROUND:

The three-year Unit Price Upland Contract with Universal Environmental Solutions, LLC (UES), expired on January 22, 2018. Port Tampa Bay (PTB) used UES on an "as-needed" basis for repairs and improvements to its upland facilities, such as roadways, sewers, cargo yards, lighting, tenant fit-ups, building repairs, etc., which are beyond the capability of PTB personnel. PTB included \$2.5 million in the FY 2018 Capital Program for the next Unit Price Uplands Contract.

FACTS/COMMENTS:

Staff originally solicited an Invitation to Bid (ITB) for the Unit Price Uplands Contract in December 2017 and received two bids, which staff rejected because both bidders had similar irregularities and omissions in their bid responses.

Subsequently, on March 2, 2018, PTB advertised a Request for Qualifications (RFQ) to perform On Call Construction Services in the Tampa Bay Times, LaGaceta, and Florida Sentinel Bulletin as well as posted electronically on Onvia (DemandStar). The On Call Construction Services RFQ replaces the previously bid ITB for Unit the Price Uplands Contract. On March 29, PTB received responses from four firms. PTB's evaluation committee included Ryan Blake, PTB Senior Engineering Specialist II; Ron Glessing, PTB Director of Real Estate; and David Nelson, Ports America Terminal Manager. On April 12, the committee reviewed the RFQ responses and ranked the four firms as follows:

<u>Ranked</u>	<u>Firm Name</u>	<u>Office Location</u>	<u>SBE PARTICIPATION</u>
1	GHD Services, Inc.	Tampa	9%
2	Universal Environmental Solutions, LLC	Tampa	9%
3	Reno Building, LLC	Tampa	100%
4	Austin Construction Group, Inc.	Tampa	100%

PTB staff recommends the approval of the ranking and requests authorization to negotiate and execute three (3) year agreements with the two (2) top ranked firms. The agreements would have identical terms and construction service rates, and include a thirty (30) day termination clause at the convenience of PTB. If an agreement cannot be reached with either of the top ranked firms, PTB staff would terminate negotiations with that firm and would begin negotiations with the next highest-ranked firm.

PTB staff would authorize work on an "as needed" basis, by work order, using the negotiated price rates. Board approval would be required for any work order in excess of \$250,000. Board approval would be required for annual funding of the second and third years of both agreements. The two agreements would not limit PTB's prerogative for bidding major projects separately.

In September 2017, the Board approved \$2.5 million in Capital funding for the Unit Price Uplands Contract for FY 2018. As referenced in Agenda Item D-3, PTB has a remaining budget of \$1,646,000 designated for the Unit Price Uplands Contract, from which staff recommended transferring \$655,000 to the Unit Price Marine Contract. Staff would use the \$991,000 Unit Price Uplands Contract balance as the project budget for the two proposed On-Call Construction Services Agreements for the remainder of FY 2018. However, there is no obligation that PTB spend any or all of the approved budget.

RECOMMENDATION:s

Approve the final ranking of firms as shown above for the On-Call Construction Services, Agreement Nos. 18-00317-01 and 02, and authorize staff to negotiate identical agreements with the two top ranked firms, and further authorize the Port President/ CEO, or his designee, to execute the agreements and with funding for the agreements not to exceed that previously approved on September 19, 2017 and amended today per Item D-3, all subject to review by Port counsel.

Board Meeting
May 15, 2018
Engineering 151896/151846

ON CALL UPLAND CONSTRUCTION SERVICES

PROPOSAL EVALUATION SUMMARY

RFQ NO. Q-005-18; PROJECT NO. 18-00218

	Firm Names			
Committee Member	Austin Construction Group, Inc.	GHD Services Inc.	Reno Building, LLC	Universal Environmental Solutions, LLC
Evaluator #1	3.30	1.15	1.90	3.65
Evaluator #2	3.50	2.30	3.05	1.15
Evaluator #3	3.55	1.45	3.35	1.65
Total	10.35	4.90	8.30	6.45
Ranking	4	1	3	2

Ranking Scale: #1 (the lowest score) is the best score, #2 second best, #3 third best.....

Ranking Directions: Each evaluator shall rank each respondent independently for each category based on the above referenced ranking scale.

PROPOSAL EVALUATION - RFQ NO. Q-005-18 ON CALL UPLAND CONSTRUCTION SERVICES					
Evaluation Criteria	Weight	Firm Names			
		Austin Construction Group, Inc.	GHD Services Inc.	Reno Building LLC	Universal Environmental Solutions, LLC
1 Qualifications and Experience of the Respondent: (i.e., Responsible) Firm's understanding of the work to be performed in accordance with the Description of Services (Section B; Paragraph 1.2) <ul style="list-style-type: none"> Detail experience and qualifications relevant to the work. Address personnel and equipment to perform the work. Provide valid Florida State General Contractor's License. Three (3) years demonstrated performance in similar work. Verify sufficient Bond Capacity for PTB's contract. Confirm required proximity to PTB (within 35 miles). 	25%	3	1	2	4
2 Qualifications / Experience of the Key Personnel: Individual qualifications and experience of Key Personnel (project manager and supervisory personnel) who will manage, supervise and specifically perform the work as outlined in the Description of Services. <ul style="list-style-type: none"> Provide resumes, licenses, certifications, etc. for Key Personnel. Identify Key Personnel associated with the projects profiled in Form 6 who are still employed by the Respondent and performing similar work. 	35%	3	1	2	4
3 Contract Management: Respondent's organizational/operational approach to undertaking the work. <ul style="list-style-type: none"> Illustrate industry knowledge, personnel qualifications, equipment availability, etc. to perform tasks to meet on call contract requirements. Perform at least fifty percent (50%) of the work with own personnel. Demonstrated willingness and ability to meet and adhere to project schedules and budgets. Consideration of recent, current and projected workload as well as workforce availability. 	20%	4	1	2	3
4 Responder's Overall Responsiveness: <ul style="list-style-type: none"> Consideration of past performance (including references) and understanding of contract requirements. Response meets requirements outlined in Section A; Paragraph 3.0 and Section B; Paragraphs 1.2 and 1.3. Response is bound and presented in exactly the order requested and includes only data requested. Completeness of Form 6. 	15%	4	2	1	3
5 Volume of Work: <ul style="list-style-type: none"> The objective is effecting an equitable distribution of contracts among qualified firms. Points are based on actual fees PTB paid to a firm with the past three (3) years. 	5%	2	1	3	4
Total:	100%	3.30	1.15	1.90	3.65

Ranking Scale: #1 is the highest score, #2 second highest, #3 third highest.....

Ranking Directions: Each evaluator shall rank each respondent independently for each category based on the above referenced ranking scale.

Evaluator Printed Name: Evaluator #1
 Evaluator Signature: (On File)

Date: 4/12/2018

PROPOSAL EVALUATION - RFQ NO. Q-005-18 ON CALL UPLAND CONSTRUCTION SERVICES					
Evaluation Criteria	Weight	Firm Names			
		Austin Construction Group, Inc.	GHD Services Inc.	Reno Building LLC	Universal Environmental Solutions, LLC
1 Qualifications and Experience of the Respondent: (i.e., Responsible) Firm's understanding of the work to be performed in accordance with the Description of Services (Section B; Paragraph 1.2) <ul style="list-style-type: none"> Detail experience and qualifications relevant to the work. Address personnel and equipment to perform the work. Provide valid Florida State General Contractor's License. Three (3) years demonstrated performance in similar work. Verify sufficient Bond Capacity for PTB's contract. Confirm required proximity to PTB (within 35 miles). 	25%	4	2	3	1
2 Qualifications / Experience of the Key Personnel: Individual qualifications and experience of Key Personnel (project manager and supervisory personnel) who will manage, supervise and specifically perform the work as outlined in the Description of Services. <ul style="list-style-type: none"> Provide resumes, licenses, certifications, etc. for Key Personnel. Identify Key Personnel associated with the projects profiled in Form 6 who are still employed by the Respondent and performing similar work. 	35%	4	2	3	1
3 Contract Management: Respondent's organizational/operational approach to undertaking the work. <ul style="list-style-type: none"> Illustrate industry knowledge, personnel qualifications, equipment availability, etc. to perform tasks to meet on call contract requirements. Perform at least fifty percent (50%) of the work with own personnel. Demonstrated willingness and ability to meet and adhere to project schedules and budgets. Consideration of recent, current and projected workload as well as workforce availability. 	20%	2	3	4	1
4 Responder's Overall Responsiveness: <ul style="list-style-type: none"> Consideration of past performance (including references) and understanding of contract requirements. Response meets requirements outlined in Section A; Paragraph 3.0 and Section B; Paragraphs 1.2 and 1.3. Response is bound and presented in exactly the order requested and includes only data requested. Completeness of Form 6. 	15%	4	3	2	1
5 Volume of Work: <ul style="list-style-type: none"> The objective is effecting an equitable distribution of contracts among qualified firms. Points are based on actual fees PTB paid to a firm with the past three (3) years. 	5%	2	1	3	4
Total:	100%	3.50	2.30	3.05	1.15

Ranking Scale: #1 is the highest score, #2 second highest, #3 third highest.....

Ranking Directions: Each evaluator shall rank each respondent independently for each category based on the above referenced ranking scale.

Evaluator Printed Name: Evaluator #2

Date: 4/12/2018

Evaluator Signature: (On File)

PROPOSAL EVALUATION - RFQ NO. Q-005-18 ON CALL UPLAND CONSTRUCTION SERVICES					
Evaluation Criteria	Weight	Firm Names			
		Austin Construction Group, Inc.	GHD Services Inc.	Reno Building LLC	Universal Environmental Solutions, LLC
1 Qualifications and Experience of the Respondent: (i.e., Responsible) Firm's understanding of the work to be performed in accordance with the Description of Services (Section B; Paragraph 1.2) <ul style="list-style-type: none"> Detail experience and qualifications relevant to the work. Address personnel and equipment to perform the work. Provide valid Florida State General Contractor's License. Three (3) years demonstrated performance in similar work. Verify sufficient Bond Capacity for PTB's contract. Confirm required proximity to PTB (within 35 miles). 	25%	4	2	3	1
2 Qualifications / Experience of the Key Personnel: Individual qualifications and experience of Key Personnel (project manager and supervisory personnel) who will manage, supervise and specifically perform the work as outlined in the Description of Services. <ul style="list-style-type: none"> Provide resumes, licenses, certifications, etc. for Key Personnel. Identify Key Personnel associated with the projects profiled in Form 6 who are still employed by the Respondent and performing similar work. 	35%	4	1	3	2
3 Contract Management: Respondent's organizational/operational approach to undertaking the work. <ul style="list-style-type: none"> Illustrate industry knowledge, personnel qualifications, equipment availability, etc. to perform tasks to meet on call contract requirements. Perform at least fifty percent (50%) of the work with own personnel. Demonstrated willingness and ability to meet and adhere to project schedules and budgets. Consideration of recent, current and projected workload as well as workforce availability. 	20%	3	2	4	1
4 Responder's Overall Responsiveness: <ul style="list-style-type: none"> Consideration of past performance (including references) and understanding of contract requirements. Response meets requirements outlined in Section A; Paragraph 3.0 and Section B; Paragraphs 1.2 and 1.3. Response is bound and presented in exactly the order requested and includes only data requested. Completeness of Form 6. 	15%	3	1	4	2
5 Volume of Work: <ul style="list-style-type: none"> The objective is effecting an equitable distribution of contracts among qualified firms. Points are based on actual fees PTB paid to a firm with the past three (3) years. 	5%	2	1	3	4
Total:	100%	3.55	1.45	3.35	1.65

Ranking Scale: #1 is the highest score, #2 second highest, #3 third highest.....

Ranking Directions: Each evaluator shall rank each respondent independently for each category based on the above referenced ranking scale.

Evaluator Printed Name: Evaluator #3
 Evaluator Signature: (On File)

Date: 4/12/2018

SUBJECT: TWO YEAR EXTENSION OF BOND COUNSEL CONTRACT**BACKGROUND:**

On September 17, 2017, the Port Tampa Bay (PTB) Board of Commissioners approved the second and final one-year extension option for the bond counsel contract with Bryant Miller Olive, P.A. (BMO). The extension expires on September 30, 2018.

FACTS/COMMENTS:

Bond Counsel performs such services as advising PTB regarding the legal feasibility of proposed financings or refinancings; the preparation of documents and resolutions associated with the issuance of these financings/refinancings; and the rendering of legal opinions related to securities law, securities agreements, and arbitrage calculations. BMO has satisfactorily performed the services required under the existing contract.

PTB will be in the process of securing capital market bond debt to finance future capital projects through the end of BMO's existing contract of September 30, 2018 and beyond. Therefore, it would not be practicable to advertise for competitive bids during this time. For this reason, staff recommends extending the existing contract with BMO for a one (1) year extension, with an additional one (1) year extension option.

All services rendered under the contract would remain at the level stated in the original contract. Services, with the exception of fees and costs associated with the issuance or refunding of bonds, would be provided on a per assignment basis at the discretion of and with the prior approval of PTB. Fees for such services would remain at \$60,000 per year, the same as the original contract. Fees associated with the issuance or refunding of bonds and the placement and/or pricing of interest rate swaps or other derivative products would be paid in accordance with the contract.

Funding for this contract extension will be included in the FY 2019 Operating Budget.

RECOMMENDATION:

Authorize the Port President/CEO, or his designee, to extend the contract for bond counsel services with Bryant Miller Olive P.A. for a one (1) year extension, October 1, 2018 through September 30, 2019, with an additional one (1) year renewal option under the same terms and conditions of the original contract. Services rendered and fees associated with the issuance or refunding of bonds would be paid as stated above and consistent with the original contract. All contract terms are subject to review by Port counsel.

Board Meeting
May 15, 2018
Finance Department 151912/151158

SUBJECT: CONCUR TECHNOLOGIES, INC. AND COMDATA INC. TRAVEL, ENTERTAINMENT, AND EXPENSE PLATFORM SERVICE AGREEMENTS

BACKGROUND:

Port Tampa Bay (PTB) currently uses travel and expense software, developed by Gorilla Expense (Gorilla), for travel authorizations and expense submission/approvals; and Workplace for a requisition/purchase order system. PTB implemented the Gorilla software in Sept/Oct. of 2017 and Workplace in June of 2008. Both systems are inadequate because they are not user friendly and they lack efficiency, transparency, useful reporting, and easy access for data retrieval.

FACTS/COMMENTS:

As a replacement for current software, staff recently evaluated software from Concur Technologies, Inc. (Concur), a Bellevue, Washington company that was acquired in 2014 by SAP SE, which is considered the world's leading provider of integrated travel and expense management services. Concur offers secure cloud-based solutions on the web, on a smartphone or on a tablet to deliver an effortless experience for employees and total transparency into spending; helping organizations of all sizes, industries and locations run more efficiently. Concur's solution offers PTB a proven, connected solution that securely provides transparency and efficiency from request to payment.

Concur has an exclusive agreement with Comdata Inc. (Comdata) as its exclusive vendor payment solution software provider. The company has been providing payment solutions in isolation from Concur for over 25 years. Comdata provides Concur clients with an integrated virtual credit card program. Clients can make payments using a secure, single-use MasterCard account number and earn monthly rebates on spending while minimizing the cost and hassle of paper check payments. While PTB would pay Concur for system use there would be no costs incurred for Comdata since PTB would receive rebates based on the virtual MasterCard payments.

Section 15 of PTB's Enabling Act permits the procurement of goods and services through a contract issued upon competitive bid by any other unit or agency of government. For this purchase, PTB would utilize the State of Florida Contract – General Services Administration (Carahsoft Technology Corporation- GS-35F-0119Y).

The Concur platform offers two solutions; travel/entertainment and expenses, which include the following services and benefits:

- Receipt & Policy audit service; including imbedding of PTB policies to check receipts
- Flexible and integrated travel booking service (offering a seamless process from request to reimbursement)

- Easy data entry service for transactions and connecting receipts to individual transactions with descriptions and justifications of activities
- Easy expense processing service for requests such as GSA per diems
- Linkage system to connect individual P-Cards to profiles to enable transactions to be posted within 24-48 hours of transaction
- Easy management system to review individual expenses, approvals for invoices and expenses, and booking of travel directly from phone/iPad/tablet (System will send push notifications and email notifications about any unassigned transactions, approvals, or requests are pending approval)
- Consultative Intelligence service enables the creation of user-friendly dashboards that enable users and stakeholders track and monitor status of spend
- Seamless interface to Great Plains
- Invoice workflow is completely embedded in the system from purchase requisition through to approvals
- Vendor payment service streamlined with a virtual MasterCard payment process via Comdata, will allow PTB to earn 1.65% rebate on all vendor spending, approved to accept MasterCard payment. Rebate is paid 15th of following month based on prior month's payments to participating vendors

Based on the number of 2017 transactions, the annual gross expense for the implementation of the Concur Travel/Entertainment and Expense software solutions would be \$202,146. However, the virtual MasterCard payment process via Comdata offer the possibility of approximately \$224,618 in rebates, which would offset the annual expenses to zero. The estimated \$224,618 in rebates is based on PTB's current vendors, which currently participate with Comdata and an estimated \$14 million in expenditures. PTB's average annual spend is far greater than the \$14 million; therefore, there is opportunity to maximize rebates which Comdata is legally obligated to achieve. PTB contacted four current Comdata users (JK Moving, Wastewater Specialties, Thistle, and Union Bank) with successful results from rebate program.

Funding for the above system will come from the FY2018 Operating Expense Budget and will be included in the FY2019 Operating Expense Budget.

RECOMMENDATION:

Authorize the Port President/CEO, or his designee, to an approve annual service agreement with Concur Technologies, Inc., to implement the Concur Travel, Entertainment, and Expense platform, and authorize the Port President/CEO, or his designee, to approve an annual service agreement with Comdata Inc. (as exclusive vendor payment software), in an amount not to exceed \$202,146, subject to review by Port 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**

Y2018 – LEGAL FEES AND EXPENSES REPORT THROUGH APRIL 30, 2018

YEAR-TO-DATE LEGAL FEES AND EXPENSES

Chief Financial Officer	FY 2018 Budget	FY 2018 Actual
<ul style="list-style-type: none"> • Bond Counsel - Year-to-Date FY 2017-18 [Under Budget FY2018 – \$60,000.00]	\$ 60,000.00	\$ 0.00
Principal Counsel	FY 2018 Budget	FY 2018 Actual
<ul style="list-style-type: none"> • Admiralty - Special • General Support • Real Estate / Land Use Year-To-Date FY 2017-18	\$ 0.00 \$ 0.00 \$ 0.00 \$ 71,000.00	\$ 0.00 \$ 125.00 \$ 0.00 \$ 125.00
Vice President – Legal Affairs	FY 2018 Budget	FY 2018 Actual
<ul style="list-style-type: none"> • General Support / Litigation • Real Estate / Land Use • Employment / Labor • Construction Services • Personal Injury • Environmental • Bankruptcy Services • Admiralty / Maritime / Tariff Year-To-Date FY 2017-18 [Under Budget FY2018 \$26,598.84]	\$ 25,000.00 \$ 25,000.00 \$ 15,000.00 \$ 10,000.00 \$ 15,000.00 \$ 12,000.00 \$ 3,000.00 \$ 3,000.00 \$108,000.00	\$ 8,765.00 \$ 11,514.48 \$ 21,620.00 \$ 0.00 \$ 25,601.11 \$ 13,900.57 \$ 0.00 \$ 0.00 \$ 81,401.16
FY 2018 Total Legal Fees and Expenses		\$ 81,526.16

CHIEF FINANCIAL OFFICER:

BOND COUNSEL

Outside Counsel / Matter	April	Cumulative FY To Date
Bryant Miller Olive - General Services - Debt Issuance J. Powers, P.A.		

PRINCIPAL COUNSEL:

ADMIRALTY – SPECIAL

Outside Counsel / Matter	April	Cumulative FY To Date
Venable - General		

GENERAL LEGAL SUPPORT

Outside Counsel / Matter	April	Cumulative FY To Date
Gray Robinson		
- Channelside Bay Mall [14]		
- Service Mark [24] <i>Spoil You</i>		
- Service Mark [33] <i>PTB</i>		\$ 125.00

REAL ESTATE / LAND USE

Outside Counsel / Matter	April	Cumulative FY To Date
Gray Robinson		
- New Channelside Dev [21]		
- DRI [15]		
- CBP Development [31]		
P&M Consulting Group		
- General DRI		
- Channelside		
- Port Redwing		
- South Bay		
Trenam Kemker		
- Channelside		

VICE PRESIDENT – LEGAL AFFAIRS:**LITIGATION AND GENERAL LEGAL SUPPORT**

Outside Counsel / Matter	April	Cumulative FY To Date
Broad and Cassel		
- General		\$ 40.00
- Ins – LAV		
- Ins – JCM		\$ 720.00
- Ins – GT		\$ 525.00
Gray Robinson		
- General		\$ 255.00
- Unit Price Bid		\$ 6,850.00
Mandelbaum Fitzsimmons		
- General		
Squire Patton Boggs		
- General		
Trenam Kemker		
- General		\$ 375.00

GENERAL LITIGATION / PERSONAL INJURY

<u>Outside Counsel / Matter</u>	<u>April</u>	<u>Cumulative FY To Date</u>
Bush Graziano Rice & Platter		
- PI – JHS		\$ 1,487.50
- PI – M/M R	\$ 711.25	\$ 711.25
Hamilton Miller & Birthisel		
- Ins – EK		\$ 21,549.86
GrayRobinson PA		
- PI – SB	\$ 350.00	\$ 350.00

GENERAL REAL ESTATE / LAND USE LEGAL SUPPORT

<u>Outside Counsel / Matter</u>	<u>April</u>	<u>Cumulative FY To Date</u>
Broad and Cassel		
- General		
Busack Law Firm		
- General		
- Steelco Lease		\$ 225.00
Gray Robinson		
- General		
- Sea-3		
- International Ship		
Squire Patton Boggs		
- General		
- Central Florida Pipeline		\$ 505.04
- Kinder Morgan Liquids Terminals		\$ 503.96
Trenam Kemker		
- General		
- Lease Review		
- Lease Negotiations		
Smolker Bartlett Loeb		
- General		\$ 10,280.48

GENERAL LABOR / EMPLOYMENT LEGAL SUPPORT

<u>Outside Counsel / Matter</u>	<u>April</u>	<u>Cumulative FY To Date</u>
Broad and Cassel		
- General		\$ 8,620.00
Gray Robinson		
- General		
- Emp Ben [22]		

Mandelbaum Fitzsimmons		
- General	\$ 1,425.00	\$ 13,000.00
- Employment [EC]		

GENERAL CONSTRUCTION SERVICES LEGAL SUPPORT

<u>Outside Counsel / Matter</u>	<u>April</u>	<u>Cumulative FY To Date</u>
Gray Robinson		
- General		
- GLF Construction		
Trenam Kemker		
- General		
- Special Construction		

GENERAL ENVIRONMENTAL LEGAL SUPPORT

<u>Outside Counsel / Matter</u>	<u>April</u>	<u>Cumulative FY To Date</u>
Enola Brown PA		
- General		\$ 3,425.00
Busack Law Firm		
- General		
Gramling Environmental Law		
- General		
- Tampa Scrap		\$ 10,475.57
Nason Yeager Gerson White & Lioce		
- General		

GENERAL BANKRUPTCY LEGAL SUPPORT

<u>Outside Counsel / Matter</u>	<u>April</u>	<u>Cumulative FY To Date</u>
Gray Robinson		
- General		

GENERAL ADMIRALTY / MARITIME LEGAL SUPPORT

<u>Outside Counsel / Matter</u>	<u>April</u>	<u>Cumulative FY To Date</u>
Robert Birthisel, PA		
- General		
Mandelbaum Fitzsimmons		
- General		

TAMPA PORT AUTHORITY
Monthly Aged Receivables
April 30, 2018

Customer Number	Customer Name	Current	31 - 60 Days	61 - 90 Days	91 & Over	Customer Balance
<u>Port Fees</u>						
S036	ALTAMAR SHIPPING	64.00	8.00	104.00	-	176.00
Q023	ALTAMAR SHIPPING SERVICE	2,821.17	769.48	-	-	3,590.65
T012	AMALIE OIL COMPANY	7,086.23	-	-	-	7,086.23
A470	AMERICAN MARINE AGENCIES	103,998.40	-	-	-	103,998.40
A415	AMERICAN VICTORY MARINERS	64.58	-	-	-	64.58
D054	ANCHOR SANDBLASTING AND COATINGS, INC	60.00	-	-	-	60.00
Q228	ARCELORMITTAL INTERNATIONAL AMERICA	7,160.91	-	-	-	7,160.91
Q372	BAOSTEEL AMERICA INC.	4,616.39	-	-	-	4,616.39
A533	BLUE CUBE OPERATIONS LLC	-	-	361.50	-	361.50
S063	BMP USA, INC	560.00	-	-	-	560.00
Q400	BNSF LOGISTICS INTERNATIONAL	1,282.75	-	-	-	1,282.75
A012	BOUCHARD TRANSPORT CO	26,254.50	20,259.80	3,044.70	-	49,559.00
S041	BRONCO TRANSPORT	296.00	-	-	-	296.00
T201	BUCKEYE TERMINALS, LLC	26,237.59	-	-	-	26,237.59
M111	C6 STRATEGIES LLC	-	500.00	-	-	500.00
T003	CARGILL INC	(28.52)	-	-	-	(28.52)
D049	CARGILL SALT	14.80	60.00	-	-	74.80
T151	CARGILL SALT	40,378.88	-	-	-	40,378.88
S025	CARGILL SALT DIVISION	976.00	-	-	-	976.00
T131	CARNIVAL CRUISE LINES	463,767.65	-	-	-	463,767.65
T198	CEMEX CONSTRUCTION MATERIALS FLORIDA, LLC	8,266.90	-	-	-	8,266.90
T014	CENTRAL FLORIDA PIPELINE LLC	221,845.32	-	-	-	221,845.32
T109	CITRUS PRODUCTS	18,690.32	13,236.41	-	-	31,926.73
D047	CITY OF TAMPA	520.00	-	-	-	520.00
Q362	CSN LLC	9,063.45	-	-	-	9,063.45
D059	DILLON LOGISTICS INC	280.00	-	-	-	280.00
Q127	DONGKUK INTERNATIONAL INC	4,941.78	-	-	-	4,941.78
Q032	DUFERCO STEEL, INC	6,412.27	-	-	-	6,412.27
A418	EXPRESS MARINE	-	86.25	-	-	86.25

TAMPA PORT AUTHORITY
Monthly Aged Receivables
April 30, 2018

Customer Number	Customer Name	Current	31 - 60 Days	61 - 90 Days	91 & Over	Customer Balance
D062	FEDERAL MARINE TERMINALS	40.00	-	-	-	40.00
A031	FILLETTE GREEN & CO, INC	1,328.21	17,045.75	5,387.40	-	23,761.36
D052	FLORIDA DIRT SOURCE LLC	(180.00)	-	-	-	(180.00)
Q097	FRONTIER LOGISTICS SERVICES	-	711.45	-	-	711.45
M080	G4S SECURE SOLUTIONS USA INC	-	1,000.00	-	-	1,000.00
A429	GAC SHIPPING (USA) INC	39,023.08	-	-	-	39,023.08
T185	GAETANO CACCIATORE INC	26,949.96	-	-	-	26,949.96
T108	GRIFFIN INDUSTRIES	2,175.20	-	-	-	2,175.20
Q373	GS GLOBAL USA INC	251.72	-	-	-	251.72
A264	GULF MARINE REPAIR INC	818.00	-	-	-	818.00
T063	GULF SULPHUR SERVICES	25,704.97	-	-	-	25,704.97
Q401	HANWA AMERICAN CORP-CA	341.27	-	-	-	341.27
T189	HOLLAND AMERICA LINE	1,035.15	-	-	-	1,035.15
A306	INCHCAPE SHIPPING SERVICES	15,590.36	-	-	-	15,590.36
A040	INTERNATIONAL SHIP MANAGEMENT & AGENCY SERVICES	2,841.03	-	-	-	2,841.03
A078	INTERNATIONAL SHIP REPAIR	385.50	146.25	-	-	531.75
A350	KIMMINS CONTRACTING	60.00	-	-	-	60.00
A003	KIRBY OFFSHORE MARINE	(979.28)	-	-	-	(979.28)
A248	LA CARRIERS, LLC	4,092.60	237.60	-	-	4,330.20
T319	LINEA PENINSULAR, INC	8,112.60	-	-	-	8,112.60
Q399	LIVINGSTON INTERNATIONAL - VA	50.37	3,358.12	-	-	3,408.49
Q122	LOCKWOOD INTERNATIONAL SERVICES	1,124.45	-	-	-	1,124.45
T308	LOGISTEC GULF COAST LLC	46,845.29	15,696.18	-	-	62,541.47
S049	MARDOT LOGISTICS INC	208.00	-	-	-	208.00
A360	MARTIN GAS MARINE	13,742.30	-	-	-	13,742.30
T135	MARTIN MARIETTA AGGREGATES	50,844.71	-	-	-	50,844.71
T134	MARTIN OPERATING PARTNERSHIP	1,903.00	-	-	-	1,903.00
A016	MARTIN PRODUCT SALES LLC	256.50	-	-	-	256.50
Q391	MASTER PIPE TRADING	5,909.25	-	-	-	5,909.25
T199	MEDITERRANEAN SHIPPING CO./CHARLESTON	18,531.00	-	-	-	18,531.00
Q158	METALLIA, A DIVISION OF HARTREE PARTNERS LP	412.71	-	-	-	412.71

TAMPA PORT AUTHORITY
Monthly Aged Receivables
April 30, 2018

Customer Number	Customer Name	Current	31 - 60 Days	61 - 90 Days	91 & Over	Customer Balance
A509	MOBRO MARINE INC	30.00	-	-	-	30.00
A053	MORAN TOWING CORPORATION	1,978.00	-	-	-	1,978.00
A430	MORAN-GULF SHIPPING AGENCIES	17,615.25	-	-	-	17,615.25
T002	MOSAIC CROP NUTRITION, LLC	(728.04)	-	-	-	(728.04)
T011	MURPHY OIL USA INC	1,225.49	-	-	-	1,225.49
A486	NORTH AMERICAN GENERAL AGENTS	5,901.93	-	-	-	5,901.93
A071	NORTON LILLY INTERNATIONAL	64,065.47	-	-	-	64,065.47
A439	NOVA INTERNATIONAL SHIPPING	16,986.86	-	-	-	16,986.86
S060	ODYSSEY FOODTRANS LLC F/K/A ASEPTRANS	168.00	-	-	-	168.00
S050	ONLINE TRANSPORT INT'L - OTI	568.00	-	-	-	568.00
A341	ORION MARINE CONSTRUCTION	1,778.70	-	-	-	1,778.70
A069	OSG AMERICA INC	30,109.26	-	-	-	30,109.26
T006	PORTS AMERICA	14,806.01	2,344.22	-	-	17,150.23
T182	PORTS AMERICA	52,989.40	-	-	-	52,989.40
A283	PRO TRANSPORT INC, TAMPA	(176.00)	-	-	-	(176.00)
Q389	QT TRADING	3,009.30	-	-	-	3,009.30
Q012	R W SMITH & COMPANY	460.10	-	-	-	460.10
Q222	SALZGITTER MANNESMANN INTL	2,488.64	-	-	-	2,488.64
A064	SAVAGE & SON, AR	164,135.24	-	-	-	164,135.24
A531	SAVAGE MARINE MANAGEMENT COMPANY, LLC	12,511.85	485.25	-	-	12,997.10
A065	SEA & LAND SHIPPING	109,958.77	-	-	-	109,958.77
A400	SEABULK TANKERS INC	550.50	-	-	-	550.50
A407	SHIP SUPPLY OF FLORIDA, INC	1,861.87	-	-	-	1,861.87
S061	SOUTH BAY DISTRIBUTION CO. INC.	(24.00)	-	-	-	(24.00)
T101	SULPHURIC ACID TRADING COMPANY	20,618.73	-	-	-	20,618.73
M092	TAMPA DOWNTOWNER GROUP LLC	1,248.82	-	-	-	1,248.82
T137	TAMPA JUICE SERVICE INC	3,019.83	-	-	-	3,019.83
T021	TAMPA PORT SERVICES, LLC	16,326.67	8,126.87	-	-	24,453.54
A384	TAMPA SHIP LLC	237.75	-	-	-	237.75
D065	THE LANE CONSTRUCTION CORPORATION	-	100.00	-	-	100.00
Q215	THYSSENKRUPP MATERIALS TRADING NORTH AMERICA-MI	10,000.86	-	-	-	10,000.86

TAMPA PORT AUTHORITY
Monthly Aged Receivables
April 30, 2018

Customer Number	Customer Name	Current	31 - 60 Days	61 - 90 Days	91 & Over	Customer Balance
T173	TITAN FLORIDA LLC	68,455.66	-	-	-	68,455.66
T193	TITAN METAL SERVICE, INC.	5,328.44	-	-	-	5,328.44
Q007	TOYOTA TSUSHO AMERICA	885.99	-	-	-	885.99
T150	TRADEMARK METALS RECYCLING FKA ONESTEEL	88,058.89	-	-	-	88,058.89
A497	TRANS-ATLANTIC AGENCIES INC	39,461.64	-	-	-	39,461.64
T197	TRANSFLO TERMINAL SERVICES, INC.	131,271.91	-	-	-	131,271.91
T321	TRANSGULF LLC	19,813.72	5,921.43	-	-	25,735.15
T020	TRANSMONTAIGNE INC	104,544.57	-	-	-	104,544.57
S021	TRX SOUTHEAST (TAMPA #770)	16.00	-	-	-	16.00
T311	TTI Holdings, Inc.	40.00	20.00	-	-	60.00
M113	UNITED SAFETY COUNCIL	-	250.00	-	-	250.00
Q163	UNIVERSAL STEEL PRODUCTS INC	1,206.91	-	-	-	1,206.91
A465	VALLS SHIPPING COMPANY	70,526.54	10,168.70	-	-	80,695.24
T119	VULCAN MATERIALS COMPANY	50,553.61	-	-	-	50,553.61
Q384	VULCAN STEEL, INC	1,218.39	-	-	-	1,218.39
S062	WATERFRONT PROPERTY SERVICES LLC	48.00	-	-	-	48.00
A532	WORLD FUEL SERVICES, INC.	(5.14)	-	-	-	(5.14)
T056	YARA NORTH AMERICA INC	6,619.40	-	-	-	6,619.40
T171	ZIM ISRAELI NAVIGATION COMPANY	136,623.00	17,196.00	31,623.00	-	185,442.00
Subtotal Port Fees		\$ 2,501,440.11	\$ 117,727.76	\$ 40,520.60	\$ -	\$ 2,659,688.47

Lease Charges

L045	AMALIE OIL	2,481.86	-	-	-	2,481.86
L219	AMERICAN VICTORY SHIP MEMORIAL MUSEUM	1,000.00	-	-	-	1,000.00
L296	BATSON-COOK CO.	228.54	-	-	-	228.54
L207	CARGILL INC SALT FACILITY	(77.69)	-	-	-	(77.69)
L225	CBP DEVELOPMENT, LLC	50,126.58	-	-	-	50,126.58

TAMPA PORT AUTHORITY
Monthly Aged Receivables
April 30, 2018

Customer Number	Customer Name	Current	31 - 60 Days	61 - 90 Days	91 & Over	Customer Balance
L225P	CBP DEVELOPMENT, LLC	(240.00)	-	-	-	(240.00)
L277	CEMEX CONSTRUCTION MATERIALS FLORIDA LLC	1,309.18	-	-	-	1,309.18
L299	CEMEX CONSTRUCTION MATERIALS FLORIDA, LLC	(37.72)	-	-	-	(37.72)
L044	DIVERSIFIED MARINE TECH	15,638.71	-	-	-	15,638.71
L287	HCP ASSOCIATES, INC	4,547.28	-	-	-	4,547.28
L309	HILLSBOROUGH COUNTY SHERIFF'S OFFICE	127.97	-	-	-	127.97
L308	LOGISTEC GULF COAST LLC	28,175.42	-	-	-	28,175.42
L173	MARTIN OPERATING PARTNERSHIP	132,690.59	-	-	-	132,690.59
L010	MOSAIC CROP NUTRITION, LLC	(7.82)	-	-	-	(7.82)
L039	MURPHY OIL USA INC	8.00	-	-	-	8.00
L291	ONLINE TRANSPORT INT'L LLC	60.00	-	-	-	60.00
L318	PORT LOGISTICS TERMINAL OPERATIONS LLC	612,057.93	-	-	-	612,057.93
L264	PORTS AMERICA	22,069.49	-	-	-	22,069.49
L176	POST APARTMENT HOMES LP	-	2,957.01	-	-	2,957.01
L292	PURAGLOBE FLORIDA LLC	29,497.17	-	-	-	29,497.17
L196	SEABULK TOWING INC	87.51	84.85	-	-	172.36
L138	SHRIMP SVC DOCK ASSOCIATION	8.00	-	-	-	8.00
L235	STARSHIP CRUISE LINE	156.29	-	-	-	156.29
L064	SUPERIOR SEAFOODS INC	267.46	-	-	-	267.46
L055	TAMPA PORT MINISTRIES	325.00	-	-	-	325.00
L049	TAMPA PORT SERVICES, LLC	(21.34)	-	-	-	(21.34)
L269	TITAN METAL SERVICE, INC.	(1,593.39)	-	-	-	(1,593.39)
L297	TRANSFLO TERMINAL SERVICES, INC.	1,415.08	-	-	-	1,415.08
L078	TRANSMONTAIGNE TERMINALING INC	17.17	-	-	-	17.17
L311	TTI Holdings, Inc.	456.03	30,402.08	-	-	30,858.11
L307	VERIZON WIRELESS PERSONAL COMMUNICATIONS LP	-	499.03	-	-	499.03
L079	VERSAGGI SHRIMP COMPANY	306.55	-	-	-	306.55
L146	VULCAN MATERIALS	(324.24)	-	-	-	(324.24)
Subtotal Lease Charges		\$ 900,755.61	\$ 33,942.97	\$ -	\$ -	\$ 934,698.58

TAMPA PORT AUTHORITY
Monthly Aged Receivables
April 30, 2018

Customer Number	Customer Name	Current	31 - 60 Days	61 - 90 Days	91 & Over	Customer Balance
<u>Accounts in Litigation/Renegotiation/Bankruptcy</u>						
Q205	ASSURANCE FORENINGEN SKULD(GJENSIDIG)	-	-	-	19,682.93	19,682.93
A417	SULPHUR CARRIERS	141.48	-	141.48	5,965.78	6,248.74
A034	UNITED OCEAN SHIPPING	2,241.92	-	1,320.92	56,988.58	60,551.42
	Subtotal Accounts in Litigation/Renegotiation/Bankruptcy	\$ 2,383.40	\$ -	\$ 1,462.40	\$ 82,637.29	\$ 86,483.09
Total Aged Receivables as of April 30, 2018		\$ 3,404,579.12	\$ 151,670.73	\$ 41,983.00	\$ 82,637.29	\$ 3,680,870.14

TAMPA PORT AUTHORITY
MONTHLY CONTRACT STATUS REPORT
April 30, 2018

Project	Contractor	Contract Financial Record #	Original Bd App Date	Amt Approved Including Amendments	Costs Incurred to Date	Percent Complete
OPERATING AND NON-CAPITAL CONTRACTS:						
Online Data Service Backup	Venju Solutions, Inc. (5 years @ \$50k/yr)	13-13	05/21/13	\$ 250,000	\$ 104,914	42.0%
Government Relations Consultant Services	Alcalde & Fay	14-10	09/19/17	\$ 90,000	\$ 46,276	51.4%
HVAC Monitoring, Routine Service & Repair	Tampa Bay Trane	14-12a	09/02/14	\$ 118,400	\$ 77,460	65.4%
Financial Advisory Service	Public Financial Management (2nd renewal)	14-16	08/20/13	\$ 60,000	\$ 16,371	27.3%
Secured Data Center Facility Lease	Protected Trust/IF&D Data Suites (year 4)	14-28	09/20/16	\$ 70,320	\$ 41,420	58.9%
Video Production Services	Shooting Stars Post Inc (year 2)	17-30	17/18/17	\$ 75,000	\$ 50,785	67.7%
Software Licensing - iSeaports	Harbour Mastery, Inc.	15-06	10/21/14	\$ 65,000	\$ 39,234	60.4%
Grounds Maintenance	Williams Landscape Management (year 3)	15-18	08/18/15	\$ 203,500	\$ 113,917	56.0%
Landscaping Services	South Shore Landscape and Lawn Inc. (year 3)	16-05	09/15/15	\$ 76,000	\$ 41,861	55.1%
Workers Compensation Insurance	PGIT (Preferred Governmental Insurance Trust)(year 3)	16-07	09/20/16	\$ 89,743	\$ 80,172	89.3%
Uniformed Security Guard Services	G4S Security Solutions (Year 3)	16-08	12/15/15	\$ 2,611,500	\$ 814,928	31.2%
Security System Maintenance & Repair	GSA Security	16-09	12/15/15	\$ 1,052,496	\$ 352,942	33.5%
Copier Leases (8 copiers)	Ricoh Americas Corporation	16-11	10/20/15	\$ 180,000	\$ 121,236	67.4%
Maintenance plan on PARCs system	Amano McGann	16-11	04/19/16	\$ 166,416	\$ -	0.0%
SBE Uniformed Security Guard Service	Martinez & Company (year 3)	16-14	07/19/16	\$ 170,000	\$ 97,992	57.6%
Real Estate Consulting Services	CBRE, Inc.	16-17	08/16/16	\$ 175,000	\$ 23,335	13.3%
Government Relations Consultant Services	Van Scoyoc & Associates	16-18	09/20/16	\$ 180,000	\$ 135,536	75.3%
State Legislative Services	Ballard Partners (year 2)	16-23	08/16/16	\$ 60,000	\$ 40,000	66.7%
Insurance Consultants	Interisk	16-24	07/19/16	\$ 180,000	\$ 98,693	54.8%
State Legislative Services	Advocacy Group at Cardenas Partners (year 3)	16-25	08/16/16	\$ 60,000	\$ 25,000	41.7%
Employee Dental Plan	Anchor Benefit Consulting	16-26	08/16/16	\$ 42,000	\$ 8,397	20.0%
Elevator/Escalator Maintenance & Repair Services	ThyssenKrupp Elevator	16-27	08/16/16	\$ 137,000	\$ 116,254	84.9%
Website Development & Website Hosting Services	GSL Solutions	17-03	10/18/16	\$ 110,000	\$ 87,400	79.5%
Janitorial Services	ASK Solutions: All Southern Cleaning	17-08	09/20/16	\$ 446,000	\$ 202,668	45.4%
GIS Enterprise Managed Cloud Servies	Timmons Group	17-09	11/15/16	\$ 125,000	\$ 44,680	35.7%
Law Enforcement Services	Hillsborough County Sheriff's Office	17-10	02/21/17	\$ 2,363,490	\$ 1,826,701	77.3%
Insurance Broker Services	Hugh Wood	17-17	05/19/17	\$ 50,000	\$ 37,500	75.0%
OPERATING AND NON-CAPITAL CONTRACTS:				\$ 9,206,865	\$ 4,645,672	
CONTINUING ANNUAL CONTRACTS:						
Continuing Repair / Improvements Contracts	Various	13-01	09/18/12	\$ 1,671,727	\$ 1,411,918	84.5%
Wi-Fi Private Line Service	Level 3 Communications	13-21	07/16/13	\$ 200,000	\$ 104,715	52.4%
Disaster Recovery services	Belfor USA Group	13-22	07/16/13	\$ 70,000	\$ 50,000	71.4%
Continuing Repair / Improvements Contracts	Various	14-01	09/17/13	\$ 2,350,000	\$ 1,823,612	77.6%
Professional Service Contracts	Various	14-02	09/17/13			
			02/18/14	\$ 7,962,471	\$ 5,697,007	71.5%
Continuing Repair / Improvements Contracts	Various	15-01	09/16/14	\$ 2,100,000	\$ 1,568,151	74.7%
			09/16/14			
			10/21/14			
Professional Service Contracts	Various	15-02	09/15/15	\$ 3,775,260	\$ 3,191,039	84.5%
Continuing Repair / Improvements Contracts	Various	16-01	09/15/15	\$ 3,100,000	\$ 2,060,284	66.5%
			09/15/15			
			11/17/15			
Professional Service Contracts	Various	16-02	06/21/16	\$ 3,260,000	\$ 2,352,349	72.2%
Continuing Repair / Improvements Contracts	Various	17-01	09/20/16	\$ 3,700,000	\$ 3,145,288	85.0%
Professional Service Contracts	Various	17-02	09/20/16	\$ 2,800,000	\$ 1,145,863	40.9%
CONTINUING ANNUAL CONTRACTS:				\$ 30,989,458	\$ 22,550,226	

TAMPA PORT AUTHORITY
MONTHLY CONTRACT STATUS REPORT
April 30, 2018

Project	Contractor	Contract Financial Record #	Original Bd App Date	Amt Approved Including Amendments	Costs Incurred to Date	Percent Complete
CONSTRUCTION AND CAPITAL CONTRACTS:						
Rail Crossing Improvements	CSX	11-06	06/15/10	\$ 750,000	\$ 459,636	61.3%
Rail Crossing Improvements	CSX	15-09	02/17/15	\$ 1,500,000	\$ 942,047	62.8%
Port Redwing Improvements Phase V (underground utility installation)	Himes Electrical Services	15-20	08/18/15	\$ 455,895	\$ 353,675	77.6%
Portwide Roadway Improvements	Ajax Paving Industries of Florida	15-22	09/15/15	\$ 1,593,331	\$ 1,372,039	86.1%
Navigational Improvements / Unit Price Dredging	Orion Dredging	18-04	09/15/16	\$ 2,000,000	\$ 60,025	3.0%
Parking Access Revenue Control System	Amano McGann	16-12	04/16/16	\$ 1,282,615	\$ 1,154,354	90.0%
Port Redwing Phase III – Security Gate	QGS Development	16-15	05/17/16	\$ 1,973,953	\$ 1,534,822	77.8%
Southbay Development Phase I - Kracker Avenue Widening	Alto Construction Co	17-05	10/16/16	\$ 1,473,224	\$ 1,269,826	86.2%
Berth 302 Improvements	GLF Construction Corp	17-06	12/20/16	\$ 14,451,058	\$ 10,620,626	73.5%
Terminal 3 - roof replacement	R.F. Lusa & Sons Sheetmetal, Inc.	17-14	02/21/17	\$ 675,252	\$ 556,440	82.4%
Southbay Sitework	Alto Construction Co	17-19	06/20/17	\$ 534,419	\$ 331,377	62.0%
Berth 219 Wharf Extension	Shoreline Construction	17-20	08/15/17	\$ 8,606,303	\$ 710,647	8.3%
Southbay Access Road & Security Fencing	Alto Construction Co	17-23	09/19/17	\$ 6,273,401	\$ 306,465	4.9%
Building to house PTB security command vehicle and intrusion barriers	Austin Construction Group	17-24	09/19/17	\$ 442,610	\$ 8,858	2.0%
Channelside Parking Garage Repairs & Improvements	Restocon Corp	17-25	09/19/17	\$ 363,800	\$ 260,054	71.5%
PTB Variable Message Signs Improvements	Traffic Control Devices Inc	17-26	09/19/17	\$ 356,756	\$ -	0.0%
Berth 3 Improvements	Infrastructure & Industrial Constructors Southeast (I-ICON)	17-27	09/19/17	\$ 6,273,401	\$ 1,390,637	22.2%
CONSTRUCTION AND CAPITAL CONTRACTS:				\$ 49,006,018	\$ 21,331,527	
GRAND TOTAL:				\$ 89,202,341	\$ 48,527,425	

PERMIT REPORT
4/1/2018 – 4/30/2018
PERMITS ISSUED

E-4

17-034	Marina Club of Tampa	Non-covered boatlift/Hillsborough River/Tampa
18-003	City of Tampa	Replace boatramp/dock/boardwalk/floating kayak/ramp/Hillsborough River/Tampa

REVISIONS

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VIOLATIONS

4-26-2018	Harborside Suites Condo – Little Harbor	Sewage at marina in water – smelly
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*Indicates that permit was issued After-The-Fact

Appl.#	Appl. Received	Minor/Stand.	Applicant	Proposed Work
16-024	10/19/16	S	Len Little Harbor LLC	Multiple Private Single-Family Lot Docks Masterplan for Subdivision
16-025	11/01/16	S	Orion Marine Group, LLC	Replacement of Bulkhead-Tyson Yard Improvements for Maintenance Dredge, Fill, and New Bulkhead
17-004	3/3/17	M	Glenn Dickman (Len-Little Harbor subdivision Lot 65)	Dock & Boat Lift
17-022	8/8/17	M	Andalucia Master Association (Keith Hill)	Installation of 4 Piles & Boat Lift within Marina Slip A-16
17-028	10/27/17	S	New Port Tampa CDD/ Westshore Marina District (fka Imperial Marina)	Proposed 149-Slip Docking Facility, Bulhead Replacement, Rip-Rap, & Living Shoreline @ 5000 W. Gandy Blvd.
17-029	11/2/17	S	New Port Tampa Holdings CDD/Lennar Homes LLC	Westshore Marina District Proposed 1,100 LF Bulkhead Replacement @ 5001 W. Tyson Ave.
17-031	11/6/17	M	Hills. County Real Estate	Repair Boat Ramp, Demolish Existing 5 Docks & Replace with Single New Dock @ Ruskin Common Good Park
17-032	11/6/17	M	Hills. County Real Estate Dept.	Repair/Replace Boat Ramp, Remove 3 Existing Fixed Docks & Replace with 3 Floating Docks @ Williams Park
17-033	11/8/17	M	Westshore FL Partners LLC	Recreational Pier for Private Multi-Family Property @ 6301 S. West Shore Blvd.
17-034	11/7/17	M	Marina Club HOA	Install Boat Lifts to 7 Existing Slips
17-039	11/29/17	M	Island Club @ Rocky Point	Private Multi-Family Proposed Pier, floating Dock & Ramp with a 3,250 SF Submerged Lands Lease
18-001	1/23/18	M	TECO	Directional Drill Gas & Electric Utility Pipeline Relocation Project @ Davis Island Bridge w/ COT Easement
18-002	1/23/18	M	TECO	Relocate Natural Gas Utility Pipeline by Directional Drill @ W. Cypress Street/Old Tampa Bay w/ Potential Proposed Submerged Lands Easement
18-003	1/24/18	M	City of Tampa	Lowry Park Dock & Boardwalk Replacement/Improvements
18-005	1/25/18	M	Taylor Morrison/A La Carte	Construct 12 single-family residential docks w 12 deck lifts & Maint. Dredge
18-006	1/29/18	M	Fiberlight, LLC	Install Subaqueous Directional Drill Telecommunications Utility Line @ Davis Island Bridge w/ COT Easement
18-009	3/23/18	M	City of Tampa Real Estate Dept.	Art Sculpture on Julian B. Lane Park Pier
18-010	3/27/18	M	MPLX Terminals LLC	Phase 2/South ½ Seawall Replacement @ 425 S. 20 th St./Hooker's Point
18-011	4/2/18	M	Hills. Cnty Real Estate Dept.	Proposed Floating Fueling Dock Assoc. w/ New Upland Fueling Station @ E.G. Simmons Park
18-012	4/6/18	M	Andres Agocha	Proposed Dock & Boat Lift @ 1018 Seagrape Dr./Lot 87 – Len-Little Harbor

EXPENDITURES

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

04/01/2018 - 04/30/2018

COMPANY	DESCRIPTION	AMOUNT	FUNDING	ADDITIONAL INFORMATION
Carahsoft Technology Corp	Software License	\$ 56,282.12	Operating	Financial Software for creating dashboards

Board Meeting
May 15, 2018
ID149166

F. EXECUTIVE DIRECTOR REPORT

G. PRESENTATIONS

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

I. FUTURE PROPOSED PROJECTS

**PORT TAMPA BAY - LIST OF FUTURE PROPOSED PROJECTS
MAY 2018**

Project Name	Current Contractor/ Consultant	Estimated Proposal/Bid Release	Estimated Board Approval
FY 2018-2020 Navigational Improvements	Orion Marine Construction	May 2018	Jul 2018
Landscape Services (SBE Set Aside)	Southshore Landscape & Lawn	Jun 2018	Aug 2018
Pendola Point Railroad Improvements	New Bid	Jun 2018	Aug 2018
Grounds Maintenance Services	Williams Landscape	Jul 2018	Aug 2018
Uniformed Security Guard Services	G4S Secure Solutions	Aug 2018	Nov 2018
Port Redwing Security Tower (SBE Set Aside)	New Bid	TBD	TBD

J. CALENDAR OF EVENTS

MAY 15, 2018, PROPELLER CLUB PORT OF TAMPA,
NATIONAL MARITIME DAY CEREMONY & DINNER,
YACHT STARSHIP, 5:30 PM

K. DATE OF NEXT MEETING

TUESDAY, MAY 15, 2018, 9:30 AM

L. ADJOURNMENT