

**PORT TAMPA BAY  
MONTHLY BUSINESS MEETING  
MARCH 19, 2019 - 9:30 AM**

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**April 17, 2019 - 6th Annual Tampa Bay Safety and Risk Mitigation Summit - Port Tampa Bay Cruise Terminal 2, 8:30 am to 1:00 pm: Register at [www.tampasafetysummit.com](http://www.tampasafetysummit.com)**

- K. **Date of Next Meeting Tuesday, April 16, 2019, 9:30 am**
- L. **Adjournment**

**A. INVOCATION AND PLEDGE**

**RESOLUTION TO SOUTHWEST FLORIDA  
WATER MANAGEMENT DISTRICT RETIRED  
CHIEF ADVISORY ENVIRONMENTAL  
SCIENTIST, DR. BRANDT HENNINGSEN**

**PUBLIC COMMENT**

**B. APPROVAL OF MINUTES**

**PRESENTATION AND APPROVAL OF  
FINANCIAL STATEMENT**

**C. APPROVAL OF CONSENT AGENDA**

**PORT TAMPA BAY  
Business Meeting  
February 18, 2019  
9:30 am**

The Port Tampa Bay (PTB) Business Meeting was called to order at 9:32 am with the following Board members present: Mr. Stephen W. Swindal, Chairman; Mr. Carl Lindell, Jr., Vice-Chairman; Mr. Patrick H. Allman, Secretary/Treasurer; and Mr. Hung T. Mai, P.E., Commissioner. Ms. Pat Kemp, Commissioner, arrived at 9:57 am, Mayor Bob Buckhorn, Commissioner, was absent and there is currently one vacant seat on this board.

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. Stephen Fry, Vice President of Finance; Mr. John Thorington, Vice President of Government Affairs and Board Coordination; Mr. Ram Kancharla, Vice President Planning and Economic Development; Mr. Wade Elliott, Vice President of Marketing; Mr. Lane Ramsfield, Vice President of Real Estate; Mr. Karl Strauch, Vice President of Branding and Regional Alliances; Ms. Joanne Toledo, Vice President of Human Resources; and Mr. Clay Hollis, Chief of Staff.

The public attendance sheet is Attachment 1.

**A. INVOCATION – PLEDGE**

Pastor Jake English gave the invocation and led the Pledge of Allegiance.

**RESOLUTION FOR MARK E. KAPLAN**

Chairman Swindal read a resolution honoring former Commissioner Mark Kaplan.

The resolution text is Attachment 2.

**PUBLIC COMMENT**

Ms. Denise Contreras noted that she, along with two of her colleagues from the Greater Tampa Realty Association, was in attendance to become better acquainted with the Board process. She express her appreciation for the invitation from staff to attend the meeting.

The public comment sheet is Attachment 3.

**B. APPROVAL OF MINUTES OF THE JANUARY 15, 2019 BOARD MEETING**

Commissioner Allman, seconded by Commissioner Lindell, moved to approve and receive the minutes as presented. The motion carried four to zero with Mayor Buckhorn and Commissioner Kemp being absent.

## **APPROVAL OF THE FINANCIAL STATEMENT OF FOUR MONTHS ENDING JANUARY 31, 2019**

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

There was brief discussion regarding the timing of the budgeting with Mr. Fry stating that during the budget process assumptions are made as to what will happen during each month and that there was no risk expected to the budget at fiscal year-end September 30, 2019.

There being no further comments, Commissioner Lindell, seconded by Commissioner Mai, moved to approve the Financial Statement of Four Months Ending January 31, 2019. The motion carried four to zero with Mayor Buckhorn and Commissioner Kemp being absent.

### **C. APPROVAL OF THE CONSENT AGENDA**

- 1. Approval of Site Improvements Permit – Buckeye Terminals, LLC (Buckeye) and Grant of Water Main Easements to the City of Tampa Water Department and Buckeye Along McCloskey Blvd.**
- 2. Approval of Lease Amendment with Pasco Terminals, Inc.**
- 3. Approval of Consent to Assignment of Submerged Lands Lease from BBD Rocky Point, LLC to NR Rocky Point Property Owner, LLC, Amendment to Submerged Lands Lease, and Estoppel Certificate**

There being no comments, Commissioner Allman, seconded by Commissioner Mai, moved to approve the consent agenda as presented. The motion carried four to zero with Mayor Buckhorn and Commissioner Kemp being absent.

### **D. REGULAR AGENDA**

- 1. Approval of Port Tampa Bay Security System Maintenance and Repair Agreement**

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

In response to Commissioner Allman's questions regarding GSA's past performance, scope of the contract as well as why there was only one submittal to the Request for Proposals, Mr. Dubina stated that GSA had met or exceeded expectations and the contract allowed GSA to do upgrades, which would take into account new areas. Mr. Dubina stated that there may have been only one submittal due to the complexity of the contract and to have another competitive bidder that has the same suite of products would be unusual. Commissioner Allman stated that this item is very critical and important for safety and security reasons.

Commissioner Mai commended staff for the recommendation of GSA with its experience and being 100% Small Business Enterprise.

There being no further comments, Commissioner Allman, seconded by Commissioner Mai, moved to authorize the Port President/CEO, or his designee, to negotiate a contract with GSA Security, Inc. to maintain, enhance, repair, and troubleshoot existing PTB camera systems,

access control devices and other security network components for the period of one (1) year at a cost not to exceed \$377,000, which includes a 5% contingency, beginning in April 2019; with two (2) one-year consecutive renewal options at the sole discretion of PTB, all subject to review by Port counsel. If PTB is unable to negotiate a contract with the single proposer, staff will terminate the negotiations and re-advertise the RFP. The motion carried four to zero with Mayor Buckhorn and Commissioner Kemp being absent.

**2. Approval of Site Improvements Permit – Sparkman Wharf Facility Improvements at Channelside Drive**

Commissioner Pat Kemp arrived at 9:57 am.

Mr. Patrick Blair, Director of Engineering, outlined the item as presented in the write-up included in the agenda.

There being no comments, Commissioner Allman, seconded by Commissioner Kemp, moved to authorize the Port President/CEO, or his designee, to approve the Site Improvements Permit for CBP Development LLC improvements to the Sparkman Wharf facility, subject to review by Port counsel. The motion carried five to zero with Mayor Buckhorn being absent.

Mr. Anderson noted that James Nozar, President and CEO of Strategic Property Partners, would be giving an update to the Board, in April 2019, on the improvements and the success of Sparkman Wharf.

**3. Approval of Additional Funding for Project Close-Out of Berth 219 Refrigerated Warehouse**

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

In response to Commissioner Mai's question regarding if the pre-engineered building did not fit with the rack system was the reason for the extra costs, Mr. Klug stated that could be part of the reason but there were a number of issues associated with the project costs.

There being no further comments, Commissioner Allman, seconded by Commissioner Kemp, moved to authorize additional funds in the amount of \$182,714 for a final settlement of the subcontractor claim as referenced in the Agenda Item, and authorize the Port President/CEO, or his designee, to execute a final change order with Batson-Cook Company for the same, all in accordance with the terms set forth in the Agenda Item and subject to the subcontractor signing a Final Release of Lien and Claims for the project, and subject to review by Port counsel. The motion carried five to zero with Mayor Buckhorn being absent.

**4. Approval of Financial Deferment with Puraglobe Florida, LLC**

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

In response to Chairman Swindal's question regarding how much money Puraglobe had invested, Mr. Daane Reinking, Managing Director, Puraglobe USA, stated that Nexlube had invested nearly \$100 million into the site and that Puraglobe had plans to invest another \$20 million this year to complete the lubricant blending facility.

In response to Commissioner Mai's question regarding the oil type to be processed, Mr. Reinking stated that the original plan from Nexlube was to take waste oil and re-refine into white oil. The current plans with Puraglobe this year would be to complete the lubricant blending facility and in two to three years to re-refine used motor oil into base oils and to produce passenger car motor oils as well as heavy diesel engine oil.

In response to Commissioner Allman's question as to what operations would be in place at the end of the year, Mr. Reinking stated that Puraglobe would be importing base oil production from its two refineries in Germany to refineries in Tampa and blending the base oil with additives to use in passenger car and heavy diesel oils.

There being no further comments, Commissioner Kemp, seconded by Commissioner Allman, moved to authorize the Port President/CEO, or his designee, to execute a financial deferment agreement with Puraglobe Florida, LLC, in accordance with the terms set forth in the agenda item and subject to review by Port counsel. The motion carried five to zero with Mayor Buckhorn being absent.

#### **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 Lindell, seconded by Commissioner Mai, moved to receive the reports as presented. The motion carried five to zero with Mayor Buckhorn being absent.

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

Mr. Anderson reported that following last month's board meeting, the Port hosted the dedication ceremony for a milestone event in the Port's history, the Big Bend Channel deepening and widening project. Mr. Anderson thanked Commissioners that attended as well as numerous customers and staff. The dedication ceremony highlighted the historic project that was completed using total of \$63 million in public and private dollars from the Army Corps of Engineers, the Florida Department of Transportation, Port Tampa Bay, Mosaic and TECO. This is possibly the first instance in the United States where private equity dollars from private partners were invested into a federal dredging project. Once the project is completed, the channel will be federally maintained.

Mr. Anderson stated that two weeks after the Big Bend Channel dedication, Port Tampa Bay hosted a luncheon to honor the inaugural call of the M/V *Pireaus* as part of the China Ocean Shipping Company's (COSCO) new direct weekly container shipping service between Asia and Tampa. As this is one of the most significant commercial developments in PTB history, Mr. Anderson noted that groundwork began years ago to increase the Port's container revenues, which were about three percent of its gross revenue. PTB has experienced significant increases in its container revenues and staff expects that to double and even triple over the next year. Mr. Anderson also thanked Commissioners who attended as well as the senior leadership from COSCO and the Panama Canal Authority.

Mr. Anderson stated he was proud to have been one of the panelists for the American Association of Port Authorities (AAPA) Nationwide Human Awareness Webinar, which was held in January 2019. The webinar dealt with best practices for ports on how to combat human trafficking across multiple modes of transportation. Mr. Anderson continued that as a U.S. appointee to a federal advisory committee on human trafficking, he would periodically endeavor to keep the board updated on the work of the committee, on what PTB was doing to raise awareness among its employees, stakeholders and partners throughout the port complex about how to combat human trafficking. One initiative PTB had already undertaken was to provide information to the trucking community about how truckers could be on the alert to possibly spot human trafficking activity. PTB staff is working with an organization called Truckers Against Trafficking to facilitate this initiative to the nearly 10,000 truck moves on any given day at the port complex. PTB is initiating internal education for its team members to identify key indicators and will host an AAPA Winter Security Committee as well and the Annual Safety and Risk Mitigation Summit, which is where this key topic would also be addressed.

Mr. Anderson reported that PTB was always happy to host newly elected officials and tour the port as a continuing effort to educate not only local Tampa Bay elected officials but statewide, and educate them by highlighting the vast economic contributions of Port Tampa Bay. PTB staff recently hosted State Representative Adam Hattersley and U.S. Representative Ross Spano as well as members of their staff.

Mr. Anderson welcomed PTB's new Chief of Staff, Mr. Clay Hollis. Clay succeeds Mr. Jamal Sowell in this role as Mr. Sowell had been recently named President and CEO of Enterprise Florida by Governor DeSantis. Mr. Hollis previously served as external affairs director for former Agriculture Commissioner Adam Putnam and as a senior legislative assistant to former Congressman Tom Rooney, handling issues on appropriations, Army Corps of Engineers, transportation, and many other relevant issues to the Port.

Mr. Anderson reported that recently, in conjunction with the AAPA, PTB hosted the 12<sup>th</sup> Annual "Planning for Shifting Trade" Conference. This event draws leaders in the port and transportation industries from throughout the hemisphere to address how private and public sector transportation and supply chain stakeholders are adjusting, planning and operating to meet the new trends and demands of shifting international trade routes and trade policies. The conference was created to address the expansion of the Panama Canal and the impact that that expansion would have on global trade and logistics partners.

Mr. Anderson also reported that during the week prior to this meeting PTB hosted the 30<sup>th</sup> Annual Tampa Steel Conference, a signature event for PTB. About 280 persons attended this year's conference from around North America. The conference addresses key issues affecting the steel industry and the shipment of steel while providing important networking opportunities for valued guests. Mr. Anderson noted that Mr. John Thorington had worked all 30 years on this conference and it would not be what it is today without him. The keynote speaker was Mr. Jeff Vinik and Mr. Anderson then presented a photo and autographs from each conference speaker to Mr. Thorington to commemorate the milestone of this conference. Mr. Anderson continued that steel is a key commodity for PTB and PTB handles almost 300,000 tons of various types of inbound steel a year. This year there was a particular focus on the U.S. steel trade policy issues and their effects on production and distribution of steel products. The steel industry and port transportation leaders from throughout the nation took part in this year's event. PTB's terminal operating partner, Ports America, once again served as title sponsor. Mr. Vinik's keynote address

highlighted Strategic Property Partners' \$3 billion investment in downtown Tampa and the need for steel in the project was very relevant to the conference.

Mr. Anderson stated that PTB had enjoyed a tremendous strategic partnership with the Panama Canal Authority and its Administrator, Mr. Jorge Quijano. Mr. Quijano will be retiring later this year. Mr. Quijano's successor will be Dr. Ricauarte Vasquez Morales. Another highly valued Panama Canal Authority colleague, Mrs. Ilya Espino de Marotta, has been named the next Deputy Administrator of the Panama Canal. Mrs. Marotta recently spoke at the COSCO inaugural sailing dedication ceremony and at the AAPA/PTB 12<sup>th</sup> Annual "Planning for Shifting Trade" Conference. Mr. Anderson noted that he had sent congratulatory letters to Mr. Quijano, Dr. Vasquez and Mrs. Marotta. The relationship with Panama Canal Authority will continue to pay benefits throughout our port and community for decades to come.

Mr. Anderson expressed sympathy at the loss of Mrs. Dorothy Newton of the PTB Finance department, who passed away suddenly in January. Dorothy was deeply respected by the entire organization. She was positive and deeply embedded in the port culture. Mr. Anderson expressed heart-felt condolences to Dorothy's family.

Mr. Anderson recognized Mr. Raul Alfonso, Mr. Wade Elliott and Mr. Doug Wray of Ports America while he announced that CMA CGM, a leading worldwide shipping group, would begin serving PTB in late May 2019 with its Pacific Express 3 or PEX3 Service. CMA CGM has presence in 160 countries with a fleet of 506 vessels. CMA CGM serves over 420 ports across the globe and is a member of the ocean alliance. The PEX3 port service rotation will be as follows: Singapore, Vung Tau, Hong Kong, Shekou, Ningbo, Shanghai, Busan, Panama Canal, Houston, Mobile, New Orleans, Tampa, Miami and back to Singapore. Mr. Anderson thanked Mr. Alfonso, Mr. Elliott and Mr. Wray for their efforts over the past six years working together and traveling tirelessly to Asia and to conferences around the world to make this happen. The addition of this new trans-Pacific service is another huge leap forward for the Port's container business. Mr. Anderson concluded that the ships that will be calling in the rotation will be the largest ships ever to enter the Bay ranging from 8500 – 9500 TEU vessels.

Chairman Swindal thanked PTB leadership for their optimism and tenacity to move PTB forward in the container business.

Commissioner Mai noted the COSCO and Steel Conference events and commended staff for putting successful events together. Commissioner Mai also congratulated staff for the CMA CGM announcement.

**G. PRESENTATIONS**

There was no presentation.

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

There was no new business.

**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**

No events were highlighted.

**K. NEXT MEETINGS**

Chairman Swindal announced the next meeting would be Tuesday, March 19, 2019 at 9:30 am.

**L. ADJOURNMENT**

There being no further business, the meeting adjourned at 10:33 am.

ATTEST:

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Stephen Swindal, Chairman

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Patrick H. Allman, Secretary/Treasurer

# PORT TAMPA BAY BUSINESS MEETING

February 18, 2019 – 9:30 a.m.

## PUBLIC ATTENDANCE SIGN-IN SHEET

### NAME

DOUG WRAY

DAANE REINKING

DANY ROMERO

ROSS MCGILLIVRAY

BRIAN DIEHL

Amy Alsten

Mark C. Valent.

Jeff White

Camille York

Yolanda Hodges

Jawad Fariz

FRANK NELSON

Faheem Abbas

Nick Schreiber

Matt Wirthner

Denise Moore Contreras

### BUSINESS

Ports America

PURACLOBE

NOVA ENGINEERING

Ardamax & Assoc.

PENNONI ASSOCIATES

Brian Marine Group

ORION

TBESK

Raymond James

Blubay International Realty

BATSON-Loak

Blubay Intl Realty

Whiting-Turner Contracting

GSA Search

Bru Bay INTERNATIONAL

Additional spaces on next page.

# PORT TAMPA BAY BUSINESS MEETING

February 18, 2019 – 9:30 a.m.

## PUBLIC ATTENDANCE SIGN-IN SHEET

### NAME

### BUSINESS

Brian E. Lawrence

ISR 1774

George H. Lorton

ISR

Mike Brown

FDOT

Ray Clark

FDOT

Arthur Savage

A. R. Savage & Son

Philip Erbland

S+ME

Larry Schmatz

NOVA

Bob Nathan

Moffatt & Nichol

Brady Brump

Mosier

Bill Kozmull

Wille Kelen

PAT BLAIR

CR

Mike Frenner

HDR

Sean Coughlin

Hep

Randall Reid

JE Dunn

DAN HART

HZR

Dennis Manelli

Hendry Marine

Additional spaces on next page.

# PORT TAMPA BAY BUSINESS MEETING

February 18, 2019 – 9:30 a.m.

## PUBLIC ATTENDANCE SIGN-IN SHEET

NAME

BUSINESS

Genevieve O'Hara

Walbridge

Jessie Saunders

Jessie Saunders Inc

GARY GUY

FIRST CHOICE MAKING

CDMA

ETC

CHRIS AHERN

ATM INC

LISA Hansen

Seatrak USA

Additional spaces available on next page.

## RESOLUTION

WHEREAS, Mr. Mark E. Kaplan was appointed to the Board of Commissioners of Port Tampa Bay by Governor Rick Scott in April 2018, serving with distinction until January 2019; and

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

WHEREAS, Mr. Kaplan'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:

- Port Tampa Bay's highest ever annual operating revenues anticipated in FY2018;
- Significant advancement of the Big Bend Channel dredging project;
- Continued reduction of Port ad valorem millage rate;
- Record cruise passenger totals in FY2018
- Announcement of new direct, weekly container shipping service between China and Tampa; and

WHEREAS, Mr. Kaplan'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. Kaplan 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 19<sup>th</sup> day of February, 2019

**PORT TAMPA BAY BUSINESS MEETING  
FEBRUARY 18, 2019 – 9:30 a.m.**

**PUBLIC COMMENT  
SIGN-IN SHEET**

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

To make comments at beginning of meeting:

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

**NAME / ADDRESS**

**TOPIC / AGENDA ITEM NUMBER(S)**

DENISE MOORE CONTRERAS BLUBAY INTERNATIONAL REALTY	THANK YOU

To make comments on specific agenda items:

**NAME / ADDRESS**

**AGENDA ITEM NUMBER(S)**


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

**Port Tampa Bay**  
**Budgetary Comparative Statement of Revenues and Expenses**  
**For the five (5) months ending February 2019**

	Budget	Actual	Favorable (Unfavorable)	%
<b>Description</b>				
Port Usage Fees	21,721,682	21,139,281	(582,401)	-2.7%
Rentals	7,203,594	7,182,181	(21,413)	-0.3%
Other Operating	295,983	411,004	115,021	38.9%
<b>Operating Revenue</b>	<b>29,221,259</b>	<b>28,732,466</b>	<b>(488,794)</b>	<b>-1.7%</b>
Personnel	6,614,035	6,550,289	63,746	1.0%
Promotional	718,570	525,651	192,919	26.8%
Administrative	6,949,677	6,784,832	164,845	2.4%
<b>Operating Expense</b>	<b>14,282,282</b>	<b>13,860,771</b>	<b>421,510</b>	<b>3.0%</b>
<b>Operating Income</b>	<b>14,938,978</b>	<b>14,871,694</b>	<b>(67,283)</b>	<b>-0.5%</b>
	51%	52%		
Interest Income	87,050	579,439	492,389	565.6%
Interest Expense	(2,155,886)	(2,093,645)	62,242	-2.9%
Ad Valorem Tax Receipts	9,724,429	9,779,104	54,674	0.6%
Other, net	(903,331)	(496,054)	407,277	-45.1%
<b>Non-Operating</b>	<b>6,752,262</b>	<b>7,768,844</b>	<b>1,016,582</b>	<b>15.1%</b>
<b>Net Income</b>	<b>21,691,240</b>	<b>22,640,538</b>	<b>949,299</b>	<b>4.4%</b>

**SUBJECT:   AUDIT RESULTS AND FINANCIAL STATEMENTS FOR FISCAL YEAR  
ENDING SEPTEMBER 30, 2018**

**BACKGROUND:**

Pursuant to Chapter 11 of the Florida Statutes and the Rules of the Auditor General of the State of Florida, Port Tampa Bay (PTB) is required to have an audit of its financial transactions for each fiscal year performed by an independent auditor. Additionally, as a joint participant in various federal and state funding programs receiving funding above certain levels, PTB is also required to submit its grant records for audit in compliance with Title 2 U.S. *Code of Federal Regulations Part 200 Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance) and Chapter 10.550, *Rules of the Auditor General*.

The certified public accounting firm of Rivero, Gordimer & Company P.A. (Rivero Gordimer) performed the audit of PTB's financial transactions and grant records for the fiscal year October 1, 2017 through September 30, 2018 (Fiscal Year 2018) under the initial term of its agreement with PTB as approved by the PTB Board on June 20, 2017.

**FACTS/COMMENTS:**

Rivero Gordimer has issued an unmodified opinion that the financial statements present fairly, in all material respects, the financial position of PTB as of September 30, 2018, and the changes in its net assets and its cash flows for the year then ended, in conformity with generally accepted accounting principles.

In accordance with *Government Accounting Standards*, Rivero Gordimer also reviewed PTB's internal controls and conducted testing of its compliance with certain provisions of laws, regulations, contracts, grant agreements, and other matters.

In Fiscal Year 2015, Government Accounting Standards Board (GASB) Statement No. 68 (Accounting and Financial Reporting for Pensions) was implemented which resulted in a number of changes to the presentation of all state and local governments participating in pension plans, including PTB since it participates in the pension plan administered by the Florida Retirement System (FRS). One of the primary changes is that all state and local governments participating in the FRS pension plan are now required to recognize their portions of the unfunded liability which exists in the plan. PTB's portion of the FRS unfunded liability has been reflected in the audited Fiscal Year 2018 financial statements.

On October 16, 2018, the board was presented with the year-end unaudited financials which reported Operating Revenue of \$59.7 million, Operating Expenses of \$33.1 million, Operating Income of \$26.6 million and Net Income of \$34.1 million. The audited financials resulted in a net favorable impact to Net Income of \$470,000. Operating Revenue was almost flat at \$59.7 million due to favorable year-end accrual adjustments, Operating Expenses increased to \$33.8 million due to additional FRS valuation adjustment (\$340k) and Promotional/Administrative expenses (\$295k) that were recognized well after the end of fiscal year. This resulted in Operating Income decreasing to \$25.9 million. Non-Operating Revenue/Expenses increased to \$8.6 million due to dredge reimbursement received well after the fiscal year. Net Income increased to \$34.6 million (see chart for analysis).

**RECOMMENDATION:**

Accept the audit results for the audit period October 1, 2017 through September 30, 2018.

Board Meeting  
March 19, 2019  
Finance 155833

<b>Port Tampa Bay</b>						
<b>Comparative Statement of Revenues and Expenses as reported vs audited</b>						
<b>9/30/2018</b>						
	FY18	<b>As reported</b>	Favorable		<b>Audited</b>	
	Budget	FY18	(Unfavorable)	%	FY18	Change from
		Actual			AUDITED	reported
<b>-----Operating Revenue-----</b>						
Port Usage Fees	41,441,007	43,615,890	2,174,883	5.2%	43,602,704	(13,186)
Rentals	13,693,569	15,280,151	1,586,582	11.6%	15,298,548	18,397
Other Operating	649,177	784,335	135,158	20.8%	818,033	33,698
<b>-----Total Operating Revenue-----</b>	<b>55,783,753</b>	<b>59,680,376</b>	<b>3,896,623</b>	<b>7.0%</b>	<b>59,719,285</b>	<b>38,909</b>
<b>-----Operating Expense-----</b>						-
Personnel	15,954,035	16,741,543	(787,508)	-4.9%	17,081,803	(340,260)
Promotional	1,057,433	1,214,506	(157,073)	-14.9%	1,355,480	(140,974)
Administrative	14,746,526	15,073,955	(327,429)	-2.2%	15,227,815	(153,860)
Bad Dept Expense		89,677			89,677	-
<b>-----Total Operating Expense-----</b>	<b>31,757,994</b>	<b>33,119,681</b>	<b>(1,272,010)</b>	<b>-4.0%</b>	<b>33,754,775</b>	<b>635,094</b>
<b>-----Operating Income-----</b>	<b>24,025,759</b>	<b>26,560,695</b>	<b>2,534,936</b>	<b>10.6%</b>	<b>25,964,510</b>	<b>(596,185)</b>
<b>Non-Operating Rev/(Exp)</b>						
Interest Income	251,125	588,184	337,059	134.2%	587,642	(542)
Interest Expense	(5,185,373)	(3,098,680)	2,086,693	-40.2%	(3,098,680)	-
Ad Valorem Tax Receipts	11,065,659	10,868,260	(197,399)	-1.8%	10,868,260	-
Other Net	(832,437)	(789,755)	42,682	-5.1%	277,597	1,067,352
<b>-----Net Non-Operating Revenue-----</b>	<b>5,298,974</b>	<b>7,568,009</b>	<b>2,269,036</b>	<b>42.8%</b>	<b>8,634,819</b>	<b>1,066,809</b>
<b>-----Net Income -----</b>	<b>29,324,733</b>	<b>34,128,704</b>	<b>4,803,972</b>	<b>16.4%</b>	<b>34,599,329</b>	<b>470,624</b>

**SUBJECT: REMOVAL OF UNSERVICEABLE AND SURPLUS PROPERTY FROM PORT TAMPA BAY'S ASSET RECORDS**

**BACKGROUND:**

The removal of Port Tampa Bay (PTB) property from the asset records requires specific approval by the PTB Board of Commissioners. Additionally, disposition of PTB's tangible personal property, such as equipment and vehicles, owned by local governments is subject to Section 274.06, *Florida Statutes*, which states that a governmental unit's property which is obsolete or the continued use of which is uneconomical or inefficient, or which is without commercial value may be first offered to any governmental unit and then donated, destroyed, or abandoned. Further, if the value of the property is estimated to be \$5,000 or less, it may be disposed of in the most efficient and cost-effective means as determined by the governmental unit.

**FACTS/COMMENTS:**

PTB staff has determined that the tangible personal property listed below is surplus and/or obsolete or no longer serves a useful function to PTB. Staff believes that the printing equipment may be useful to other government units and recommends sending it to the Hillsborough County surplus equipment warehouse for disposal. If not accepted by the Hillsborough County surplus equipment warehouse, staff recommends destroying the equipment, which is also allowable under Section 274.06 of the *Florida Statutes*.

<u>Asset No.</u>	<u>Description</u>	<u>Net Book Value</u>	<u>Acquisition Date</u>	<u>Disposal Method</u>
O-1939	Canon 9476 Dual Roll Plotter	\$0	5/1/1999	Offer to Gov't Units

**RECOMMENDATION:**

Approve removal of the referenced asset from PTB's asset records and authorize the Port President/CEO, or his designee, to declare the subject property surplus and dispose of the item in accordance with the methodology stated above.

Board Meeting  
March 19, 2019  
Finance #152529

**SUBJECT: ADDITIONAL FUNDING FOR PORT ADMINISTRATION BUILDING  
ROOF REPLACEMENT UNDER ON-CALL SERVICES CONTRACT NO.  
18-00218-01**

**BACKGROUND:**

On January 15, 2019, the Port Tampa Bay (PTB) Board of Commissioners approved a work authorization under the On-Call Services Contract No. 18-00218-01 with Reno Building, LLC (Reno) in the not to exceed amount of \$498,769 to replace the 20-year old modified bitumen roof at PTB's Administration Building located at 1101 Channelside Drive. The funding included a 5% contingency of \$23,751 to remedy any unforeseen conditions that may arise. Reno is a Tampa based Small Business Enterprise construction company which entered into the On-Call Services Contract pursuant to authorization by the PTB Board at its May 15, 2018.

**FACTS/COMMENTS:**

The roofing demolition uncovered severe corrosion of the underlying structural supporting metal roof deck in two areas over PTB offices that needed replacement. The full extent of the corrosion was not known until the roof was opened up for the roof replacement. The cost of this unforeseen work will exceed the approved project budget by \$60,000. The increase of \$60,000 would increase the total project budget to a not to exceed amount of \$558,769.

Funds are available for the additional work within the existing budget for the On-Call Services Contract.

**RECOMMENDATION:**

Authorize additional funding of the work authorization for the roof replacement at the Port Tampa Bay Administration Building under the On-Call Services Contract No. 18-00218-01 with Reno Building, LLC in the amount of \$60,000, subject to final review by Port counsel.

Board Meeting  
March 19, 2019  
Engineering #1555930v3



**SUBJECT: STANDARD WORK PERMIT APPLICATION #18-035 – SPRAY MISER INTERNATIONAL INC. RENEWAL OF 10-YEAR MAINTENANCE DREDGING 20,000 CY OF MATERIAL FROM PORT TAMPA CHANNEL FOR FACILITY LOCATED AT 6100 PORT TAMPA DR., TAMPA, FL**

**BACKGROUND:**

Spray Miser International, Inc. (Spray Miser) submitted Standard Work Permit Application No. 18-035 (Permit) proposing a 10-year maintenance dredging renewal for removal of approximately 20,000 cubic yards of material annually to a depth of -34-feet for its facility located at 6100 Port Tampa Drive, Tampa, Florida on the Port Tampa Channel.

**FACTS/COMMENTS:**

The proposed Permit has received recommendations for approval from the Environmental Protection Commission (EPC) of Hillsborough County and has been deemed consistent with the *Imagine 2040: Tampa Comprehensive Plan* by the Hillsborough County City-County Planning Commission.

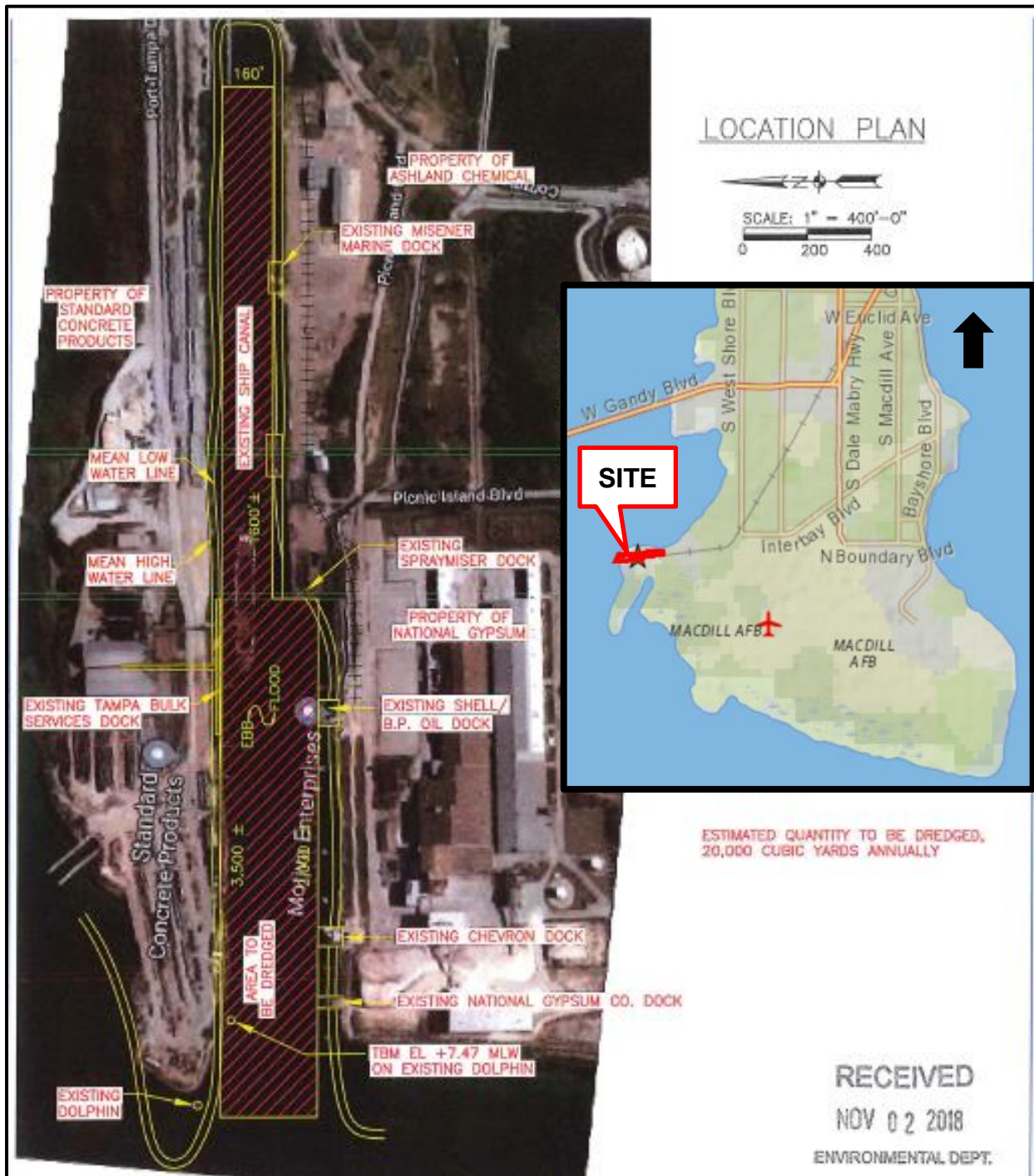
**Public**

**Hearing:** PTB staff held a public hearing on the proposed Permit on February 15, 2019 and there were no comments.

**RECOMMENDATION:**

Authorize the Port President/CEO, or his designee, to execute PTB Standard Work Permit 18-035, subject to review by the Port counsel.

Board Meeting  
March 19, 2019  
Environmental 155948





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: Craig Roberts

Date: February 15, 2019

Subject: Spray Miser International, Inc.  
Standard Work Permit Application #18-035 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, February 15, 2019 at 9:30 a.m. Attached is the transcription of the hearing along with copies of all exhibits.

  
\_\_\_\_\_  
Craig Roberts  
Hearing Officer

Date 2/19/19

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 Standard Work Permit Application No. 18-035 for Spray Miser International, Inc.

  
\_\_\_\_\_  
Jackie Julien  
Environmental Department

Date 2/18/19

Attachments

**PUBLIC HEARING TRANSCRIPT**  
**February 15, 2019 at 9:30 a.m.**  
**Standard Work Permit Application #18-035**  
**Spray Miser International, Inc.**

**ATTENDEES**

Barbara Baity – Port Tampa Bay  
Jackie Julien – Port Tampa Bay  
Joe Kowalski – K2 Engineering, Inc.

**HEARING OFFICER**

Craig Roberts

1 **MR. ROBERTS:**

2  
3 Good morning. Today is Friday, February 15, 2019 and this public hearing is  
4 called to order at 9:30 a.m. This hearing is held under the authority and pursuant to  
5 Chapter 95-488 of the Laws of Florida. The purpose of the hearing is to hear  
6 comments from the general public and interested parties regarding the following:  
7

8  
9 **PORT TAMPA BAY STANDARD WORK PERMIT APPLICATION #18-035 FOR**  
10 **SPRAY MISER INTERNATIONAL, INC**  
11

12 My name is Craig Roberts 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 hearing officer at public hearings such as the one we are  
15 conducting today. Sitting beside me is Jackie Julien, Environmental Supervisor, who  
16 will assist me in this hearing.  
17

18 **MS. JULIEN:**

19  
20 Spray Miser International, Inc. has applied to Port Tampa Bay for a marine  
21 construction Standard Work Permit for a 10-year maintenance dredging renewal for  
22 removal of approximately 20,000 cubic yards of material annually from Port Tampa  
23 Channel to a depth of minus 34 (-34) feet Mean Low Water elevation, NGVD 1929, for  
24 the facility located at 6100 Port Tampa Drive, Tampa, Florida. The agent for the project  
25 is K2 Engineering, Inc., an environmental and engineering firm.  
26

27 There are nine (9) exhibits that I would like to offer into the record:  
28

29 **Exhibit No. 1** – A copy of Port Tampa Bay Standard Work Permit Application Number  
30 18-035 submittal received on September 6, 2018 and revised drawings received on  
31 November 2, 2018.  
32

33 **Exhibit No. 2** – Copies of Port Tampa Bay's certified letters of notice dated November  
34 21, 2018 sent to the Environmental Protection Commission (EPC) of Hillsborough  
35 County Wetlands Division, the Planning Commission, riparian property owners in the  
36 area, and interested parties for review of the project proposal.  
37

38 **Exhibit No. 3** – Copy of the Tampa International Airport comments on behalf of the  
39 Federal Aviation Authority (FAA) received via email on November 26, 2018 and  
40 December 14, 2018 stating the dredging operation doesn't appear to be an issue and  
41 the height of equipment needs to be coordinated with MacDill Air Force Base regarding  
42 an FAA determination under MacDill's jurisdiction.  
43

1 **Exhibit No. 4** – Copy of the Florida Department of Transportation emailed comments  
2 received on November 28, 2018 stating no comment for this project.

3  
4 **Exhibit No. 5** – Comments from the Environmental Protection Commission of  
5 Hillsborough County (EPC) Wetlands Management Division dated December 11, 2018  
6 indicating no objection to the proposed project, subject to specific conditions.

7  
8 **Exhibit No. 6** – Comments from the Hillsborough County City-County Planning  
9 Commission indicating consistency with the Image [*Imagine*] 2040: *City of Tampa*  
10 *Comprehensive Plan* received via email on January 16, 2019.

11  
12 **Exhibit No. 7** – Copy of adjoining riparian upland property owner's authorization,  
13 Standard Concrete Products, Inc., received via email on January 25, 2019 stating no  
14 objection to the project.

15  
16 **Exhibit No. 8** – Copy of comments from the Florida Fish and Wildlife Conservation  
17 Commission received via email on February 1, 2019 stating no objection to the project,  
18 subject to specific in-water construction conditions for manatee protection.

19  
20 **Exhibit No. 9** – The legal ad that appeared in the January 25, 2019 issue of the Tampa  
21 Bay Times advertising this public hearing.

22  
23  
24 **MR. ROBERTS:**

25  
26 Thank you Ms. Julien, I will accept the exhibits and they will be entered into the  
27 record as presented.

28  
29 At this time we will take comments concerning this issue.

30  
31 Are there any comments?

32  
33 **MR. JOE KOWALSKI:**

34  
35 Good morning. My name is Joe Kowalski with K2 Engineering. I'm here to  
36 answer any questions you might have concerning the permit application. Ok.

37  
38 **MR. ROBERTS:**

39  
40 Thank you. Hearing no further comments, a transcript will be made and  
41 furnished to the Port Authority Staff. The Staff will make a recommendation to our  
42 Board of Commissioners. Staff recommendation will be available prior to the Board  
43 meeting to be held on March 19, 2019. If there is nothing else to come before this  
44 hearing, I declare this hearing closed at 9:35 a.m.

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I, **CRAIG ROBERTS**, have read and approve the form of the attached transcript of the February 15, 2019 Public Hearing for Standard Work Permit Application 18-035 Spray Miser International, Inc.

Dated this 19<sup>th</sup> day of February, 2019.



\_\_\_\_\_  
Craig Roberts  
Public Hearing Officer

# SIGN-IN SHEET

## PUBLIC HEARING FOR

### SPRAY MISER MAINTENANCE DREDGE

Friday, February 15, 2019 @ 9:30 A.M.

#### PLEASE PRINT THE FOLLOWING INFORMATION

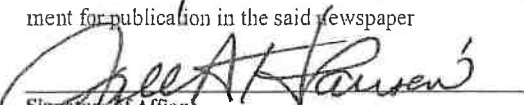
	YOUR NAME (Please print)	COMPANY NAME (Please print full company name)	COMPLETE COMPANY ADDRESS (Please print full company address)	Do you plan to comment?
1.	Joe Kowalski	K <sup>2</sup> ENGINEERING INC	7804 US HWY, 301 SOUTH RIVERVIEW, FL 33578	Y
2.				
3.				
4.				
5.				
6.				
7.				
8.				
9.				
10.				

**Tampa Bay Times**  
Published Daily

STATE OF FLORIDA            )  
  ) ss  
COUNTY OF Hillsborough County

Before the undersigned authority personally appeared Jill Harrison who on oath says that he/she is Legal Clerk of the Tampa Bay Times a daily newspaper printed in St. Petersburg, in Pinellas County, Florida; that the attached copy of advertisement, being a Legal Notice in the matter RE: #18-035, Spray Miser was published in Tampa Bay Times: 1/25/19. in said newspaper in the issues of Baylink Hillsborough

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

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

Sworn to and subscribed before me this 01/25/2019.

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

Personally known  or produced identification

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

**PORT TAMPA BAY  
NOTICE OF PUBLIC HEARING**

Notice is hereby given of a public hearing to be held at 9:30 a.m., February 15, 2019, before the Tampa Port Authority, d/b/a Port Tampa Bay at its offices located at 1101 Channelside Drive, Tampa, Florida 33602, to hear public comments regarding the following:

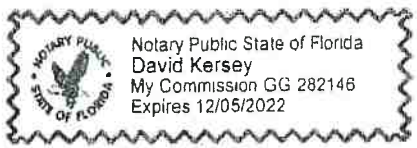
**STANDARD WORK PERMIT  
APPLICATION # 18-035 FOR  
SPRAY MISER INTERNATIONAL, INC**

Additional information is available online at [www.tampaport.com](http://www.tampaport.com). All written comments and objections directed toward the foregoing matter should be filed with Port Tampa Bay, Real Estate Department, at 1101 Channelside Drive, Tampa, Florida 33602 by 12:00 noon on February 14, 2019. Oral comments and objections may be presented at the hearing.

In accordance with the federal Americans with Disabilities Act and Section 286.26, Florida Statutes, persons with disabilities requiring reasonable accommodation to participate in this hearing should call (813) 905-5031 or fax (813) 905-5029 not later than 48 hours prior to the hearing.

ANY PERSON WHO DECIDES TO APPEAL ANY DECISION OF THE PORT TAMPA BAY WITH RESPECT TO ANY MATTER CONSIDERED AT THIS PUBLIC HEARING WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH A PURPOSE, MAY NEED TO HIRE A COURT REPORTER TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

(735303) 1/25/2019



**SUBJECT: SITE IMPROVEMENTS PERMIT – PURAGLOBE FLORIDA, LLC  
UNLOADING ARM AND PIPELINE EASEMENT TO BERTH 22**

**BACKGROUND:**

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

**FACTS/COMMENTS:**

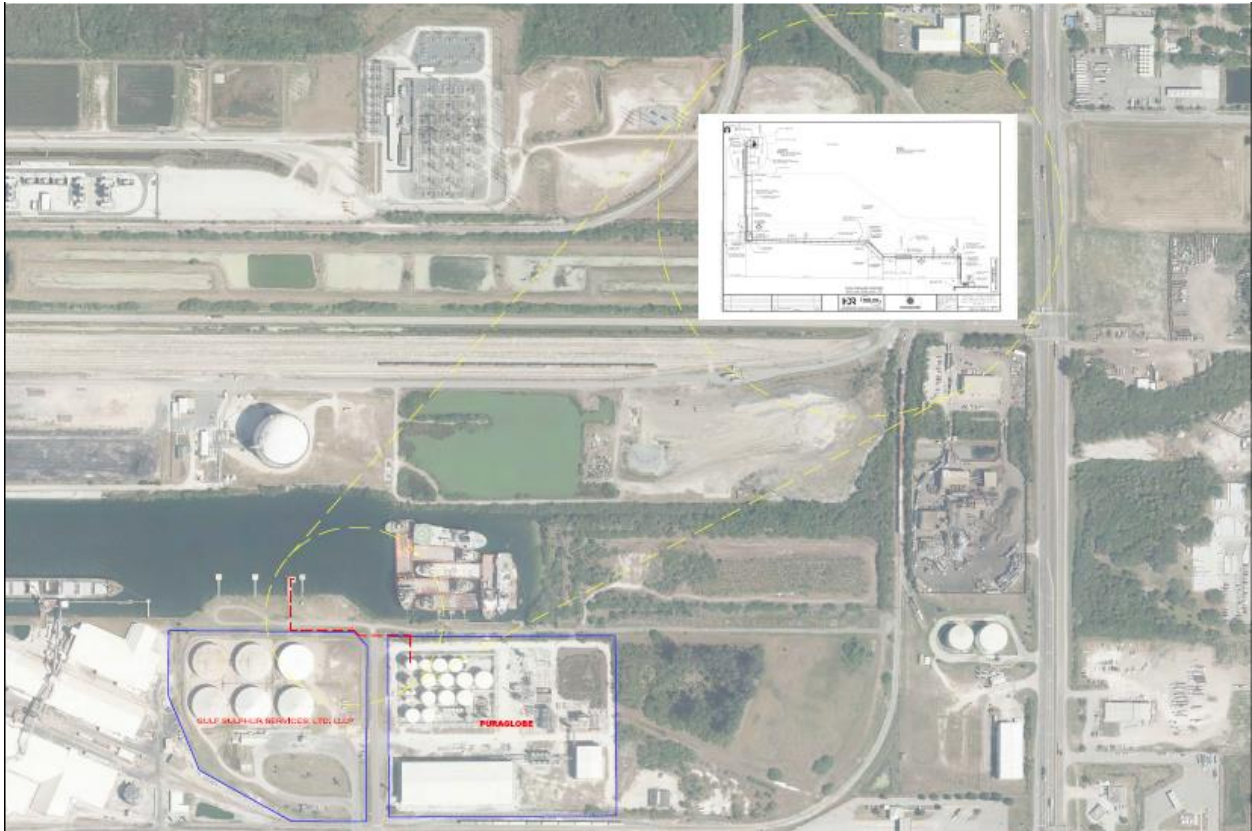
Puraglobe Florida, LLC (Puraglobe) leases approximately 12 acres at Pendola Point near Berth 21 and finalizing plans for the completion of a recycled lube oil processing facility on the premises. Puraglobe proposes to install a new mechanical unloading arm at Berth 22 and an 8-inch pipeline from Berth 22 to its leasehold recycling facility to allow it to receive and ship lube oil. Puraglobe estimates the cost to construct the unloading arm and pipeline at \$450,000, and estimates the construction work would take approximately 8-months to complete.

Staff requests approval to proceed with issuing the Site Improvement Permit and execution of the necessary easements to Puraglobe for the unloading arm and pipelines to Berth 22.

**RECOMMENDATION:**

Authorize staff to proceed with issuing the Site Improvements Permit and execution of pipelines and unloading arm easements to Puraglobe Florida, LLC, subject to final review by Port counsel.

Board Meeting  
March 19, 2019  
Engineering #155931v1



**SUBJECT: GEOGRAPHIC INFORMATION SYSTEMS (GIS) ENTERPRISE  
MANAGED CLOUD SERVICES, AGREEMENT NO. 17-02616**

**BACKGROUND:**

In 2016, Port Tampa Bay (PTB) chose to move its GIS data to a cloud-hosted environment in order to expand those services to outside users such as the harbor pilots, U.S. Coast Guard, Hillsborough County Sheriff's Office, and port clients. In November 2016, PTB's Board approved the selection of the Timmons Group (Timmons) to provide Geographic Information Systems (GIS) Enterprise Managed Cloud Services to host data, map services, software, and licenses for the port, following PTB's advertisement of a request for proposals for which two consultant firms responded.

**FACTS/COMMENTS:**

In February 2017, PTB and Timmons entered into a one-year contract with two, one-year renewal options. In February 20, 2018, PTB executed the first one (1) year renewal option to GIS Enterprise Managed Cloud Services Agreement. PTB staff recommends exercising the second, one-year renewal term with Timmons in an amount not to exceed \$37,170.00 for the third year of the contract (2019).

Funding for this agreement was included in the FY 2019 Capital Program.

**RECOMMENDATION:**

Authorize the Port President/CEO, or his designee, to execute the second (1) year renewal option to the GIS Enterprise Managed Cloud Services, Agreement No. 17-02616, with the Timmons Group, under the same terms and conditions, in an amount not to exceed \$37,170.00 for the contract year, subject to review by Port counsel.

**SUBJECT: STANDARD WORK PERMIT APPLICATION #16-021 (REVISION #1) – SEAZEN ROCKY POINT, LP MODIFICATION FOR PRIVATE MULTI-RESIDENTIAL DOCKING FACILITY FOR ROCKY POINT APARTMENTS AT 7616 W. COURTNEY CAMPBELL CWY, TAMPA, FLORIDA**

**BACKGROUND:**

Seazen Rocky Point, LP applied for a Standard Work Permit Revision (Revision #1) for modification of the previously permitted multi-residential docking facility for Rocky Point Apartments located on Old Tampa Bay being developed at 7616 W. Courtney Campbell Causeway, Tampa, Florida. Port Tampa Bay (PTB) issued Standard Work Permit No. 16-021 on August 28, 2017 for the (i) construction of a 32 slip docking facility with a kayak launch, (ii) installation of 8 private aids to navigation channel markers, and (iii) installation 2 “Caution Seagrass” floating buoy signs. Revision #1 proposes to increase the previously permitted finger piers from 15-ft to 22-ft, install 4-post boat lifts in 24 of the 32 slips, and install 8 jet ski docks in the remaining slips. The PTB Board authorized an approximately 27,905 square feet (0.64 acre) submerged lands lease for this project at its August 15, 2017 Board meeting for the private multi-residential docking facility constructed on sovereign submerged owned by Port Tampa Bay.

**FACTS/COMMENTS:**

The proposed project has received recommendations for approval from the Environmental Protection Commission (EPC) of Hillsborough County, has been deemed consistent with the *Imagine 2040: City of Tampa Comprehensive Plan* by the Hillsborough County City-County Planning Commission, and meets all applicable PTB, EPC, and Planning Commission requirements. In addition, the Southwest Florida Water Management District (SWFWMD) and the U.S. Army Corps of Engineers (Corps) have permitted the proposed project.

PTB staff held a public hearing on February 8, 2019 and received comments from a representative of the Dana Shores Civic Association and citizen residing in the surrounding community as well as a member of the Courtney Campbell Causeway Scenic Highway Corridor Advisory Committee. The comments focused on the impact the proposed project would have on wildlife species (particularly manatees), additional powerboats using the area, and the aesthetic/view impacts to the Courtney Campbell Scenic Highway Corridor. The applicant’s representative responded that the applicant had acquired all environmental permits for the proposed project including permits from the Corps and SWFWMD with special conditions providing safeguards for manatees and seagrasses. In addition, the Tampa Bay Regional Planning Council found, at its March 11, 2019 meeting, that the project does not violate a specific strategy within the approved Courtney Campbell Corridor Management Plan.

**RECOMMENDATION:**

Authorize the Port President/CEO, or his designee, to execute PTB Standard Work Permit 16-021 Permit Revision No. 1, subject to review by the Port counsel.

Board Meeting  
March 19, 2019  
Environmental 155547







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: Craig Roberts

Date: February 15, 2019

Subject: ZF Development II, LLC, Revision Number 1 For  
Standard Work Permit Application #16-021 – 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, February 8, 2019 at 10:30 a.m. Attached is the transcription of the hearing along with copies of all exhibits.

  
\_\_\_\_\_  
Craig Roberts  
Hearing Officer

Date 2/22/2019

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 Standard Work Permit Application No. 16-021 Revision No. 1 for ZF Development II, LLC.

  
\_\_\_\_\_  
Jackie Julien  
Environmental Department

Date 2/22/2019

Attachments

**PUBLIC HEARING TRANSCRIPT**  
February 8, 2019 at 10:30 a.m.  
Standard Work Permit Application #16-021 (Revision No. 1)  
ZF Development II, LLC

**ATTENDEES**

Barbara Baity – Port Tampa Bay  
Jackie Julien – Port Tampa Bay  
Nick Zweber – The Chappell Group  
Brian Roberts – 3926 Americana Drive, Tampa, FL  
Allison Roberts – 3926 Americana Drive, Tampa, FL  
Bill Johnson – 2694 Redford Ct. W., Clearwater, FL  
Janet Holligshead – Island Club W Rocky Point

**HEARING OFFICER**

Craig Roberts

1 **MR. CRAIG ROBERTS:**

2  
3 Good morning. Today is Friday, February 8, 2019 and this public hearing is  
4 called to order at 10:30 a.m. This hearing is held under the authority and pursuant to  
5 Chapter 95-488 of the Laws of Florida. The purpose of the hearing is to hear  
6 comments from the general public and interested parties regarding the following:

7  
8  
9 **PORT TAMPA BAY STANDARD WORK PERMIT APPLICATION #16-021 (REVISION  
10 #1) FOR ZF DEVELOPMENT II, LLC**

11  
12 My name is Craig Roberts 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 hearing officer at public hearings such as the one we are  
15 conducting today. Sitting beside me is Jackie Julien, Environmental Supervisor, who  
16 will assist me in this hearing.

17  
18 **MS. JULIEN:**

19  
20 Revision (Revision #1) to Standard Work Permit No. 16-021 for modification to  
21 the construction of a private multi-family docking facility for ZF Development II, LLC,  
22 managing member of Seazen GP, LLC, for the Rocky Point Apartments being  
23 developed at 7616 W. Courtney Campbell Causeway, Tampa, Florida located on  
24 Hillsborough Bay. The original project included (i) the construction of a thirty-two (32)  
25 slip docking facility with a kayak launch, (ii) installation of eight (8) private aids to  
26 navigation channel markers, (iii) and two (2) "Caution Seagrass" floating buoy signs.  
27 The modification proposed is to increase the previously permitted finger piers from 15-  
28 feet to 22-feet, install 4-post boat lifts in 24 of the 32 slips and install 8 jet ski docks in  
29 the remaining slips. The approximately 27,905 square feet (0.64 acre) submerged  
30 lands lease associated with this project was approved by the Port Tampa Bay Board at  
31 the August 15, 2018 regular monthly meeting for the private multi-family docking facility  
32 constructed on sovereign submerged lands owned by Port Tampa Bay. The agent for  
33 the project is The Chappell Group, Inc., an environmental and engineering and  
34 consulting firm.

35  
36 There are eighteen (18) exhibits that I would like to offer into the record:

37  
38 **Exhibit No. 1** – A copy of Port Tampa Bay Standard Work Permit Revision Application  
39 Number 16-021 (Revision #1) project narrative and drawings submittal received on July  
40 3, 2018 and revised plans received on August 30, 2018.

41  
42 **Exhibit No. 2** – Copies of Port Tampa Bay's certified letters of notice dated November  
43 30, 2018 sent to the Environmental Protection Commission (EPC) of Hillsborough  
44 County Wetlands Division, the Planning Commission, Florida Department of

1 Transportation, riparian property owners in the area, and interested parties for review of  
2 the project proposal.

3  
4 **Exhibit No. 3** – Copy of the north adjacent riparian property owner, Florida Department  
5 of Transportation, emailed comments received on April 3, 2018 and November 30,  
6 2018 stating no comment for the proposed changes.

7  
8 **Exhibit No. 4** – Copy of the north adjacent riparian property owner, Florida Department  
9 of Transportation, Adjacent Riparian Property Owner's Affidavit of No Objection form  
10 executed on April 20, 2017 for the proposed docking facility location encroachment  
11 within the 25 foot riparian setback.

12  
13 **Exhibit No. 5** – Comments from the Hillsborough County City-County Planning  
14 Commission indicating consistency with the *Imagine 2040: City of Tampa*  
15 *Comprehensive Plan* received via email on December 4, 2018.

16  
17 **Exhibit No. 6** – Comments from the Environmental Protection Commission of  
18 Hillsborough County (EPC) Wetlands Management Division dated January 2, 2019,  
19 indicating no objection to the proposed project, subject to specific conditions.

20  
21 **Exhibit No. 7** – Copy of comments from the Hillsborough County Marine Safety and  
22 Special Enforcement Team received via email on February 1, 2019.

23  
24 **Exhibit No. 8** – Copy of the Florida Fish and Wildlife Conservation Commission  
25 concurrence review comments for the 32-slip docking facility dated March 22, 2017  
26 associated with the U.S. Army Corps of Engineers permit [Permit Number SAJ-2016-  
27 02852(SP-JLC)] issued on August 28, 2017 that was provided via email on February 4,  
28 2019.

29  
30 **Exhibit No. 9** – A copy of comments from the Tampa Police Department Marine Unit  
31 received via email on February 5, 2019.

32  
33 **Exhibit No. 10** – A copy of the Florida Uniform Waterway Marker permit issued by the  
34 Florida Fish and Wildlife Conservation Commission on December 19, 2016 for  
35 installation of two seagrass uniform waterway informational marker floating buoys and  
36 United States Coast Guard authorization for Daybeacons 1 through 8 private aids to  
37 navigation issued on June 14, 2017.

38  
39 **Exhibit No. 11** – A copy of Dana Shores Civic Association objection letter dated  
40 February 15, 2018.

41  
42 **Exhibit No. 12** – A copy of a response letter from ZF Development II, LLC addressing  
43 the Dana Shores objections dated March 26, 2018.

44

1 **Exhibit No. 13** – A copy of Meridian Partners Attorneys at Law objection letter dated  
2 May 1, 2018 submitted on behalf of Dana Shores Civic Association that includes the  
3 Dana Shores Civic Association objection letter dated February 15, 2018.

4  
5 **Exhibit No. 14** – Copy of additional objection comments from the Dana Shores Civic  
6 Association received via email on June 13, 2018.

7  
8 **Exhibit No. 15** – A copy of Mr. Ron Gregory's citizen comment of objection received via  
9 email on January 9, 2019.

10  
11 **Exhibit No. 16** – The legal ad that appeared in the January 18, 2019 issue of the  
12 Tampa Bay Times advertising this public hearing.

13  
14 **Exhibit No. 17** – A copy of additional information from the Dana Shores Civic  
15 Association received via email on February 5, 2019.

16  
17 **Exhibit No. 18** - A copy of the comments from the Tampa Bay Regional Planning  
18 Council stating that no position has been taken at this time received via email February  
19 7, 2019.

20  
21 One more correction to that reading is that the docking facility project location would be  
22 technically in Tampa Bay versus Hillsborough Bay. That is all.

23  
24 **MR. CRAIG ROBERTS:**

25  
26 Thank you Ms. Julien, I will accept the exhibits and they will be entered into the  
27 record as presented.

28  
29 At this time we will take comments concerning this issue. If you'd like to make a  
30 comment, if you will please step to the podium and state your name and affiliation.

31  
32 **MR. BRIAN ROBERTS:**

33  
34 Would you like for me to enter...would you like a copy of my presentation so you  
35 can follow along?

36  
37 **MR. CRAIG ROBERTS:** Yeah after you introduce yourself. That will be fine

38  
39 **MR. BRIAN ROBERTS:**

40  
41 Yeah, no problem. My name is Brian Roberts, 3926 Americana Drive, Tampa,  
42 Florida 33634. (hard copy presentation given to hearing officer.)

1 **MR. CRAIG ROBERTS:**

2  
3 So this is...these are 3 pages with aerial images?

4  
5 **MR. BRIAN ROBERTS:**

6  
7 More or less. There's a couple of comments on the back. They are aerial  
8 images just to compare and contrast.

9  
10 **MR. CRAIG ROBERTS:**

11  
12 Thank you.

13  
14 **MR. BRIAN ROBERTS:**

15  
16 I've lived in Dana Shores for a quarter of a century now. I'm a management  
17 consultant. I'm also a OUPV boat captain and active spear fisherman. I've done a lot  
18 of projects in the Courtney Campbell Corridor both on the land and in the sea. Most  
19 recently I've worked with a number of businesses and homeowner associations and  
20 brought together and law enforcement to and brought together all three of these diverse  
21 groups to address a problem we are having over there on the opposite side of where  
22 this project is located. On the west side of the island instead of the east side of the  
23 island. When I got together 25 or so people from different backgrounds. You would  
24 think that the businesses and the people and law enforcement would have different  
25 opinions about the area. When I brought this group together over at Whisky Joe's to  
26 discuss how we are going to address this issue of speeding in the area on the water.  
27 You can tell the law enforcement people were sort of like hmmm. This isn't probably  
28 going to go to well cause businesses and communities don't usually have the same  
29 goals and objectives. What we found at that meeting was not only do the businesses  
30 and the communities but also law enforcement has the same objective of the area. We  
31 all want it safe. We all want to keep it nice. The Courtney Campbell corridor because  
32 of its unique scenic area because of the preservation aspects that went into effect in  
33 2005. There's a good bit of ownership that you wouldn't usually find in normal areas.  
34 Business, communities and law enforcement all have the same objectives. We were  
35 able to at that point move forward with the project to put a no wake zone in that will run  
36 from the southside of Rocky Point all the way back to the west side of Ben T. Davis  
37 Beach and you guys recently approved that back in December. So that's now being  
38 funded partially by the businesses and partially by the City of Tampa Parks and  
39 Recreation. So we are a group that cares about this area and we are willing to make  
40 investments to keep it nice, keep it safe. So we kind of having a little bit of different  
41 area, we kind of get along. Everybody kind of gets along. It's kind of a really cool  
42 situation. I'm really proud to be involved in that. Proud to be the one spearheading and  
43 moved them forward through all of these different stages. So, with that in mind. The  
44 first picture comes...when I started looking through this, the first picture really came to

1 light to me. With that backdrop in my experience. In 1938 you see a picture with some  
2 grass spots. Pretty, pretty healthy looking area. In 1957, you see the side that we are  
3 looking at – it's all dug out. That's on the west side of the island... I mean, I'm sorry,  
4 the east side of the island there. It's all dug out. You notice the devastation to the area  
5 is all white. Everything on the bottom is white over there because of the intrusion,  
6 because of the construction. And now 2018 it's all come back. I mean it's better in  
7 2018 than it was in 1938. So this area has been in a state of recovery since 1957.  
8 That's 60 years of recovery. This is significant because it gave us the ability to get the  
9 scenic highway designation in 2005. This is significant because the scenic highway  
10 designation gave us the ability, I think it was the EPA, that paid for the pedestrian  
11 bridge that goes along the bike path on the west side of this area. When you get half  
12 way to the hump there's a pedestrian bridge that was put in. That was put in by the  
13 EPA so people can enjoy the scenic area. Most recently construction just started,  
14 actually it just about finished. Another, I would call it a wash through bridge that was  
15 put in by DOT. All of these projects are because of the scenic highway designation.  
16 That is a very important, that's a very important designation for this area to see 10s of  
17 millions of dollars flowing in from all of these public areas. So that's really the first 3  
18 pictures are there to show you that we got something special here. Okay, next page.  
19 One of the criteria we look at when, you know, we decide if we are going to let people  
20 build stuff out there is what was this area traditionally used for? And, looking through  
21 80 years of pictures. Jackie, correct me if I'm wrong, the only time I saw a picture in  
22 there of a boat was one boat and this was July 2, 1969 picture. I look through all the  
23 catalogs and this was the only boat that I saw in there. You've looked them all as well,  
24 so correct me if I'm wrong but that was the only boat that I ever saw in there.  
25

26 **MS. JULIEN:** No comment.  
27

28 **MR. BRIAN ROBERTS:**  
29

30 Ok. My..when I looked through them... We did a public records request and I  
31 didn't see another boat in there except for this July 2, 1969 picture. So, this area, we  
32 kind of say what was this area used for. Well there's actually a dock in that 1969  
33 picture and I took the Google Earth and I put a yellow hash, that will be in the second  
34 picture, that little hash and the little yellow dot. That little square, that's the floating,  
35 swim platform that was there. In experience that I looked at the pictures that was from  
36 there from about 1954 to about 1970-ish and then the dock finally faded away in the  
37 early 90's. So, it wasn't kept up and it finally was dissipating about 1993, 1994. So,  
38 this area was not traditionally used for storage of boats. It wasn't traditionally used for  
39 and had lots of boats in there and I only saw one boat in there in all of those pictures.  
40 It's not a marine storage area and it was never used as a marine mooring area for a  
41 large number of boats. That observation was over 80 years. You can see, using  
42 Google Earth, if I lined all the pictures up, the 3<sup>rd</sup> picture is the 2018 picture overlay over  
43 the 1969 picture and I highlighted the dock to kind of get the right size measurement  
44 and I added the little floating area there. So you can see it. So, looking at a 30 foot

1 dock, 4 feet wide. So, 30 x 4, what is that? 120 square feet plus the dock maybe that's  
2 20 x 20 or 10 x 10 probably about the size of the swimming area. So, this traditionally  
3 was used as a swimming hole. It wasn't used as a marine storage facility. That's the  
4 point. I guess another thing I found interesting was, I did another public records request  
5 for, I talked to one of the other boat dock builders in the area and they said Brian, I  
6 know I put a proposal in for a project out there at the same property, the Landers  
7 property and I can't find it in my records, but I know that it was denied for some reason.

8 So, I did a public records request for all the records between 1991 to the end of 1994.  
9 It showed up yesterday, so I haven't been able to find it in here nor would it be fine at  
10 this point because it's kind of too late. But, I did notice something else that was very  
11 strange. Through all of these projects, I mean we are talking the destruction of the  
12 Gandy Bridge, we're talking some big projects. There's no private marina with 36 slips.

13 So the project we are talking about a 36 slip marina, it's huge, it doesn't fit, it's not  
14 characteristic of the types of projects that the Port typically looks at. So, this is a  
15 different animal. It needs extra thought, since it's not a typical project. If you are Port  
16 of Tampa, if you are, you know, Department of Florida Transportation, if you are  
17 Hillsborough County, if you are City of Tampa, you have some projects that look like  
18 this or feel like this, maybe it's a dredging projects, things of that nature but there's  
19 no...in this whole thing the biggest project I could find from a personal request was four  
20 docks from Bayshore Boulevard in the last page. So, I'll submit this to the record as  
21 well. This is five, four years worth of, you know, projects that you guys have approved,  
22 that were approved back then. I just thought that was really, that kind of came to light  
23 to me as this really isn't a normal project. And lastly, kind of fits with this, which is this  
24 scenic aspect of a in-water marina versus the scenic aspect of a storage facility. You  
25 can see they are completely different things. There's actually more boats in the bottom  
26 left one than there is in both of the ones combined. The scenic change is significant. It  
27 needs to be recalibrated with the planning committee. All right, any questions?  
28

29 **MR. CRAIG ROBERTS:**

30  
31 Can you forward that? Give it to Barbara.  
32

33 **MR. BRIAN ROBERTS:**

34  
35 Yes. You guys have any questions?  
36

37 **MR. CRAIG ROBERTS:**

38  
39 Does that complete your...  
40

41 **MR. BRIAN ROBERTS:**

42  
43 Yes, I'm complete unless you guys have questions.  
44

1 **MS. ALLISON ROBERTS:**

2  
3 Good morning, I'm Allison Roberts. I live at 3926 Americana Drive, Tampa,  
4 Florida. I also have some items to submit so that we can follow along together. I am  
5 the President of the Dana Shores Civic Association as well. We have 330 single-family  
6 homes. We are the closest residential community with single-family homes to this  
7 project area and so we have been involved with the corridor. We have had a  
8 representative from our community who was selected by the Board who has attended  
9 meetings for the scenic highway advisory committee, I believe, about the last two years.

10 So, we have been involved in this group and I'm going to talk about it from a scenic  
11 aspect and a view shed aspect. As you listened to the last speaker, what you heard  
12 and saw in the pictures is there is a significantly different visual appearance of a dock  
13 side mooring facility that simply allows boats to pull up and kind of anchor to the poles  
14 or the docks as opposed to an area that now has lifts in the air and boaters and I think  
15 it's roughly 100 additional pilings out there. It's a very different scenic look from boat  
16 side mooring to a boat storage facility up in the air. So, I'm going to talk about it from  
17 that point of view and really focus and start here on the first page of what was provided  
18 around Florida Scenic Highway Program. There are 26 roads throughout all of Florida  
19 that are designated in this program. So, 26 roads is not a lot in the whole State and it's  
20 my understanding that this is the only scenic highway in the vicinity. When you look at  
21 this is managed under the FDOT and you look at what they talk about, what the scenic  
22 highway program is, it's to enhance the overall traveling experience in Florida. So  
23 being right next to the airport, there are a ton of visitors that go across the Causeway  
24 and you are going to hear me talk about view shed a lot. It goes back to the roots of  
25 the program. It is a scenic highway designation. And scenic is not in there by chance.  
26 That is what this is about. And being part of this program is what's completely changed  
27 the Causeway from what I remember as a kid with gas stations, tanga lounge, you  
28 know, all kinds of crazy stuff going on out there to a true gem of the community today  
29 both for Tampa and Clearwater and our visitors and the economic impact that has for  
30 tourist and the enjoyment that has for the broader public. Also on this page it talks  
31 about resource preservation, enhancement and protection. This is an area that has, I  
32 believe, had about \$10 million recently been put in by FDOT to put that bridge in to  
33 increase water quality on one side of the area so that it would match the water quality in  
34 the area that we are talking about. The area that we are talking about really is  
35 incredible from a scenic aspect. It's the largest contiguous manatee protection zone in  
36 the entire county and we see herds of manatees out there routinely breeding, nursing  
37 and so forth. So it's a gem that we would like to see protected. Obviously from a  
38 community aspect but from a broader public aspect. If I go to page 2 in the handout,  
39 the vision statement then for the Courtney Campbell Scenic highway as adopted in their  
40 corridor management plan, which is part of what is required for the ongoing designation  
41 of this area as a scenic highway. In blue it talks about a scenic highway running at sea  
42 level along the bay, just picturesque, the entire length. Courtney Campbell Causeway  
43 should be preserved and enhanced not has a highway but as a scenic corridor that is a  
44 vital resource to the prosperity of the region. If you look back at the comments from the

1 State on that designation plan so that they remain that. They talked about in there  
2 please identify exceptional resources along the corridor and how they are found  
3 continuously throughout the corridor for the present and the future. And this is a  
4 qualifying, and these are qualifying reasons and resources for that scenic highway  
5 designation. So that is really what we are trying to protect today. It's not just what we  
6 are trying to protect. If you keep going to the third page, in the vision statement of the  
7 Courtney Campbell scenic highway corridor management plan, you see the first goal  
8 there: support the protection of the environmental resources of the causeway and the  
9 very first objective, retain the current physical cross sectional character of the causeway  
10 reminiscent of its historic origin. That's why those historic pictures that you saw a few  
11 minutes ago are so important because it needs to be reminiscent of its historic origin, it  
12 has never been a place for boat storage up in the air along the scenic causeway. The  
13 next page in the same corridor management plan, the City of Tampa has pledged its  
14 ongoing efforts to promote improvement of the corridor and to provide access to  
15 recreation, protecting the surrounding environment and the scenic vistas. If you go to  
16 the following page, here we have a letter from the MPO also submitted to and approved  
17 in that five year corridor management plan as part of the scenic highway designation.  
18 Here we say Liveable Roadways Committee is in full support of the corridor advisory  
19 committee's efforts to promote improvements to the corridor and provide access to  
20 recreation, to protect the surrounding environment and the scenic vistas, to increase  
21 public education and safety. With this support, amendments were then adopted to the  
22 Imagined 2040 Tampa, City of Tampa Comprehensive Plan and you see that on the  
23 following page, on Page 126, it talks about the Courtney Campbell Causeway and in  
24 the highlighted areas you'll see language that reflects what was in the corridor  
25 management plan as adopted by the State. Again, here it talks about the scenic vistas.  
26 It talks about the area being preserved and enhanced not as a highway but as a scenic  
27 corridor. We go to the following page. We see here land use policy 20.5.1 continue to  
28 support the mission and goals, objectives and strategies, which we just went over a  
29 moment ago, of the Courtney Campbell Causeway Florida Scenic Highway Designation  
30 for the causeway located between McMullen Booth Road and the Veterans Highway.  
31 Again supporting that continuous scenic vista and view shed. And then land use policy  
32 20.5.2 continuous efforts to retain the current physical cross sectional character of the  
33 causeway reminiscent of its historic origin. Then go one page further into the record. In  
34 support of the August 2018 approval for the docking facility, the project did go in front of  
35 the Hillsborough County City County Planning Commission and it was approved. And,  
36 as you see in here, if you continue to go back a couple more pages you will see the  
37 grounds upon which that approval was made and you will see that second to the last  
38 page references made by Shawn College to the Environmental policy 1.9.1, 5.18 and  
39 1.2. Nowhere in there was there any reference to the sections of the comprehensive  
40 plan around the Courtney Campbell section of the City's plan. I can understand that  
41 because at that point there was nothing that was significantly going to be sitting in the  
42 view shed looking out from the scenic highway. So, in other words, I would look out  
43 and I could see a flat dock and some poles for mooring and some docks that were  
44 down in the water. The revision that is in front of you today is completely different from

1 that because now all of that stuff that was either non-existent in terms of holding boats  
2 or that was down in the water is now up in the air and has a significant impact on the  
3 scenic qualities of the corridor, the view-shed and therefore the scenic highway is an  
4 issue. If we go to the last page in this we will see on December 4, 2018 from Shawn  
5 College that this item for the revision did not go back to the Planning Commission. It  
6 did not bring forward anything around the fact that this changes the scenic aspect and it  
7 did not reference that section of the comprehensive plan. Therefore, I respectfully  
8 submit that we have a pretty gross oversight in terms of what the recommendations are  
9 and I would ask that this would either be denied or it be sent back to the Planning  
10 Commission so that they could bring those pieces of the plan into their conversations.  
11 Thank you.

12  
13 **MR. CRAIG ROBERTS:**

14  
15 Thank you. This document that you were referring to throughout, has this been  
16 emailed or sent to us previously?  
17

18 **MS. ALLISON ROBERTS:**

19  
20 It has been emailed to you, yes. Thank you.  
21

22 **MR. CRAIG ROBERTS:**

23  
24 Thank you.  
25

26 **MR. BILL JONSON:**

27  
28 Good morning, I'm Bill Jonson, 2694 Redford Court West, in Clearwater, Florida.  
29 I'm here primarily for the purpose of representing Ronald Gregory, who has already  
30 submitted comments to you. I heard that they were one of the notes that were in the  
31 package. He unexpectedly could not attend today and asked me attend in his place.  
32 And, let me just highlight a couple of the comments that he shared with me earlier.  
33 One, is his belief that there is inconsistencies and concerns regarding the amendments  
34 to the Tampa Port Authority Permit 16-021. As far as relating to land use  
35 considerations and these are that the boatlifts there associated visual impairment to the  
36 scenic area and the likely increase in the number of percentage of power boats do not  
37 fit with the designation of the existing land use category recreation open space. By  
38 definition, recreation open space is undeveloped land suitable for low impact passive  
39 outdoor recreation or conservation purposes. Recreation open space can include land  
40 with environmental value such as preservation lands as well as land required or desired  
41 in to provide for visual relief, aesthetic and scenic value. He further points out that  
42 endangered species and other environmental impacts are involved. He points out that  
43 the/this area is located in the largest, contiguous protection area in the County. The  
44 estuary is extremely shallow, currently offers good grass flats and is home to upwards

1 of 15 manatees during mating season. And he's referencing Hillsborough County  
2 Manatee protection areas in quoting restrictive areas. He points out in addition there is  
3 a direct risk to manatees from likely prop scarring and future dredging projects to install  
4 and the lifts which would draw more power boats to this shallow area. He makes  
5 reference to the Tampa Port Authority's EPC Submerged Lands classification map,  
6 which shows the area as a tidal rural. And according to the Port Authority manual the  
7 management rules for tidal waters rural include the following: to enhance existing  
8 natural resources, maintain the natural features of existing shorelines and to encourage  
9 the restoration of natural features to allow structures to provide navigation access only  
10 to the extent consistent with historic and traditional uses. Let me repeat that under the  
11 Port Authority manual, the policy for rural is to allow structures to provide navigational  
12 access only to the extent consistent with historical and traditional uses. The amended  
13 project is in no way consistent with the historical and traditional uses in this area.  
14 Those are the comments from, briefly, the comments from Mr. Gregory that I wanted to  
15 share with the group this morning.

16  
17 I have another hat that I wear which is that of the Chairman of the Courtney  
18 Campbell Scenic Highway Corridor Advisory Committee. And in that role, we are an  
19 advisory body to the Tampa Bay Regional Planning Council. We do not make  
20 statements on behalf of the Tampa Bay Regional Planning Council but let me give you  
21 a little bit of historical background. The designation or the implementation of the scenic  
22 highways program came out of the 1992 Icetea Federal Legislation and it was  
23 subsequently implemented in State Law and that law enabled the Department of  
24 Transportation to designate scenic highways throughout the State after going through a  
25 qualification designation process. As a result of the receipt of that designation in 2004,  
26 several things happened. We continue to coordinate amongst as a regional  
27 coordination of Hillsborough County, Pinellas County, City of Clearwater, the City of  
28 Tampa along with organizations like the Courtney Campbell...the Clearwater Regional  
29 Chamber of Commerce and the Westshore Alliance, different businesses in the area  
30 and that coordination continues. During this process one of our partners, which is the  
31 Department of Transportation, looked at the corridor management plan and saw a goal  
32 to repair the disconnects along the pedestrian access road that was there. That  
33 resulted in a feasibility study, actually to consider the entire length of the roadway rather  
34 to fix some of the little disconnects. That feasibility study was completed, costs  
35 \$400,000 as I recall and did not, in my opinion, was unlikely to ever be funded.  
36 However, several years later the State of Florida had enhancement dollars from the  
37 Federal government and the last year that it was enhancement dollars were available  
38 and the feasibility study of the Courtney Campbell was the best possible use of that  
39 money in this State. That was the history behind the actual/ the completion trail that is  
40 along there, which is now part of the regional trails network for this entire region. It  
41 provides a great number of people to bypass this area that's being considered and  
42 therefore, I thought that might be useful historical information to you. Thank you.

43  
44

1 **MR. CRAIG ROBERTS:**

2  
3 Thank you for your comments. Are there any more comments?  
4

5  
6 **MR. NICK ZWEBER:**

7  
8 I'm Nick Zweber from the Chappell Group. We are located down in Pompano  
9 Beach, 714 E. McNab Road. We are the environmental consultant on the project for  
10 the ZF Development and acquired all the environmental permits. I just want to address  
11 a couple of the environmental concerns that were brought up today. One concerning  
12 endangered species and manatees. Through the environmental permit process,  
13 through the Army Corps and Southwest Florida DEP, we are required to address  
14 concerns regarding manatees and a few of the items that had come up was the client  
15 was required to install idle speed no wake signs in the area of the marina, the  
16 navigational signs and also seagrass buoys denoting where the low areas are so no  
17 mooring occurs over the seagrass. The other item they have to do is have grated  
18 decking over the docks so not to impact the seagrass that there going out over and then  
19 finally they also have manatee educational signage they are required to put in where  
20 the docks are to notify boaters of the concerns of manatees in the area and the slow  
21 speed signage. The other one, other concern, was the seagrass and like I said we  
22 were required to do grated decking over the seagrass area and just to note in those  
23 permits the agencies addressed saying that there was going to be no significant  
24 impacts to manatees or endangered species and that's part of their permit. That's all I  
25 have.  
26

27  
28 **MR. CRAIG ROBERTS:**

29  
30 Thank you. Are there any more comments? Hearing no further comments, a  
31 transcript will be made and furnished to the Port Authority Staff. The Staff will make a  
32 recommendation to our Board of Commissioners. Staff recommendation will be  
33 available prior to the Board meeting. If there is nothing else to come before this  
34 hearing, I declare this hearing closed at 11:12 a.m.  
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I, **CRAIG ROBERTS**, have read and approve the form of the attached transcript of the February 8, 2019 Public Hearing for Standard Work Permit Application 16-021 Revision Number 1 for ZF Development II, LLC.

Dated this 22<sup>nd</sup> day of February, 2019.

Craig Roberts  
Craig Roberts  
Public Hearing Officer

# SIGN-IN SHEET

## PUBLIC HEARING FOR

### ZF DEVELOPMENT/SEAZEN/ROCKY POINT APARTMENTS

Friday, February 8, 2019 @ 10:30 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.	Nick Zweber	The Chappell Group	714 East McNab Road Pompano Beach FL 33068	Only to answer comment/questions
2.	BRIAN ROBERTS	DSCA	3926 AMERICANA DR	Y
3.	AMUSON ROBERTS	DSCA	TAMPA, FL 33634	Y
4.	BILL JOHNSON		2684 RED FORD CT W CLEARWATER, FL 33761	Y
5.	Janet Hollingshead	Island Club at Rocky Point	2801 N. Rocky Drive Tampa, FL 33607	N
6.				
7.				
8.				
9.				
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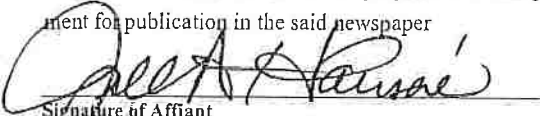
# Tampa Bay Times

Published Daily

STATE OF FLORIDA } ss  
COUNTY OF Hillsborough County

Before the undersigned authority personally appeared **Jill Harrison** who on oath says that he/she is Legal Clerk of the **Tampa Bay Times** a daily newspaper printed in St. Petersburg, in Pinellas County, Florida; that the attached copy of advertisement, being a Legal Notice in the matter **RE: ZF Development II** was published in **Tampa Bay Times: 1/18/19**, in said newspaper in the issues of **Baylink Hillsborough**

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

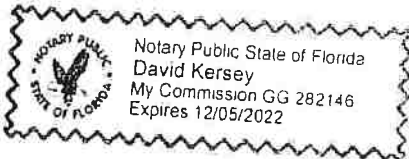
  
Signature of Affiant

Sworn to and subscribed before me this 01/18/2019.

  
Signature of Notary Public

Personally known  or produced identification

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



**PORT TAMPA BAY  
NOTICE OF PUBLIC HEARING**  
Notice is hereby given of a public hearing to be held at 10:30 a.m., February 8, 2019 before the Tampa Port Authority, d/b/a Port Tampa Bay at its offices located at 1101 Channelside Drive, Tampa, Florida 33602, to hear public comments regarding the following:  
**PORT TAMPA BAY STANDARD WORK PERMIT APPLICATION #16-021 (REVISION #1) FOR ZF DEVELOPMENT II, LLC**  
Additional information is available online at [www.tampaport.com](http://www.tampaport.com). All written comments and objections directed toward the foregoing matter should be filed with Port Tampa Bay, Real Estate Department, at 1101 Channelside Drive, Tampa, Florida 33602 by 12:00 noon on February 7, 2019. Oral comments and objections may be presented at the hearing.  
In accordance with the federal Americans with Disabilities Act and Section 286.26, Florida Statutes, persons with disabilities requiring reasonable accommodation to participate in this hearing should call (813) 905-5031 or fax (813) 905-5029 not later than 48 hours prior to the hearing.  
ANY PERSON WHO DECIDES TO APPEAL ANY DECISION OF THE PORT TAMPA BAY WITH RESPECT TO ANY MATTER CONSIDERED AT THIS PUBLIC HEARING WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH A PURPOSE, MAY NEED TO HIRE A COURT REPORTER TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.  
(733358) 1/18/2019

## **D. REGULAR AGENDA**

**SUBJECT: BERTH 211 UPLANDS IMPROVEMENTS, CONTRACT NO. 19-01217,  
ITB NO. B-001-19**

**BACKGROUND:**

The Port Tampa Bay (PTB) 2018 Capital Program includes funds for 22.6 acres of cargo yard improvements at Berth 211, which includes \$7,958,393 million of matching funds from Florida Department of Transportation (FDOT). The anticipated improvements include earthwork, storm drainage, new base rock, electrical, lighting, a fire protection system, and security fencing. Once completed, the cargo yard will be used for container handling and storage.

**FACTS/COMMENTS:**

PTB advertised an invitation to bid for the Berth 211 Uplands Improvements on December 21, 2018 in the Tampa Bay Times, Florida Sentinel Bulletin, and La Gaceta, as well as Onvia Demandstar (an eProcurement distribution system). PTB staff held a mandatory pre-bid teleconference on January 10, 2019, and on February 28, 2019, received the following bids:

<u>Bidder (Location)</u>	<u>Bid Amount *</u>	<u>SBE %</u>
1. Pepper Construction Services, Inc. (Tampa)	\$18,710,853.80	18.5
2. GLF Construction Corp. (Miami)	\$19,437,991.75	18.5

\*Note: The Bid Amount includes the Base Bid (9.9-acres) plus Alternate 2 (5.3-acres), Alternate 3 (7.4-acres), Alternate 4 (high mast lights dimming controls for Base Bid area), and Alternate 5 (high mast lights dimming controls for Alternate 2 & 3 areas). Staff contacted the other two general contractors who attended the mandatory pre-bid conference and determined that their current work loads prevented them from bidding the project.

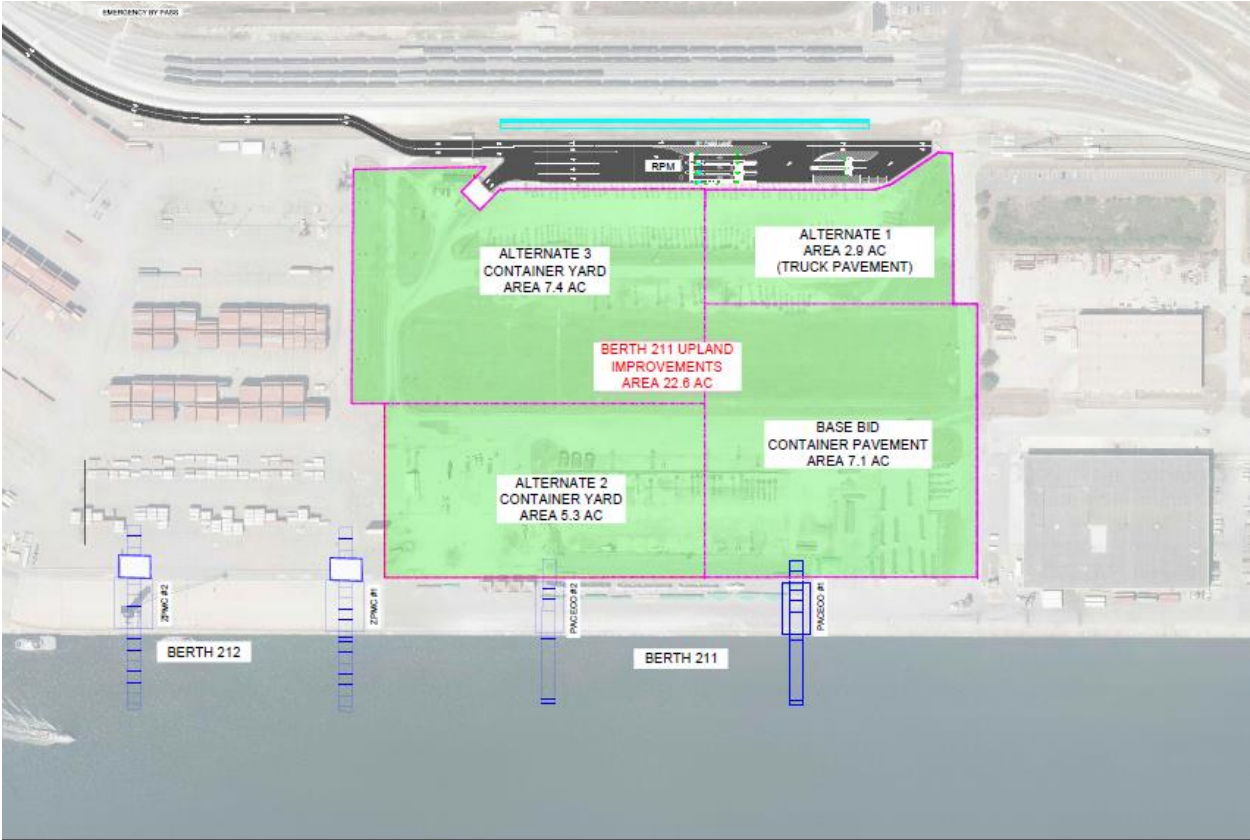
Pepper Construction Services, Inc. (Pepper) is the apparent low responsive and responsible bidder for the project, and has a general contractor's license from the State of Florida. Pepper previously worked for PTB constructing the Maritime Boulevard improvements and also just completed the PTB's Berth 214 Uplands Improvements. Pepper completed both projects on time and with no contractor claims. Pepper plans to use one small business enterprise (SBE) firm (Himes Electric) to perform electrical and lighting work to achieve 18.5% SBE participation.

Staff recommends award of the contract (Base Bid with Alternates 2-5) to the low bidder in amount not to exceed \$19,646,396.49, which includes a 5% contingency (\$935,542.69) for any unforeseen conditions that might arise during construction. Funds are available within the FY 2019 Capital Program for this project.

**RECOMMENDATION:**

Authorize the Port President/CEO, or his designee, to enter into a contract with Pepper Construction Services, Inc. for Berth 211 Uplands Improvements, Contract No.19-01217, for the Base Bid with Alternates 2 through 5, in the amount not to exceed \$18,710,853.80, and 5% contingency (\$935,542.69) for any unforeseen conditions, subject to review by Port counsel.

Board Meeting  
March 19, 2019  
Engineering #155932v2



**SUBJECT: PUBLIC TRANSPORTATION GRANT AGREEMENT WITH THE  
FLORIDA DEPARTMENT OF TRANSPORTATION – FSTED FUNDS  
(PTGA #444908-19401 and PTGA #435130-19402)**

**BACKGROUND:**

The State of Florida budgeted \$25 million to the Florida Seaports Transportation and Economic Development (FSTED) Council in Fiscal Year 2018-19 for the state's deep-water ports. Port Tampa Bay (PTB) secured \$3,170,814 in FSTED funds for Fiscal Year 2018-19. The Florida Department of Transportation (FDOT), District Seven, is authorized to administer the disbursement of the FSTED funds, and requires PTB to enter into a joint participation agreement, now known as a Public Transportation Grant Agreement (PTGA), with FDOT concerning the disbursement of the funds.

**FACTS/COMMENTS:**

PTB's allotment of \$3,170,814 FSTED funds can be utilized for various approved FSTED projects. PTB staff has identified the primary usage of these funds for security enhancements (PTGA #444908-19401) and Hooker's Point Improvements (PTGA #435130-19402).

PTB has allocated \$70,814 of the \$3,170,814 for security upgrades. The security enhancements consist of acquiring portable vehicle mitigation barriers, with associated equipment and trailer. This barrier system can be moved from location to location depending on operational security needs, without the use of heavy equipment. Unlike traditional fixed bollards or "jersey barriers", the deployable barriers can be to move to PTB's high risk locations at any point in time. For example, the barrier can be deployed during cruise season at a passenger terminal, and relocated to a hazmat facility in the off-season. The total award under PTGA #444908-19401 is \$70,814, which requires 25% PTB match of \$23,604.

PTB has allocated \$3,100,000 towards Hooker's Point Development to construct a new Berth 214 and add container yard space and upland improvements. This project includes surcharging the upland area of Berth 214 for heavy loading cargo yard, preparing for and installing a new underground storm water vault and two new trench drains, approximately 20 acres of heavy pavement, and the construction of approximately 1,100-foot linear sheet pile wharf, crane rail and electrical upgrades to support a post-Panamax crane. Berth 214 is contiguous with the existing Container Terminal at Hookers Point. The project also includes utilities, lighting, and security systems to enhance the port's container capacity. The total award under PTGA #435130-19402 is \$3,100,000, which requires 50% PTB match of \$3,100,000.

PTB will pay the matching funds from its revenue sources and is included in the Fiscal Year 2019 Capital Improvement Projects.

The Florida Ports Council (FPC), a non-profit Florida corporation, provides administrative services to ports to ensure compliance with the rules and procedures in order for ports to receive monies from the FSTED fund. In addition, FPC hires consultants and pays legal services to support FSTED. All ports receiving such funding have agreed to pay FPC a fee to 1.75% of the amount received. Thus, PTB is required to pay FPC a fee of \$55,489.25 in return for the funding it receives from FSTED. These costs are considered fair and reasonable for the performance of the defined work.

**RECOMMENDATION:**

Authorize the Port President/CEO, or his designee, to enter into two Public Transportation Grant Agreements with FDOT, District Seven, for \$3,100,000 (JPA #435130-19402) for Hooker's Point Development, which requires at 50:50 match from Port Tampa Bay revenues and for \$70,814 (JPA #444908-19401) for security enhancements, which requires a 75:25 match from Port Tampa Bay revenues. Also authorize the payment of \$55,489.25 to the Florida Ports Council, subject to review by Port counsel.

Board Meeting  
March 19, 2019  
Planning and Development #155910





**SUBJECT: PUBLIC TRANSPORTATION GRANT AGREEMENT WITH THE  
FLORIDA DEPARTMENT OF TRANSPORTATION – INTERMODAL  
FUNDS (PTGA #440335-19401 G1589)**

**BACKGROUND:**

Port Tampa Bay (PTB) secured \$1,492,807 of Florida Department of Transportation (FDOT) Intermodal program funds for Fiscal Year 2018-19. FDOT, District Seven, has been authorized to administer the disbursement of the funds, and requires PTB to enter into a joint participation agreement, now known as a Public Transportation Grant Agreement (PTGA), with FDOT concerning the disbursement of the funds.

**FACTS/COMMENTS:**

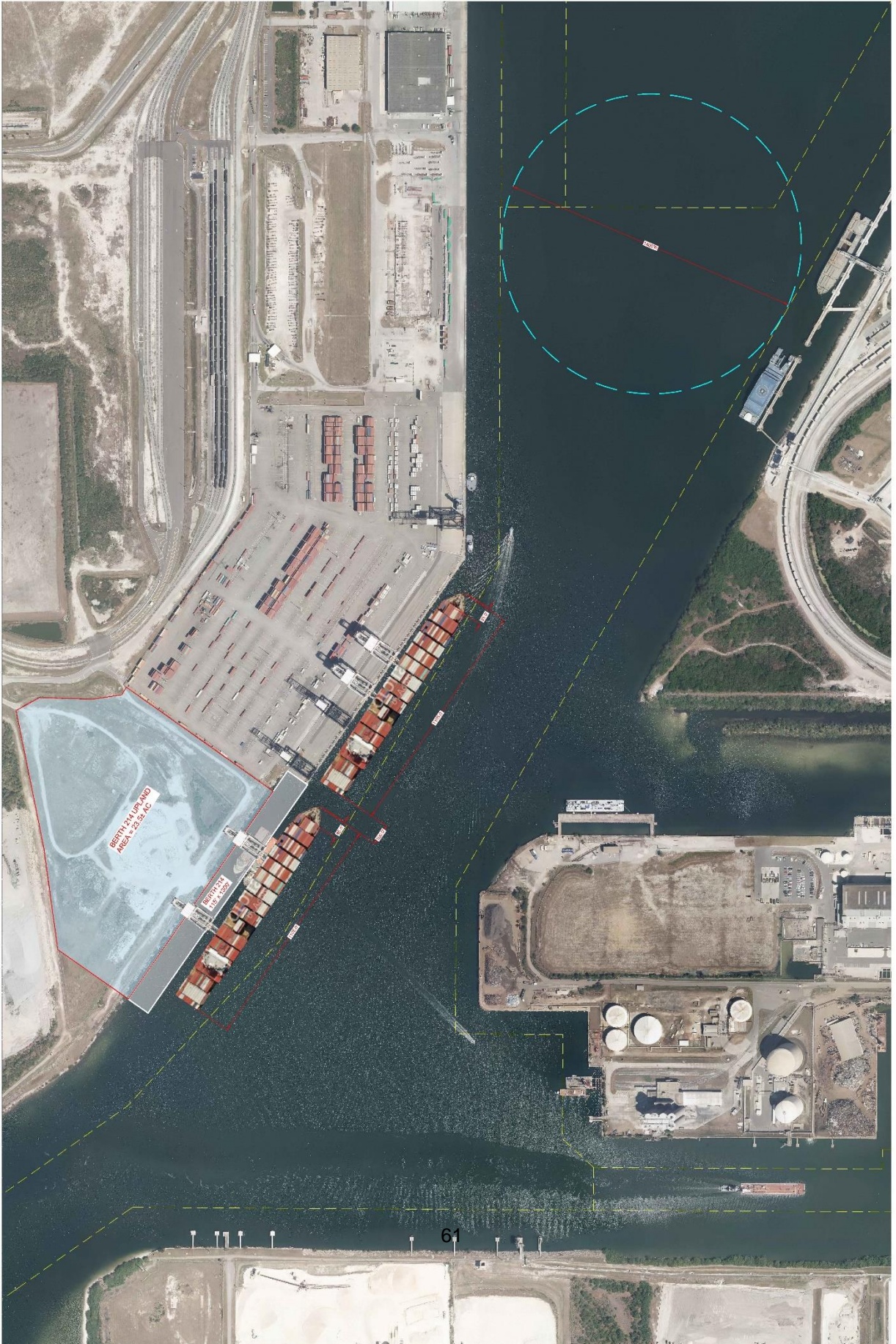
PTB was allocated \$1,492,807 Intermodal program funds for Hooker's Point Improvements. The project scope for Hooker's Point Improvement consist of dredging of a new 41 foot deep, 1400-foot radius-turning basin to accommodate larger vessels turning movements. The project will consist of dredging approximately 60,000 Cubic Yards (CY) of first cut non-rock dredging. The material will be transported by barge to PTB's Spoil Island 3D and slurred with bay water in a mixing barge and pumped onto the island via pipeline. The larger turning basin will allow for safe vessel movements for the larger vessels calling on PTB.

The Intermodal Program Funds PTGA requires a 25% match from PTB. The total estimated cost for Hooker's Point Turning Basis is \$2,500,000 of which grant funding is \$1,492,807 and PTB funding is \$1,007,193 (\$1,492,807 Grant Funds plus \$1,007,193, which includes the PTB's 25% matching funds). PTB will pay the matching funds from its revenue sources.

**RECOMMENDATION:**

Authorize the Port President/CEO, or his designee, to enter into a Public Transportation Grant Agreement #440335-19401 G1589 with FDOT, District Seven, for the allocation of \$1,492,807 in Intermodal Funds, which requires \$1,007,193 in PTB funds from its revenues sources, subject to review by the Port counsel.

Board Meeting  
March 19, 2019  
Planning and Development 155878



**SUBJECT: PUBLIC TRANSPORTATION GRANT AGREEMENT WITH THE FLORIDA DEPARTMENT OF TRANSPORTATION – SIS FUNDS (PTGA #412746-19418 and PTGA 435130-19402)**

**BACKGROUND:**

Port Tampa Bay (PTB) secured \$4,600,000 from the Florida Department of Transportation Strategic Intermodal System (SIS) funds for Fiscal Year 2018-19. The Florida Department of Transportation (FDOT), District Seven, has been authorized to administer the disbursement of the funds, and requires PTB to enter into a joint participation agreement, now known as a Public Transportation Grant Agreement (PTGA), with FDOT concerning the disbursement of the funds.

**FACTS/COMMENTS:**

Additionally \$4,886,528 allocated previously for various port developments is being reallocated to two strategic priority projects. Combined, PTB was allocated a total of \$9,486,528 Strategic Intermodal System funds towards improvements at Hooker's Point Development in the amount of \$6,486,528 (PTGA #435130-1-94-02) and Port Redwing Development in the amount of \$3,000,000 (PTGA #412746-1-94-18).

Hooker's Point Development project scope consists of construction of a new Berth 214 and additional container yard and upland improvements. This project includes surcharging the upland area of Berth 214 for heavy loading cargo yard, installing a new underground storm water vault and new drains, approximately 20 acres of heavy pavement, and the construction of an up to 1,100-foot linear sheet pile wharf, crane rail, and electrical upgrades to support a post-Panamax crane. Berth 214 is contiguous with the existing Container Terminal at Hookers Point. The project also includes utilities, lighting, and security systems to enhance the port's container capacity. Combined, these SIS grants funds and Florida Seaports Transportation and Economic Development (FSTED) grant funds of \$3,100,000 (from PTGA #435130-19402) will contribute \$9,586,528 grant funds towards Berth 214 and Upland Cargo Yard.

Port Redwing Development project scope involves the construction of new rail that would extend the existing double rail line (approx. 5,000LF) to the west end of Port Redwing, expanding to triple rail to accommodate unit trains for the proposed Ardent Mills Site, and future Port Redwing tenants. Also included in the scope is engineering, permitting, and construction inspection services.

Both PTGAs are a 50:50 matching grant. PTB will pay the matching funds of \$9,486,528 from PTB revenues sources.

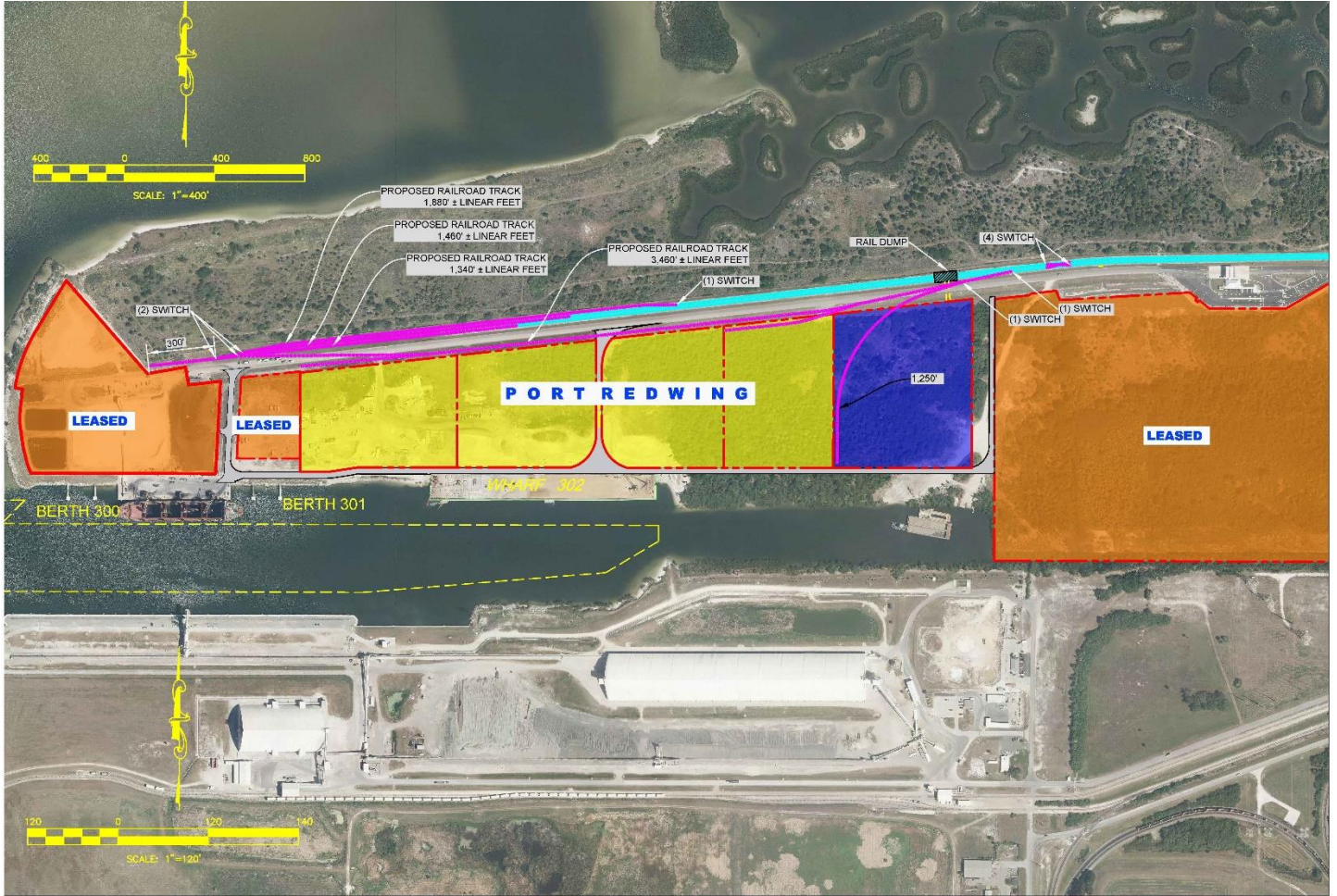
**RECOMMENDATION:**

Authorize the Port President/CEO, or his designee, to enter into a Public Transportation Grant Agreement with FDOT, District Seven, for \$9,486,528, which requires a 50:50 match of \$9,486,528 from PTB's revenues, subject to review by Port counsel.

Board Meeting  
March 19, 2019  
Planning and Development 155879



### Port Redwing Development – Rail Extension



**SUBJECT: LEASE AMENDMENT WITH TRANSFLO TERMINAL SERVICES, INC.****BACKGROUND:**

Transflo Terminal Services, Inc. (Transflo) is a subsidiary of CSX Corporation and operates a network of terminals which trans-load bulk commodities between railcars and trucks. In 2011, Port Tampa Bay (PTB), Transflo, and CSX Transportation, Inc. negotiated terms and conditions for the design, construction, and operation of an ethanol transfer facility at the south end of Hookers Point (Gateway Rail Terminal) for the receipt of unit trains of ethanol; construction of a pipeline between the Gateway Rail Terminal and the tanks owned by Kinder Morgan Liquids Terminals, LLC; and construction of a loop rail to connect the railroad lines on the east and west sides of Hookers Point. The Gateway Rail Terminal was completed on or about November 1, 2012 and the subsequent operation of the terminal and related improvements has benefited nearly all consumers within the West Central Florida region who rely upon petroleum products through PTB.

On December 23, 2011, Transflo and PTB entered into a Facility Lease Agreement for the use of approximately 6.47 acres of land for the operation of an ethanol transfer facility. The Facility Lease Agreement requires Transflo to pay \$150 per tank rail car of ethanol unloaded at the premises, not to exceed \$10 million, to refund PTB for the cost of the improvements. After completion of the rail improvements, PTB determined that the rail along the ethanol transfer facility needed to be modified to improve movement of traffic in the area and constructed additional tracks and fencing at a cost of \$930,000.00 (Rail and Fence Improvements) on an additional 2.08 acres of land.

**FACTS/COMMENTS:**

Transflo has exercised the first five (5) year Lease Extension Option and has negotiated with PTB staff for an amendment to the Facility Lease Agreement to increase the Premises by adding approximately 2.08 acres and revise the throughput fee terms as follows:

- Premises:** The Premises would be increased by adding approximately 2.08 acres to include the 2016 rail improvements increasing the total Premises to approximately 8.55 acres of land and as outlined on the attached sketch.
- Use:** The Premises would be used solely for moving ethanol from rail cars to storage tanks via pipelines, tanks, trucks, or other containers or conveyances and for no other purpose without the PTB's consent as set forth in the Lease Agreement.
- Term:** The first Lease Extension Option Period would be five (5) years commencing November 1, 2017 and ending October 31, 2022.
- Options:** Transflo's remaining two (2) Lease Extension Option periods of five (5) years each would be based on the same terms and conditions of the current Lease Agreement except as otherwise stated.

**Rent:** Rent for the first Lease Extension Option would be as follows:

<u>Lease Year</u>	<u>Rent</u>
Lease Year 6 (11/01/2017 - 10/31/18)	\$39,541.06/acre and paid on 8.55 acres.
Lease Year 7 (11/01/2018 - 10/31/19)	Rent would be the Rent for the previous year times the CPI Adjustment Factor.
Lease Year 8 (11/01/2019 - 10/31/20)	Rent would be the Rent for the previous year times the CPI Adjustment Factor.
Lease Year 9 (11/1/2020 - 10/31/21)	\$53,000 per acre paid on 8.55 acres.
Lease Year 10 (11/11/2021 - 10/31/22)	Rent would be the Rent for the previous year times the CPI Adjustment Factor.

**Ethanol Rail**

**Car Refund:** The Ethanol Rail Refund of \$150.00 for each rail car would be extended to include the 2016 Improvements of \$930,000.00 attached hereto as Exhibit "B". The Maximum Payable Ethanol Rail Car Refund would be adjusted to a cumulative total of \$10,930,000.00. The reimbursement terms would be modified as follows:

- A reduction from \$150 per car to \$75 per car for the period 1/1/2019 through 12/31/2020.
- For the period 1/1/2021 through 10/31/2022, the rate will revert to \$150 per car.

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

PTB held a public hearing on this matter March 1, 2019 and there were no public comments.

**RECOMMENDATION:**

Authorize the Port President/CEO, or his designee, to execute a Lease Amendment with Transflo Terminal Services, Inc., subject to review by Port Counsel.

Board Meeting  
March 19, 2019  
Real Estate 155835

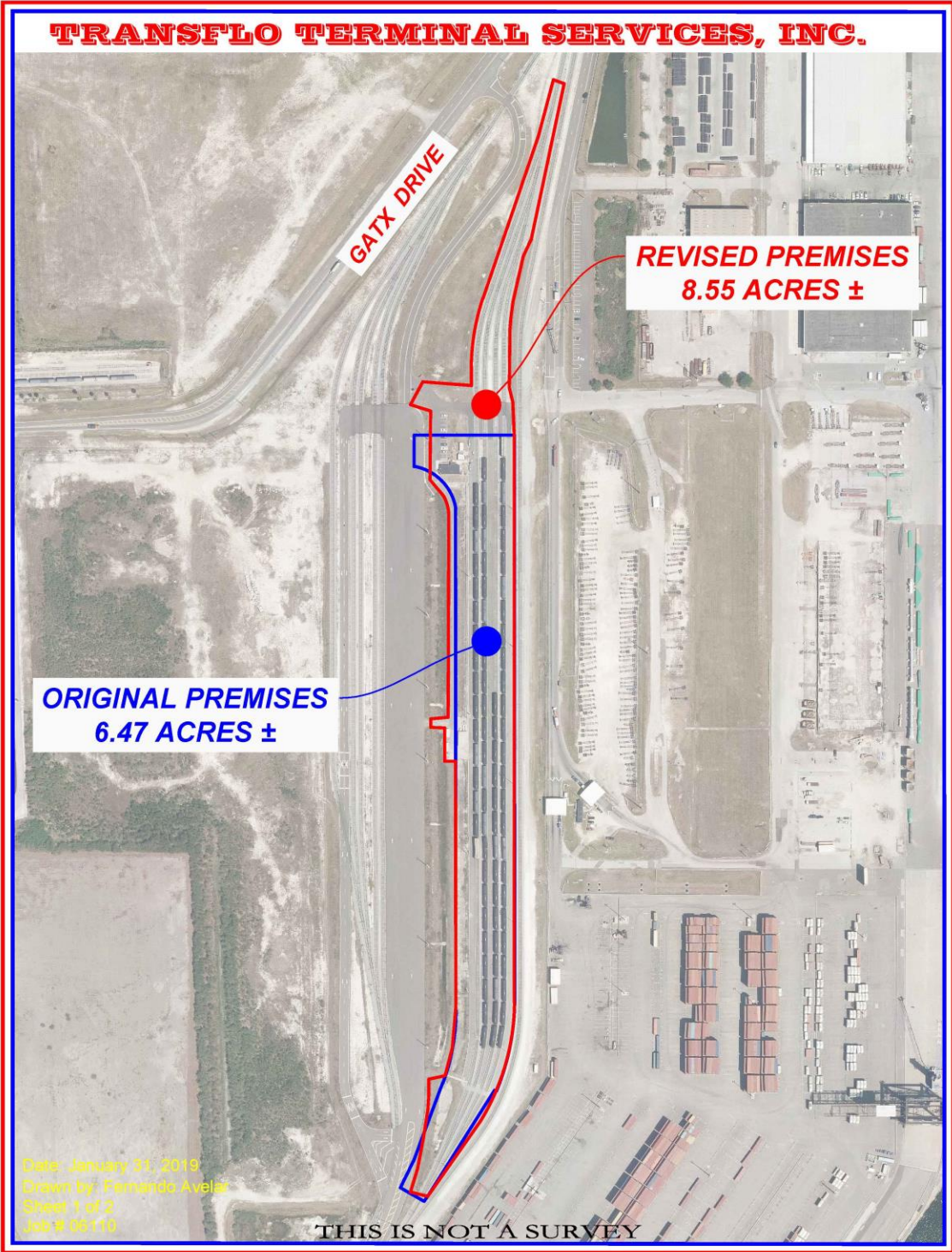




Exhibit "B"

TRANSFLO FACILITY RELATED CONSTRUCTION COST

<b>FENCING COSTS</b>				
	<b>QTY</b>	<b>UNIT</b>	<b>PRICE</b>	<b>TOTAL</b>
CHAIN LINK FENCE	1822	LF	\$14.10	\$25,690.20
TERMINAL POSTS	14	EA	\$175.00	\$2,450.00
20' DOUBLE GATE	1	EA	\$3,649.00	\$3,649.00
24' DOUBLE GATE	1	EA	\$3,800.00	\$3,800.00
				<b>\$35,589.20</b>

<b>RAIL COSTS</b>				
	<b>QTY</b>	<b>UNIT</b>	<b>PRICE</b>	<b>TOTAL</b>
RAIL	3871.54	TF	\$109.88	\$425,404.82
SUB BALLAST	3871.54	TF	\$20.52	\$79,444.00
BALLAST	3871.54	TF	\$34.36	\$133,026.11
TURNOUT	4	EA	\$54,157.50	\$216,630.00
SURVEYING	3871.54	TF	\$1.50	\$5,807.31
AS-BUILTS	3871.54	TF	\$0.39	\$1,509.90
CROSSINGS	120	LF	\$278.26	\$33,391.20
				<b>\$895,213.34</b>

TOTAL OF FENCE & RAIL COST

**\$930,802.54**



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: March 1, 2019

Subject: Lease Amendment with Transflo Terminal Services, Inc. – 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, March 1, 2019 at 10:01 a.m. Attached is the transcription of the hearing along with copies of all exhibits.

Heather Eblin-Crowe  
Hearing Officer

Date 03/04/19

I hereby concur with the Hearing Officer's statement and recommend the President and CEO request approval by the Tampa Port Authority Board of Commissioners to approve the Lease Amendment with Transflo Terminal Services, Inc.

Ronald Glessing  
Director of Real Estate

Date 3/1/19

Attachments

**PUBLIC HEARING TRANSCRIPT**  
**March 1, 2019 at 10:01 a.m.**  
**Lease Amendment with Transflo Terminal Services, Inc.**

**ATTENDEES**

Ronald Glessing – Port Tampa Bay  
Barbara Baity – Port Tampa Bay

**HEARING OFFICER**

Heather Eblin-Crowe

1 **MS. EBLIN-CROWE:**  
2

3 Good morning. Today is Friday, March 1, 2019 and this public hearing is called to  
4 order at 10:01 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 **LEASE AMENDMENT WITH TRANSFLO TERMINAL SERVICES, INC.**  
9

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

16 **MR. GLESSING:**  
17

18 Transflo Terminal Services, Incorporated is a subsidiary of CSX Corporation and  
19 operates a network of terminals which trans-load bulk commodities between railcars and  
20 trucks. In 2011, Port Tampa Bay, Transflo and CSX Transportation, negotiated terms and  
21 conditions for the design, construction and operation of an ethanol rail terminal at the  
22 south end of Hookers Point to receive unit trains of ethanol; construction of a pipeline  
23 between the Ethanol Rail Terminal and the tanks owned by Kinder Morgan Liquids  
24 Terminals, LLC; and construction of a loop rail to connect the rail lines on the east and  
25 west sides of Hookers Point was completed in 2012.  
26

27 On December 23, 2011, Transflo and Port Tampa Bay entered into a Facility Lease  
28 Agreement for the use of approximately 6.4 [6.47] acres of land for the operation of an  
29 ethanol transfer facility. The Facility Lease Agreement requires Transflo to pay \$150 per  
30 tank rail car of ethanol unloaded at the Premises, not to exceed \$10 million, to refund Port  
31 Tampa Bay for the cost of the improvements. After completion of the rail improvements,  
32 Port Tampa Bay determined that the rail along the Ethanol Terminal Facility needed to be  
33 modified to improve movement of traffic in the area and constructed additional tracks and  
34 fencing at a cost of \$930,000.00 on an additionally 2.08 acres of land. Transflo exercised  
35 the first five year Lease Extension Option and has negotiated with Port Tampa Bay staff  
36 to add additionally 2.08 acres and revise the throughput fee terms. Port Tampa Bay staff  
37 and Transflo Terminal Services, Inc. have agreed to the following terms for an  
38 amendment to the Facility Lease Agreement.  
39

40 The Premises would be increased by adding approximately 2.08 acres, increasing  
41 the total Premises to approximately 8.55 acres of land and will include the 2016 rail  
42 improvements as outlined on the sketch on Exhibit "A".  
43

1 The Premises would be used solely for moving ethanol from rail cars to storage  
2 tanks via pipelines, tanks, trucks or other containers and for no other purpose without the  
3 Port's consent as set forth in the Lease Agreement.

4  
5 The first Lease Extension Option Period would be five years commencing  
6 November 1, 2017 and ending October 31, 2022. Transflo has two Lease Extension  
7 Option periods of five years each remaining.

8  
9 Rent for the first Lease Extension Option would be \$39,541.06 per acre for Lease  
10 Year 6 for 8.55 acres. Rent for Lease Years 7 and 8 will increase each year by CPI. Rent  
11 for Lease Year 9 will be \$53,000.00 per acre for 8.55 acres. The rent for Lease Year 10  
12 will increase from Lease Year 9 by CPI.

13  
14 The Ethanol Rail Refund of \$150.00 for each rail car would be extended to include  
15 the 2016 Improvements of \$930,000. The maximum Ethanol Rail Car Refund would be  
16 increased to \$10,930,000. The reimbursement terms will be reduced from \$150 per car  
17 to \$75 per car for the period January 1, 2019 through December 31, 2020 and for the  
18 period January 1, 2021 through October 31, 2022, the rate will revert to \$150 per car. All  
19 other terms and conditions of the Facility Lease Agreement entered into on December  
20 23, 2011 would remain unchanged.

21  
22 At this time, I would like to offer into the record Exhibit No. 1, which is the legal ad  
23 that appeared in the February 8, 2019 issue of the Tampa Bay Times advising of this  
24 public hearing, along with Exhibit "A," which is an aerial view depicting the Premises.  
25 These are the only exhibits to be offered into the record.

26  
27 That is all.

28  
29 **MS. EBLIN-CROWE:**

30  
31 Thank you Mr. Glessing. I will accept these exhibits and they will be entered into  
32 the record as presented.

33  
34 At this time we will take comments concerning this issue.

35  
36 Are there any comments? Hearing none.

37  
38 A transcript will be made and furnished to the Port Authority Staff. The Staff will  
39 make a recommendation to our Board of Commissioners, which will meet on March 19,  
40 2019. The Staff recommendation will be available on March 13, 2019. If there is nothing  
41 else to come before this hearing, I declare this hearing closed at 10:07 a.m.

1 I, **Heather Eblin-Crowe**, have read and approve the form of the attached transcript  
2 of the March 1, 2019 public hearing for the Lease Amendment with Transflo Terminal  
3 Services, Inc.

4  
5 Dated this 4th day of March, 2019.

6  
7 

8 Heather Eblin-Crowe  
9 Public Hearing Officer  
10

EXHIBIT "A"  
SKETCH OF THE PROPERTY

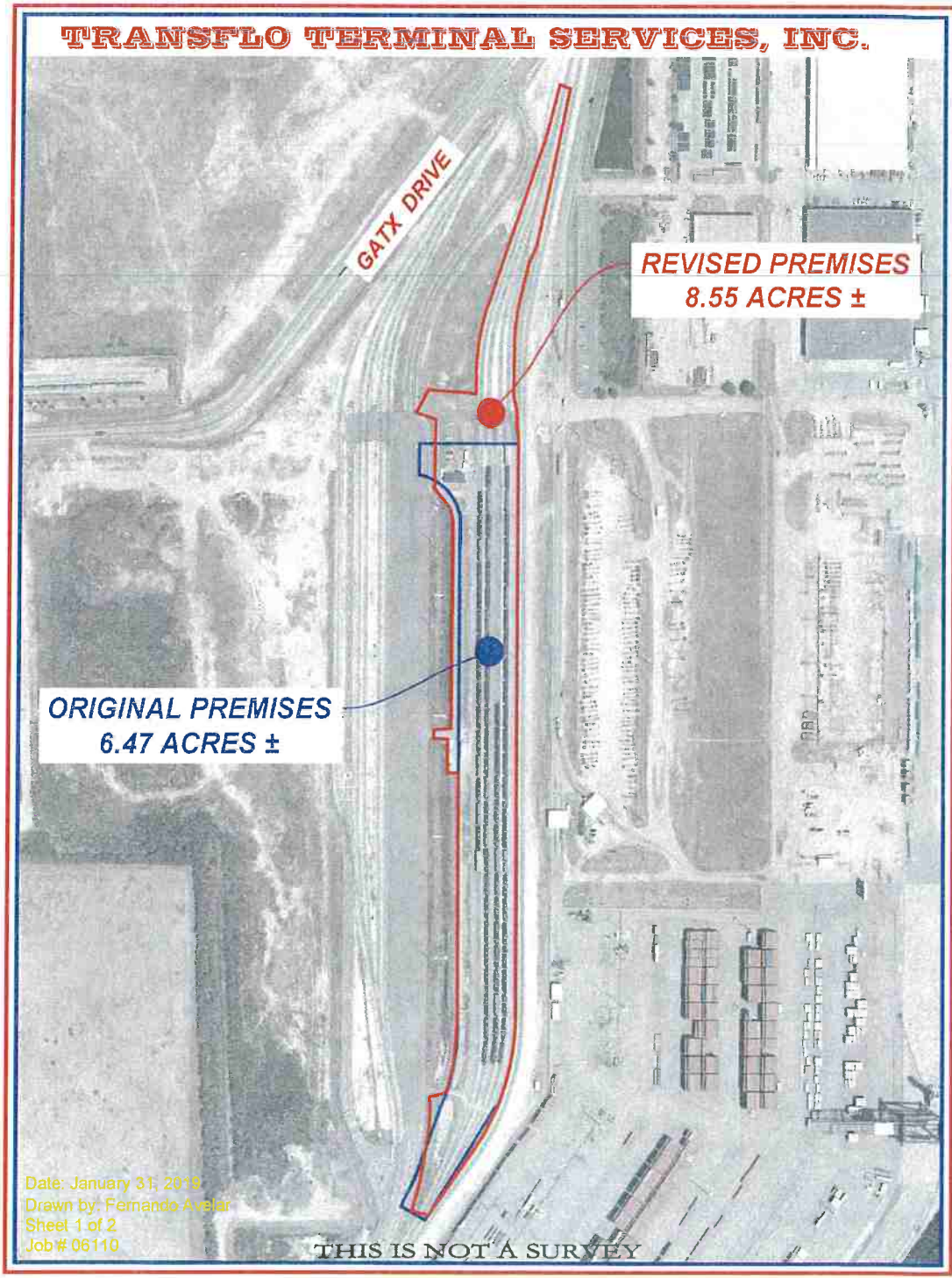


EXHIBIT NO. 1

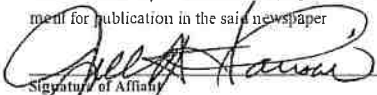
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Tampa Bay Times  
Published Daily

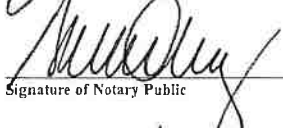
STATE OF FLORIDA )  
COUNTY OF Hillsborough County ) ss

Before the undersigned authority personally appeared Jill Harrison who on oath says that he/she is Legal Clerk of the Tampa Bay Times a daily newspaper printed in St. Petersburg, in Pinellas County, Florida; that the attached copy of advertisement, being a Legal Notice in the matter RE: Transflo Terminal Se was published in Tampa Bay Times: 2/8/19. in said newspaper in the issues of Baylink Hillsborough

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

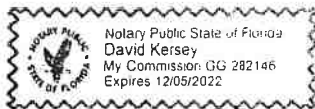
  
Signature of Affiant

Sworn to and subscribed before me this 02/08/2019.

  
Signature of Notary Public

Personally known  or produced identification

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



**PORT TAMPA BAY  
NOTICE OF PUBLIC HEARING**  
Notice is hereby given of a public hearing to be held at 12:00 a.m., March 1, 2019 before the Tampa Port Authority, d/b/a Port Tampa Bay at its offices located at 1101 Channelside Drive, Tampa, Florida 33602, to hear public comments regarding the following:  
**LEASE AMENDMENT WITH TRANSFLO TERMINAL SERVICES, INC.**  
Additional information is available online at [www.tampaport.com](http://www.tampaport.com). All written comments and objections directed toward the foregoing matter should be filed with Port Tampa Bay, Real Estate Department, at 1101 Channelside Drive, Tampa, Florida 33602 by 12:00 noon on February 28, 2019. Oral comments and objections may be presented at the hearing.  
In accordance with the federal Americans with Disabilities Act and Section 286.26, Florida Statutes, persons with disabilities requiring reasonable accommodation to participate in this hearing should call (813) 905-5031 or fax (813) 905-5029 not later than 48 hours prior to the hearing.  
ANY PERSON WHO DECIDES TO APPEAL ANY DECISION OF THE PORT TAMPA BAY WITH RESPECT TO ANY MATTER CONSIDERED AT THIS PUBLIC HEARING WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH A PURPOSE, MAY NEED TO HIRE A COURT REPORTER TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.  
(741776) 02/08/2019

LA19-004

# SIGN-IN SHEET

## PUBLIC HEARING FOR

### TRANSFLO TERMINAL SERVICES, INC. - LEASE AMENDMENT

Friday, March 1, 2019 @ 10:00 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.				
2.				
3.				
77 4.				
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7.				
8.				
9.				
10.				

**SUBJECT:            **AMENDMENT TO CONTAINER TERMINAL OPERATOR  
AGREEMENT WITH PORTS AMERICA FLORIDA, INC.****

**BACKGROUND:**

On May 26, 2006, Port Tampa Bay (PTB) entered into a container terminal agreement (Agreement) with P&O Ports of Florida, Inc., now Ports America Florida, Inc. (Ports America). The Agreement, as amended, calls for Ports America to provide container terminal operations services on PTB property along Berths 212 and 213 with an expansion to Berth 214 for future container growth (Terminal). Ports America also provides break-bulk cargo services under a separate agreement with PTB. The Terminal is currently equipped with three PACECO gantry cranes and two ZPMC gantry cranes. Ports America has assumed responsibility for the cost of maintaining the ZPMC Cranes and has been paying PTB a monthly crane use fee. The Agreement also calls for Ports America to invest in the Terminal in the amount of \$2,287,000 (Terminal Investment Amount) when container volumes at the Terminal exceed 100,000 TEUs over a twelve consecutive month period. The container volumes at the Terminal should exceed 100,000 TEUs over a twelve consecutive month period shortly due to increased container vessel calls at the Terminal and Ports America, and PTB staff have identified the need for additional equipment and other improvements to the Terminal.

**FACTS/COMMENTS:**

PTB staff and Ports America have negotiated the following terms for an amendment to the Agreement to share the cost of the improvements to and marketing of the Terminal.

Ports America would promptly and continuously invest in the long term capital and marketing needs of the Terminal, at its own cost and expense, by (i) acquiring, shipping, installing, maintaining, repairing and operating additional yard handling equipment and other equipment and investments necessary for the efficient operation of the Terminal; (ii) marketing and promoting the Terminal through advertising, co-sponsoring trade events; and (iii) providing competitive rates to customers for the use of the Terminal (Ports America Investment). In consideration for the Ports America Investment, PTB would credit the "Terminal Investment Amount" to the Ports America Investment and provide Ports America a credit of \$7/TEU to PTB's invoice for wharfage, dockage and harbor master fees for the use of PTB berths and channels (Port Usage Fees). Ports America would invoice ocean carriers on an all-inclusive throughput basis for the Port Usage Fees. Each month Ports America and PTB would review the ocean services' weekly performance and TEUs discharged and loaded by Ports America across the Terminal and PTB berths. Ports America would pay PTB the Port Usage Fees less the credit of \$7/TEU as consideration for the Ports America Investment.

**RECOMMENDATION:**

Authorize the Port President/CEO, or his designee, to enter into an Amendment to Container Terminal Operator Agreement with Ports America Florida, Inc. in accordance with the terms set forth in the agenda item, subject to review by Port counsel.

Board Meeting  
March 19, 2019  
Principal Counsel 156060

**SUBJECT: STANDARD WORK PERMIT APPLICATION #17-028 – NEW PORT TAMPA CDD HOLDINGS, LLC FOR MULTI-SLIP FLOATING MARINA DOCK FACILITY AND OTHER MAINTENANCE ACTIVITIES ALONG WITH A SUBMERGED LANDS LEASE AT 5000 W. GANDY BOULEVARD, TAMPA, FLORIDA**

**BACKGROUND:**

Port Tampa Bay (PTB) currently leases approximately 551,515 square feet of submerged lands in Old Tampa Bay to New Port Tampa CDD Holdings, LLC (New Port) under two (2) separate Submerged Lands Lease Agreements. The PTB Board approved the first lease on January 18, 2005 with an initial term of five (5) years with four (4) five (5) year lease extension options. The PTB Board approved the second lease on July 19, 2005 with an initial term of five (5) years with four (4) five (5) year lease extension options.

New Port has applied for a Standard Work Permit (Application No. 17-028) and modification of the submerged lands lease with PTB for the construction of a multi-slip docking facility for the Westshore Marina District located at 5000 W. Gandy Blvd. in Tampa, Florida. The proposed project includes the removal of the existing upland mole pier, maintenance dredge approximately 35,121 cubic yards of material from the north basin of Rattlesnake channel (formerly known as Imperial Yacht Basin and Hendry & Moody Basin), construction of a 149-slip floating multi-slip docking facility with a maximum of ten (10) temporary mooring slips, and shoreline stabilization with placement of 36,402 cubic yards of material for rip-rap revetment and a living shoreline structure. The proposed submerged lands lease would be 502,987 square feet.

On May 15, 2018, the PTB Board of Commissioners approved a land exchange agreement between PTB and New Port for the exchange of submerged lands and upland property including the excavation and conversion of an approximately 0.856 acre upland mole pier owned by New Port to construct the main floating marina dock and improve the flushing of water in Rattlesnake Channel. The land exchange agreement also contemplated the modification of the sovereign submerged lands lease to include the approximately 0.856 acre upland mole pier owned by New Port to be transferred to PTB after its conversion to submerged lands.

**FACTS/COMMENTS:**

The project has received recommendations for approval from the Environmental Protection Commission (EPC) of Hillsborough County for the wetland/surface water impact environmental review and has been deemed consistent with the *Imagine 2040: Tampa Comprehensive Plan* by the Hillsborough County City-County Planning Commission.

New Port has requested to terminate the two (2) existing Submerged Lands Lease and enter into a new Submerged Lease Agreement, thereby combining the Premises into one Submerged Lands Lease.

- Premises:** The Premises for the new Submerged Lands Lease would be approximately 502,987 square feet of submerged lands.
- Term:** The initial term would be five (5) years commencing upon the execution of the Lease with four (4) lease extension option of five (5) years each, all subject to the review and approval of Port Tampa Bay.
- Use:** Private multi-family docking facility.
- Rent:** Annual rent shall be paid in accordance with the Submerged Lands Management Rules.
- Other:** New Port shall be responsible for all improvements to the Premises, all real estate taxes, utility services, insurance, and maintenance of the Premises. In addition, New Port shall comply with all environmental laws and regulations, and all other applicable laws and regulations.
- Public Hearing:** A public hearing was held on March 15, 2019 and there were no comments.

**RECOMMENDATION:**

Authorize the Port President/CEO, or his designee, to execute Port Tampa Bay Standard Work Permit No. 17-028 and a Submerged Lands Lease with New Port Tampa CDD Holdings, LLC in accordance with the above terms, subject to review by Port counsel.





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: March 15, 2019

Subject: New Port Tampa CDD Holdings, LLC  
Standard Work Permit Application #17-028 and Submerged Lands Lease  
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, March 15, 2019 at 9:31 a.m. Attached is the transcription of the hearing along with copies of all exhibits.

Heather Eblin-Crowe  
Hearing Officer

Date 03/15/19

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 Standard Work Permit Application No. 17-028 and Submerged Lands Lease for New Port Tampa CDD Holdings, LLC.

Jackie Julien  
Environmental Department

Date 3/15/19

Attachments

**PUBLIC HEARING TRANSCRIPT**  
**March 15, 2019 at 9:31 a.m.**  
**Standard Work Permit Application #17-028 and**  
**Submerged Lands Lease for New Port Tampa CDD Holdings, LLC**

**ATTENDEES**

Barbara Baity – Port Tampa Bay  
Jackie Julien – Port Tampa Bay  
Brian Shaw – Moffatt & Nichol  
Jeff Collier – Stearns Weave Miller  
Chris Tanner – Manson Bolves Donaldson Van  
Beck Daniel – BTI  
Craig Roberts – Port Tampa Bay  
Lane Ramsfield – Port Tampa Bay

**HEARING OFFICER**

Heather Eblin-Crowe – Port Tampa Bay

1 **MRS. CROWE:**

2  
3 Good morning. Today is Friday, March 15, 2019 and this public hearing is called  
4 to order at 9:31 a.m. This hearing is held under the authority and pursuant to Chapter  
5 95-488 of the Laws of Florida. The purpose of the hearing is to hear comments from  
6 the general public and interested parties regarding the following:  
7

8  
9 **PORT TAMPA BAY STANDARD WORK PERMIT APPLICATION #17-028**  
10 **AND**  
11 **SUBMERGED LANDS LEASE FOR NEW PORT TAMPA BAY CDD HOLDINGS, LLC**  
12

13 My name is Heather Crowe and I am employed by the Tampa Port Authority,  
14 doing business as Port Tampa Bay, and have been appointed by its Board of  
15 Commissioners to serve as a hearing officer at public hearings such as the one we are  
16 conducting today. Sitting beside me is Jackie Julien, Environmental Supervisor and  
17 Catherine Phillips, of the Real Estate Department, who will assist me in this hearing.  
18

19 **MRS. JULIEN:**

20  
21 New Port Tampa Bay Community Development District (CDD) Holdings, LLC,  
22 (New Port) has applied for a Standard Work Permit and Submerged Lands Lease with  
23 Port Tampa Bay for the construction of a multi-residential multi-slip docking facility for  
24 the development of the Westshore Marina District located on Rattlesnake Channel  
25 north basin in Old Tampa Bay at 5000 West Gandy Boulevard in Tampa, Florida. The  
26 marine construction project has been assigned Standard Work Permit application No.  
27 17-028 which includes the removal of the existing upland mole pier, maintenance  
28 dredge...which includes the removal of... maintenance dredge approximately 35,121  
29 cubic yards of material from the north basin of Rattlesnake channel (formerly known as  
30 Imperial Yacht Basin and Hendry & Moody Basin), construction of a 149-slip floating  
31 marina docking facility with a maximum of ten (10) temporary mooring slips, and  
32 shoreline stabilization with placement of 36,402 cubic yards of material for rip-rap  
33 revetment and a living shoreline structure. New Port is also requesting a submerged  
34 lands lease of approximately 502,987 square feet for the private multi-residential multi-  
35 slip docking facility constructed on sovereign submerged lands owned by Port Tampa  
36 Bay. The agent for this project is Moffatt and Nichol.  
37

38 There are fifteen (15) exhibits that I would like to offer into the record:  
39

40 **Exhibit No. 1** – A copy of Port Tampa Bay Standard Work Permit Application Number  
41 17-028 received on October 27, 2017 with additional information and revised project  
42 drawings received on July 17, 2018, August 2, 2018, September 19, 2018, and October  
43 3, 2018.

1 **Exhibit No. 2** – Copies of Port Tampa Bay Environmental Department’s certified letters  
2 of notice dated December 17, 2018 sent to the Environmental Protection Commission  
3 of Hillsborough County Wetlands Division, the Planning Commission, riparian property  
4 owners in the area, and interested parties for review of the project proposal.

5  
6 **Exhibit No. 3** – A copy of the executed Port Tampa Bay Real Property Exchange  
7 Agreement dated December 17, 2018 associated with this project provided by Port  
8 Tampa Bay’s Real Estate Department on January 8, 2019.

9  
10 **Exhibit No. 4** – A copy of Port Tampa Bay Submerged Lands Lease Application for the  
11 proposed submerged lands lease associated with Standard Work Permit Application  
12 Number 17-028 received by the Port Tampa Bay’s Real Estate Department on February  
13 6, 2019.

14  
15 **Exhibit No. 5** – Copy of the United States Fish and Wildlife Service review comments  
16 for potential impacts to federally-listed species provided to the United States Corps of  
17 Engineers December 7, 2018 and determination that the project “may affect, but is not  
18 likely to adversely affect” the manatee received on December 19, 2018.

19  
20 **Exhibit No. 6** – Copy of Florida Department of Transportation District 7 January 2,  
21 2019 email stating no comments for this project.

22  
23 **Exhibit No. 7** – Copy of comments received on January 24, 2019 from Hillsborough  
24 County Marine Unit staff stating that navigation isn’t believed to be blocked or hindered  
25 from the proposed docks, don’t believe depths will be an issue, and the area is a  
26 designated Idle Speed No Wake city regulated speed zone and additional signage may  
27 be needed.

28  
29 **Exhibit No. 8** – Copy of the Environmental Protection Commission of Hillsborough  
30 County (EPC) Wetlands Management Division comments letter dated November 2,  
31 2018 requesting additional information for the wetland impact and mitigation review  
32 associated with this project.

33  
34 **Exhibit No. 9** – Copy of Tampa Police Department Marine Unit comments received via  
35 email on February 5, 2019 stating no issues.

36  
37 **Exhibit No. 10** – Comments from the EPC Wetlands Management Division dated  
38 February 6, 2019, indicating no objection to the proposed project, subject to specific  
39 conditions, and a copy of the EPC Wetland Impact Authorization with required  
40 mitigation.

41  
42 **Exhibit No. 11** – Comments from the Hillsborough County City-County Planning  
43 Commission dated February 11, 2019 indicating consistency with the *Imagine 2040:*  
44 *City of Tampa Comprehensive Plan.*

1 **Exhibit No. 12** – Copy of the south adjacent riparian property owner, Lennar, Adjacent  
2 Riparian Property Owner’s Affidavit of No Objection form executed on February 22,  
3 2019 for a portion of the proposed rip-rap revetment to be placed in front of Lennar’s  
4 adjoining property shoreline.

5  
6 **Exhibit No. 13** – A copy of the United States Army Corps of Engineers Permit No. SAJ-  
7 2005-08444 (SP-CSH) issued for this project.

8  
9 **Exhibit No. 14** – A copy of the Southwest Florida Water Management District  
10 Environmental Resource Permit No. 43029777.012 issued for this project on June 4,  
11 2018.

12  
13 **Exhibit No. 15** – The legal ad that appeared in the February 15, 2019 issue of the  
14 Tampa Bay Times advertising this public hearing.

15  
16 **MRS. CROWE:**

17  
18 Thank you Mrs. Julien, I will accept the exhibits and they will be entered into the  
19 record as presented. Mrs. Phillips will now present the terms for the Submerged Lands  
20 Lease.

21  
22 **MRS. PHILLIPS:**

23  
24 Port Tampa Bay currently leases approximately 551,515 square feet of  
25 submerged lands in Old Tampa Bay to New Port Tampa CDD Holdings, LLC under two  
26 (2) separate Submerged Lands Leases. The first lease was approved by the Port  
27 Tampa Bay’s Board on January 18, 2005 with a commencement date of May 19, 2005  
28 and has an initial term of five (5) years with four (4) five (5) year lease extension  
29 options. The second lease was approved by Port Tampa Bay’s Board on July 19, 2005  
30 with a commencement date of November 1, 2005 and has an initial term of five (5)  
31 years with four (4) five (5) year lease extension options.

32  
33 New Port has requested to terminate the two (2) existing Submerged Lands  
34 Leases and enter into a new Submerged Lease Agreement, thereby combining the  
35 Premises into one Submerged Lands Lease. The Premises for the new Submerged  
36 Lands Lease would be approximately 502,987 square feet of submerged lands. The  
37 initial term would be five (5) years commencing upon the execution of the Lease the  
38 (“Effective Date”) with four (4) lease extension options of five (5) years each. The  
39 submerged lands lease would be for five (5) years commencing on the effective date.  
40 Rent for Lease Year 1 would be \$90,522.57, plus applicable taxes, based on the  
41 Submerged Lands Rate of \$0.179970 cents per square foot. All future Rent will be  
42 calculated in accordance with Port Tampa Bay’s Submerged Lands Management  
43 Rules.

1 In addition, New Port shall be responsible for all improvements to the Premises,  
2 all real estate taxes, utility services, insurance and maintenance of the Premises and  
3 compliance with all environmental laws and regulations, and all other applicable laws  
4 and regulations.

5  
6 That is all.

7  
8 **MRS. CROWE:**

9  
10 I just have one quick question. Is the name of the Lease New Port Tampa Bay  
11 CDD Holdings or just New Port Tampa Bay, I mean New Port CDD Holdings?

12  
13 **MRS. JULIEN:**

14  
15 Chris Tanner, could you please address that?

16  
17 **MRS. CROWE:**

18  
19 Because I originally said the Lease was with New Port Tampa Bay CDD  
20 Holdings.

21  
22 **MR. TANNER:**

23  
24 I believe it says New Port Tampa CDD Holdings LLC.

25  
26 **MRS. CROWE:**

27  
28 Ok, so the Lease will be under the name New Port Tampa CDD Holdings LLC?

29  
30 **MR. TANNER:**

31  
32 Correct.

33  
34 **MRS. CROWE:**

35  
36 Ok, thank you.

37  
38 Thank you Mrs. Phillips.

39  
40 At this time we will take comments concerning this issue.

41  
42 Are there any comments? Hearing none.

43

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 March 19,  
3 2019. The Staff recommendation will be available after this hearing. If there is nothing  
4 else to come before this hearing, I declare this hearing closed at 9:42 a.m.

5  
6 I, **HEATHER EBLIN-CROWE**, have read and approve the form of the attached  
7 transcript of the March 15, 2019 Public Hearing for Standard Work Permit Application  
8 17-028 and Submerged Lands Lease for New Port Tampa CDD Holdings, LLC

9  
10  
11 Dated this 15th day of March, 2019.

12  
13 

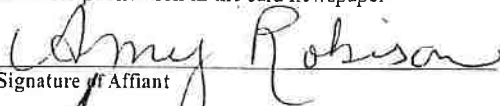
14 Heather Eblin-Crowe  
15 Public Hearing Officer  
16

**Tampa Bay Times**  
Published Daily

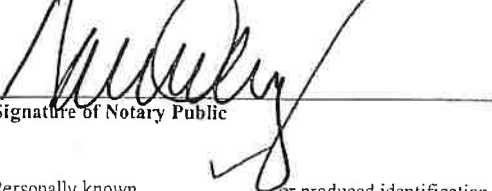
STATE OF FLORIDA            } ss  
COUNTY OF Hillsborough County

Before the undersigned authority personally appeared Amy Robison who on oath says that he/she is Legal Clerk of the Tampa Bay Times a daily newspaper printed in St. Petersburg, in Pinellas County, Florida; that the attached copy of advertisement, being a Legal Notice in the matter RE: PORT TAMPA BAY was published in Tampa Bay Times: 2/15/19, in said newspaper in the issues of Baylink Hillsborough

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

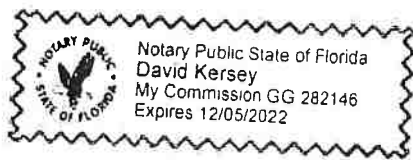
  
Signature of Affiant

Sworn to and subscribed before me this 02/15/2019.

  
Signature of Notary Public

Personally known \_\_\_\_\_ or produced identification

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



**PORT TAMPA BAY**  
NOTICE OF PUBLIC HEARING

Notice is hereby given of a public hearing to be held at 9:30 a.m., March 15, 2019 before the Tampa Port Authority, d/b/a Port Tampa Bay at its offices located at 1101 Channelside Drive, Tampa, Florida 33602, to hear public comments regarding the following:

**Removal of Existing Upland Mole Pier, Maintenance Dredge, Construction of 149 Slip Floating Marina Dock Facility With Maximum of 10 Temporary Mooring Slips, and Shoreline Stabilization Located at 5000 W. Gandy Blvd., Tampa, Florida and Submerged Lands Lease with New Port Tampa CDD Holdings, LLC**

The permit application is on file and available for inspection at PTB offices from 8:30 a.m. until 12:00 noon and from 1:00 p.m. to 5:00 p.m., Monday through Friday (except holidays). Additional information is available online at [www.tampaport.com](http://www.tampaport.com). All written comments and objections directed toward the foregoing matter should be filed with Port Tampa Bay, Environmental Department, at 1101 Channelside Drive, Tampa, Florida 33602 by 12:00 noon on March 14, 2019. Oral comments and objections may be presented at the hearing.

In accordance with the federal Americans with Disabilities Act and Section 286.26, Florida Statutes, persons with disabilities requiring reasonable accommodation to participate in this hearing should call (813) 905-5031 or fax (813) 905-5029 not later than 48 hours prior to the hearing.

ANY PERSON WHO DECIDES TO APPEAL ANY DECISION OF THE PORT TAMPA BAY WITH RESPECT TO ANY MATTER CONSIDERED AT THIS PUBLIC HEARING WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH A PURPOSE, MAY NEED TO HIRE A COURT REPORTER TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.  
(744463) 2/15/2019

# SIGN-IN SHEET

## PUBLIC HEARING FOR

### NEW PORT HOLDINGS-WESTSHORE MARINA DISTRICT

Friday, March 15, 2019 @ 9:30 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.	BRIAN SHAW	MOFFATT + NICHOLS	501 E. KENNEDY, STE 1910, TAMPA, FL	Y
2.	Jeff Collier	Stearns Weaver Miller	501 E. Jackson St, Suite 2100	Y
3.	Chris Tanner	Manson Bolvers Dunbar Van	109 N. Beach Street, Suite 300, Tampa, FL 33602	Y
4.	Beck David	BTI	5218 W Tyson Ave	Y
5.	Craig Roberts	PTB		
6.	Lane Ramsfield	PTB		
7.				
8.				
9.				
10.				

## **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**

## FY2019 – LEGAL FEES AND EXPENSES REPORT THROUGH FEBRUARY 28, 2019

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

Vice President - Finance	FY 2019 Budget	FY 2019 Actual
• Bond Counsel -	\$ 60,000.00	\$ 0.00
• HCPD Series 2018A/2018B Bonds	\$ 0.00	\$ 0.00
<b>Year-to-Date FY 2018-19</b>	<b>\$ 60,000.00</b>	<b>\$ 0.00</b>
[ Under Budget FY2019 – \$60,000.00 ]		

Principal Counsel	FY 2019 Budget	FY 2019 Actual
• Price Waterhouse Coopers LLP	\$ 15,000.00	\$ 0.00
• Trenam Law	\$ 50,000.00	\$ 450.00
• Venable LLP	\$ 6,000.00	\$ 0.00
• Employment / Labor	\$ 23,000.00	\$ 8,143.00
• Environmental	\$ 23,000.00	\$ 63.00
• General Support / Litigation	\$ 20,000.00	\$ 14,583.68
• Hearing Master	\$ 20,000.00	\$ 0.00
• Personal Injury	\$ 40,000.00	\$ 1,790.00
<b>Year-To-Date FY 2018-19</b>	<b>\$197,000.00</b>	<b>\$ 25,029.68</b>
[ Under Budget FY2019 \$171,970.32 ]		

**FY 2019 Total Legal Fees and Expenses** **\$ 25,029.68**

### VICE PRESIDENT – FINANCE:

#### BOND COUNSEL

Outside Counsel / Matter	February	Cumulative FY To Date
Bryant Miller Olive		
- General Services/Debt Issuance		
- HCPD Revenue Bonds Series 2018A/2018B		

### PRINCIPAL COUNSEL:

#### LITIGATION AND GENERAL LEGAL SUPPORT

Outside Counsel / Matter	February	Cumulative FY To Date
Gray Robinson		
- General	\$ 180.00	\$ 180.00
- Unit Price Bid		
- Channelside Bay Mall [14]		
Smolker Bartlett Loeb Hinds & Thompson		
- HCPA	\$ 3,195.26	\$ 14,403.68
Trenam Law		
- General		\$ 450.00

**EMPLOYMENT / LABOR LEGAL SUPPORT**

Outside Counsel / Matter	February	Cumulative FY To Date
Gray Robinson		
- General		
- Emp Ben [22]		
Mandelbaum Fitzsimmons		
- General		
- Employment [EC]		
Nelson Mullins Riley & Scarborough		
- General	\$ 4,240.00	\$ 8,143.00

**ENVIRONMENTAL LEGAL SUPPORT**

Outside Counsel / Matter	February	Cumulative FY To Date
Gramling Environmental Law		
- General		
- Tampa Scrap		
- Port Ybor		
- MOA FDEP		\$ 63.00

**HEARING MASTER**

Outside Counsel / Matter	February	Cumulative FY To Date
-		

**PERSONAL INJURY LEGAL SUPPORT**

Outside Counsel / Matter	February	Cumulative FY To Date
Bush Graziano Rice & Platter		
- PI – JHS		\$ 67.50
- PI – M/M R		\$ 67.50
- PI – DB		\$ 180.00
GrayRobinson PA		
- PI – SB		\$ 1,475.00

**TAMPA PORT AUTHORITY**  
**Monthly Aged Receivables**  
**February 28, 2019**

Customer Number	Customer Name	Current	31 - 60 Days	61 - 90 Days	91 & Over	Customer Balance
<b>Port Fees</b>						
S036	ALTAMAR SHIPPING	-	-	135.70	-	135.70
T012	AMALIE OIL COMPANY	4,063.40	-	-	-	4,063.40
A470	AMERICAN MARINE AGENCIES	56,982.67	69,040.58	-	-	126,023.25
A415	AMERICAN VICTORY MARINERS	62.73	64.58	-	-	127.31
D054	ANCHOR SANDBLASTING AND COATINGS, INC	180.00	-	-	-	180.00
T201	BUCKEYE TERMINALS, LLC	57,509.46	-	-	-	57,509.46
T003	CARGILL INC	(54.87)	-	-	-	(54.87)
D049	CARGILL SALT	(18.00)	-	-	-	(18.00)
T131	CARNIVAL CRUISE LINES	547,860.84	-	-	-	547,860.84
T198	CEMEX CONSTRUCTION MATERIALS FLORIDA, LLC	9,677.41	-	-	-	9,677.41
T014	CENTRAL FLORIDA PIPELINE LLC	355,864.24	-	-	-	355,864.24
T109	CITRUS PRODUCTS	-	-	225.73	930.24	1,155.97
D047	CITY OF TAMPA	1,840.00	-	-	-	1,840.00
A423	DANN OCEAN TOWING, INC	204.00	-	-	-	204.00
D063	DAVIS INDUSTRIAL	20.00	-	-	-	20.00
D059	DILLON LOGISTICS INC	420.00	-	-	-	420.00
A084	DIVERSIFIED MARINE TECH	420.00	-	-	-	420.00
Q081	DONGKUK INTERNATIONAL INC	620.87	-	-	-	620.87
Q127	DONGKUK INTERNATIONAL INC	754.36	-	-	-	754.36
Q032	DUFERCO STEEL, INC	-	6,243.50	-	-	6,243.50
D062	FEDERAL MARINE TERMINALS	20.00	-	-	-	20.00
A031	FILLETTE GREEN & CO, INC	2,351.77	13,914.32	-	-	16,266.09
T132	FLORIDA AQUARIUM	469.00	-	-	-	469.00
D052	FLORIDA DIRT SOURCE LLC	(240.00)	-	-	-	(240.00)
Q097	FRONTIER LOGISTICS SERVICES	4,720.76	-	-	-	4,720.76
A429	GAC SHIPPING (USA) INC	28,216.13	-	-	-	28,216.13
T185	GAETANO CACCIATORE INC	27,451.25	-	-	-	27,451.25
A254	GREAT LAKES DREDGE & DOCK	40,031.84	-	-	-	40,031.84
Q353	GREYSTONES MARITIME INTERNATIONAL	6,281.80	-	-	-	6,281.80
T108	GRIFFIN INDUSTRIES	2,684.99	-	-	-	2,684.99

**TAMPA PORT AUTHORITY**  
**Monthly Aged Receivables**  
**February 28, 2019**

Customer Number	Customer Name	Current	31 - 60 Days	61 - 90 Days	91 & Over	Customer Balance
D064	GULF COAST INDUSTRIAL CONTRACTORS LLC	-	20.00	-	-	20.00
A264	GULF MARINE REPAIR INC	4,548.12	-	-	-	4,548.12
T063	GULF SULPHUR SERVICES	10,713.65	-	-	-	10,713.65
T189	HOLLAND AMERICA LINE	59,406.74	-	-	-	59,406.74
Q010	HUSTEEL USA INC	6,493.67	-	-	-	6,493.67
A306	INCHCAPE SHIPPING SERVICES	10,428.00	-	-	-	10,428.00
A078	INTERNATIONAL SHIP REPAIR	420.00	63.55	-	-	483.55
A350	KIMMINS CONTRACTING	180.00	-	-	-	180.00
T116	KINDER MORGAN BULK/TBS	-	-	377.00	-	377.00
A003	KIRBY OFFSHORE MARINE	(1,397.03)	-	-	-	(1,397.03)
A248	LA CARRIERS, LLC	3,306.58	-	-	-	3,306.58
D065	LAKELAND PAVING COMPANY	200.00	-	-	-	200.00
T319	LINEA PENINSULAR, INC	7,609.70	-	-	-	7,609.70
Q399	LIVINGSTON INTERNATIONAL - VA	-	-	-	100.74	100.74
Q122	LOCKWOOD INTERNATIONAL SERVICES	2,067.90	-	-	-	2,067.90
T308	LOGISTEC GULF COAST LLC	20,553.81	-	-	-	20,553.81
Q408	MAJESTIC STEEL USA	612.36	-	-	-	612.36
T328	MAJESTIC STEEL USA	11,666.60	-	-	-	11,666.60
A360	MARTIN GAS MARINE	1,659.00	-	832.48	-	2,491.48
T135	MARTIN MARIETTA AGGREGATES	3,520.81	-	-	-	3,520.81
T134	MARTIN OPERATING PARTNERSHIP	908.42	-	-	-	908.42
T199	MEDITERRANEAN SHIPPING CO./CHARLESTON	13,049.73	-	-	-	13,049.73
Q070	METAL ONE AMERICA	3,393.85	726.45	-	-	4,120.30
Q158	METALLIA, A DIVISION OF HARTREE PARTNERS LP	539.23	-	-	-	539.23
A053	MORAN TOWING CORPORATION	5,022.75	-	-	-	5,022.75
A430	MORAN-GULF SHIPPING AGENCIES	41,401.52	-	-	-	41,401.52
T002	MOSAIC CROP NUTRITION, LLC	12,155.50	17,941.10	-	-	30,096.60
T011	MURPHY OIL USA INC	24,104.66	1,232.13	2,848.24	-	28,185.03
A486	NORTH AMERICAN GENERAL AGENTS	2,643.10	-	-	-	2,643.10
A071	NORTON LILLY INTERNATIONAL	419,971.07	-	-	-	419,971.07
T200	NORWEGIAN CRUISE LINE	167,011.90	-	-	-	167,011.90
A439	NOVA INTERNATIONAL SHIPPING	1,148.00	-	-	-	1,148.00

**TAMPA PORT AUTHORITY**  
**Monthly Aged Receivables**  
**February 28, 2019**

Customer Number	Customer Name	Current	31 - 60 Days	61 - 90 Days	91 & Over	Customer Balance
A341	ORION MARINE CONSTRUCTION	489.65	-	-	-	489.65
T318	PORT LOGISTICS TERMINAL OPERATIONS LLC	157.54	123.63	-	-	281.17
S039	PORTS AMERICA	-	-	10.00	-	10.00
T006	PORTS AMERICA	11,733.52	939.81	-	-	12,673.33
T182	PORTS AMERICA	67,434.49	-	-	-	67,434.49
A283	PRO TRANSPORT INC, TAMPA	(200.00)	-	-	-	(200.00)
M120	PROGRESSIVE INSURANCE	582.00	-	-	-	582.00
T292	PURAGLOBE FLORIDA LLC	-	-	-	103,568.89	103,568.89
A064	SAVAGE & SON, AR	184,047.20	-	-	-	184,047.20
A531	SAVAGE MARINE MANAGEMENT COMPANY, LLC	14,721.02	-	-	-	14,721.02
A065	SEA & LAND SHIPPING	68,775.87	-	-	-	68,775.87
A400	SEABULK TANKERS INC	732.66	-	-	-	732.66
S061	SOUTH BAY DISTRIBUTION CO. INC.	(56.00)	-	-	-	(56.00)
Q396	SUMMIT GLOBAL TRADING	143.97	-	-	-	143.97
T021	TAMPA PORT SERVICES, LLC	9,775.38	-	-	-	9,775.38
Q334	Tata International Metals Americas Limited	93.61	-	-	-	93.61
T173	TITAN FLORIDA LLC	71,738.12	-	-	-	71,738.12
Q415	TITAN STEEL CORPORATION	558.06	-	-	-	558.06
Q007	TOYOTA TSUSHO AMERICA	1,042.04	-	-	-	1,042.04
T150	TRADEMARK METALS RECYCLING FKA ONESTEEL	40,053.03	772.00	-	-	40,825.03
A497	TRANS-ATLANTIC AGENCIES INC	3,429.80	-	-	-	3,429.80
T321	TRANSGULF LLC	43,572.57	-	-	-	43,572.57
T020	TRANSMONTAIGNE, INC	70,734.47	-	-	-	70,734.47
T311	TTI Holdings, Inc.	60.00	-	-	-	60.00
Q163	UNIVERSAL STEEL PRODUCTS INC	-	194.64	-	-	194.64
A465	VALLS SHIPPING COMPANY	93,964.55	-	-	-	93,964.55
T119	VULCAN MATERIALS COMPANY	50,291.47	-	-	-	50,291.47
T056	YARA NORTH AMERICA INC	7,673.58	-	-	-	7,673.58
T171	ZIM ISRAELI NAVIGATION COMPANY	46,594.00	-	-	-	46,594.00
<b>Subtotal Port Fees</b>		<b>\$ 2,769,876.89</b>	<b>\$ 111,276.29</b>	<b>\$ 4,429.15</b>	<b>\$ 104,599.87</b>	<b>\$ 2,990,182.20</b>

**TAMPA PORT AUTHORITY**  
**Monthly Aged Receivables**  
**February 28, 2019**

Customer Number	Customer Name	Current	31 - 60 Days	61 - 90 Days	91 & Over	Customer Balance
<b><u>Lease Charges</u></b>						
L252	AKHTAR TRUST FKA ISLEWORTH HOLDING LLC	1,082.00	-	-	-	1,082.00
L045	AMALIE OIL	2,415.55	-	-	-	2,415.55
L310	AMEC FOSTER WHEELER ENVIRONMENT & INFRASTRUCTURE, IN	-	346.37	-	-	346.37
L251	APOLLO RESIDENTIAL LLC	1,082.00	-	-	-	1,082.00
L320	APS EAST COAST, INC DBA AMPORTS, INC	34,439.82	-	-	-	34,439.82
L296	BATSON-COOK CO.	185.42	185.42	-	-	370.84
L277	CEMEX CONSTRUCTION MATERIALS FLORIDA LLC	479.73	-	-	-	479.73
L299	CEMEX CONSTRUCTION MATERIALS FLORIDA, LLC	102.50	-	-	-	102.50
WTC05	CLARK REPORTING SERVICE INC	753.07	-	-	-	753.07
L044	DIVERSIFIED MARINE TECH	16,192.35	-	-	-	16,192.35
L124	GULF MARINE REPAIR INC	123,769.74	-	-	-	123,769.74
L103	INTERNATIONAL SHIP REPAIR & MARINE SERVICES, INC	143.41	-	-	-	143.41
L327	LENNAR HOMES LLC	-	-	-	10,000.00	10,000.00
L308	LOGISTEC GULF COAST LLC	22,478.57	-	-	-	22,478.57
L010	MOSAIC CROP NUTRITION, LLC	2,106.57	2,114.39	-	-	4,220.96
L039	MURPHY OIL USA INC	16.00	-	-	-	16.00
L257	NEW PORT TAMPA PROPERTY, LLC	661.25	-	-	10,000.00	10,661.25
L291	ONLINE TRANSPORT INT'L LLC	39,190.76	-	-	-	39,190.76
L104	PENINSULA PROPERTY HOLDINGS VIII, LLC	180.12	-	-	-	180.12
L318	PORT LOGISTICS TERMINAL OPERATIONS LLC	47.00	-	-	-	47.00
L264	PORTS AMERICA	22,606.30	-	-	-	22,606.30
L176	POST APARTMENT HOMES LP	3,038.92	-	-	-	3,038.92
L292	PURAGLOBE FLORIDA LLC	30,732.67	-	-	-	30,732.67
L196	SEABULK TOWING INC	175.90	-	-	-	175.90
L111	SHELL POINT MARINA	8,373.47	-	-	-	8,373.47
L138	SHRIMP SVC DOCK ASSOCIATION	34.88	-	-	-	34.88
L235	STARSHIP CRUISE LINE	347.79	-	-	-	347.79
L064	SUPERIOR SEAFOODS INC	88.27	-	-	-	88.27
L055	TAMPA PORT MINISTRIES	<del>975.00</del> 325.00	-	-	-	325.00

**TAMPA PORT AUTHORITY**  
**Monthly Aged Receivables**  
**February 28, 2019**

Customer Number	Customer Name	Current	31 - 60 Days	61 - 90 Days	91 & Over	Customer Balance
L049	TAMPA PORT SERVICES, LLC	11,695.92	11,544.41	-	-	23,240.33
L239	TITAN FLORIDA LLC	15.35	-	-	-	15.35
L297	TRANSFLO TERMINAL SERVICES, INC.	(124.57)	-	-	-	(124.57)
L311	TTI Holdings, Inc.	31,510.59	31,510.59	-	-	63,021.18
L282	UNIVERSITY OF SOUTH FLORIDA	10,068.00	-	-	-	10,068.00
L079	VERSAGGI SHRIMP COMPANY	246.76	-	-	-	246.76
<b>Subtotal Lease Charges</b>		<b>\$ 364,461.11</b>	<b>\$ 45,701.18</b>	<b>\$ -</b>	<b>\$ 20,000.00</b>	<b>\$ 430,162.29</b>
<b>Accounts in Litigation/Renegotiation/Bankruptcy</b>						
A417	SULPHUR CARRIERS	141.48	70.74	70.74	6,673.18	6,956.14
A034	UNITED OCEAN SHIPPING	1,334.70	667.35	667.35	64,059.07	66,728.47
<b>Subtotal Accounts in Litigation/Renegotiation/Bankruptcy</b>		<b>\$ 1,476.18</b>	<b>\$ 738.09</b>	<b>\$ 738.09</b>	<b>\$ 70,732.25</b>	<b>\$ 73,684.61</b>
<b>Total Aged Receivables as of February 28, 2019</b>		<b>\$ 3,135,814.18</b>	<b>\$ 157,715.56</b>	<b>\$ 5,167.24</b>	<b>\$ 195,332.12</b>	<b>\$ 3,494,029.10</b>

**TAMPA PORT AUTHORITY**  
**MONTHLY CONTRACT STATUS REPORT**  
02/28/19

Project	Contractor	Contract Financial Record #	Original Bd App Date	Amt Approved Including Amendments	Costs Incurred to Date	Percent Complete
<b>OPERATING AND NON-CAPITAL CONTRACTS:</b>						
Online Data Service Backup	Venyu Solutions, Inc. (5 years @ \$50k/yr)	13-13	05/21/13	\$ 250,000	<b>128,664</b>	51.5%
Financial Advisory Service	Public Financial Management (2nd renewal)	14-16	08/20/13	\$ 60,000	<b>16,371</b>	27.3%
Secured Data Center Facility Lease	Protected Trust/IF&D Data Suites (year 4)	14-28	09/20/16	\$ 70,320	<b>17,580</b>	25.0%
Software Licensing - iSeaports	Harbour Mastery, Inc.	15-06	10/21/14	\$ 65,000	<b>43,330</b>	66.7%
Security System Maintenance & Repair	GSA Security	16-09	12/15/15	\$ 1,052,496	<b>536,933</b>	51.0%
Copier Leases (8 copiers)	Ricoh Americas Corporation	16-11	10/20/15	\$ 180,000	<b>153,914</b>	85.5%
Maintenance plan on PARCs system	Amano McGann	16-12	04/19/16	\$ 166,416	-	0.0%
SBE Uniformed Security Guard Service	Martinez & Company (year 2)	16-14	07/19/16	\$ 190,000	<b>95,884</b>	50.5%
Real Estate Consulting Services	CBRE, Inc.	16-17	08/16/16	\$ 175,000	<b>23,335</b>	13.3%
Government Relations Consultant Services	Van Scoyoc & Associates	16-18	09/20/16	\$ 90,000	<b>30,000</b>	33.3%
State Legislative Services	Ballard Partners (year 2)	16-23	08/16/16	\$ 60,000	<b>30,000</b>	50.0%
Insurance Consultants	Interisk	16-24	07/19/16	\$ 90,000	<b>15,881</b>	17.6%
State Legislative Services	Advocacy Group at Cardenas Partners (year 3)	16-25	08/16/16	\$ 60,000	<b>25,000</b>	41.7%
Employee Dental Plan	Anchor Benefit Consulting	16-26	08/16/16	\$ 43,000	<b>4,691</b>	10.9%
Elevator/Escalator Maintenance & Repair Services	ThyssenKrupp Elevator	16-27	08/16/16	\$ 295,000	<b>215,088</b>	72.9%
Website Development & Website Hosting Services	GSL Solutions	17-03	10/18/16	\$ 110,000	<b>117,075</b>	106.4%
GIS Enterprise Managed Cloud Servies	Timmons Group	17-09	11/15/16	\$ 125,000	<b>71,240</b>	57.0%
Video Production Services	Shooting Stars Post Inc	17-30	17/18/17	\$ 75,000	<b>34,320</b>	45.8%
Software Licensing - Concur	Carahsoft Technology Corp	18-05	05/15/18	\$ 221,168	<b>108,622</b>	49.1%
Law Enforcement Services	Hillsborough County Sheriff's Office	18/10	01/16/18	\$ 2,241,719	<b>1,951,307</b>	87.0%
Insurance Broker Services	Hugh Wood	18-17	05/19/17	\$ 50,000	<b>39,492</b>	79.0%
Workers Compensation Insurance	PGIT (Preferred Governmental Insurance Trust)(year 3)	19-05	08/21/18	\$ 110,669	<b>62,716</b>	56.7%
Grounds Maintenance	TCC Enterprise Inc	09-06	08/21/18	\$ 81,508	<b>27,056</b>	33.2%
Janitorial Services	ASK Solutions; All Southern Cleaning	19-08	09/20/16	\$ 446,000	<b>149,959</b>	33.6%
HVAC Monitoring, Routine Service & Repair	Tampa Bay Trane	19-12a	09/02/14	\$ 84,200	<b>21,300</b>	25.3%
Consulting Services	HCP Associates	19-14	11/13/2018	\$ 60,000	<b>21,754</b>	36.3%
Uniformed Security Guard Services	G4S Security Solutions (Year 1)	19-15	11/13/2018	\$ 2,800,000	<b>637,378</b>	22.8%
Grounds Maintenance	Williams Landscape Management (year 3)	19-18	08/21/18	\$ 247,500	<b>93,750</b>	37.9%
Government Relations Consultant Services	Alcalde & Fay	19-25	09/18/18	\$ 40,000	<b>22,500</b>	56.3%
<b>OPERATING AND NON-CAPITAL CONTRACTS:</b>				<b>\$ 9,539,996</b>	<b>\$ 4,695,139</b>	
<b>CONTINUING ANNUAL CONTRACTS:</b>						
Disaster Recovery services	Belfor USA Group (Year 1)	18-22	04/17/18	\$ 30,000	\$ -	0.0%
Continuing Repair / Improvements Contracts	Various	17-01	09/20/16	\$ 3,700,000	\$ 3,247,814	87.8%
Professional Service Contracts	Various	17-02	09/20/16	\$ 3,540,000	\$ 1,525,553	43.1%
Professional Service Contracts	Various	18-02	07/24/17	\$ 2,600,000	\$ 1,820,407	70.0%
<b>CONTINUING ANNUAL CONTRACTS:</b>				<b>\$ 9,870,000</b>	<b>\$ 6,593,774</b>	

**TAMPA PORT AUTHORITY**  
**MONTHLY CONTRACT STATUS REPORT**  
02/28/19

Project	Contractor	Contract Financial Record #	Original Bd App Date	Amt Approved Including Amendments	Costs Incurred to Date	Percent Complete
<b>CONSTRUCTION AND CAPITAL CONTRACTS:</b>						
Port Redwing Phase III – Security Gate	QGS Development	16-15	05/17/16	\$ 2,027,146	\$ 1,935,698	95.5%
Southbay Development Phase I - Kracker Avenue Widening	Alto Construction Co	17-05	10/16/16	\$ 1,473,224	\$ 1,374,844	93.3%
Berth 302 Improvements	GLF Construction Corp	17-06	12/20/16	\$ 14,451,058	\$ 13,759,185	95.2%
Terminal 3 - roof replacement	R.F. Lusa & Sons Sheetmetal, Inc.	17-14	02/21/17	\$ 675,252	\$ 556,440	82.4%
Eastport Fill And Phase 2 Expansion Engineering Services	Moffatt & Nichol	17-18	09/19/17	\$ 1,507,800	\$ 144,200	9.6%
Southbay Sitework	Alto Construction Co	17-19	06/20/17	\$ 534,419	\$ 521,217	97.5%
Berth 219 Wharf Extension	Shoreline Construction	17-20	08/15/17	\$ 8,606,303	\$ 4,025,790	46.8%
Southbay Access Road & Security Fencing	Alto Construction Co	17-23	09/19/17	\$ 699,259	\$ 684,202	97.8%
Building to house PTB security command vehicle and intrusion barriers	Austin Construction Group	17-24	09/19/17	\$ 442,610	\$ 334,169	75.5%
Channelside Parking Garage Repairs & Improvements	Restocon Corp	17-25	09/19/17	\$ 363,800	\$ 318,401	87.5%
PTB Variable Message Signs Improvements	Traffic Control Devices Inc	17-26	09/19/17	\$ 356,756	\$ 312,212	87.5%
Berth 3 Improvements	Infrastructure & Industrial Constructors Southeast (I-ICON)	17-27	09/19/17	\$ 6,273,401	\$ 5,468,029	87.2%
Berth 214 Uplands Development	Pepper Construction	18-10-01	02/20/18	\$ 6,504,115	\$ 5,203,865	80.0%
Rail Improvements - Pendola Point	18-11 R.W. Summers Railroad Contractor, Inc	18-11	08/21/18	\$ 784,857	\$ 557,720	71.1%
Navigational Improvements / Unit Price Dredging	Orion Dredging	19-04	08/21/18	\$ 3,000,000	\$ 2,243,920	74.8%
<b>CONSTRUCTION AND CAPITAL CONTRACTS:</b>				<u>\$ 49,950,000</u>	<u>\$ 38,841,575</u>	
<b>GRAND TOTAL:</b>				<u>\$ 69,359,997</u>	<u>\$ 50,130,489</u>	

**PERMIT REPORT**  
2/1/2019 – 2/28/2019

**PERMITS ISSUED**

18-020	MCI Metro Access Transmission d/b/a Verizon Access Transmission	Install sub-aqueous horizontally directionally cable utility line/Little Manatee River/Ruskin
18-021	MCI Metro Access Transmission d/b/a Verizon Access Transmission	Install sub-aqueous horizontally directionally cable utility line/Little Manatee River/Ruskin
18-022	MCI Metro Access Transmission d/b/a Verizon Access Transmission	Install sub-aqueous horizontally directionally cable utility line/Alafia River/Valrico
18-023	MCI Metro Access Transmission d/b/a Verizon Access Transmission	Install sub-aqueous horizontally directionally cable utility line/Alafia River/Riverview
18-024	MCI Metro Access Transmission d/b/a Verizon Access Transmission	Install sub-aqueous horizontally directionally cable utility line/Kitchen Branch Creek/Gibsonston
18-025	MCI Metro Access Transmission d/b/a Verizon Access Transmission	Install sub-aqueous horizontally directionally cable utility line/Marsh Branch Creek/Ruskin
18-032	MCI Metro Access Transmission d/b/a Verizon Access Transmission	Install sub-aqueous horizontally directionally cable utility line/Palm River/Tampa
18-033	MCI Metro Access Transmission d/b/a Verizon Access Transmission	Install sub-aqueous horizontally directionally cable utility line/Bull Frog Creek/Gibsonston
18-043	MCI Metro Access Transmission d/b/a Verizon Access Transmission	Install sub-aqueous horizontally directionally cable utility line/Rocky Creek/Tampa
18-044	MCI Metro Access Transmission d/b/a Verizon Access Transmission	Install sub-aqueous horizontally directionally cable utility line/Double Branch Creek/Tampa
18-045	MCI Metro Access Transmission d/b/a Verizon Access Transmission	Install sub-aqueous horizontally directionally cable utility line/Dick Creek/Tampa
18-046	Frontier Florida, LLC	Install sub-aqueous horizontally directionally cable utility line/Marsh Branch Creek/Tampa

**REVISIONS**

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**VIOLATIONS**

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

**PENDING APPLICATIONS SUMMARY**

<b>Appl.#</b>	<b>Minor/ Stand.</b>	<b>Applicant</b>	<b>Proposed Work</b>
16-024	S	Len Little Harbor LLC	Multiple Private Single-Family Lot Docks Masterplan for Subdivision
17-022	M	Andalucia Master Association (Keith Hill)	Installation of 4 Piles & Boat Lift within Marina Slip A-16
17-028	S	New Port Tampa CDD/ Westshore Marina District (fka Imperial Marina)	149-Slip Docking Facility, Bulkhead Replacement, Rip-Rap & Living Shoreline @ 5000 W. Gandy Blvd.
17-033	M	Westshore FL Partners LLC	Recreational Pier for Private Multi-Family Property @ 6301 S. West Shore Blvd.
18-002	M	TECO	Relocate Natural Gas Utility Pipeline via HDD @ W. Cypress Street/Old Tampa Bay <b>w/ Possible Submerged Lands Easement</b>

18-016	M	Teleport Communications America	HDD 4" Fiber Optic Cable Utility Pipeline under Cypress Creek @ Bruce B Downs Blvd. Bridge w/in Existing Cnty ROW/Easement
15-015 Rev #1	S	RMC Brothers	Modify Existing Dock-Extend 5-Finger Pier Lengths & Add "T" Terminal Platform to Pier - Restaurant Docking Facility Expansion <b>w/ Possible New SSLs Lease</b>
18-034	M	MCI Metro Access Transmission Svcs d/b/a Verizon	HDD 6" HDPE Fiber Optic Cable Utility Pipeline @ County Line Rd Bridge-Cypress Ck <b>w/ SSLs Easement</b>
18-035	S	Spray Misner International	20,000 CY of Maintenance Dredging Port Tampa Channel Privately Owned
18-037	S	Hideaway-Venture 1, LLC	Replace 22 finger piers/docks & Rip-Rap Re-Nourishment
18-040	M	TECO	200 LF Seawall Replacement @ Bayside Station/Port Sutton
18-041	M	MCI Metro Access Transmission Svcs d/b/a Verizon	HDD 2-2" Conduits with 6" Casing Option - HDPE Fiber Optic Cable Utility Pipeline @ Sheldon Rd/CR 589 South of Mohr Rd-Rocky Creek <b>w/ SSLs Easement</b>
18-042	M	MCI Metro Access Transmission Svcs d/b/a Verizon	HDD 2-2" Conduits with 6" Casing Option - HDPE Fiber Optic Cable Utility Pipeline @ SR 60/Courtney Campbell Cwy East of Rocky Point – Old Tampa Bay <b>w/ SSLs Easement</b>
18-044	M	MCI Metro Access Transmission Svcs d/b/a Verizon	HDD 2-2" Conduits with 6" Casing Option - HDPE Fiber Optic Cable Utility Pipeline @ W Hillsborough Ave./SR 580 – Double Branch Ck <b>w/ SSLs Easement</b>
18-045	M	MCI Metro Access Transmission Svcs d/b/a Verizon	HDD 2-2" Conduits with 6" Casing Option - HDPE Fiber Optic Cable Utility Pipeline @ Memorial Hwy South of Little River Dr. – Dick Ck <b>w/ SSLs Easement</b>
18-046	M	Frontier Florida LLC	1-8 Inch Relocated HDD Utility Pipeline under Marsh Branch C reek <b>w/ Submerged Lands Easement</b>
16-021 (Rev #1)	S	ZF Development/ Seazen/Rocky Point Apts	Revised Dwgs-Dock Modification for Boat Lifts, Catwalk Extensions, & Jet Ski Docks
18-050	M	Post Apartment Homes	Construct 124 SF Floating Dock @
18-051	S	Tampa Port Services/Mosaic Crop Nutrition LLC	548 LF Shoreline Stabilization Toe Wall With 0.31 acres of Backfilling & Rip-Rap To Protect Upland Ammonia Pipeline @ 4873 Port Sutton Rd/ Port Sutton Channel
18-052	M	Bal Harbour Chateaux Condos	East Side Marina Dock Modifications
19-001	M	MCI Metro Access Transmission Svcs d/b/a Verizon	Aerial 2" Conduits Fiber Optic Cable Utility Pipeline @ Lithia Pinecrest Rd – Alafia River <b>w/ SSLs Easement</b>
19-002	M	Southern Light, LLC	New HDD or Bridge Attachment Telecommunications Utility Line E. Side Rowlett Park Dr. Crossing Hillsborough River

19-003	M	Southern Light, LLC	New HDD or Bridge Attachment Telecommunications Utility Line E.  Side N. Blvd Bridge Crossing Hills. River
19-004	M	Southern Light, LLC	New HDD or Bridge Attachment Telecommunications Utility Line N. Side Davis Island Bridge (N. bridge) Crossing Hillsborough Bay
19-005	M	Tampa Electric Company	Replacement Aerial Telecom. Cable Utility Line W. Side US Hwy 41 Crossing Alafia River
19-006	M	Gulf Sulphur LTD, LLP	Replace Section of Walkway & Bents @ 1015 McCloskey Blvd.- Sparkman Channel
19-007	M	Beverly Babuka	Rip-Rap Proposed LMR/CBAP
19-008	M	Hillsborough County Public Works Dept.	Replace Maydell Drive Bridge Crossing Over Palm River/Tampa Bypass Canal <b>w/ SSLs Easement</b>

Board Meeting  
March 19, 2019  
Environmental Department ID 155996

**EXPENDITURES**

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

02/01/2019 - 02/28/2019

COMPANY	DESCRIPTION	AMOUNT	FUNDING	ADDITIONAL INFORMATION
TAMPA HILLSBOROUGH ECONOMIC DEVELOPMENT CORPORATION	Membership Dues	\$ 52,333.00	Operating	Circle of Champions Investment
TRIBRIDGE, INC	I.T. Consulting Services	\$ 75,628.83	Operating	I.T. Consulting Services

Board Meeting  
 March 19, 2019  
 ID149166

**F. EXECUTIVE DIRECTOR REPORT**

**G. PRESENTATIONS**

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

**I. FUTURE PROPOSED PROJECTS**

**PORT TAMPA BAY - LIST OF FUTURE PROPOSED PROJECTS  
MARCH 2019**

Project Name	Current Contractor/ Consultant	Estimated Proposal/Bid Release	Estimated Board Approval
Insurance Consultant Services	Interisk Corporation	Mar 2019	Jun 2019
Uniformed Security Guard Services (SBE Set-Aside)	Martinez & Co.	Mar 2019	Jun 2019
State Legislative Services	Advocacy Group Ballard Partners	May 2019	Aug 2019
Financial Advisory Services	Public Financial Management	May 2019	Aug 2019
Elevator/Escalator Maintenance & Repair	ThyssenKrupp Elevator	Jun 2019	Aug 2019
<b>Port Wide Roadway Improvements</b>	<b>New Bid</b>	<b>Jun 2019</b>	<b>Aug 2019</b>

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

**J. CALENDAR OF EVENTS**

**APRIL 17, 2019 – 6<sup>TH</sup> ANNUAL TAMPA BAY SAFETY  
AND RISK MANAGEMENT SUMMIT – PORT TAMPA  
BAY CRUISE TERMINAL 2, 8:30 AM TO 1:00 PM:  
REGISTER AT [WWW.TAMPASAFETYSUMMIT.COM](http://WWW.TAMPASAFETYSUMMIT.COM)**

**K. DATE OF NEXT MEETING**

**TUESDAY, APRIL 16, 2019, 9:30 AM**

**L. ADJOURNMENT**