

- A. **THIS MEETING WILL BE CONDUCTED BY COMMUNICATIONS MEDIA TECHNOLOGY ON THE ZOOM PLATFORM - FOR MORE INFORMATION, PLEASE VISIT WWW.PORTTB.COM**

Invocation - Pledge

Public Comment

B. **Minutes and Financial Statement**

Approval of Minutes of June 16, 2020 Board Meeting

Presentation of Cargo and Cruise Quarterly Report

Presentation and Approval of Financial Statement for Ten Months Ending July 31, 2020

C. **Consent Agenda**

1. **Approval of the Extension of Boat Tour Agreement with The Florida Aquarium, Inc.**
2. **Approval of Lease Amendment with Gulf Sulphur Services, Ltd., LLLP**
3. **Approval of EPC Minor Work Permit 69088 - Submerged Lands Rule Variance for Private Residential Dock at Surfside Boulevard 6610 Surfside Blvd., Apollo Beach, Florida**
4. **Approval of EPC Minor Work Permit No. 70318 - Submerged Lands Rule Variance for Private Residential Dock at 8225 Stoner Road, Riverview, Florida**
5. **Approval Submerged Lands Lease with Florida Oil Services, Inc.**

D. **Regular Agenda**

1. **Approval of Real Estate Consulting Services Agreements with CBRE, Inc. and Colliers International**
2. **Approval of Lease Agreement with Bertram Yachts, LLC**
3. **Approval of Extension and Funding for Maintenance Dredging Contract No. 18-01518 for FY2021**
4. **Approval of Funding for Financial Audit Agreement with Rivero Gordimer & Co., PA**
5. **Approval of the Selection of Financial Advisory Services Firm**
6. **Approval of Contract Renewal with Hugh Wood, Inc. for Insurance Broker Services**

7. **Approval of Public Transportation Grant Agreement with the Florida Department of Transportation - Intermodal Funds (PTGA#433240-19402 G1096)**
8. **Approval of Extension of Strategic Communications Consulting Contract with HCP Associates, Inc.**
9. **Approval of Contract Extensions with The Advocacy Group at Cardenas Partners, LLC and Capital City Consulting, LLC for State Legislative Consultant Services**
10. **Approval of Amendments to Container Terminal Operator Agreement and Break-Bulk Terminal Operator Agreement with Ports America, Inc.**

E. Receipt of Reports

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

F. Executive Director Report

G. Presentations

H. New Business/Commissioners' Comments

I. Future Proposed Projects

J. Calendar of Events

August 20, 2020 3:00 - 5:00 pm - FY21 Budget Workshop via Zoom Webinar See www.porttb.com for access information.

September 9, 2020 5:01 pm - Tentative Millage Rate and FY21 Budget Public Hearing via Zoom Webinar See www.porttb.com for access information.

September 23, 2020 5:01 pm - Final Millage Rate and FY21 Budget Public Hearing via Zoom Webinar See www.porttb.com for access information

K. Date of Next Meeting

L. Adjournment

A. INVOCATION AND PLEDGE

PUBLIC COMMENT

B. APPROVAL OF MINUTES

CARGO AND CRUISE QUARTERLY REPORT

**PRESENTATION AND APPROVAL OF
FINANCIAL STATEMENT**

C. APPROVAL OF CONSENT AGENDA

**PORT TAMPA BAY
Business Meeting
June 16, 2020
9:30 am via Telephonic Conference
1 888-585-9008
Room: 889-202-202**

Chairman Stephen W. Swindal called the Port Tampa Bay (PTB) Business Meeting to order at 9:31 a.m. Chairman Swindal thanked Board members, PTB staff and public for attending and listening to this telephone conference meeting and asked Mr. Charles Klug, PTB Principal Counsel, to provide a brief statement on this virtual meeting and the public comment process.

Mr. Klug stated that Port Tampa Bay had published a CORRECTED PUBLIC NOTICE of this meeting in the *Tampa Bay Times* on Sunday, June 7, 2020, as well as posted the notice on the PTB website and bulletin board. The Corrected Public Notice stated that the Board meeting of the Tampa Port Authority previously scheduled to be held in the Board Room in the Joseph Garcia International Building, 1101 Channelside Drive, Tampa, Florida 33602 at 9:30 a.m. today will now be conducted virtually by telephonic conferencing, a means of communications media technology authorized pursuant to Executive Orders 20-52 and 20-69 issued by Governor DeSantis on March 9, 2020, and March 20, 2020, respectively, and pursuant to Section 120.54(5)(b)2., Florida Statutes.

Mr. Klug continued that the Board Room was closed to the public in response to the COVID-19 pandemic. However, anyone wishing to make a public comment may do so telephonically by using the telephone conference number for this meeting during the Public Comment period immediately after the Call to Order. Mr. Klug then noted that this would be the only time during this telephonic conference meeting that public comments would be heard and also noted that a copy of the agenda and supporting documents were posted on the PTB website at www.porttb.com.

A. INVOCATION – PLEDGE

Chairman Swindal stated that the meeting would continue with the invocation and Pledge of Allegiance and asked guests to refer to the image of the American Flag on page four (4) of the agenda package.

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

Chairman Swindal then called on each Board member to establish attendance and the following Board members verbally acknowledged their presence: Mr. Stephen W. Swindal, Chairman; Mr. Patrick H. Allman, Secretary/Treasurer; The Honorable Sandra Murman, Commissioner; Mayor Jane Castor, Commissioner; Mr. Hung T. Mai, P.E, Commissioner; Mr. Chad W. Harrod, Commissioner; and Mr. Ted Conner, Commissioner.

The following PTB senior management staff members were on the call: Mr. Paul Anderson, Port President/CEO; Mr. Charles Klug, Principal Counsel; Mr. Raul Alfonso, Executive Vice President and Chief Commercial Officer; Mr. David Delac, Chief Financial Officer; Mr. Bruce Laurion, Vice President of Engineering; Mr. Wade Elliott, Vice President of Business Development; Mr. Lane Ramsfield, Vice President of Real Estate; Mr. Karl Strauch, Vice President of Marketing; Ms. Joanne Toledo, Vice President of Human Resources; Mr. Clay Hollis, Chief of Staff; and Mr. Ken Washington, Vice President of IT and Chief Information Officer.

Chairman Swindal stated that Mr. Anderson had a special announcement. Mr. Anderson noted that Port Tampa Bay had celebrated a major milestone. As World War II was ending, on June 11, 1945, the Florida Legislature established the Hillsborough County Port Authority as the governing body and port authority of the Port of Tampa to ensure the development and improvement of the harbor and shipping facilities. On June 11, 2020, Port Tampa Bay celebrated its formal 75th anniversary, having grown to the largest port in the State of Florida in land and tonnage. Though we celebrate 75 formal years, Port Tampa

Bay's commercial shipping history dates back, in earnest, to the 1880s when cattle trade with Cuba helped to put Tampa on the map.

Mr. Anderson continued that through the years, Port Tampa Bay has established itself as the largest port by size and tonnage in the state of Florida and remains one of the most diverse ports in the nation. Port Tampa Bay is an economic staple in our region, accounting for an economic impact of over \$17 billion, providing 85,000 direct and indirect jobs, and handles more than 34 million tons of cargo annually. In celebration of the 75th anniversary, the port and its maritime community reflects on decades of service to the region. In honor of the Port's anniversary, Florida State Representative Jackie Toledo has a special presentation. Representative Toledo presented a Tribute in recognition of Port Tampa Bay's 75th Anniversary. The tribute is [Attachment 1](#).

PUBLIC COMMENT

There were no public comments.

B. APPROVAL OF MINUTES OF THE MAY 19, 2020 BOARD MEETING

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

PRESENTATION AND APPROVAL OF THE FINANCIAL STATEMENT OF EIGHT MONTHS ENDING MAY 31, 2020

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

There being no comments, Commissioner Murman, seconded by Mayor Castor, moved to approve the Financial Statement of Eight Months Ending May 31, 2020. The motion carried unanimously via roll call.

C. APPROVAL OF THE CONSENT AGENDA

- 1. Approval of Lease Agreement with the Propeller Club of United States Port of Tampa, Inc.**
- 2. Approval Increase in Funding for Small Business enterprise (SBE) Set-Aside for Uniformed Security Guard Services**
- 3. Approval of Consent to Leasehold Mortgage Between Puraglobe Florida, LLC and Florida Integrity Bank**

There being no comments, Commissioner Murman, seconded by Commissioner Mai, moved to approve the consent agenda as presented. The motion carried unanimously via roll call.

D. REGULAR AGENDA

Mr. Anderson introduced each of the following items and Mr. Charles Klug presented each item.

- 1. Approval of the Award of Contract for Big Bend Channel Aids to Navigation (ATON), Contract No. 20-01819, ITB No. B-005-20**

Referring to page 30 of the agenda packet, Mr. Charles Klug outlined the item as presented in the write-up included in the agenda.

In response to Commissioner Mai, Mr. Klug noted that all necessary permissions had been obtained and that staff anticipated issuing the contract as soon as possible and to complete the project before any weather issues that could arise during hurricane season.

There being no further comments, Commissioner Mai, seconded by Commissioner Murman, moved to authorize the Port President/CEO, or his designee, to execute Contract No. 20-01819 with Tampa Bay marine, Inc. for the Big Bend Channel ATONs, at a contract amount not to exceed \$1,239,274.00, with an additional ten (10) percent of the contract amount contingency for any unforeseen conditions that may arise during the construction, and authorize staff to donate the upland range markers to the United States Coast Guard for future operation and maintenance, all subject to final review by Port counsel. The motion carried unanimously via roll call.

2. Approval of the Award of Contract for Port Redwing Berth 302 Access road, Contract No. 20-01220, ITB No. B-006-20

Referring to page 33 of the agenda packet, Mr. Klug outlined the item as presented in the write-up included in the agenda.

In response to Commissioner Mai regarding the capability of QGS with the large difference in bids, Mr. Klug affirmed that QGS being already on the Ardent Mills site provided cost efficiencies that allowed for the lower bid and assured that QGS would be capable of completing the project.

There being no further comments, Commissioner Murman, seconded by Commissioner Mai, moved to authorize the Port President/CEO, or his designee, to execute Contract No. 20-01220 with QGS Development, Inc. for the Port Redwing Berth 302 Access Roadway, at a contract amount no to exceed \$681,857.23, which includes contingency funds as referenced in the Agenda Item, all subject to final review by Port counsel. The motion carried unanimously via roll call.

3. Approval of Real Estate Consulting Services Agreements with CBRE, Inc. and Colliers International

Referring to page 35 of the agenda packet, Mr. Klug outlined the item as presented in the write-up included in the agenda.

After several minutes of discussion regarding terms, Commissioner Murman suggested moving forward with approval of the item as presented and have staff further explain at a later time.

There being no further comments, Commissioner Murman, seconded by Commissioner Harrod, moved to authorize the Port President/CEO, or his designee, to authorize agreement of the first one (1) year term of the Real Estate Consulting Services with both CBRE Group, Inc. and Colliers International, with substantially identical terms and conditions and a total not-to-exceed amount of \$75,000 for both agreements, subject to the final review by Port counsel. The motion carried unanimously via roll call.

4. Approval of Public Transportation Grant Agreement with the Florida Department of Transportation – FSTED Funds (PTGA 435130-19401)

Referring to page 38 of the agenda packet, Mr. Klug outlined the item as presented in the write-up included in the agenda.

There being no comments, Commissioner Murman, seconded by Commissioner Mai, moved to authorize the Port President/CEO, or his designee, to (a) enter into a Public Transportation Grant Agreement with FDOT, District Seven, for \$3,587,612 (PTGA 435130-19401) for Hooker's Point

Improvements, which required a 50:50 match from Port Tampa Bay revenues, and (b) pay \$62,783.21 to the Florida Ports Council, subject to review by Port counsel. The motion carried unanimously via roll call.

5. Approval of Tentative Millage Rate for Fiscal Year (FY) 2021

Referring to page 40 of the agenda packet, Mr. Klug outlined the item and noted that once Port Tampa Bay (PTB) submits the proposed millage, it may choose to lower the rate prior to the start of the Fiscal Year, but cannot increase the rate. The millage rate is not finalized until mid-September when PTB's Tentative and Final Millage and Fiscal Year Budget Public Hearings are held. Mr. Klug continued that taking into consideration the expected rise in Hillsborough County Property values, staff recommends submitting a proposed millage rate not to exceed the rollback rate. The rollback rate at the time of this meeting is estimated at 0.0992 per \$1,000 property valuation. Staff estimates that the proposed rate would result in ad valorem tax receipts of approximately \$10.66 million for Fiscal Year 2020-2021. Mr. Klug noted that this rate slightly differs from the recommendation in the write-up included in the agenda.

There was discussion in support of the millage rate reflecting the roll-back rate. Responding to Commissioner Conner regarding ad valorem tax revenue being used for capital projects, Mr. Klug affirmed that the ad valorem tax revenue was still used for capital improvements that benefit the public as a whole and was not used for administrative or operational expenses.

There being no further comments, Commissioner Murman, seconded by Commissioner Mai, moved to authorize the Port President/CEO, or his designee, to submit the tentative millage rate not to exceed the rollback rate of approximately 0.0992 per \$1,000 property valuation. The final approval of this Fiscal Year 2020-2021 millage rate will be subject to board approval and subsequent public hearings to be held in September of 2020. The differences in the write-up included in the agenda is the lesser of 0.990 or the rollback rate, which is estimated to be approximately 0.992. The motion carried unanimously via roll call.

6. Approval of Amendment to lease Agreement with Port Logistics Tampa Bay I, LLC

Referring to page 42 of the agenda packet, Mr. Klug outlined the item as presented in the write-up included in the agenda item.

In response to Commissioner Harrod's comments regarding if staff considered a shorter deferral period and if the term changes were reflective of the market, Mr. Klug responded that this particular market was new in Tampa for refrigerated services that had not previously existed. The time period was reflective of the time period necessary to get shipping companies to reroute their routes to Tampa to provide refrigerated produce and other commodities to Tampa. Commissioners Mai, Murman, and Allman were supportive of the terms as presented.

There being no further comments, Commissioner Murman, seconded by Commissioner Mai, moved to authorize the Port President/CEO, or his designee, to execute an amendment to the lease agreement with Port Logistics Tampa Bay I, LLC, in accordance with the terms set for the in the agenda item, subject to review by Port counsel. The motion carried six to one via roll call with Commissioner Harrod voting "no".

E. RECEIPT OF REPORTS

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

There being no comments, Commissioner Murman, seconded by Mayor Castor, moved to receive the reports as presented. The motion carried unanimously via roll call.

F. EXECUTIVE DIRECTOR REPORT

Mr. Anderson reported that the executive management team, entire port staff and family at Port Tampa Bay (PTB) remain committed to best practices, safety, and maintaining PTB's safe and efficient and productive operations during COVID-19 and the post-COVID-19 environment. Staff has spent a lot of time on industry calls, both nationally and internationally, with key stakeholders and partners, and tenants and communicating that the port has remained open for business. Mr. Anderson noted that staff had implemented every potential safeguard they could think of and he was pleased to report there had been no incidents of COVID-19 at the port complex.

Mr. Anderson stated that every year since he arrived, PTB has hosted an Annual Hurricane Preparedness Tabletop exercise to gather local and regional partners to walk through a simulated storm event. This signature event has steadily grown from a handful of participants seven years ago to over 160 registrants for this year's virtual event. In light of COVID-19, staff had to make a few changes to the format, all of which kept the conversation smooth and informative, while allowing for great participation. Mr. Anderson thanked all participants in the community and Commissioner Conner, who also attended the event online. Mr. Anderson continued that he made some comments on preparedness and focus in the face of challenges posed by the pandemic before turning comments over to United States Coast Guard, Sector Commander and Captain of the Port, Captain Matthew Thompson. The National Weather Service created a detailed and unique storm event simulation for the group and walked through each phase of the weather event, pausing for comment and situational updates from participants on the call including: federal, state and local partner organizations, tenants, regional emergency response groups and maritime advisory groups, such as the vessel movement committee and the Port Heavy Weather Advisory Committee. Mr. Anderson also noted that he was proud to work alongside all of the aforementioned organizations as each showed thoughtful dedication to forward-looking emergency response through their comments, insight and participation. As Central Florida's energy gateway, Mr. Anderson noted that getting the port secured and back to operation after a storm event was critical to the network of businesses, public entities and residents that count on the port for necessities. These challenges are exactly why the annual hurricane exercise is so important to the region and port community.

Mr. Anderson reported that earlier this month the Florida Ports Council held its quarterly meeting in Tampa. Taking all appropriate health precautions, this group of statewide leaders was able to meet and discuss critical issues facing all of our state's seaports. The top concerns statewide were things discussed internally in Tampa. Mr. Anderson emphasized PTB's diversity is its strength. Hearing from colleagues across the state highlighted that PTB is well positioned to weather these challenges and lead the state's economic recovery. The Florida Ports Council plays a significant role in shaping policy at the state and federal level, and PTB has worked to ensure that the initiatives supported by this group are in the best interest of our port and our state. In the coming weeks and months, the Florida Ports Council will push for support for our seaports through updated bond terms at the state level and increased financial assistance for ports at the federal level.

Mr. Anderson stated that had had the honor of an extended in-person meeting with Florida's Secretary of Transportation, Kevin Thibault. Secretary Thibault has been accessible throughout the COVID-19 pandemic, hosting weekly calls for Florida's seaports to update him on the status of our cruise vessels and a host of a general discussion of our ports' operations. These calls have been valuable in benchmarking where we stand relative to our peers as well as allowing for open conversation with the secretary. During their visit, Mr. Anderson was able to discuss the challenges PTB faced because of the pandemic as well as the plans and actions PTB are taking to lead the region out of this economic crisis. PTB has a full-scale long-term project that will support the region and staff will work diligently with the Florida Department of Transportation, Secretary Thibault and his leadership team to be sure that PTB's investments yield the desired results.

Mr. Anderson noted that since the May 2020 Board meeting, PTB continued constant focus on refining its response to the COVID-19 pandemic. PTB maintained its increased cleaning regimen, updated signage, safety signs, and provided individual cleaning resources in office spaces as well as assisted in cleaning some tenant spaces. In addition, Mr. Anderson noted that all department heads were working diligently with their teams to ensure they are all safe and healthy. PTB's operations and facilities departments are actively engaged in proactive actions to ensure customer safety throughout the cruise terminals. PTB staff has been working constantly with industry partners to determine the best courses of action when cruises return, concentrating on best practices and safety expectations. Continued emphasis on fully utilizing the latest technology has been on display as PTB upgraded its conference rooms and improved its technology capacity for staff that is working remotely. Mr. Anderson continued that this was a moving target and staff was constantly pursuing the best practices

On behalf of PTB, Mr. Anderson congratulated Ms. Diane Sabatino, who was recently promoted to Customs and Border Protection's new Deputy Executive Assistant Commissioner for the office of Field Operations. This is a national position for the operations of Customs and Border Protection (CBP). Ms. Sabatino has served as the Director of Field Operations for CBP's Tampa and Miami field office and will be transitioning into her new leadership role in mid-July. An Interim Director for the Florida operations will be appointed in the near future until a permanent selection is announced.

Mr. Anderson noted the passing of Mr. Terrell Sessums. Mr. Sessums served as PTB's general counsel through the 1980s, in addition to an incredible career in public service. Mr. Sessums served as a State Legislator from 1963 to 1974 ending his tenure in Tallahassee as Speaker of the Florida House of Representatives. Mr. Sessums drove legislation that created the State Fair Authority, the Tampa Hillsborough Expressway Authority, the Hillsborough County Environmental Protection Commission and the Tampa Sports Authority. Mr. Sessums was passionately devoted to education and presided over the University of Tampa's Board of Trustees as well as serving as Chairman on the State Board of Regents, the former governing board of Florida's university system. He was a Captain in the United States Air Force, serving both in Europe and in Africa. After completing a tour of duty, Mr. Sessums returned to the University of Florida where he was student body president. Mr. Sessums was a dedicated public servant and leader and he will be deeply missed.

Mr. Anderson announced that Port Tampa Bay had received a \$19.8 million INFRA Grant as part of the United States Department of Transportation INFRA Grant Program. Mr. Anderson thanked PTB staff that worked on this grant submittal. Staff worked very hard in Washington D.C. and worked with the Congressional delegation to help secure this INFRA Grant. The program recognizes innovative projects that improve the nation's infrastructure in the critical areas where transportation networks intersect. PTB's Berth 214 project is the definition of an ideal intermodal project because of the way it will efficiently move cargo that arrives by ship to road or rail. Mr. Anderson noted that PTB had been incredibly successful in its grant applications in the past and projects like this are the reason. PTB has seen an unprecedented expansion in our containerized cargo lines recently and this project will complement that growth. The grant funds will be used to expand PTB's container capacity by 60%, increase the number of deep draft container vessels the Port can receive, improve efficiency with the state-of-the-art truck gate and improves rail access

into the port and into the container facility. Mr. Anderson continued that as PTB celebrates 75 years of consistent growth and success, projects like this would continue to provide generational impacts for our region. The INFRA award will be combined with funds from PTB's strategic partners and Florida Department of Transportation will match \$15,274,000 and PTB will contribute a match of \$19,862,000 for a total project investment of \$55 million.

G. PRESENTATIONS

FEDERAL LEGISLATIVE UPDATE – ALCALDE & FAY AND VAN SCOYOC ASSOCIATES

Mr. Anderson introduced Ms. Lois Moore, from Alcalde & Fay, and Mr. Harry Glenn, from Van Scoyoc Associates, to present the Federal Legislative bi-annual update.

Ms. Moore, and then Mr. Glenn, outlined the Federal Legislative Update as presented in Attachment 2.

H. NEW BUSINESS / COMMISSIONERS' COMMENTS

ANNUAL ELECTION OF OFFICERS

Chairman Swindal stated that each June the Board holds its Annual Election of Officers for the coming year. He then noted that due to the telephonic format of this meeting, all new officers would assume their respective positions at the conclusion of this meeting. Chairman Swindal then opened the discussion for nominations.

Commissioner Murman, seconded by Commissioner Mai, nominated the current slate remain with Chairman Swindal and Secretary/Treasurer Allman and nominated Commissioner Harrod for the position of Vice Chairman. Commissioner Mai seconded the motion. Chairman Swindal noted that he had not applied for reappointment and could be replaced at any time. With that understanding, Chairman Swindal called roll for voting. The motion carried unanimously via roll call.

The 2020-2021 Tampa Port Authority, d/b/a Port Tampa Bay, Board of Commissioners Officers are: Stephen Swindal, Chairman; Chad Harrod, Vice Chairman; and Patrick Allman, Secretary/Treasurer.

Final Commissioners' comments were as follows:

Commissioner Murman stated that she was pleased with the activity at Port Redwing and noted its contribution to South County in adding jobs and commercial growth in that area.

Commissioner Mai commended Mr. Anderson and staff for the \$19.8 million grant award.

Commissioner Conner also commended Mr. Anderson and staff for the grant and stated that he was extremely impressed with the outreach to organizations such as, The National Weather Service, the U.S. Coast Guard, etc. during the hurricane tabletop exercise, so that it is clear those lines of communication are established in the case of a weather event.

I. FUTURE PROPOSED PROJECTS

Due to technical issues, Chairman Swindal noted that various projects that were listed on page 70 of the agenda packet.

J. CALENDAR OF EVENTS

Chairman Swindal continued by announcing the following events, which were listed on page 71 of the agenda packet.

July 31, 2020: Port Tampa Bay 6th Annual Golf Tournament *Benefiting Tampa Port Ministries and Tampa Bay Maritime Scholarship Foundation at the Eagles Golf Club – Registration is now open:* <https://app.eventcaddy.com/events/6th-port-tampa-bay-partners-golf-tournament>

August 20, 2020, 3:00 – 5:00 pm: Port Tampa Bay Fiscal Year (FY) 2021 Budget Workshop *Format and location yet to be determined. Visit www.porttb.com for updates.*

K. NEXT MEETINGS

Chairman Swindal announced the next regular business meeting would be on August 18, 2020 at 9:30 am and that the format of that meeting would be posted online at www.porttb.com.

Chairman Swindal also noted that there would be no July 2020 meeting.

L. ADJOURNMENT

There being no further business, the meeting adjourned at 11:09 am.

ATTEST:

Stephen W. Swindal, Chairman

Patrick H. Allman, Secretary/Treasurer

Tampa Port Authority

WHEREAS, the Tampa Port Authority was created by the Florida Legislature in 1945 to ensure the development and improvement of the Port of Tampa harbor and shipping facilities, and

WHEREAS, the Tampa Port Authority works diligently with private and public partners to develop terminal facilities, intermodal rail facilities, energy terminal facilities, and intermodal highway facilities to move cargo through the Port of Tampa, and

WHEREAS, the Port of Tampa is an emerging container port with three of the world's largest global container services, a top 25 seaport by tonnage in the United States, the largest port by size and tonnage in the state of Florida, and a trade and energy gateway along the I-4 corridor, and

WHEREAS, the Port of Tampa is an economic staple in the West Central Florida region with an economic impact of over \$17 billion, providing 85,000 direct and indirect jobs and handling over 34 million tons of cargo annually, and


WHEREAS, the Port of Tampa is an established home cruise port for numerous major cruise lines with Western Caribbean destinations hosting over 1 million cruise passengers annually, and

WHEREAS, the Port of Tampa is the first port in the nation to be recognized as storm ready by the National Weather Service, and

WHEREAS, as part of its efforts to develop and improve the Port of Tampa, the Tampa Port Authority is committed to responsible environmental stewardship and is one of the first port authorities in the nation to have a dedicated environmental department, managing sovereignty submerged lands in the Port of Tampa, creating two islands in Hillsborough Bay that are home to globally significant populations of nesting birds, and conducting several award winning restoration projects, NOW, THEREFORE,

BE IT RESPECTFULLY PROCLAIMED that the Tampa Port Authority is recognized on its 75th Anniversary for its invaluable contributions to the port industry and the state of Florida.


Jackie Toledo
Representative, District 60




**PORT
TAMPA BAY™**

REPORT ON FEDERAL ACTIVITIES
Presented June 16, 2020

ALCALDE & FAY



**VAN SCOYOC
ASSOCIATES**



**Appropriations Update
Tampa Harbor Operations & Maintenance
(O&M)**

- Fiscal Year 2020 *Energy and Water Development Appropriations*,
Enacted, December 20, 2019
\$8,530,000
- Fiscal Year 2021 Budget Request
\$9,687,000
- To assure Tampa Harbor's future maintenance needs are met, Tampa Port continues to support initiatives to increase available funds for O&M needs nationwide. For instance,
 - H.R. 2440, *Full Utilization of the Harbor Maintenance Trust Fund Act*, as passed by the House on October 29, 2019, provides authority to utilize funds from the existing trust fund balance for harbor maintenance needs.
 - The *CARES Act*, enacted on March 27, 2020, removes the Harbor Maintenance Trust Fund from budget limitations.

2



Tampa Harbor Total O&M Funding 2008-2020

Fiscal Year	Tampa Harbor O&M
2020	\$8,530,000
2019	\$1,480,000
2018	\$10,293,000
2017	\$8,715,000
2016	\$9,500,000
2015	\$10,000,000
2014	\$13,300,000
2013	\$16,455,000
2012	\$12,260,630
2011	\$5,250,000
2010	\$5,813,000
2009	\$4,702,000
2008	\$4,129,000
Total	\$110,427,630



Ongoing Work with Army Corps of Engineers

Army Corps of Engineers' Study of Future Channel Needs

- In order to respond to Tampa's growth projections, the Port is working with the Corps to facilitate a study into future channel needs in the Tampa Harbor.
- The plan is for the Corps to resume Tampa Harbor's previous General Reevaluation Report. The study would extend over a three year period.
- The authorization for the main federal channel has not been modified since the 1970 *Rivers and Harbors Act*.



4



Funding issues for the 116th Congress

- Work on Fiscal Year 2021 appropriations bills begins later this month and will include funding for:
 - Continued funding for the Port Infrastructure Development Program
 - U.S. Customs and Border Protection
 - The Port Security Grant Program
 - BUILD grants
 - INFRA grants
 - Small Shipyard grant program
 - Diesel Emissions Reduction Act
 - NOAA PORTS

5



Other issues for the 116th Congress

- 5-year reauthorization of Federal Highway programs (current authorization expires on September 30)
- 2-year reauthorization of the Water Resources Development Act

6



Potential COVID Legislation

- AAPA and the Florida Ports Council is seeking support for ports similar to CARES Act funding for airports.
- Congress continues to discuss additional infrastructure funding in the next COVID relief bill.

7



Port Development Grant



- Port Tampa Bay has applied for a \$16.5 million Federal Port Infrastructure Development grant to expand the container terminal (New Berth 214 and upland cargo area).



Port Development Grant

- This project addresses the need for expanded capacity for container business from three weekly global shipping services from Asia.
- 300+ distribution centers (10 million consumers) along the I-4 corridor within 75 miles of Port Tampa Bay.
- Container shipments provide more efficient and cost effective service to central Florida, reduce truck traffic on Florida highways by delivering cargo closer to distribution centers.
- The project will be funded through a partnership between the State, the Port, and potentially Federal funding.



Key Support from the Congressional Delegation

- The six members of the Tampa Bay area Congressional letter have signed a bipartisan letter of support for the Port Development project.
- The delegation has been receiving weekly updates on the Port's response to COVID and preparation for hurricanes.
- The delegation has joined in celebrating the Port's 75th anniversary through social media.

10



Thank You



Port Tampa Bay
Port Tampa Bay Public Berths
FY20 VS FY19 1st - 3rd Quarters (Oct-June)

BULK CARGO				
	FY20	FY19	Inc(Dec)	%
COMMODITY	NET TONS	NET TONS		
DRY BULK CARGO				
CEMENT, BULK	659,639	536,093	123,546	23%
GRANITE ROCK, BULK	582,709	468,302	114,407	24%
LIMESTONE	1,925,412	1,916,969	8,443	0%
PRILLED SULPHUR	423,289	348,751	74,538	21%
PHOSPHATIC CHEMICAL, BULK	287,905	423,821	(135,916)	-32%
<i>Other Dry Bulk Commodities</i>	800,270	320,114	480,156	150%
Total Dry Bulk Cargo:	4,679,224	4,014,050	665,174	17%
LIQUID BULK CARGO				
AMMONIA, ANHYDROUS	323,720	313,986	9,734	3%
CONCENTRATE & CITRUS JUICE	32,945	66,670	(33,725)	-51%
PETROLEUM PRODUCTS	5,743,090	6,026,142	(283,052)	-5%
SULPHUR, LIQUID	328,902	502,772	(173,870)	-35%
SULPHURIC ACID	86,086	94,366	(8,280)	-9%
<i>Other Liquid Bulk Commodities</i>	187,907	168,887	19,020	11%
Total Liquid Bulk Cargo:	6,702,650	7,172,823	(470,173)	-7%
TOTAL BULK CARGO:	11,381,874	11,186,873	195,001	2%
GENERAL CARGO				
	FY20	FY19	Inc(Dec)	%
Commodity	NET TONS	NET TONS		
Containerized	431,030	490,842	(59,812)	-12%
Scrap Metal	352,013	337,133	14,880	4%
Steel Products	139,769	141,683	(1,914)	-1%
<i>Other General Cargo Commodities</i>	40,785	14,764	26,021	176%
TOTAL GENERAL CARGO:	963,597	984,422	(20,825)	-2%
TOTAL BULK AND GENERAL:	12,345,471	12,171,295	174,176	1%
TEUS (includes empties)	95,861	74,341	21,520	29%
Passengers	507,920	980,467	(472,547)	-48%
No. of Cruise Ship Sailings	112	213	(101)	-47%

Data as of 8/10/2020

Subject to Change by ETA Date

Total Port Berths

FY20 VS FY19 1st - 3rd Quarters (Oct-June)

BULK CARGO				
	FY20	FY19	Inc(Dec)	%
COMMODITY	NET TONS	NET TONS		
DRY BULK CARGO				
CEMENT, BULK	678,726	541,621	137,105	25%
COAL	127,766	386,902	(259,136)	-67%
GRANITE ROCK, BULK	582,709	468,302	114,407	24%
LIMESTONE	1,925,412	1,919,969	5,443	0%
PRILLED SULPHUR	423,289	348,751	74,538	21%
PHOSPHATE, ROCK/CHEMICAL	4,019,014	4,374,131	(355,117)	-8%
<i>Other Dry Bulk Commodities</i>	<i>1,432,593</i>	<i>879,803</i>	<i>552,790</i>	<i>63%</i>
Total Dry Bulk Cargo:	9,189,509	8,919,479	270,030	3%
LIQUID BULK CARGO				
AMMONIA, ANHYDROUS	874,153	893,987	(19,834)	-2%
CONCENTRATE & CITRUS JUICE	32,945	66,670	(33,725)	-51%
PETROLEUM PRODUCTS	11,426,838	12,497,828	(1,070,990)	-9%
SULPHUR, LIQUID	1,848,058	1,983,015	(134,957)	-7%
SULPHURIC ACID	86,086	94,366	(8,280)	-9%
<i>Other Liquid Bulk Commodities</i>	<i>287,760</i>	<i>292,225</i>	<i>(4,465)</i>	<i>-2%</i>
Total Liquid Bulk Cargo:	14,555,840	15,828,091	(1,272,251)	-8%
TOTAL BULK CARGO:	23,745,349	24,747,570	(1,002,221)	-4%
GENERAL CARGO				
	FY20	FY19	Inc(Dec)	%
Commodity	NET TONS	NET TONS		
Containerized	431,030	490,842	(59,812)	-12%
Scrap Metal	438,651	412,562	26,089	6%
Steel Products	142,662	156,729	(14,067)	-9%
<i>Other General Cargo Commodities</i>	<i>48,990</i>	<i>24,465</i>	<i>24,525</i>	<i>100%</i>
TOTAL GENERAL CARGO:	1,061,333	1,084,598	(23,265)	-2%
TOTAL BULK AND GENERAL:	24,806,682	25,832,168	(1,025,486)	-4%
VESSELS				
Barge	638	657	(19)	-3%
Cruise	112	213	(101)	-47%
Tug	676	690	(14)	-2%
Vessel	793	799	(6)	-1%
TOTAL VESSELS:	2,219	2,359	(140)	-5.9%
TEUS (includes empties)	95,861	74,341	21,520	29%
Passengers	507,920	980,467	(472,547)	-48%
No. of Cruise Ship Sailings	112	213	(101)	-47%

Includes all port berths; foreign and domestic cargo

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

8/10/2020

Subject to Change

Port Tampa Bay
Budgetary Comparative Statement of Revenues and Expenses
For the ten (10) months ending July 2020

	Budget	Actual	Favorable (Unfavorable)	%
Description				
Port Usage Fees	38,513,346	33,076,879	(5,436,467)	-14.1%
Rentals	14,242,028	15,093,091	851,063	6.0%
Other Operating	498,360	620,752	122,392	24.6%
Operating Revenue	53,253,734	48,790,722	(4,463,012)	-8.4%
Personnel	14,549,389	13,908,188	641,201	4.4%
Promotional	1,111,206	764,809	346,397	31.2%
Administrative	12,906,415	12,127,546	778,869	6.0%
Operating Expense	28,567,010	26,800,543	1,766,467	6.2%
Operating Income	24,686,724	21,990,179	(2,696,545)	-10.9%
	46%	45%		
Interest Income	1,041,670	957,788	(83,882)	-8.1%
Interest Expense	(4,122,025)	(3,924,953)	197,072	-4.8%
Ad Valorem Tax Receipts	10,385,364	10,491,692	106,328	1.0%
Other, net	(428,215)	(747,166)	(318,951)	74.5%
Non-Operating	6,876,794	6,777,361	(99,433)	-1.4%
Net Income	31,563,518	28,767,540	(2,795,978)	-8.9%

SUBJECT: EXTENSION OF BOAT TOUR AGREEMENT WITH THE FLORIDA AQUARIUM, INC.

BACKGROUND:

Port Tampa Bay (PTB) has long collaborated with The Florida Aquarium, Inc. (The Florida Aquarium) for the usage of its passenger vessel, the *Bay Spirit II* (Vessel), together with full operating crew, for Educational Harbor Tours and special sailings. The current boat agreement (Agreement) between PTB and The Florida Aquarium commenced on October 1, 2018 with a one year initial term with two extension options of one-year each. The first extension option was approved by the PTB Board on September 17, 2019 and will expire September 30, 2020.

FACTS/COMMENTS:

PTB may use the vessel up to two (2) times per week for an Educational Harbor Tour (Tour), a narrated tour that offers guests an opportunity to see a dynamic, working cargo port. The Tour is offered at no cost to guests. An average of approximately 600 guests per month from the region, including preschool and school-aged groups, senior groups, civic and community groups, individuals, etc. utilize the complimentary weekly tours.

PTB may also use the Vessel up to two (2) times per month to accommodate other special sailings (to be completed by 5:30 pm) as requested by PTB but not to exceed twenty-four (24) special sailings annually. In addition to the special sailings, PTB may use the Vessel up to two (2) times per year "after hours" (to be completed after 6:00 p.m.) to accommodate other special sailings as requested by PTB. These special sailings have enabled PTB to showcase the Port to elected officials, senior leadership from the U.S. Army Corps of Engineers and other federal agencies, leadership groups, business and community partners, and various other key constituency groups.

The PTB Educational Harbor Tours has been operating since July 8, 2020 with a reduced capacity with social distancing guidelines in place and also required face coverings through the entirety of the tour.

PTB would pay The Florida Aquarium as compensation for the usage of the Vessel a flat rate fee not to exceed \$65,000 per year. The Florida Aquarium is solely responsible for all associated Vessel operating expenses and costs.

Funding for this agreement has been included in the proposed FY2021 budget.

RECOMMENDATION:

Authorize the President/CEO, or his designee, to extend the Agreement with The Florida Aquarium, Inc. for the use of its passenger vessel the *Bay Spirit II*, together with full operating crew, for the second and final extension period commencing October 1, 2020 through September 30, 2021 at a cost not to exceed \$65,000 per year and in accordance with the terms set forth above, subject to review by Port counsel.

Board Meeting
August 18, 2020
Legal 233557

Learn About



PORT TAMPA BAY

**EDUCATIONAL
HARBOR TOUR**



Florida's Largest and
Most Diversified Seaport

On this informative, educational harbor excursion, you will see a dynamic, working cargo port ~ aboard the beautiful 'Bay Spirit II'!



*The Unique Sights and Sounds of
one of America's Largest Ports!*

Reservations are necessary ~ 813.905.7678

Educational harbor tours are Wednesdays & Thursdays

Plan to arrive at 9:00 a.m. to board vessel!!

THE FLORIDA
AQUARIUM 

701 Channelside Drive

PORT TAMPA BAY

Educational harbor excursions are complimentary and last approximately 90 minutes.
Reservations are a must. Vessel leaves on time; your promptness is appreciated.
Excursions may be canceled at any time.

SUBJECT: LEASE AMENDMENT WITH GULF SULPHUR SERVICES, LTD., LLLP**BACKGROUND:**

Gulf Sulphur Services, LTD., LLLP (Gulf Sulphur) leases approximately 9.80 acres of land at Port Sutton and utilizes Berth 22 to import molten Sulphur for use in fertilizer products pursuant to a lease (Lease) with Port Tampa Bay (PTB). The Lease includes a third and final three (3) year extension option commencing January 1, 2021 and ending December 31, 2023 which provides that the parties will negotiate the wharfage and dockage fees and annual tonnage guarantee (ATG) prior to commencement of the final extension option.

FACTS/COMMENTS:

Port Tampa Bay (PTB) staff and Gulf Sulphur have negotiated the following the following wharfage and annual tonnage guarantee effective January 1, 2021 and ending December 31, 2023:

- 500,000 Tons of Sulphur per the Amendment year.
- All Wharfage and Dockage rates would be charged in accordance with PTB's then current Tariff.
- Any Tonnage within any Lease Year over 500,000 tons would qualify for a 15% discount off the then current Tariff wharfage rates.

Other terms of the Lease would remain unchanged including, without limitation, the use and Gulf Sulphur's obligation to pay rent, utilities, real estate taxes, site improvements, insurance, and comply with all applicable rules, regulations and laws.

RECOMMENDATION:

Authorize the Port President/CEO, or his designee, to execute a Lease Amendment with Gulf Sulphur Services, LTD, LLLP, in accordance with the terms set forth in this agenda item, subject to review by Port counsel.

Board Meeting
August 18, 2020
Real Estate 228799

EXHIBIT "A"



**SUBJECT: EPC MINOR WORK PERMIT 69088 - SUBMERGED LANDS RULE
VARIANCE FOR PRIVATE RESIDENTIAL DOCK AT SURFSIDE
BOULEVARD 6610 SURFSIDE BLVD., APOLLO BEACH, FLORIDA**

BACKGROUND:

Mr. William Shumaker submitted Minor Work Permit Application No. 69088 to the Environmental Protection Commission of Hillsborough County (EPC), pursuant to the Interlocal Agreement between EPC and Port Tampa Bay (PTB) delegating the processing and issuance of certain minor work permits. The application proposes construction of a private residential dock at vacant lot (Folio No. 052091-1705) on Surfside Blvd., Apollo Beach, Florida currently owned by Mr. Shumaker with a shoreline of 73.50 linear feet.

The proposed 1,712 square foot dock structure with one covered (roof) boat lift and one non-covered boat slip exceeds the allowable limit of ten (10) square feet of pre-empted area for each linear foot of shoreline owned by the applicant along the affected waterbody for private single-family residential docking facilities within the general resource management standards of the PTB Submerged Lands Management Rules (Rules). Due to the length of the access walkway needed to traverse the shallow shoal to reach adequate water depths, the dock structural area exceeds the 10:1 allowable limit unless a variance is granted for the proposed 299 foot long dock.

FACTS/COMMENTS:

The Rules regulate the allowable size for private residential marine structures and provide for a variance procedure if certain conditions are met which assure that the requested variance is not contrary to the spirit and intent of the Rules and arises from a unique and peculiar submerged land or riparian property. An Affidavit of No Objection has been provided by the north adjacent property owner, Mr. Goldstone, for the proposed riparian setback encroachment.

All other aspects of the proposed structure meet the Rules. The application is supported by the EPC reviewing staff. PTB staff has reviewed the application and recommends approval of the variance.

RECOMMENDATION:

Authorize the Port President/CEO, or his designee, to grant the variance set forth above, subject to review by Principal Counsel.

SUBJECT: EPC MINOR WORK PERMIT NO. 70318 - SUBMERGED LANDS RULE VARIANCE FOR PRIVATE RESIDENTIAL DOCK AT 8225 STONER ROAD, RIVERVIEW, FLORIDA

BACKGROUND:

The Environmental Protection Commission of Hillsborough County (EPC) and Port Tampa Bay (PTB) entered into an Interlocal Agreement (Agreement) which delegates the processing and issuance of certain minor work permits to EPC. Deen King (Applicant), owns property located at 8225 Stoner Road, Riverview, Florida on the Alafia River. The Applicant submitted Minor Work Permit (MWP) Application No. 70318 to EPC for the construction of a roof over one (1) boat lift on the existing dock structure. The applicant's shoreline length is approximately 200 linear feet.

The existing dock has a 28 foot by 15 foot platform (420 square feet) and two (2) non-covered boat lifts permitted through EPC MWP No. 54674 issued to Mr. King. This site location falls within the designated River Urban Classification of Lands area which states if a dock is to have a terminal platform and a covered slip, the total area covered by both shall not exceed 520 square feet, as set forth in PTB's Submerged Lands Management Rules (Rules). The Applicant is requesting to build a roof over one boat lift which exceeds the allowable 520 square foot limit. There is one (1) unpermitted canvas roof over the second boat lift which will be removed. The proposed permanent roof total footprint is 480 square feet. The overall docking facility proposed is approximately 1,217 square feet.

FACTS/COMMENTS:

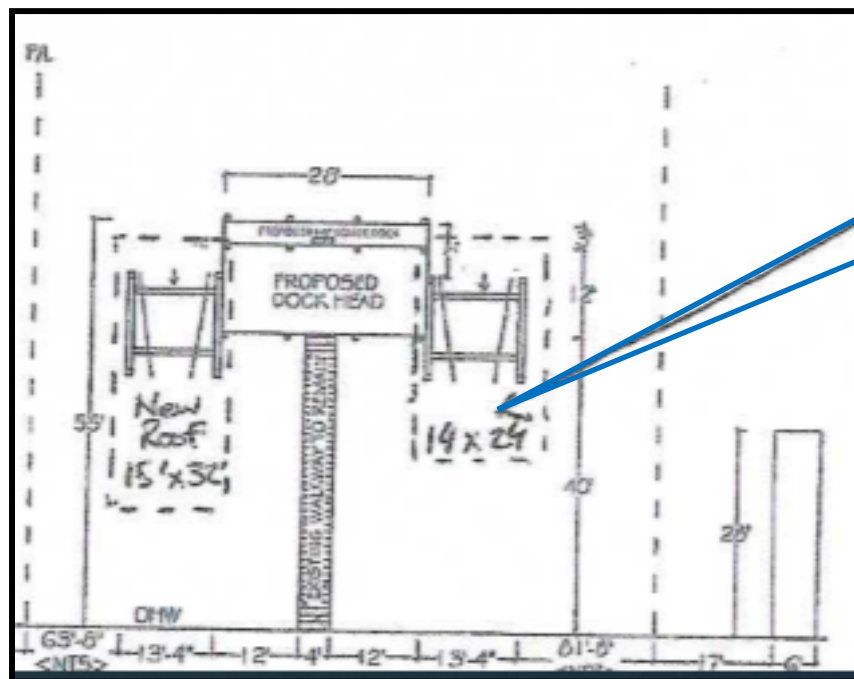
PTB's Rules regulate the allowable size for private residential marine structures and include a variance procedure if certain conditions are met as long as the proposal is not contrary to the spirit and intent of the Rules and the variance requested arises from a unique and peculiar submerged lands or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

This application would bring the Dock into compliance with PTB's Rules. EPC and PTB staff have reviewed the application and recommend approval of the variance.

RECOMMENDATION:

Authorize the Port President/CEO, or his designee, to grant this Port Tampa Bay Submerged Lands Management Rules variance to Mr. King, subject to review by Port counsel.

Board Meeting
August 18, 2020
Environmental 233481



Canvas
Roof To
Be
Removed

SUBJECT: SUBMERGED LANDS LEASE WITH FLORIDA OIL SERVICES, INC.**BACKGROUND:**

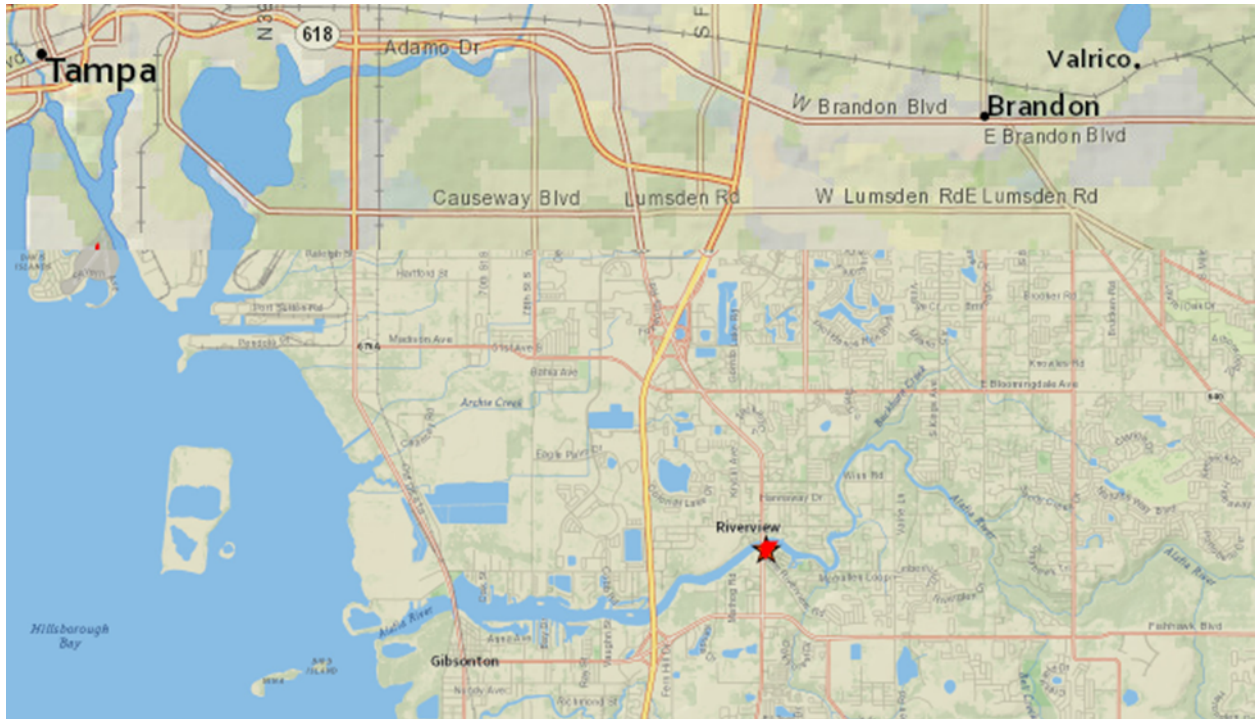
Florida Oil Services, Inc. (FOS) owns upland property located at 10708 Palmetto Street on the Alafia River in Riverview, Florida and has riparian rights to wharf out and build a dock. FOS plans to operate a waterfront restaurant on the upland property with a multi-slip docking facility to be used by the patrons or invitees of the restaurant at no cost to the patrons or invitees. Port Tampa Bay (PTB) requires FOS to enter into a submerged lands lease with proper insurance and indemnification provisions for the use of the submerged lands adjacent to the upland property by the patrons and invitees.

FACTS/COMMENTS:

- Premises:** Approximately 8,618 square feet of submerged lands.
- Term:** The initial term would be for five (5) years commencing upon the execution of the Lease with four (4) lease extension options of five (5) years each, all subject to the review and approval of PTB.
- Rent:** No Rent would be due as long as FOS does not charge its patrons or invitees for the use of the docking facility. In the event that FOS begins charging patrons or invitees for the use of the docking facility, FOS would pay PTB rent for the proprietary use of the submerged lands in accordance with the Submerged Lands Management Rules.
- Use:** The Premises would be used solely as a multi-slip docking facility for the employees, patrons, and/or other invitees of the restaurant at no charge to any users of the docking facility
- Other:** FOS would be responsible for all real estate taxes, site improvements, insurance, and maintenance of the Premises. In addition, FOS would comply with all applicable laws and regulations and indemnify and harmless PTB for the use of the submerged lands.
- Public Hearing:** A public hearing was held on August 5, 2020 and there were no objections.

RECOMMENDATION:

Authorize the Port President/CEO, or his designee, to execute a Submerged Lands Lease with Florida Oil Services, Inc., in accordance with the terms in this agenda item, subject to review by Port counsel.





PORT TAMPA BAY

1101 Channelside Drive
Tampa, Florida 33602

Memorandum

To: A. Paul Anderson
President and CEO

CC: Charles Klug
Raul Alfonso

From: Heather Eblin-Crowe

Date: August 6, 2020

Subject: Florida Oil Services, Inc. - 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 Thursday, August 5, 2020 at 10:07 a.m. Attached is the transcription of the hearing along with copies of all exhibits.

Heather Eblin-Crowe
Hearing Officer

Date August 10, 2020

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 Submerged Lands Lease with Florida Oil Services, Inc.

Cherie Robinson
Real Estate Project Manager

Date 8/10/2020

Attachments

PUBLIC HEARING TRANSCRIPT
August 5, 2020 at 10:07 a.m.
Florida Oil Services, Inc. - Submerged Lands Lease

ATTENDEES

Cherie Robinson - Port Tampa Bay
Catherine Phillips - Port Tampa Bay
Lane Ramsfield - Port Tampa Bay
Jackie Julien - Port Tampa Bay
Barbara Baity - Port Tampa Bay
Lynn Reece - Port Tampa Bay
Marc Brown - 23 Restaurant Services
Kristy Tignor - The Tignor Group

HEARING OFFICER

Heather Eblin-Crowe

1 **MS. EBLIN-CROWE:**

2
3 Good morning. Today is Wednesday, August 5, 2020 and this public hearing is
4 called to order at 10:07 a.m. This hearing is being held via Communications Media
5 Technology on the Zoom platform pursuant to Executive Orders 2-52, 20-69 and 20-112
6 issued by Governor DeSantis on March 9, 2020, March 20, 2020 and April 29, 2020
7 respectively and pursuant to Section 120.54(5)(b)2, Florida Statutes. In addition, this
8 meeting is being held under the authority and pursuant to Chapter 95-488 of the Laws of
9 Florida. The Port Tampa Bay Board Room is closed to the public in response to the
10 COVID-19 pandemic. However, anyone wishing to making, anyone wishing to make a
11 public comment may do so during the comment period at the end of the public hearing
12 presentation. Each speaker will be allowed up to three (3) minutes for their comments on
13 the matter being presented. If you are attending this hearing via Zoom meeting by
14 computer or other electronic device, please use the "raise hand" feature, button in the
15 Zoom app if you wish to speak during public comments. If you are attending this hearing
16 via telephone, please enter *9 on the phone to use the "raise hand" feature if you wish to
17 speak during the public comments. Thank you.

18
19 The purpose of this hearing is to hear comments from the general public and
20 interested parties regarding the following:

21
22 **SUBMERGED LANDS LEASE WITH FLORIDA OIL SERVICES, INC.**

23
24 My name is Heather Crowe and I am employed by the Tampa Port Authority, doing
25 business as Port Tampa Bay, and have been appointed by its Board of Commissioners
26 to serve as a hearing officer at public hearings such as the one we are conducting today.
27 Joining me today is Cherie Robinson, Real Estate Project Manager, who will assist me in
28 this hearing.

29
30 **MS. ROBINSON:**

31
32 Florida Oil Services, Inc. owns upland property located at 10708 Palmetto Street
33 on the Alafia River in Riverview, Florida and will operate a waterfront restaurant on the
34 property. Florida Oil Services desires to lease approximately 8,618 square feet of
35 submerged lands from Port Tampa Bay in accordance with Port Tampa Bay's Minor Work
36 Permit No. 19-022. The Submerged Lands Lease will be for a multi-slip docking facility
37 to be used by the patrons or invitees of the restaurant at no cost.

38
39 The initial term of the Submerged Lands Lease would be for five (5) years
40 commencing upon the execution of the Lease and would have four (4) lease extension
41 options of five (5) years each, all subject to the review and approval of Port Tampa Bay.

42
43 No rent will be due as long as Florida Oil Services does not charge its patrons or
44 invitees for the use of the docking facility. In the event that Florida Oil Services begins

1 charging patrons or invitees for the use of the docking facility, Port Tampa Bay would
2 invoice Florida Oil Services for rent in accordance with the Submerged Lands
3 Management Rules.

4
5 Florida Oil Services shall be responsible for all real estate taxes, site
6 improvements, insurance, and maintenance of the Premises. In addition, Florida Oil
7 Services shall comply with all applicable laws and regulations.

8
9 At this time, I would like to offer into the record Exhibit No. 1, which is the legal ad
10 published in the July 15, 2020 issue of the Tampa Bay Times advising of this public
11 hearing. (Exhibit shown). Exhibit No. 2, which is an aerial view depicting the location of
12 the Premises (Exhibit shown). Exhibit No. 3 depicting the multi-slip dock facility (Exhibit
13 shown). These are the only exhibits to be offered into the record.

14
15 That is all.

16
17 **MS. CROWE:**

18
19 Thank you Ms. Robinson. I will accept the exhibits and they will be entered into the
20 record as presented.

21
22 At this time we will take comments from the public concerning this issue. If you are
23 attending this hearing via Zoom meeting by computer or other electronic device, please
24 use the "raise hand" button in the Zoom app if you wish to speak. If you are attending
25 this hearing via telephone, please enter *9 on the phone to use the "raise hand" feature if
26 you wish to speak.

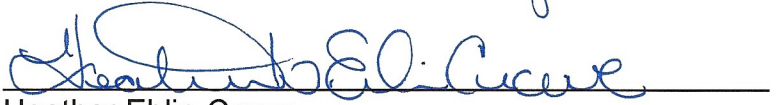
27
28 Are there any comments? Ok, hearing none.

29
30 A transcript will be made and furnished to the Port Authority Staff. The Staff will
31 make a recommendation to our Board of Commissioners, which will meet on August 18,
32 2020. The Staff recommendation will be available on August 11, 2020. If there is nothing
33 else to come before this hearing, I declare this hearing closed at 10:13 a.m. Thank you
34 everyone for attending.

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11

I, Heather Eblin-Crowe, have read and approve the form of the attached transcript of the August 5, 2020 Public Hearing for the Submerged Lands Lease with Florida Oil Services, Inc.

Dated this 10th day of August, 2020



Heather Eblin-Crowe
Public Hearing Officer

D. REGULAR AGENDA

**SUBJECT: REAL ESTATE CONSULTING SERVICES AGREEMENTS WITH
CBRE, INC. AND COLLIERS INTERNATIONAL**

BACKGROUND:

On February 4, 2020, Port Tampa Bay (PTB) published a Request for Qualifications No. Q-009-20 (RFQ) for Real Estate Consulting Services Agreement (Agreement) to provide PTB with real estate marketing and consulting services, including market research, brokerage, valuation, and transaction management related to land and port properties.

FACTS/COMMENTS:

On March 12, 2020 (the Submittal Deadline) both CBRE Group, Inc. and Colliers International presented their experience and qualifications, respectively. PTB staff reviewed the responses and determined that both firms satisfactorily meet all the RFQ requirements and possess the necessary qualifications to perform the services required by PTB.

Consequently, PTB staff recommends entering into substantially identical agreements with both firms to perform the real estate consulting services requested under the RFQ. Each agreement would be for an initial term of one year, with two extension options of one year each exercisable by PTB in its sole discretion. The compensation for brokerage fees for leasing, disposition and acquisition would be calculated in accordance with the attached exhibit. The total amount of compensation for performing the assignments under both agreements, including any agreed upon services and expenses, would not exceed \$75,000 for the Initial Term.

Funding for the agreements has been included in the FY2020 Operating Budget and will be included in the FY2021 proposed Operating Budget.

RECOMMENDATION:

Authorize the Port President/CEO, or his designee, to authorize agreements of the first one (1) year term for Real Estate Consulting Services with both CBRE Group, Inc. and Colliers International, with substantially identical terms and conditions and a total amount not to exceed \$75,000 for both agreements, subject to the final review by Port counsel.

Board Meeting
August 18, 2020
Real Estate #228785

FEE SCHEDULE

COMMISSION BASED (percentage of transaction price): Based on the scope outlined in a signed work order for one of the following services:

1. Acquisition and Disposition of Real Property - (See Percentage Fee Scale Below)

Percentage Fee Scale
 (Acquisition & Disposition) **Gross Sale Price tiers**

Gross Sale Price tiers	Percentage of Gross Sales Price
\$0.00 up to \$500,000	3.00%
\$ 500,001 up to \$2,000,000	2.75%
\$2,000,001 up to \$4,000,000	2.50%
\$4,000,001 up to \$6,000,000	2.25%
\$6,000,001 up to \$8,000,000	2.00%
\$8,000,001 and over	1.50%

- For transactions over \$8,000,000, rates are negotiable; however, the final tier rate will not exceed 1.50%.
- Payment of brokerage commission would be as negotiated and outlined within the contract between the Buyer and Seller.

Fee Calculation Example:

Gross Sales Price:	\$1,500,000.00
Applied Commission Percentage Rate:	\$ 500,000 @ 3.00% = 15,000.00
Applied Commission Percentage Rate:	\$1,000,000 @ 2.75% = 27,500.00
Commission Pay-Out Amount:	\$ 42,500.00

2. Lease Transaction Services - (See Percentage Fee Scale Below)

Percentage Fee Scale
 (Lease Calculation / Commission Schedule)

Gross Lease Value	Percent of Gross Lease Payments (6 months)
First six-months' rent	
\$1.00 up to \$500,000	3.50%
\$ 500,001 up to \$2,500,000	3.25%
\$2,500,001 up to \$4,500,000	3.00%
\$4,500,001 up to \$6,499,999	2.75%
\$6,500,000 and over	2.50%

- The percentage rates apply for BASE rent only; it excludes CAM, dockage, wharfage and other Port-related fees.
- Gross lease value is defined as the stabilized monthly rent for the first six months.
- Commission fee will not exceed 3.5% of 6 months of the stabilized rent.
- No Co-brokerage commission fees will be paid by Port Tampa Bay.

Fee Calculation Example: A lease has no rent payments for the first six months. For months 7 through 12, rent is \$50,000 monthly. During Year 2, annual rent is \$1,200,000. In Year 3 and each year thereafter, rent increases by CPI.

Year 2 is the beginning of Stabilized Rent

6 Months of Gross Lease Value:	\$600,000.00
Applied Commission Percentage Rate:	\$500,000 @ 3.50% = \$17,500
Applied Commission Percentage Rate:	\$100,000 @ 3.25% = \$3,250
Commission Pay-Out Amount:	\$20,750.00

3. **Fee Based Services:** Based on the scope outlined in a signed work order for one of the following services:

a. **Property Appraisals & Broker's Opinion of Value Services** - Appraisals are to be performed in accordance with The Appraisal Institute, Under the Code of Professional Ethics and Standards of Professional Practice; as required for Ethical and Competent Practice.

i. Property Appraisal Fee:

\$5,000 (for single-tenant, triple net ground lease)

ii. Broker's Opinion of Value Fee:

\$1,000 (standard fee)

b. **Independent Market Research, Statistical Reporting, Consulting & Advisory Services** - Labor Rate Schedule:

i. MAI	\$290.00 / Hr.
ii. Senior Appraiser	\$250.00 / Hr.
iii. Appraiser	\$200.00 / Hr.
iv. Associate/Researcher	\$150.00 / Hr.

***NOTE: The markup to Authority for any work performed by subcontractors would be capped at five percent (5%). Fees under this Agreement to be paid by the Authority if properly submitted by Consultant and approved by the Authority.

SUBJECT: LEASE AGREEMENT WITH BERTRAM YACHTS, LLC**BACKGROUND:**

Bertram Yachts, LLC (Bertram) began building pleasure boats in 1960 from Miami, Florida. Today, Bertram continues the Bertram legacy building pleasure boats in Tampa, Florida, and proposes to add production facilities on Port Tampa Bay (PTB) lands at Pendola Point near Berth 21.

FACTS/COMMENTS:

PTB staff and Bertram have negotiated the following proposed lease terms:

Premises: Approximately twenty-five (25) acres of land located at South 50th Street and Pendola Point Road. Bertram would have the non-exclusive right to use Port Sutton Channel and easements for access and utilities to the Premises.

Use: Solely for the manufacture, production, service, sales and related activities of marine vessels.

Term: The initial term would be twenty (20) years with three (3) Lease Extension Options of ten (10) years each.

Rent: Rent would be as follows:

Development Period: For the first eighteen (18) months, Rent would be \$17,500 per acre annually.

Lease Years 1.5 - 2: Rent would be \$35,000 per acre annually

Lease Years 3 – 20: Rent would be adjusted annually by 90% of CPI.

Extension Options: Rent would be based upon the fair market value of the Premises without improvements.

Wharfage and Guarantee:

In the event Bertram imports or exports any vessels or manufacturing products that are moved through any PTB berth, the then applicable PTB Tariff for wharfage and dockage would apply.

Right of First Opportunity:

In the event Bertram exercises their final ten (10) year Lease Extension Option, the parties would begin negotiating a new lease agreement prior to the commencement of the final year of the Lease. In the event the parties have not come to an agreement prior to the last six (6) months of the final lease extension option term, PTB would have the right to present the

Premises to third parties. Bertram would have the right of first refusal to purchase the Premises during the lease term.

Improvements:

Bertram would have the right to construct a manufacturing facility, corporate headquarters, and marine improvements. PTB would construct an access road and rail crossing. Bertram would reimburse PTB for all costs of PTB Improvements amortized over the Initial Term of the Lease at a 6% annual rate. The estimated cost for these improvements are listed on Exhibit "B" – Port Improvements Budget and Scope – attached to this agenda item.

Other: Bertram would be responsible for all utilities, real estate taxes, site improvements, insurance, and maintenance of the Premises as well as compliance with all seaport security laws and regulations, environmental laws and regulations and all other applicable laws and regulations.

Public Hearing: PTB held a public hearing on this matter on August 5, 2020 and there were no public comments.

RECOMMENDATION:

Authorize the Port President/CEO, or his designee, to execute a Lease Agreement with Bertram Yachts LLC, in accordance with the terms set forth in this agenda item, subject to review by Port counsel.

Board Meeting
August 18, 2020
Real Estate 228751

EXHIBIT "A"

BERTRAM YACHTS



25 ACRES ±

PENDOLA POINT ROAD



McKAY BAY

HOOKER POINT

PENDOLA POINT

PREMISES

June 26, 2020

Prepared By:
Craig S. Kurial
Professional Land Surveyor #4642
Assistant Port Surveyor
Port Tampa Bay

Drawn by: Craig Kurial
Sheet 1 of 1

THIS IS NOT A SURVEY



PORT TAMPA BAY

1101 Channelside Drive
Tampa, Florida 33602
(813) 905-7678 Fax (813) 905-5029
WWW.PORTTB.COM

Z:\Survey\Bertram Yachts\Bertram Yachts.dwg, 6/26/2020, 4:14:05 PM, dswat



PRELIMINARY ESTIMATE OF COST
PROJECT: BERTRAM LEASE PARCEL ACCESS ROAD IMPROVEMENTS AT PENDOLA PT.

DATE: October 10, 2019

	DESCRIPTION OF WORK	QTY	UNITS	RATE	TOTAL
1	Mobilization	10	%		\$42,623
2	Clear and Grub	1.00	Acres	\$5,000	\$5,000
3	24" RCP Drainage Culvert	225	LF	\$150	\$33,750
4	Storm Drainage System	356	CY	\$250	\$89,120
5	Pavement, 12" Base Rock, 2" S-1 Asphalt	2,567	SY	\$47	\$120,633
6	Concrete Tub Railroad Crossing	60	LF	\$1,500	\$90,000
7	Curb & Gutter	75	LF	\$75	\$5,625
8	Landscape Island	2,230	SF	\$15	\$33,450
9	Pavement Striping & Signage	1	LS	\$15,000	\$15,000
10	Double Swing Gates	120	LF	\$120	\$14,400
11	Fencing - 8' High w/barb Wire	770	LF	\$25	\$19,250
12	Miscellaneous & Construction Contingency	10	%		\$38,758
13	A/E Design Services	6	%		\$27,599
14	A/E Construction Administration Services	4	%		\$18,399
	A/E Services Total			\$45,999	
				TOTAL	\$553,608

file:158360 by: BAL

legend:

- ea - each
- cy - cubic yard
- lf - linear feet
- ls - lump sum
- sf - square foot
- sy - square yard



PORT TAMPA BAY

1101 Channelside Drive
Tampa, Florida 33602

Memorandum

To: A. Paul Anderson
President and CEO

CC: Charles Klug
Raul Alfonso

From: Heather Eblin-Crowe

Date: August 6, 2020

Subject: Bertram Yachts, LLC - Lease Agreement - Public Hearing

This public hearing was held in accordance with procedures specified in Chapter 95-488, Laws of Florida. The subject public hearing was held before me on Thursday, August 5, 2020 at 10:31 a.m. Attached is the transcription of the hearing along with copies of all exhibits.

Heather Eblin-Crowe
Hearing Officer

Date 08/07/2020

I hereby concur with the Hearing Officer's statement and recommend the President and CEO request approval by the Tampa Port Authority Board of Commissioners to approve the Lease Agreement with Bertram Yachts, LLC.

Craig Roberts
Real Estate Project Manager

Date 8/7/2020

Attachments

PUBLIC HEARING TRANSCRIPT
August 5, 2020 at 10:31 a.m.
Bertram Yachts, LLC - Lease Agreement

ATTENDEES

Craig Roberts - Port Tampa Bay
Lane Ramsfield - Port Tampa Bay
Catherine Phillips - Port Tampa Bay
Barbara Baity - Port Tampa Bay
Lynn Reece - Port Tampa Bay
Francesco Reisoli - Bertram Yachts, LLC
Mark Paulhus - Bertram Yachts, LLC

HEARING OFFICER

Heather Eblin-Crowe

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

3 Good morning. Today is Wednesday, August 5, 2020 and this public hearing is
4 called to order at 10:31 a.m. This hearing is held, is being held via Communications
5 Media Technology on the Zoom platform pursuant to Executive Orders 2-52, 20-69 and
6 20-112 issued by Governor DeSantis on March 9, 2020, March 20, 2020 and April 29,
7 2020 respectively and pursuant to Section 120.54(5)(b)2, of the Florida Statutes. In
8 addition, this meeting is being held under the authority and pursuant to Chapter 95-488
9 of the Laws of Florida. The Port Tampa Bay Board Room is closed to the public in
10 response to the COVID-19 pandemic. However, anyone wishing to make public
11 comments may do so during the comment period at the end of the public hearing
12 presentation. Each speaker will be allowed up to three (3) minutes for their comments on
13 the matter being presented. If you are attending this hearing via Zoom meeting by
14 computer or other electronic device, please use the "raise hand" button in the Zoom app
15 if you wish to speak during public comments. If you are attending this hearing via
16 telephone, please enter *9 on the phone to use the "raise hand" feature if you wish to
17 speak during public comments. Thank you.
18

19 The purpose of the hearing is to hear comments from the general public and
20 interested parties regarding the following:
21

22 **LEASE AGREEMENT WITH BERTRAM YACHTS LLC**
23

24 My name is Heather Crowe and I am employed by the Tampa Port Authority, doing
25 business as Port Tampa Bay, and have been appointed by its Board of Commissioners
26 to serve as a hearing officer at public hearings such as the one we are conducting today.
27 Joining me today is Craig Roberts, Real Estate Project Manager, who will assist me in
28 this hearing.
29

30 **MR. ROBERTS:**
31

32 Bertram Yachts, LLC began building pleasure boats in 1960 from Miami, Florida.
33 Today Bertram continues the Bertram legacy building pleasure boats in Tampa, Florida.
34 Bertram proposes to add production facilities at Pendola Point near Berth 21. The Port
35 Tampa Bay staff and Bertram have negotiated the following proposed lease terms.
36

37 The premises would consist of approximately twenty-five (25) acres of land located
38 at the intersection of South 50th Street, Pendola Point Road and Madison Avenue in
39 Hillsborough County Florida, as depicted in Exhibit 2. Bertram would have non-exclusive
40 rights to channel access from the premises and non-exclusive easement rights over the
41 access road. Premises would be used solely for the manufacturing, production, service,
42 sales and related activities of marine vessels.
43

1 The initial term of the lease would be for twenty (20) years with three (3) Lease
2 Extension Options of ten (10) years each.

3
4 The rent for the lease term would be as follows:

5
6 During the Development Period, the Rent would be \$17,500 per acre annually
7 and the development period is for the first eighteen (18) months.

8
9 During Lease Years 1.5 – 2, Rent would be \$35,000 per acre annually.

10
11 For Lease Years 3 – 20, Rent would be adjusted annually by 90 % of the
12 increase in the CPI.

13
14 Rent during the Lease Extension Options would be based upon the fair market
15 value of the premises without improvements.

16
17 With the approval from Port Tampa Bay, Bertram may manufacture a vessel for
18 the Port for hydrographic surveying and receive a rent credit upon delivery of the vessel
19 to the Port, all subject to Port Tampa Bay's budget, cost and design approval.

20
21 In the event Bertram imports or exports any vessels or manufacturing products that
22 are moved through any Port Tampa Bay berths, the wharfage and dockage at that time
23 would apply.

24
25 If Bertram exercises their final ten (10) year Lease Extension Option, the parties
26 would begin negotiating a new lease agreement prior to the commencement of the final
27 year of the Lease. All negotiations would be done in good faith by the parties. In the event
28 the parties have not come to an agreement prior to the last six (6) months of the final
29 lease extension option term, Port Tampa Bay would have the right to present the premises
30 to third parties. If, at any time in which the Lease is in effect, Port Tampa Bay intends to
31 sell the premises, Bertram would have the right of first refusal to purchase the premises.

32
33 Bertram would accept the premises "AS-IS" and would be responsible for all
34 improvements to the premises. Bertram would have the right to construct a manufacturing
35 facility, corporate headquarters, and marine improvements such as a sea wall, boat ramp,
36 floating dock, and travel lift piers within the Berth 21 area and the Premises.

37
38 Port Tampa Bay would construct a non-exclusive access road and rail crossing.
39 Bertram would reimburse Port Tampa Bay for all costs of Port Tampa Bay's improvements
40 amortized over the Initial Term of the Lease at 6% annual use cost rate. Exhibit No. 3,
41 provides the scope and budget for those Port improvements.

42
43 Bertram would be responsible for all utilities, real estate taxes, site improvements,
44 insurance, and maintenance of the premises as well as compliance with all seaport

1 security laws and regulations, environmental laws and regulations and all other applicable
2 laws and regulations.

3
4 At this time, I would like to offer into the record Exhibit No. 1, which is the legal ad
5 that appeared in the July 15, 2020 issue of the Tampa Bay Times advising of this public
6 hearing. Exhibit No. 2, which is an aerial view depicting the premises. And, Exhibit No.
7 3, which is the estimated cost and scope of work for the access road and rail crossing.
8 These are the only exhibits to be offered into the record.

9
10 That is all.

11
12 **MS. EBLIN-CROWE:**

13
14 Thank you Mr. Roberts. I will accept these exhibits and they will be entered into
15 the record as presented.

16
17 At this time we will take comments from the public concerning this issue. If you are
18 attending this hearing via Zoom meeting by computer or other electronic device, please
19 use the "raise hand" button in the Zoom app if you wish to speak. If you are attending
20 this hearing via telephone, please enter *9 on the phone to use the "raise hand" feature if
21 you wish to speak.

22
23 Are there any comments? Ok, hearing none.

24
25 A transcript will be made and furnished to the Port Authority Staff. The Staff will
26 make a recommendation to our Board of Commissioners, which will meet on August 18,
27 2020. The Staff recommendation will be available on August 11, 2020. If there is nothing
28 else to come before this hearing, I declare this hearing closed at 10:39 a.m. Thank you
29 everyone for attending.

30 I, Heather Eblin-Crowe, have read and approve the form of the attached transcript
31 of the August 5, 2020 public hearing for the Lease Agreement with Bertram Yachts LLC.

32
33
34 Dated this 7th day of August, 2020.

35
36
37 

38 Heather Eblin-Crowe
39 Public Hearing Officer

EXHIBIT NO. 1

000096032-01

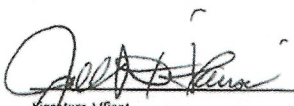
Tampa Bay Times Published Daily

STATE OF FLORIDA
COUNTY OF Hillsborough

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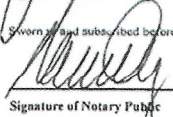
Before the undersigned authority personally appeared Jill Harrison who on oath says that he/she is Legal Advertising Representative of the Tampa Bay Times a daily newspaper printed in St Petersburg, in Pinellas County, Florida, that the attached copy of advertisement, being a Legal Notice in the matter RE: **PTW- Bertram Yachts, LLC** was published in Tampa Bay Times: 7/15/20 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 Affiant

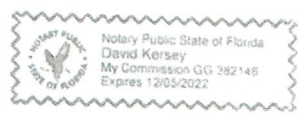
Sworn to and subscribed before me this 07/15/2020



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., August 5, 2020 before the Tampa Port Authority, d/b/a Port Tampa Bay regarding the following:

LEASE AGREEMENT WITH BERTRAM YACHTS LLC

The public hearing will be held utilizing Communications Media Technology (CMT) on the Zoom platform (access information is provided below) pursuant to Executive Orders 1-52, 20-09, and 20-112 issued by Governor DeSantis on March 9, 2020, March 25, 2020, and April 25, 2020 respectively and pursuant to Section 129.54(3)(b)2, Florida Statutes. During the Zoom meeting, attendees may view content being presented, hear speakers, and make public comment. The public may attend the hearing either by the online Zoom meeting: <https://zoom.us/j/97871158510?pwd=VGRadGdDZkZlTWlVMS9BYlZmNkRlU099>, Password: 989666 or by calling +1 929 205 6099 or +1 301 715 8892, Webinar ID: 978 715 8510, Password: 989666.

Additional information regarding the project is available online at www.tampaport.com. All written comments and objections directed toward the foregoing matter should be filed by 12:00 noon on August 4, 2020 with Port Tampa Bay, Real Estate Department, attention Catherine Phillips, at 1181 Channelside Drive, Tampa, Florida 33602 or by email to cphillips@tampaport.com. Comments and questions received 12:00 noon on August 4, 2020 will be read into the record at the meeting and become part of the permanent record. Oral comments and objections may be presented during the hearing. If attending the hearing via Zoom meeting by computer or other electronic device, use the "raise hand" button in the Zoom app in order to speak during the hearing. If attending the Zoom meeting by phone only, enter *9 on the phone to use the "raise hand" feature to speak during the hearing. At the end of the hearing, the public hearing officer will call on the speakers by name in the order in which they raise their hand. Each speaker will be allowed up to three (3) minutes for their comments. Public comments offered using communications media technology would be afforded equal consideration as if the public comments were offered in person. If you need assistance using Zoom please contact the Port Tampa Bay, Real Estate Department in advance of the meeting by emailing cphillips@tampaport.com or by calling (813) 905-5151.

In accordance with the federal Americans with Disabilities Act and Section 206.26, Florida Statutes, persons with disabilities requiring reasonable accommodation to participate in this hearing should call (813) 905-5151 or email cphillips@tampaport.com 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.

000096032 7/15/2020

**SUBJECT: EXTENSION AND FUNDING FOR MAINTENANCE DREDGING
CONTRACT NO. 18-01518 FOR FY2021**

BACKGROUND:

At the August 21, 2018 Port Tampa Bay (PTB) Board meeting, the PTB Board approved a contract with Orion Marine Construction, Inc. (Orion) to perform Navigational Improvements (Dredging Contract) of PTB's berths and channels. The Agreement is for one year with two extension options of one year each. There is one final option year remaining on the Dredging Contract.

FACTS/COMMENTS:

PTB annually dredges approximately 120,000 cubic yards from its berths and channels. Historically PTB dredges each of its berths on a 3-year cycle. In addition, PTB allows the independent berth owners to enter into joint participation agreements with PTB to dredge their berths or channels, provided they pre-pay the estimated dredging cost so that no PTB funds will be used for their work.

Staff recommends extending the Dredging Contract with Orion for the final year option and the approval of funds in the amount not to exceed \$3.0 million. Funds are available in PTB's FY 19/20 Capital Improvement Program, which includes a 50-percent matching FDOT grant.

RECOMMENDATION:

Authorize the second and final one (1) year extension of FY2018-FY2021 Navigational Improvements Contract No. 18-01518, with Orion Marine Construction, Inc. and authorize funding for the same in the total amount of \$3 million.

Board Meeting
August 18, 2020
Engineering 233474v2



SUBJECT: FUNDING FOR FINANCIAL AUDIT AGREEMENT WITH RIVERO, GORDIMER & CO., PA

BACKGROUND:

According to Section 11.45, Florida Statutes, the rules of the Auditor General, and Section 11 of Port Tampa Bay's (PTB) Enabling Act, PTB and Tampa Bay International Terminals (TBIT), a component unit of PTB, are required to have an annual independent audit of their financial records.

On June 20, 2017, PTB's Board of Commissioners approved the award of the financial audit and related services contract (Agreement) to Rivero, Gordimer & Company, PA (Rivero Gordimer) for an initial three year term, beginning September 1, 2017 and ending on August 31, 2020, with two consecutive one year extension terms. The PTB Board approved fees for the first year of the initial term, September 1, 2017 through August 31, 2018, in the amount of \$71,000 for the audit services and an additional \$30,000 for ancillary financial and accounting services. On April 16, 2019, the PTB Board approved the fees of \$71,000 for the audit services and \$40,000 for ancillary financial and accounting services for the second year of the initial term, and on August 20, 2019, the PTB Board approved the fees of \$73,000 for the audit services and \$25,000 for ancillary financial and accounting services for the third year of the initial term.

FACTS/COMMENTS:

Rivero Gordimer performed the FY2019 financial audit to PTB's satisfaction and presented its results to the Board on April 21, 2020 and PTB staff recommends extending the Agreement for an additional year and authorizing audit fees for the FY20 audit is requested in the amount of \$73,000. From time to time PTB requests guidance from Rivero Gordimer relating to recent pronouncements by the Government Accounting Standards Board (GASB), the impact of these pronouncements on the presentation of PTB's financial statements, and other financial matters. PTB also recommends authorizing funding for these ancillary services in the amount of \$10,000.

Funding for these services will be included in the FY2021 Operating Budget.

RECOMMENDATION:

Authorize funding of the extension of the Financial Audit Agreement with Rivero, Gordimer & Co., PA, for one year in the amount of \$73,000 for audit services and \$10,000 for ancillary services, subject to review by Port counsel.

Board Meeting
August 18, 2020
Finance #1233505

SUBJECT: SELECTION OF FINANCIAL ADVISORY SERVICES FIRM

The scope of services under the independent financial advisory services contract currently maintained by Port Tampa Bay (PTB) includes, without limitation, financial advisory services related to the issuance and refunding of debt instruments, and the analysis of financial opportunities and constraints for any transactions in which PTB may be involved. The current financial advisory services contract expires on September 30, 2020.

FACTS/COMMENTS:

In accordance with PTB policy, staff issued a Request for Qualifications (RFQ) for independent financial advisory services on June 12, 2020. The RFQ was advertised in the Tampa Bay Times, La Gaceta, and the Florida Sentinel, as well as electronically on DemandStar. Four (4) firms participated in the June 18, 2020 mandatory pre-proposal telephone conference. On July 9, 2020 those four (4) firms submitted proposals.

The Evaluation Committee (Committee), consisting of Ken Washington, PTB Vice President and Chief Information Officer, Wayne Mori, PTB Accountant, and Lisa Bristol, PTB Finance Manager, evaluated the proposals based on experience and qualifications and ranked the firms as follows:

Firm / Location	SBE
1. PFM Financial Advisors, LLC. (PFM)	9%
2. Public Resources Advisory Group, Inc.	9%
3. RBC Capital Markets	20%
4. Hilltop Securities	15%

The Committee chose PFM as the overall most qualified firm to provide independent financial advisory services for PTB. PFM has selected Zomermaand Financial Advisory Services, LLC as their Small Business Enterprise partner to reach PTB's nine-percent (9%) SBE participation goal. It should also be noted that as PTB's independent financial advisor, PFM only represents the interests of PTB and not the interests of any municipal underwriters or private investment firms.

The term of the contract with PFM would be for one (1) year with two (2) one-year extension options. The following stipulations would be included in the contract:

1. Services rendered under the contract, with the exception of fees and costs associated with the issuance or refunding of debt instruments or the placement/pricing of interest rate swaps, would be provided on a per assignment basis at the discretion of and with the prior approval of PTB. Fees for such services would not exceed \$30,000 per contract year.
2. Fees and costs associated with the issuance or refunding of debt instruments would be paid at a rate not-to-exceed \$1.00 per \$1,000 of debt instrument.
3. In the capacity of placement and/or pricing agent of interest rate swaps or other derivative products, a fee of 0.05% of the weighted average of balance to be swapped each year with a cap to be negotiated would be paid.

Funding for services rendered under 1. above will be included in the upcoming FY2021 Operating Expense Budget. Funding for services rendered under 2. and 3. above will be included in the Non-Operating Expense budget if the issuance or refunding of debt is required.

RECOMMENDATION:

Authorize the Port President/CEO, or his designee, to negotiate and enter into a one (1) year contract beginning October 1, 2020 with two (2) consecutive one (1) year extension options with PFM as the provider of financial advisory services at a cost not to exceed \$30,000 for general financial advisory services. Services rendered under the contract for fees associated with the issuance or refunding of debt instruments and the placement/pricing of interest rate swaps will be at the rates shown in this agenda item. This contract is subject to review by Port counsel.

Board Meeting
August 18, 2020
Finance Department 233532

**RFQ 010-20 FINANCIAL ADVISORY SERVICES
PROPOSAL EVALUATION SUMMARY**

	Firm Names			
Committee Member	Hilltop Securities Inc.	PFM Financial Advisors LLC	Public Resources Advisory Group, Inc.	RBC Capital Markets, LLC
Evaluator #1	3.35	1.55	1.85	3.00
Evaluator #3	2.90	1.35	1.65	3.55
Evaluator #3	3.15	1.30	2.85	2.45
Total:	9.40	4.20	6.35	9.00
Ranking:	4	1	2	3

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

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

PROPOSAL EVALUATION - RFQ NO. Q-010-20 FINANCIAL ADVISORY SERVICES

Evaluation Criteria		Weight	Firm Names			
			Hilltop Securities Inc.	PFM Financial Advisors LLC	Public Resources Advisory Group, Inc.	RBC Capital Markets, LLC
1	Qualifications/Experience of the Respondent: Evaluation based on depth of the Respondent's experience as a whole in their representation of other clients, specifically experience as Financial Advisory to government entities within the State of Florida.	25%	4	1	2	3
2	Qualifications / Experience of Key Personnel: Evaluation of individual staff members (specific experience/ability/skill) in the local market and with government entities as well as background experience, certifications, professional affiliations and education who will perform and manage the project work, <i>Note: only the qualifications/experience of staff who will be directly assigned to PTB's contract will be evaluated.</i>	25%	4	3	1	2
3	Specific Financing Experience: Consideration of the extent of the Respondent's engagements in connection with specific financing for government entities, other than traditional financings (new issues or refundings), i.e., bank loans, privatization, municipal and leveraged leasing, interest rate swaps and short-term notes such as commercial paper, etc.	20%	3	1	2	4
4	Arbitrage Analysis Experience: Evaluation of the Respondent's experience with arbitrage analysis, specifically whether an arbitrage analysis function is resident in the Respondent.	15%	2	1	3	4
5	Respondent's Overall Responsiveness: Proposal meets the requirements as stated in Section A; Paragraph 3.0 and Section B; Part 1.4 and is bound, organized, tabbed and presented in exactly the order requested and includes only the data requested. Specific emphasis is placed on Questionnaire Responses (Form 6), references and the Respondent's approach to the work to be performed as well as any pending litigation or conflict of interest with the Respondent performing the services of Financial Advisory Services to PTB.	10%	4	1	2	3
6	Volume of Work: The objective is effecting an equitable distribution of contracts among qualified firms. Points are based on actual fees PTB paid to a firm within the last three (3) years.	5%	1	2	1	1
Total:		100%	3.35	1.55	1.85	3.00

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

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

Evaluator Printed Name: Evaluator #1

Date: 7/23/2020

Evaluator Signature: (On File)

PROPOSAL EVALUATION - RFQ NO. Q-010-20 FINANCIAL ADVISORY SERVICES

Evaluation Criteria		Weight	Firm Names			
			Hilltop Securities Inc.	PFM Financial Advisors LLC	Public Resources Advisory Group, Inc.	RBC Capital Markets, LLC
1	Qualifications/Experience of the Respondent: Evaluation based on depth of the Respondent's experience as a whole in their representation of other clients, specifically experience as Financial Advisory to government entities within the State of Florida.	25%	3	1	2	4
2	Qualifications / Experience of Key Personnel: Evaluation of individual staff members (specific experience/ability/skill) in the local market and with government entities as well as background experience, certifications, professional affiliations and education who will perform and manage the project work, <i>Note: only the qualifications/experience of staff who will be directly assigned to PTB's contract will be evaluated.</i>	25%	3	1	2	4
3	Specific Financing Experience: Consideration of the extent of the Respondent's engagements in connection with specific financing for government entities, other than traditional financings (new issues or refundings), i.e., bank loans, privatization, municipal and leveraged leasing, interest rate swaps and short-term notes such as commercial paper, etc.	20%	3	2	1	4
4	Arbitrage Analysis Experience: Evaluation of the Respondent's experience with arbitrage analysis, specifically whether an arbitrage analysis function is resident in the Respondent.	15%	3	1	2	2
5	Respondent's Overall Responsiveness: Proposal meets the requirements as stated in Section A; Paragraph 3.0 and Section B; Part 1.4 and is bound, organized, tabbed and presented in exactly the order requested and includes only the data requested. Specific emphasis is placed on Questionnaire Responses (Form 6), references and the Respondent's approach to the work to be performed as well as any pending litigation or conflict of interest with the Respondent performing the services of Financial Advisory Services to PTB.	10%	3	2	1	4
6	Volume of Work: The objective is effecting an equitable distribution of contracts among qualified firms. Points are based on actual fees PTB paid to a firm within the last three (3) years.	5%	1	2	1	1
Total:		100%	2.90	1.35	1.65	3.55

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

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

Evaluator Printed Name: Evaluator #2

Date: 7/23/2020

Evaluator Signature: (On File)

PROPOSAL EVALUATION - RFQ NO. Q-010-20 FINANCIAL ADVISORY SERVICES

Evaluation Criteria		Weight	Firm Names			
			Hilltop Securities Inc.	PFM Financial Advisors LLC	Public Resources Advisory Group, Inc.	RBC Capital Markets, LLC
1	Qualifications/Experience of the Respondent: Evaluation based on depth of the Respondent's experience as a whole in their representation of other clients, specifically experience as Financial Advisory to government entities within the State of Florida.	25%	4	1	3	2
2	Qualifications / Experience of Key Personnel: Evaluation of individual staff members (specific experience/ability/skill) in the local market and with government entities as well as background experience, certifications, professional affiliations and education who will perform and manage the project work, <i>Note: only the qualifications/experience of staff who will be directly assigned to PTB's contract will be evaluated.</i>	25%	4	2	1	3
3	Specific Financing Experience: Consideration of the extent of the Respondent's engagements in connection with specific financing for government entities, other than traditional financings (new issues or refundings), i.e., bank loans, privatization, municipal and leveraged leasing, interest rate swaps and short-term notes such as commercial paper, etc.	20%	3	1	4	2
4	Arbitrage Analysis Experience: Evaluation of the Respondent's experience with arbitrage analysis, specifically whether an arbitrage analysis function is resident in the Respondent.	15%	2	1	4	3
5	Respondent's Overall Responsiveness: Proposal meets the requirements as stated in Section A; Paragraph 3.0 and Section B; Part 1.4 and is bound, organized, tabbed and presented in exactly the order requested and includes only the data requested. Specific emphasis is placed on Questionnaire Responses (Form 6), references and the Respondent's approach to the work to be performed as well as any pending litigation or conflict of interest with the Respondent performing the services of Financial Advisory Services to PTB.	10%	2	1	4	3
6	Volume of Work: The objective is effecting an equitable distribution of contracts among qualified firms. Points are based on actual fees PTB paid to a firm within the last three (3) years.	5%	1	2	1	1
Total:		100%	3.15	1.30	2.85	2.45

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

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

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

Date: **7/23/2020**

SUBJECT: CONTRACT RENEWAL WITH HUGH WOOD, INC. FOR INSURANCE BROKER SERVICES**BACKGROUND:**

On May 16, 2017, Port Tampa Bay's (PTB) Board of Commissioners (Board) approved the selection of Hugh Wood, Inc. (HWI) as PTB's insurance broker. Services provided by PTB's insurance broker include, without limitation, the marketing and placement of all insurance policies purchased by PTB, the evaluation of exposures to risk and development of recommendation for responding to these exposures, the coordination of all insurance claims and the ongoing review and development of loss control and safety recommendations to mitigate future claims.

The original contract term was for the period September 1, 2017 to August 31, 2018, with two consecutive one-year extension options, in an amount not to exceed \$50,000 for the original contract term and \$50,000 for each extension option. On June 19, 2018, the PTB Board approved the first one-year extension for the period September 1, 2018 to August 31, 2019. On August 20, 2019 the PTB Board approved the second one-year extension for the period September 1, 2019 to August 31, 2020.

FACTS/COMMENTS:

HWI has fulfilled all requirements as PTB's provider of insurance broker services, including effective negotiations with insurance providers on PTB's behalf. In addition, PTB pays HWI a flat fee for its services as opposed to a commission based on a percentage of total insurance premiums. For these reasons, and due to the challenges of evaluating proposals from other entities under the current social distancing requirements, PTB staff recommends extending the contract with HWI for an additional one-year period of September 1, 2020 through August 31, 2021.

As in the terms of the original contract, compensation for this service would remain at a not to exceed flat fee of \$50,000 per year. The compensation paid by PTB would be credited with any and all commissions, fees, or any other source of revenue received by HWI or any affiliated intermediary or company. In accordance with its contract, HWI has maintained 10% Small Business Enterprise (SBE) participation.

Funding for the contract has been included in the FY2020 Operating Budget and will be included in the FY2021 Operating Budget.

RECOMMENDATION:

Authorize the Port President/CEO or his designee to exercise the extension of one year with Hugh Wood, Inc. as the provider of insurance broker services from September 1, 2020 to August 31, 2021, at a cost not to exceed \$50,000, subject to review by Port counsel.

Board Meeting
August 18, 2020
Finance 193265

SUBJECT: PUBLIC TRANSPORTATION GRANT AGREEMENT WITH THE FLORIDA DEPARTMENT OF TRANSPORTATION – INTERMODAL FUNDS (PTGA #433240-19402 G1096)

BACKGROUND:

Port Tampa Bay (PTB) secured \$1,500,000 of Florida Department of Transportation (FDOT) Intermodal program funds for Fiscal Year 2020-21. 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 \$1,500,000 Intermodal program funds for Eastport Development Initiative. These initiatives include environmental work, design, construction services and management, berthing dolphins, compaction, concrete, bulkhead, utilities, mitigation assessments, and permitting services. East Port is a multi-phased project. For this phase, PTB plans to use the funds under this PTGA for the environmental work, design work, and mitigation work.

The Intermodal Program Funds PTGA requires a 50% match from PTB. The total estimated cost for this phase of the East Port Development Initiative is \$3,000,000 of which grant funding is \$1,500,000, which includes the PTB matching funds. PTB will pay the matching funds from its revenue sources.

RECOMMENDATION:

Authorize the Port President/CEO, or his designee, to enter into Public Transportation Grant Agreement #433240-19402 G1096 with FDOT, District Seven, for the allocation of \$1,500,000 in Intermodal Funds, which requires \$1,500,000 in PTB funds from its revenue sources, subject to review by Port counsel.

SUBJECT: EXTENSION OF STRATEGIC COMMUNICATIONS CONSULTING CONTRACT WITH HCP ASSOCIATES, INC.

BACKGROUND:

On October 26, 2017, the Port Tampa Bay (PTB) Board of Commissioners approved the ranking of firms for the Strategic Communications Services Consultant contract and PTB subsequently entered into a contract with HCP Associates, Inc. (HCP) to provide these services for a term of one year with two extension options of one-year each (Contract). HCP is a communications firm that specializes in authoring press releases, creating social media content and monitoring, media relations, crisis communications and executive communications. HCP's current and final contract extension expires on Oct 31, 2020.

FACTS/COMMENTS:

PTB staff has determined that issuing a new strategic communications consulting contract at this time would not be advisable given the continued challenges and uncertainty posed by the COVID-19 pandemic. HCP has been a proven partner in responding to communications needs and proactively assisting Port Tampa Bay with media, social media, crisis communications and other issues. Therefore, staff recommends a one (1) year extension of HCP's current Contract.

The FY 2021 Communications budget included a budgeted amount of \$88,000 for strategic communications consulting; however, there is no obligation for PTB to spend the allocated amount.

RECOMMENDATION:

Authorize the Port President/CEO, or their designee, to extend the Strategic Communications Consulting Services contract for a period of one (1) year, effective November 1, 2020 to October 31, 2021, for a not-to-exceed amount of \$88,000, subject to review by Port counsel.

SUBJECT: CONTRACT EXTENSIONS WITH THE ADVOCACY GROUP AT CARDENAS PARTNERS, LLC AND CAPITAL CITY CONSULTING, LLC FOR STATE LEGISLATIVE CONSULTANT SERVICES

BACKGROUND:

On August 20, 2019, the Port Tampa Bay (PTB) Board of Commissioners approved the ranking of firms and contract negotiations for state legislative services consultant contract to The Advocacy Group at Cardenas Partners, LLC (Advocacy Group) and Capital City Consulting, LLC (Capital City), each for an initial term of 1 year with 2 one-year extension options. The initial contract term for each firm commenced September 10, 2019 for an amount not to exceed \$60,000 per year, per firm and will expire on September 9, 2020.

FACTS/COMMENTS:

Advocacy Group and Capital City collaborated effectively on various issues during the 2020 Florida legislative session. Both firms provided timely feedback and insight on legislation of interest to PTB throughout the 2020 legislative process, and also worked in conjunction with the Florida Ports Council on issues of statewide importance to Florida's network of seaports. Furthermore, both firms assisted PTB staff in formulating State grant strategy and advocacy efforts.

During the COVID-19 pandemic, Advocacy Group and Capital City expertly advised PTB staff on several issues and consistently alerted state legislators of PTB's state of readiness, resiliency and best practices.

PTB staff recommends exercising the first one (1) year contract extension option with Advocacy Group and with Capital City for the period of September 10, 2020 through September 9, 2021. The fees associated with services for state comprehensive legislative consulting services would remain at the original contracted amount of \$60,000 per year, per firm, which includes all expenses except as specifically authorized by PTB on special assignments.

Funding for the extensions have been included in the approved FY20 Operating budget and will be included in the proposed FY21 Operating budget.

RECOMMENDATION:

Authorize the Port President/CEO, or his designee, to exercise the first one (1) year extension option for state legislative consultant services, from September 10, 2020 through September 9, 2021, with The Advocacy Group at Cardenas Partners, LLC for an amount not to exceed \$60,000, and also with Capital City Consulting, LLC for the same term and an amount not to exceed \$60,000, subject to review by Port counsel.

SUBJECT: **AMENDMENTS TO CONTAINER TERMINAL OPERATOR AGREEMENT AND BREAK-BULK TERMINAL OPERATOR AGREEMENT WITH PORTS AMERICA FLORIDA, INC.**

BACKGROUND:

On May 26, 2006, Port Tampa Bay (PTB) entered into a Container Terminal Concession Agreement (Container Terminal Agreement) with P&O Ports of Florida, Inc., now Ports America Florida, Inc. (Ports America). The Container Terminal 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 Berths 211 and 214 for future container growth (Terminal) upon the showing of a business case. On July 22, 2016, PTB entered into a separate Break-Bulk Terminal Concession Agreement (Break-Bulk Agreement) with Ports America.

Ports America and PTB staff have developed a volume based incentivized cargo pricing structure with all-in throughput rates for annual volumes over 25,000 full container loads by a Service to support the growth of the container shipping services at Port Tampa Bay, and identified the need for additional equipment and other improvements to the Terminal. In addition, Ports America and PTB staff have negotiated modifications to the Break-Bulk Agreement.

FACTS/COMMENTS:

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

Berth 211 Expansion:

PTB is completing the redevelopment of approximately 22 acres of land adjacent to Berth 211, shown as "Phase "A" on Exhibit "A" (Berth 211 Land). Ports America has been temporarily using approximately 10 acres of the Berth 211 Land for the storage of chassis during the redevelopment. Upon completion of the redevelopment, the 10 acres within the Berth 211 Land would be included within the Container Terminal Agreement and Ports America would pay either (a) 50% of the then current Base Fee for the use of the 10 acre chassis area if it is used as a chassis yard, or (b) 100% of the then current Base Fee if it is used for any other purpose.

Ports America would have the option to lease all or a portion of the remaining 12 acres of the Berth 211 Land as needed by Ports America for container or breakbulk operations on the same terms and conditions as the Container Terminal Agreement or the Break-Bulk Agreement.

However, PTB would have the option to lease the remaining 12 acres to a third party if Ports America is not leasing such acres, PTB notifies Ports America in writing of the third party's intention to lease, and Ports America declines or fails to exercise its option to lease within 60 days following Ports America's receipt of the notice.

Berth 214 Expansion:

PTB would redevelop approximately 21 additional acres of land adjacent to Berth 214, shown as “Phase “D” on Exhibit “A” for container terminal usage and use commercially reasonable efforts to complete such redevelopment when the parties mutually agree in writing that there is sufficient demand for the additional 21 acres by preparing a business plan on the need for the development and use of the property. Upon completion, this expansion area would be included within the Terminal Facilities and subject to the terms and conditions of the Container Terminal Agreement.

Base Fee:

The Base Fee would increase to \$7,520.00 per acre commencing on the effective date of the amendment, and would be adjusted upward by the cumulative change in the CPI at the beginning of each Container Terminal Agreement year thereafter.

Additional Gantry Cranes, Equipment and Improvements:

When PTB and Ports America mutually agree in writing that there is a need for additional gantry cranes based on anticipated volumes, PTB would acquire, ship, and install two additional gantry cranes (Additional Cranes). Ports America would pay PTB a monthly crane use fee for the use of the Additional Cranes based on an estimated cost of one crane (approximately \$11,750,000) payable over twenty (20) years at 4.5% interest, plus any applicable sales or use tax thereon. Ports America shall have the option to purchase the Additional Cranes at any time for PTB’s cost to acquire, ship, and install one or both of the Additional Cranes, less any Additional Crane Use Payments received by PTB from Ports America.

Ports America would also (a) acquire, maintain and operate additional yard handling equipment, as Ports America deems necessary for the efficient operation of the Terminal Facilities; (b) market and promote the Terminal Facilities through advertising, co-sponsoring trade events; and (c) provide competitive rates to customers, as reasonably determined by Ports America, for the use of the Terminal Facilities.

All-In Throughput Rates:

PTB and Ports America would agree to an initial all-inclusive throughput basis for wharfage, dockage, stevedore use fees, and harbor master fees (All-In Throughput Rates) for the use of PTB berths and channels for annual volumes over 25,000 full container loads discharged or loaded (Throughput Rate Threshold) by an ocean container carrier service or alliance service (Service) across PTB’s berths of:

- (a) \$25.00 per Full Container Load, and
- (b) \$ 7.00 per Empty Container Load.

Each Service would initially qualify for the All-In Throughput Rates for the period commencing on January 1, 2019 and ending on June 30, 2022. Commencing on July 1, 2022 and each July thereafter during the term of the Container Terminal Agreement, Ports

America and PTB would undertake a market review for each Service, and apply the All-In Throughput Rate for the subsequent year only to those Services that met the Throughput Rate Threshold in the prior year. After the completion of the market review each year, the parties would modify the "All-In Throughput Rates, if necessary, to adjust to market conditions.

Revenue Sharing:

Ports America would pay monthly to PTB a fee of \$7.50/ TEU over 150,000 TEUs moved across the Terminal Facilities during an Agreement Year, excluding shifting and rehandling. Any transshipped cargo would only be counted once for purposes of determining the number of TEUs moved across the Terminal Facilities.

Minimum Annual Guarantee:

Ports America would agree to an initial minimum annual guarantee of 125,000 TEUs (MAG) for the movement of fully loaded and empty TEUs across PTB's berths each Container Terminal Agreement Year based on a July 1 through June 30 fiscal year, commencing as of the first July 1 following the crane operational acceptance date. The MAG would increase to 150,000 TEUs of combined fully loaded and empty containers when actual volumes moving across PTB's berths meet or exceed 150,000 TEUs annually (combined fully loaded and empty containers) for 3 consecutive Container Terminal Agreement years.

In the event Ports America fails to meet its MAG during any applicable Container Terminal Agreement Year after the MAG Effective Date, Ports America would pay to PTB an amount equal to \$16.94 per TEU multiplied by the difference between the MAG and the actual number of TEUs that moved across PTB's berths during such year.

The MAG would expire and no longer be applicable in the event that Ports America purchases both of the Additional Cranes or PTB has otherwise paid off any outstanding indebtedness relating to PTB's original purchase of the Additional Cranes. The MAG would be reduced for navigational depth restrictions or not applicable due to changed circumstances beyond either party's reasonable control.

Gate Complex:

Ports America would pay \$2,287,000 toward the construction cost of a permanent gate complex and administrative building (Gate Complex) to service the Terminal Facilities, and would pay 50% of the balance of the construction cost of the Gate Complex in excess of \$2,287,000. The parties would mutually agree to any cost overruns. The Gate Complex, including land and improvements thereon upon completion, would be included in the Container Terminal Agreement.

PTB staff and Ports America have also negotiated the following terms for an amendment to the Break-Bulk Agreement.

Term:

The initial term of the Break-Bulk Agreement expires in June 22, 2021 with 2 additional options to extend for 1 year each. The Container Terminal Agreement term expires on May 29, 2046. The term of the Break-Bulk Agreement would be extended to May 29, 2046 to be consistent with the Container Terminal Agreement; however, PTB would have the right to reduce the Breakbulk Terminal Area by giving 180 days' written notice to Ports America, in the event Ports America fails to handle at least 90,000 short tons per year for 2 consecutive years; excluding changed circumstances beyond the control of either party.

Temporary Use Area:

Approximately 17.3 acres of uplands adjacent to Berth 201 and approximately 86,000 s.f. transit shed would be added to the Breakbulk Agreement as Temporary Use Areas, on a month-to-month basis.

Right-of-First Opportunity.

Ports America would have a right of first opportunity, for a period of three (3) years from the date of the amendment, to provide non-container stevedoring and terminal operations at the portion of the Eastport terminal area shown on Exhibit "B", to provide non-container stevedoring and terminal operations at the Eastport Terminal, subject to the mutual agreement as to revenue sharing, license fees or other considerations for the use of the Eastport Terminal and the availability of the Eastport Terminal for break-bulk services.

RECOMMENDATION:

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

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

Board Meeting
August 18, 2020
Legal 236206

Exhibit "A"



Exhibit "B"



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**

FY2020 – LEGAL FEES AND EXPENSES REPORT THROUGH JULY 31, 2020

YEAR-TO-DATE LEGAL FEES AND EXPENSES

Chief Financial Officer	FY 2020 Budget	FY 2020 Actual
• Bond Counsel -	\$ 25,000.00	\$ 25,000.00
• HCPD Series 2018A/2018B Bonds	<u>\$ 0.00</u>	<u>\$ 0.00</u>
Year-to-Date FY 2019-20	<u>\$ 25,000.00</u>	<u>\$ 25,000.00</u>
[Under Budget FY2020 – \$35,000.00]		
Principal Counsel	FY 2020 Budget	FY 2020 Actual
• Price Waterhouse Coopers LLP	\$ 19,550.00	\$ 0.00
• Venable LLP	\$ 9,550.00	\$ 827.50
• Employment / Labor	\$ 12,550.00	\$ 3,155.00
• Environmental	\$ 8,550.00	\$ 24,005.10
• General Support / Litigation	\$ 45,600.00	\$ 28,604.68
• Hearing Master	\$ 6,550.00	\$ 0.00
• Personal Injury	\$ 21,050.00	\$ 15,870.50
• Construction	\$ 6,550.00	\$ 0.00
• Real Estate / Land Use	<u>\$ 12,550.00</u>	<u>\$ 5,505.00</u>
Year-To-Date FY 2019-20	<u>\$142,500.00</u>	<u>\$ 77,967.78</u>
[Under Budget FY2020 \$ 64,532.22]		
JULY 2020 - Legal Fees and Expenses		<u>\$ 22,227.50</u>

CHIEF FINANCIAL OFFICER: **BOND COUNSEL**

<u>Outside Counsel / Matter</u>	<u>July</u>	<u>Cumulative FY to Date</u>
Bryant Miller Olive		
- General Services/Debt Issuance		
- HCPD Revenue Bonds Series 2018A/2018B		

PRINCIPAL COUNSEL: **LITIGATION AND GENERAL LEGAL SUPPORT**

<u>Outside Counsel / Matter</u>	<u>July</u>	<u>Cumulative FY to Date</u>
Gray Robinson		
- General	\$ 8,195.00	\$ 10,072.50
- Unit Price Bid		
- Channelside Bay Mall [14]		
- Real Estate / DRI / Zoning Land Use	\$ 5,340.00	\$ 5,505.00
Smolker Bartlett Loeb Hinds & Thompson		
- HCPA		\$ 17,632.18
Trenam Law		
- Channelside Lease Negotiations		\$ 900.00

EMPLOYMENT / LABOR LEGAL SUPPORT

<u>Outside Counsel / Matter</u>	<u>July</u>	<u>Cumulative FY to Date</u>
Carton Fields		
- Employee Benefits		\$ 1,025.00
Gray Robinson		
- General	\$ 380.00	\$ 730.00
- Emp Ben [22]		
Mandelbaum Fitzsimmons		
- General		
- Employment [EC]		
Nelson Mullins Riley & Scarborough		
- General		\$ 1,400.00

ENVIRONMENTAL LEGAL SUPPORT

<u>Outside Counsel / Matter</u>	<u>July</u>	<u>Cumulative FY to Date</u>
Gramling Environmental Law		
- General		\$ 1,005.00
- Tampa Scrap	\$ 1,667.50	\$ 6,984.00
- Port Ybor		\$ 1,604.00
- MOA FDEP		
- Shipyard		\$ 205.00
Manson, Bolves Donaldson Varn, P.A.		
- Buchbalm	\$ 100.00	\$14,207.10

PERSONAL INJURY LEGAL SUPPORT

<u>Outside Counsel / Matter</u>	<u>July</u>	<u>Cumulative FY to Date</u>
Bush Graziano Rice & Platter		
- PI – JHS		
- PI – M/M R		\$ 1,330.50
- PI – DB		
- PI – SOF		
GrayRobinson PA		
- PI – SB		\$ 875.00
- PI – JCM	\$ 5,665.00	\$ 7,715.00
- PI – RB	\$ 880.00	\$ 5,950.00
Hamilton Miller & Birthisel PA		
- PI – FD		

ADMIRALTY AND MARITIME

<u>Outside Counsel / Matter</u>	<u>July</u>	<u>Cumulative FY to Date</u>
Venable		
- FMC/Maritime		\$ 827.50

HEARING MASTER

<u>Outside Counsel / Matter</u>	<u>July</u>	<u>Cumulative FY to Date</u>
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TAMPA PORT AUTHORITY
Monthly Aged Receivables
July 31, 2020

Customer Number	Customer Name	Current	31 - 60 Days	61 - 90 Days	91 & Over	Customer Balance
Port Fees						
T163	ACE STEVEDORING CO INC	156.02	-	-	-	156.02
S036	ALTAMAR SHIPPING	290.00	210.00	80.00	-	580.00
T012	AMALIE OIL COMPANY	5,248.13	-	-	67.50	5,315.63
A415	AMERICAN VICTORY MARINERS	12.92	11.07	-	-	23.99
A012	BOUCHARD TRANSPORT CO	253.00	-	-	-	253.00
S041	BRONCO TRANSPORT	260.00	-	-	-	260.00
T201	BUCKEYE TERMINALS, LLC	55,880.44	8,702.74	-	-	64,583.18
T003	CARGILL INC	-	-	84.34	-	84.34
D049	CARGILL SALT	(66.00)	-	-	-	(66.00)
T151	CARGILL SALT	427.64	-	28,509.48	-	28,937.12
T198	CEMEX CONSTRUCTION MATERIALS FLORIDA, LLC	17,024.75	22,621.35	-	-	39,646.10
T014	CENTRAL FLORIDA PIPELINE LLC	309,796.85	-	-	-	309,796.85
T145	CENTRAL FLORIDA PIPELINE LLC	8,507.75	-	-	-	8,507.75
Q414	CENTURY METALS & SUPPLIES INC	788.39	-	-	-	788.39
D048	CITY OF TAMPA TRANSPORTATION/STORMWATER SERV	(120.00)	-	-	-	(120.00)
A423	DANN OCEAN TOWING, INC	(100.00)	-	-	-	(100.00)
Q081	DONGKUK INTERNATIONAL INC	6,274.86	-	-	-	6,274.86
Q127	DONGKUK INTERNATIONAL INC	3,007.59	-	-	-	3,007.59
Q032	DUFERCO STEEL, INC	1,187.98	-	-	-	1,187.98
S064	DV CONTAINER SERVICES	170.00	-	-	-	170.00
A418	EXPRESS MARINE	539.00	-	-	-	539.00
A031	FILLETTE GREEN & CO, INC	77.62	5,174.64	-	-	5,252.26
T132	FLORIDA AQUARIUM	469.00	-	-	-	469.00
Q097	FRONTIER LOGISTICS SERVICES	6,625.34	-	-	-	6,625.34
Q437	G2 OCEAN	106.79	7,119.14	-	-	7,225.93
A429	GAC SHIPPING (USA) INC	55,548.63	10,728.00	-	251.47	66,528.10
S043	GLOBAL DISTRIBUTION INC	(10.00)	-	-	-	(10.00)
T108	GRIFFIN INDUSTRIES	(5,635.85)	-	-	-	(5,635.85)
A264	GULF MARINE REPAIR INC	2,727.23	-	-	-	2,727.23
T063	GULF SULPHUR SERVICES	13,766.66	-	-	-	13,766.66

TAMPA PORT AUTHORITY
Monthly Aged Receivables
July 31, 2020

Customer Number	Customer Name	Current	31 - 60 Days	61 - 90 Days	91 & Over	Customer Balance
Q409	HANWA AMERICAN CORP-IL	220.46	-	-	-	220.46
S068	INTERNATIONAL CORE SUPPLY OF TAMPA	330.00	-	-	-	330.00
A078	INTERNATIONAL SHIP REPAIR	672.00	48.00	-	-	720.00
A003	KIRBY OFFSHORE MARINE	1,510.57	-	-	-	1,510.57
Q170	KURT ORBAN PARTNERS	-	-	566.94	-	566.94
A248	LA CARRIERS, LLC	1,685.82	548.08	-	-	2,233.90
T308	LOGISTEC GULF COAST LLC	31,807.18	-	819.42	-	32,626.60
T328	MAJESTIC STEEL USA	7,259.67	-	-	-	7,259.67
Q436	MAMMOET USA SOUTH, INC.	3,781.76	-	-	-	3,781.76
S049	MARDOT LOGISTICS INC	630.00	-	-	-	630.00
A360	MARTIN GAS MARINE	7,619.50	553.00	-	-	8,172.50
T135	MARTIN MARIETTA AGGREGATES	131,667.74	-	-	-	131,667.74
T134	MARTIN OPERATING PARTNERSHIP	-	348.61	-	-	348.61
A016	MARTIN PRODUCT SALES LLC	(22.75)	-	-	-	(22.75)
Q364	MARUBENI ITOCHU STEEL AMERICA INC (TX)	6,640.52	-	-	-	6,640.52
Q402	MASTER PIPE DISTRIBUTION	387.33	-	-	-	387.33
A465	MASTER, OWNER & OPERATORS	91,309.60	-	-	-	91,309.60
T199	MEDITERRANEAN SHIPPING CO./CHARLESTON	37,636.00	29,464.00	365.46	-	67,465.46
Q339	MEDTRADE INC	12,407.02	-	-	-	12,407.02
Q158	METALLIA, A DIVISION OF HARTREE PARTNERS LP	2,599.58	-	-	-	2,599.58
S067	MKD LOGISTICS LLC	460.00	-	-	-	460.00
A430	MORAN SHIPPING AGENCIES	57,859.92	5,661.78	-	-	63,521.70
A053	MORAN TOWING CORPORATION	2,209.00	418.00	204.19	-	2,831.19
T002	MOSAIC CROP NUTRITION, LLC	10,339.07	610.80	-	-	10,949.87
T011	MURPHY OIL USA INC	23,623.49	-	-	-	23,623.49
A486	NORTH AMERICAN GENERAL AGENTS	5,838.19	-	-	-	5,838.19
A071	NORTON LILLY INTERNATIONAL	113,759.46	8,950.44	60,026.82	-	182,736.72
T200	NORWEGIAN CRUISE LINE	-	300.92	-	-	300.92
A439	NOVA INTERNATIONAL SHIPPING	1,751.00	-	-	-	1,751.00
Q345	OLBERT METAL SALES	3,512.29	-	-	-	3,512.29
S050	ONLINE TRANSPORT INT'L - OTI	290.00	200.00	-	-	490.00

TAMPA PORT AUTHORITY
Monthly Aged Receivables
July 31, 2020

Customer Number	Customer Name	Current	31 - 60 Days	61 - 90 Days	91 & Over	Customer Balance
Q351	OPTIMA STEEL INTERNATIONAL, LLC	6,839.02	-	-	-	6,839.02
A069	OSG AMERICA INC	-	-	-	53.79	53.79
T205	PLAINS LPG SERVICES, L.P.	4,176.56	-	-	-	4,176.56
T318	PORT LOGISTICS TERMINAL OPERATIONS LLC	202.23	57.44	-	-	259.67
S039	PORTS AMERICA	10.00	-	-	-	10.00
T006	PORTS AMERICA	9,814.89	5,179.77	4,755.84	48,210.16	67,960.66
T182	PORTS AMERICA	106,501.50	21,009.00	-	634.70	128,145.20
A283	PRO TRANSPORT INC, TAMPA	(30.00)	-	-	-	(30.00)
T292	PURAGLOBE FLORIDA LLC	951.54	-	-	-	951.54
Q389	QT TRADING	-	-	542.09	-	542.09
M133	RS&H	100.00	-	-	-	100.00
A064	SAVAGE & SON, AR	220,469.31	-	-	-	220,469.31
A531	SAVAGE MARINE MANAGEMENT COMPANY, LLC	24,089.19	-	-	-	24,089.19
A065	SEA & LAND SHIPPING	149,184.25	-	-	-	149,184.25
A400	SEABULK TANKERS INC	621.98	-	-	-	621.98
Q213	SEAH STEEL AMERICA CORP	5,631.65	-	-	-	5,631.65
Q417	SK NETWORKS AMERICA INC	510.11	-	-	-	510.11
S061	SOUTH BAY DISTRIBUTION CO. INC.	180.00	-	-	-	180.00
S069	SOUTHERN CARTAGE, INC	320.00	-	-	-	320.00
S042	SOUTHERN WASTE SERVICES INC	410.00	250.00	-	-	660.00
T101	SULPHURIC ACID TRADING COMPANY	12,781.98	-	-	-	12,781.98
Q396	SUMMIT GLOBAL TRADING	818.80	-	-	-	818.80
S071	SUNTECKTTS TRUCKLOAD	10.00	-	-	-	10.00
T137	TAMPA JUICE SERVICE INC	1,998.04	-	-	-	1,998.04
T021	TAMPA PORT SERVICES, LLC	19,120.28	72.29	5,319.25	-	24,511.82
Q191	TERNIUM INTERNATIONAL USA CORP.	1,668.43	1,341.81	168.35	1,009.59	4,188.18
T150	TRADEMARK METALS RECYCLING FKA ONESTEEL	39,688.73	-	-	-	39,688.73
T197	TRANSFLO TERMINAL SERVICES, INC.	176,597.22	-	-	-	176,597.22
T020	TRANSMONTAIGNE INC	126,931.24	-	-	-	126,931.24
T311	TTI Holdings, Inc.	-	160.00	-	-	160.00
Q163	UNIVERSAL STEEL PRODUCTS INC	946.82	-	-	-	946.82

TAMPA PORT AUTHORITY
Monthly Aged Receivables
July 31, 2020

Customer Number	Customer Name	Current	31 - 60 Days	61 - 90 Days	91 & Over	Customer Balance
Q192	VOGT POWER INTERNATIONAL	26,872.86	-	-	-	26,872.86
T119	VULCAN MATERIALS COMPANY	48,849.02	378.14	-	-	49,227.16
A532	WORLD FUEL SERVICES, INC.	7,272.88	-	-	-	7,272.88
T174	YARA NORTH AMERICA INC	1,371.50	-	-	-	1,371.50
T171	ZIM ISRAELI NAVIGATION COMPANY	22,047.01	10,979.15	6,277.00	-	39,303.16
Subtotal Port Fees		\$ 2,057,956.20	\$ 141,098.17	\$ 107,719.18	\$ 50,227.21	\$ 2,357,000.76

Lease Charges

L219	AMERICAN VICTORY SHIP MEMORIAL MUSEUM	1,000.00	1,000.00	-	-	2,000.00
L400	ARDENT MILLS, LLC	(1,075.34)	-	-	-	(1,075.34)
L207	CARGILL INC SALT FACILITY	66,298.63	-	-	-	66,298.63
L277	CEMEX CONSTRUCTION MATERIALS FLORIDA LLC	(309.34)	-	-	-	(309.34)
L399	CEMEX CONSTRUCTION MATERIALS FLORIDA LLC	22,185.52	-	-	-	22,185.52
L299	CEMEX CONSTRUCTION MATERIALS FLORIDA, LLC	(145.63)	-	-	-	(145.63)
L333	CROWN CASTLE NG EAST LLC	(5,518.20)	5,000.00	-	-	(518.20)
L044	DIVERSIFIED MARINE TECH	16,338.37	-	-	-	16,338.37
L308	LOGISTEC GULF COAST LLC	12,880.65	60.00	573.04	-	13,513.69
L328	MAJESTIC STEEL USA	530.00	-	-	-	530.00
L174	MARTIN MARIETTA AGGREGATES	(2,986.09)	-	-	-	(2,986.09)
L039	MURPHY OIL USA INC	(44.14)	-	-	-	(44.14)
L291	ONLINE TRANSPORT INT'L LLC	33,152.94	49,104.00	-	-	82,256.94
L318	PORT LOGISTICS TERMINAL OPERATIONS LLC	(0.01)	-	-	-	(0.01)
L289	PROPELLER CLUB OF UNITED STATES	(3.60)	-	-	-	(3.60)
L292	PURAGLOBE FLORIDA LLC	31,144.04	-	-	-	31,144.04
L235	STARSHIP CRUISE LINE	(79.80)	-	-	-	(79.80)
L067	TAMPA BAY PIPELINE COMPANY	5,324.00	-	-	-	5,324.00
L055	TAMPA PORT MINISTRIES	325.00	-	-	-	325.00
L190	TAMPA SHIP LLC	6,500.00	-	-	-	6,500.00
L282	UNIVERSITY OF SOUTH FLORIDA	10,677.82	-	-	-	10,677.82

TAMPA PORT AUTHORITY
Monthly Aged Receivables
July 31, 2020

Customer Number	Customer Name	Current	31 - 60 Days	61 - 90 Days	91 & Over	Customer Balance
L146	VULCAN MATERIALS	(103.34)	-	-	-	(103.34)
L261	WCI COMMUNITIES LLC	1,953.76	100,192.91	-	-	102,146.67
Subtotal Lease Charges		\$ 198,045.24	\$ 155,356.91	\$ 573.04	\$ -	\$ 353,975.19
 <u>Accounts in Litigation/Renegotiation/Bankruptcy</u>						
L257	NEW PORT TAMPA PROPERTY, LLC	-	-	-	10,000.00	10,000.00
A417	SULPHUR CARRIERS	70.74	70.74	70.74	7,946.50	8,158.72
A034	UNITED OCEAN SHIPPING	1,318.36	706.36	724.78	78,786.69	81,536.19
Subtotal Accounts in Litigation/Renegotiation/Bankrup		\$ 1,389.10	\$ 777.10	\$ 795.52	\$ 96,733.19	\$ 99,694.91
Total Aged Receivables as of July 31, 2020		\$ 2,257,390.54	\$ 297,232.18	\$ 109,087.74	\$ 146,960.40	\$ 2,810,670.86

TAMPA PORT AUTHORITY
MONTHLY CONTRACT STATUS REPORT
07/31/20

Project	Contractor	Contract Financial Record #	Original Bd App Date	Amt Approved Including Amendments	Costs Incurred to Date	Percent Complete
OPERATING AND NON-CAPITAL CONTRACTS:						
Online Data Service Backup	Venju Solutions, Inc. (5 years @ \$50k/yr)	13-13	05/21/13	\$ 250,000	135,709	54.3%
Financial Advisory Service	Public Financial Management (2nd renewal)	14-16	08/20/13	\$ 60,000	16,371	27.3%
Secured Data Center Facility Lease	Protected Trust/IF&D Data Suites (year 6)	14-28	09/20/16	\$ 70,320	52,740	75.0%
Software Licensing - iSeaports	Harbour Mastery, Inc.	15-06	10/21/14	\$ 65,000	84,029	129.3%
Security System Maintenance & Repair	GSA Security	20-03	12/15/15	\$ 377,000	90,887	24.1%
Copier Leases (8 copiers)	Ricoh Americas Corporation	16-11	10/20/15	\$ 180,000	154,723	86.0%
SBE Uniformed Security Guard Service	Martinez & Company (year 1)	19-21	06/18/19	\$ 210,000	206,706	98.4%
Real Estate Consulting Services	CBRE, Inc.	16-17	08/16/16	\$ 175,000	30,635	17.5%
Government Relations Consultant Services	Van Scoyoc & Associates	20-33	09/17/19	\$ 90,000	60,000	66.7%
Insurance Consultants	Interisk	16-24	07/19/16	\$ 90,000	47,479	52.8%
State Legislative Services	Advocacy Group at Cardenas Partners (year 3)	19-29	08/20/19	\$ 60,000	50,177	83.6%
Employee Dental Plan	Anchor Benefit Consulting	16-26	08/16/16	\$ 43,000	41,522	96.6%
Elevator/Escalator Maintenance & Repair Services	ThyssenKrupp Elevator	20-27	08/16/16	\$ 427,084	320,574	75.1%
Website Development & Website Hosting Services	GSL Solutions	20-35	09/17/19	\$ 45,000	5,775	12.8%
GIS Enterprise Managed Cloud Servies	Timmons Group	17-09	11/15/16	\$ 125,000	108,410	86.7%
Video Production Services	Shooting Stars Post Inc	17-30	17/18/17	\$ 75,000	31,475	42.0%
Software Licensing - Concur	Carahsoft Technology Corp	20-05	05/15/18	\$ 190,465	-	0.0%
Law Enforcement Services	Hillsborough County Sheriff's Office	19-31	11/19/19	\$ 2,382,219	2,180,897	91.5%
Insurance Broker Services	Hugh Wood	19-28	08/20/19	\$ 50,000	50,000	100.0%
Workers Compensation Insurance	PGIT (Preferred Governmental Insurance Trust)(year 3)	20-05	08/21/18	\$ 110,669	85,151	76.9%
Grounds Maintenance	TCC Enterprise Inc	09-06	08/21/18	\$ 81,508	42,774	52.5%
Janitorial Services	ASK Solutions; All Southern Cleaning	19-08	09/20/16	\$ 446,000	385,770	86.5%
HVAC Monitoring, Routine Service & Repair	Tampa Bay Trane	20-12	09/02/14	\$ 84,200	49,412	58.7%
Consulting Services	HCP Associates	20-14	10/15/2019	\$ 120,000	65,988	55.0%
Uniformed Security Guard Services	G4S Security Solutions (Year 1)	19-15	11/13/2018	\$ 2,800,000	1,480,400	52.9%
Grounds Maintenance	Williams Landscape Management (year 2)	20-18	09/17/19	\$ 247,500	168,750	68.2%
Government Relations Consultant Services	Alcalde & Fay	20-25	09/17/19	\$ 90,000	53,596	59.6%
Copier Leases (8 copiers)	Sharp Business Systems	19-11	10/16/18	\$ 60,000	27,779	46.3%
State Legislative Services	Capital City Consulting, LLC	19-30	08/20/19	\$ 60,000	50,000	83.3%
I.T. Consultant	Tribridge	20-23	09/18/18	\$ 85,000	25,800	30.4%
Janitorial Services	Xtremely Clean	20-08	10/15/19	\$ 428,688	227,505	53.1%
Insurance Consultants	McGriff, Seibels & William, Inc	20-24	06/18/19	\$ 45,000	1,971	4.4%
Medical Insurance	Florida Blue	20-37	10/15/19	\$ 2,800,000	925,897	33.1%
OPERATING AND NON-CAPITAL CONTRACTS:				\$ 12,423,654	\$ 7,258,902	
CONTINUING ANNUAL CONTRACTS:						
Disaster Recovery services	Belfor USA Group (Year 1)	18-22	04/17/18	\$ 30,000	\$ -	0.0%
Professional Service Contracts	Various	17-02	09/20/16	\$ 3,540,000	\$ 1,567,163	44.3%
Professional Service Contracts	Various	18-02	07/24/17	\$ 4,470,000	\$ 3,118,687	69.8%
CONTINUING ANNUAL CONTRACTS:				\$ 8,040,000	\$ 4,685,849	

TAMPA PORT AUTHORITY
MONTHLY CONTRACT STATUS REPORT
 07/31/20

Project	Contractor	Contract Financial Record #	Original Bd App Date	Amt Approved Including Amendments	Costs Incurred to Date	Percent Complete
CONSTRUCTION AND CAPITAL CONTRACTS:						
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	\$ 199,700	13.2%
Navigational Improvements	Orion Marine Construction	20-04	08/20/19	\$ 2,500,000	\$ 2,608,409	104.3%
Unit Price Dredging	Orion Marine Construction	20-31	09/17/19	\$ 1,250,000	\$ 383,456	30.7%
Phase 1 Terminal 2 & 6 - Baggage claim areas & CBP	Gilbane Building Company	19-10	12/18/18	\$ 5,329,508	\$ 5,171,889	97.0%
Berth 211 Upands Improvements	Pepper Construction	19-16	03/19/19	\$ 19,646,396	\$ 10,765,244	54.8%
Hookers Point Rail - Crossing Arms Relocation	Cemex	19-20	06/18/19	\$ 34,000	\$ -	0.0%
Portwide Roadway Improvements - Emergency Access Road	Ajax Paving Industries of FL	19-29	08/20/19	\$ 1,542,395	\$ 393,661	25.5%
Port Redwing Railroad Extension	STX Corporation	20-16	02/18/20	\$ 4,257,909	\$ -	0.0%
Berth 214 - Phase 2	Phillips and Jordan	20-20	02/18/20	\$ 4,506,725	\$ 2,484,600	55.1%
CONSTRUCTION AND CAPITAL CONTRACTS:				<u>\$ 43,499,986</u>	<u>\$ 23,965,081</u>	
GRAND TOTAL:				<u>\$ 63,963,639</u>	<u>\$ 35,909,833</u>	

PERMIT REPORT
6/1/2020 – 7/31/2020

PERMITS ISSUED

19-040	Zayo Group	Subaqueous fiber optic cable/Channel A/Tampa
19-041	Zayo Group	Subaqueous fiber optic cable/Channel A/Tampa
19-043	Zayo Group	Subaqueous fiber optic cable/Channel A/Tampa
20-002	Southern Light LLC	Subaqueous fiber optic cable/Channel A/Tampa
20-005	Southern Light LLC	Subaqueous fiber optic cable/unnamed Tidal flow-way/Tampa
20-013	Bedrock Little Manatee, LLC	Seawall replacement/Little Manatee River/Ruskin
20-016	Teresa Lancaster	Dock/non-covered boatlift/Little Manatee River/Ruskin
20-021	TECO Peoples Gas	ATF subaqueous natural gas utility line/Hillsborough River/Tampa
20-027	Christopher Hoffman	Dock/non-covered boatlift/Old Tampa Bay/Tampa

REVISIONS

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VIOLATIONS

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*Indicates that permit was issued After-The-Fact

PENDING APPLICATIONS SUMMARY

Appl.#	M/S	Applicant	Proposed Work
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 w/ required New SSLs Lease
07-149 Revision 1	S	Tampa Bay Marina, Inc	Modify Dock Plan for Construction of 117 Boat Sips & 93 Boat Lifts. No Dredging.
19-022	M	Florida Oil Services, Inc.	Remove Existing Dock & Construct 2 new Docks with 18 Transient Slips for upland Restaurant patrons w/ New SSLs Lease on Alafia River
19-045	M	Vaniza Atiq LLC	Repair Seawall
20-001	M	Innovative Design Leaders Corp.	2 Accessory Docks & Pile Supported Concrete Loading Ramp/Pier for New Riverview Boat Storage (upland) Facility @ 10531 Moody Rd, Riverview on Alafia River w/ Proposed SSLs Lease
20-003	M	Southern Light, LLC	Sub-aqueous fiber optic cable Memorial Hwy. @ Dick Creek w/ possible SSLs Esmt.
20-004	M	Southern Light, LLC	Sub-aqueous fiber optic cable Memorial Hwy. @ Rocky Creek w/ possible SSLs Esmt.
20-006	M	Southern Light, LLC	Sub-aqueous fiber optic cable Hillsborough Ave. @ Double Branch Creek-E. Xing w/ possible SSLs Esmt.
20-007	M	Southern Light, LLC	Sub-aqueous fiber optic cable Hillsborough Ave. @ Double Branch Creek-W. Xing w/ possible SSLs Esmt.
20-010	S	Port Tampa Bay	Bulkhead wall, fill, dredge
20-012	M	Saad & Barbara Hakky	Dock & boatlift
20-015	M	Brett Emes	Maintenance dredging-Lot 57 Len-Little Harbor

Appl.#	M/ S	Applicant	Proposed Work
20-017	M	Robert Wilson	Dock @ 6111 Lagomar Ln-Andalucia Lot <u>w/ Lease Required?</u>
20-018	M	Ronald Lee	Add PWC Lift & Boat Lift @ 3010 Christophers Watch Ln, Ruskin (Lot 10 Little Harbor)
20-019	M	Bridgeview Estates/Richard Rasmussen	Catwalk/Finger Pier & Non-Covered Boat Lift Addition to Existing Multi-Family Res. Community Dock
20-020	M	Baypoint Colony Property Owners Association	Maintenance dredge of Channel A to allow access by recreational watercraft
20-022	M	Southern Light, LLC	Sub-aqueous fiber optic cable SR 60/CCCswy @ Old Tampa Bay-flushing cut Xing <u>w/ possible SSLs Esmt</u>
20-023	M	Southern Light, LLC	Sub-aqueous fiber optic cable Fowler Ave @ Hillsborough River Xing <u>w/ possible SSLs Esmt (COTT)</u>
20-024	M	Hillsborough County Public Works Dept.	Stephens Rd. bridge repairs & channel concrete block matting
20-025	M	City of Tampa Mobility Dept	Repairs to Cass St. bridge and subaqueous/HDD cable utility line @ Hillsborough River
20-026	M	City of Tampa Mobility Dept	Repairs to Brorein St. bridge and subaqueous/HDD cable utility line @ Hillsborough River
20-028	M	NR Rocky Point Property	Remove/replace private multi-family residential multi-slip dock for Island Club @ 3015 Rocky Point Dr., Tampa <u>w/ proposed SSLs Esmt Modification</u>
20-029	M	NR Rocky Point Property	Replace 256 LF Seawall for Island Club at Rocky Point @ 3015 Rocky Point Dr.
20-030	M	Raintree Trading Company (River Oaks RV Park)	Riprap/floating dock/repair boat ramp for River Oaks RV Resort @ 111 White Squirrel Cir.-LMR
20-032	M	Southern Light, LLC	Directional Bore Utility Cable @ McIntosh Rd. Crossing Hollomans Branch Creek – <u>SSLs Esmt. Required?</u>
20-033	M	Andalucia Master Association (Sorg)	Proposed PWC & Boat Lifts @ Marina Slip B-4
18-003 Rev. 1	M	City of Tampa	Additional Work to Boat Ramp @ Lowry Park on Hillsborough River
20-035	M	William Lethgo	Closed/Mira Bay Lot
20-036	M	Melvin Jefferson	Stairs to Access Tampa Bay @ 6208 Marbella Blvd., Apollo Beach Andalucia)

EXPENDITURES

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

07/01/2020 - 07/31/2020

COMPANY	DESCRIPTION	AMOUNT	FUNDING	ADDITIONAL INFORMATION

Board Meeting
August 18, 2020
ID149166

F. EXECUTIVE DIRECTOR REPORT

G. PRESENTATIONS

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

I. FUTURE PROPOSED PROJECTS

**PORT TAMPA BAY - LIST OF FUTURE PROPOSED PROJECTS
AUGUST 2020**

Procurement Number	Project Name	Current Contractor/ Consultant	Estimated Proposal/Bid Release	Estimated Board Approval
ITB 007-20	Two (2) STS Container Cranes	New ITB	TBD	TBD
RFQ 001-20	Engineering Services for Berth 214 Uplands Development	New RFQ	Nov 2020	Jan 2021
RFQ 008-20	Transload Climate Controlled Warehouse	New RFQ	TBD	TBD

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

AUGUST 20, 2020, 3:00 – 5:00 PM – FY2021 BUDGET WORKSHOP VIA ZOOM WEBINAR, SEE WWW.PORTTB.COM FOR ACCESS INFORMATION.

SEPTEMBER 9, 2020, 5:01 PM – TENTATIVE MILLAGE RATE AND FY21 BUDGET PUBLIC HEARING, SEE WWW.PORTTB.COM FOR ACCESS INFORMATION.

SEPTEMBER 23, 2020, 5:01 PM – FINAL MILLAGE RATE AND FY21 BUDGET PUBLIC HEARING, SEE WWW.PORTTB.COM FOR ACCESS INFORMATION.

K. DATE OF NEXT MEETING

TUESDAY, SEPTEMBER 15, 2020, 9:30 AM, SEE WWW.PORTTB.COM FOR MEETING FORMAT INFORMATION.

L. ADJOURNMENT