



**PORT TAMPA BAY  
MONTHLY BUSINESS MEETING  
MARCH 23, 2021 - 9:30 AM**

<b>A.</b>	<b>THIS MEETING WILL BE CONDUCTED AS A HYBRID VIRTUAL CONFERENCE - FOR MORE INFORMATION, PLEASE VISIT <a href="http://WWW.PORTTB.COM">WWW.PORTTB.COM</a></b>	<b>3</b>
	Invocation - Pledge	
	Public Comment	
<b>B.</b>	<b>Minutes and Financial Statement</b>	<b>4</b>
	Receipt of the Minutes of the February 16, 2021 Board Meeting	
	Presentation and Receipt of the Finance Statement for Five Months Ending February 28, 2021	
	Presentation of the Financial Audit Report for Fiscal Year 2020	
<b>C.</b>	<b>Consent Agenda</b>	
	1. Approve of the Removal of Unserviceable and Surplus Property From Port Tampa Bay's Asset Records	14
	2. Approval of Submerged Lands Easement Agreements with Southern Light, LLC for Fiber Optic Cable Under Bullfrog Creek, Little Manatee River, and Ruskin Inlet/Marsh Branch	15
<b>D.</b>	<b>Regular Agenda</b>	<b>19</b>
	1. Approval of Additional Funding for Portwide Roadway Improvements - Hooker's Point Emergency Access, Contract No. 19-01314	20
	2. Approval of the Extension of Security System Maintenance and Repair Agreement with GSA Security, Inc.	22
	3. Approval of Lease Amendment with Port Logistics Tampa Bay I, LLC	23
	4. Approval of Lease Agreement with Celadon Development Corporation, LLC	33
<b>E.</b>	<b>Receipt of Reports</b>	<b>46</b>
	1. Report of Legal Fees	47
	2. Report of Monthly Aged Receivables	48
	3. Report of Contract Status	53
	4. Report of Work Permits	55
	5. Report of Expenditures Between \$50,000 and \$100,000	58

F. Executive Director Report	59
G. Presentations	
H. New Business/Commissioners' Comments	
I. Future Proposed Projects	60
J. Calendar of Events	61
K. Date of Next Meeting	
Tuesday, April 20, 2021, at 9:30 am. Visit <a href="http://www.porttb.com">www.porttb.com</a> for additional information.	
L. Adjournment	

**A. INVOCATION AND PLEDGE**

**PUBLIC COMMENT**

**B. APPROVAL OF MINUTES**

**RECEIPT OF MINUTES OF THE FEBRUARY  
16, 2021 BOARD MEETING**

**PRESENTATION OF FINANCIAL STATEMENT**

**PRESENTATION OF THE FINANCIAL AUDIT  
REPORT FOR FISCAL YEAR 2020**

**C. APPROVAL OF CONSENT AGENDA**

**PORT TAMPA BAY  
Business Meeting  
February 16, 2021  
9:30 am by Hybrid Virtual Meeting  
Using the Zoom Platform**

Chairman Stephen W. Swindal called the Port Tampa Bay (PTB) Business Meeting to order at 9:30 a.m. Chairman Swindal thanked Board members, PTB staff and public for attending in person and virtually to this hybrid virtual meeting using Zoom webinar and asked Mr. Charles Klug, PTB Principal Counsel, to provide a brief statement on this hybrid virtual meeting and the public comment process.

Mr. Klug stated that Port Tampa Bay had published a PUBLIC NOTICE of calendar year 2021 meeting dates in the *Tampa Bay Times* on Sunday, December 27, 2020, as well as posted the notice on the PTB website and bulletin board. The Public Notice stated that due to the COVID-19 pandemic, to protect the public and follow the CDC guidance regarding social distancing, such meetings may be held both in person and virtually or at another location other than the previously scheduled location of the Port Tampa Bay Board Room at the Joseph Garcia International Building, 1101 Channelside Drive, Tampa, Florida 33602 at 9:30 a.m. Mr. Klug continued that this meeting was being conducted BOTH IN PERSON AND BY COMMUNICATIONS MEDIA TECHNOLOGY using the Zoom platform as a HYBRID VIRTUAL MEETING and was being held at Port Tampa Bay's Cruise Terminal 3 located at 815 Channelside Drive.

Mr. Klug continued that the Hybrid Virtual Meeting had a quorum of Board members physically in attendance. Other board members and staff would be attending in person or virtually through the Zoom platform. However, anyone who had registered to make a public comment may do so when called upon. Mr. Klug continued that this would be the only time during this Hybrid Virtual Meeting that public comment would be heard. Mr. Klug also noted that a copy of the agenda and supporting documents were posted on the PTB website at [www.porttb.com](http://www.porttb.com).

**A. INVOCATION – PLEDGE**

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

Chairman Swindal then noted the following Board members were attending in person: Mr. Stephen W. Swindal, Chairman; Mr. Chad W. Harrod, Vice Chairman; Mr. Patrick H. Allman, Secretary/Treasurer; Mr. Hung T. Mai, P.E, Commissioner; The Honorable Harry Cohen, Commissioner; and The Honorable Mayor Jane Castor, Commissioner. Mr. Ted Conner, Commissioner, was absent from this meeting.

The following PTB senior management staff members were in attendance: Mr. Paul Anderson, Port President/CEO attending in person; Mr. Charles Klug, Principal Counsel, attending in person; Mr. Raul Alfonso, Executive Vice President and Chief Commercial Officer, attending in person; Mr. David Delac, Chief Financial Officer, attending virtually; Mr. Bruce Laurion, Vice President of Engineering, attending in person; Mr. Wade Elliott, Vice President of Business Development, attending in person; Mr. Lane Ramsfield, Vice President of Real Estate, attending in person; Mr. Karl Strauch, Vice President of Marketing, attending in person; Ms. Joanne Toledo, Vice President of Human Resources attending virtually; Mr. Ken Washington, Chief Information, Officer attending virtually; Mr. Brian Giuliani, Vice President of Operations, attending virtually; and Mr. Mark Dubina, Vice President of Security, attending in person.

The in-person public attendance sign-in sheet is [Attachment 1](#).

## **PUBLIC COMMENT**

Mr. Bill Kuzmick, President of the Port of Tampa Maritime Industries Association, spoke about Florida Senate Bill 426 and Florida House Bill 267. The Bills contain language preempting seaport regulations at the state level from the local level. Mr. Kuzmick stated that unintended consequences could result should the Bills pass into law. Mr. Kuzmick asked that PTB staff monitor the Bills as they work through the legislative process.

Mr. Anderson stated that PTB staff were aware and monitoring the Bills and there would be an update in his Executive Director Report later during this meeting.

The Public Comment sign-in sheet is [Attachment 2](#).

## **B. APPROVAL OF MINUTES OF THE JANUARY 19, 2021 BOARD MEETING**

Commissioner Harrod, seconded by Commissioner Mai, moved to approve and receive the minutes as presented. The motion carried six to zero with Commissioner Conner being absent.

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

Mr. Wade Elliott presented the cargo and cruise quarterly report.

In response to Mayor Castor's question regarding the difference between liquid sulphur and sulphuric acid, Mr. Elliott stated that both were inputs for the fertilizer process. Liquid sulphur is sometimes alternated for dry sulphur, such as prilled sulphur. Mr. Elliott continued that is was a matter of the fertilizer companies substituting one for the other. Many petroleum refineries produce sulphur as a by-product and it is becoming a little more expensive and difficult to obtain.

In response to Commissioner Harrod's question regarding the category for lumber, Mr. Elliott explained that lumber is placed under the "Other General Cargo" category and is an area that continues to grow.

Commissioner Mai noted lumber growth was related to construction permits in the region. Commissioner Mai also commented on the cruise industry's uncertainty about a return date. Mr. Elliott stated that many factors would dictate the cruise industry's operational return and noted that PTB could still see some cruise activity sooner rather than later.

### **PRESENTATION AND RECEIPT OF THE FINANCIAL STATEMENT OF FOUR MONTHS ENDING JANUARY 31, 2021**

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

Commissioner Harrod suggested that with the uncertainty surrounding the cruise industry, it may be time to revisit the budget and adjust accordingly. Mr. Anderson stated that PTB staff budgeted as best as they could while utilizing the best information available during that time and that the Florida Ports Council stated in a legislative committee briefing that cruising may not see full resumption until 2022. With that updated information, it would be prudent to re-adjust the budget. Mr. Anderson noted that PTB was doing well in other areas of business and that diversity helped the overall performance of the Port.

There was continued discussion regarding the budget and the possibility of reporting the budget performance with and without the cruise information. There was further discussion about the budget being

adjusted to maintain future credit ratings. Mr. Anderson stated that PTB staff would bring a proposed update for the Board to consider during the March 23, 2021 meeting.

There being no further comments, Commissioner Cohen, seconded by Mayor Castor, moved to receive the Financial Statement of Three Months Ending January 31, 2021. The motion carried six to zero with Commissioner Conner being absent.

**C. APPROVAL OF THE CONSENT AGENDA**

- 1. Approval of the Removal of Uncollectable Accounts from Aged Receivables**
- 2. Approval of Geographic Information Systems (GIS) Enterprise Managed Cloud Services, Agreement No. 17-02616**

There being no comments, Commissioner Harrod, seconded by Commissioner Cohen, moved to approve the Consent Agenda as presented. The motion carried six to zero with Commissioner Conner being absent.

**D. REGULAR AGENDA**

- 1. Approval of the Award of Mechanical, Engineering, & Plumbing (MEP) Engineering Consulting Service Contract**

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

There being no comments, Commissioner Mai, seconded by Commissioner Allman, moved to approve the final ranking of firms as shown in the agenda item for the Mechanical, Engineering, & Plumbing Engineering Consulting Services Agreement, authorize staff to negotiate an agreement with the top ranked firm in accordance with the terms listed in the agenda item, and authorize the Port President/CEO, or his designee, to execute the negotiated agreement with project funding for FY 2021 in an amount not to exceed \$250,000, all subject to review by Port counsel. The motion carried six to zero with Commissioner Conner being absent.

- 2. Approval of Agreement Between The Department of the Army and Port Tampa Bay for the General Reevaluation Report of the Tampa Harbor Federal Project**

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

Commissioner Allman thanked staff for working on this project and noted that future channel expansion depended on Board action now.

There being no further comments, Commissioner Allman seconded by Commissioner Mai, moved to authorize the Port President/CEO, or his designee, to enter into an Agreement between The Department of the Army and Port Tampa Bay for the General Reevaluation Report of the Tampa Harbor Federal project, for the allocation of \$1,950,000 in federal funds, which requires \$1,050,000 in PTB funds from its revenue sources, subject to review by Port counsel. The motion carried six to zero with Commissioner Conner being absent.

**E. RECEIPT OF REPORTS**

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

There being no further comments, Commissioner Harrod, seconded by Commissioner Mai, moved to receive the reports as presented. The motion carried six to zero with Commissioner Conner being absent.

**F. EXECUTIVE DIRECTOR REPORT**

Mr. Anderson stated that he was thrilled to see Mayor Castor and Super Bowl MVP, Tom Brady, leading the Bucs in the Super Bowl victory parade to an incredible celebration after the Tampa Bay Buccaneers won Super Bowl LV. Mr. Anderson noted the collaboration between PTB staff and the Tampa Sports Commission, seeing firsthand the challenges putting together such a major event during the ongoing COVID-19 pandemic. PTB staff worked for well over a year with the Tampa Sports Commission to make sure PTB had the opportunity to offer great venues for the Super Bowl experience. This was not only for the team, which ended up at PTB Cruise Terminal 3 for its farewell at the end of the parade; but also for customers and owners, etc., that were interested in utilizing the Port and through staff's work as well on the yacht village near the Tampa Convention Center. PTB also hosted a mega-yacht at Cruise Terminal 2. Mr. Anderson thanked law enforcement in particular and the agencies that worked to keep everyone safe.

Mr. Anderson reported that on February 2, 2021 PTB joined with Steel Market Update to host one of its signature events, the 32<sup>nd</sup> Annual Tampa Steel Conference. More guests than in recent years joined the conference, which was a virtual event. Four hundred and fifty-four participants joined the event, which featured industry leaders such as: Leon Topalian, President and CEO of Nucor; Kevin Dempsey, with the American Iron and Steel Institute; economist Walter Kemsies; and Timna Tanners with the Bank of America. The speakers discussed a wide variety of issues that were affecting the global steel industry. John Packard, of Steel Market Update, was the Master of Ceremonies. Mr. Anderson gave the opening remarks to this broad group of industry leaders from around the world. Mr. Anderson then thanked Mr. Wade Elliott and staff for bringing the conference together and for having the vision to collaborate with SMU/CRU, which allowed PTB to make this one of the most recognized and attended events in the global steel industry. Mr. Anderson continued that the virtual venue would remain available until March 5, 2021 at [www.tampasteelconference.com](http://www.tampasteelconference.com).

Mr. Anderson noted that as the largest economic driver in West Central Florida, PTB is a significant leader in policy discussions at the local, state and federal levels. Mr. Anderson continued that, during the previous month, PTB hosted elected leaders as well as a group of students who will help the region grow as they enter the workforce. PTB staff hosted U.S. Representative Kat Cammack, from Florida's Third Congressional District. Congresswoman Cammack is a freshman member of the local Congressional Delegation, was appointed to serve on the House Homeland Security Committee, and is a ranking member of the Subcommittee on Emergency Preparedness, a powerful oversight panel with jurisdiction over FEMA and other various emergency agencies. Mr. Anderson and staff shared with her a number of FEMA grants that have been deployed at PTB while working together with the Hillsborough County Sheriff's office and other agencies. Mr. Anderson continued that staff hosted Commissioner Harry Cohen on a waterside tour of the port complex. Mr. Anderson thanked Commissioner Cohen for investing his time to see the port complex in person.

Mr. Anderson stated that PTB staff also hosted the Tampa Bay Chamber Collegiate Leadership Program. This select group of students from the University of South Florida, University of Tampa, and Saint Leo University go through a rigorous application process and participate in guided discussions on the largest economic drivers in this region. After a tour of the Port, the students returned to Cruise Terminal 2 to hear an in-depth panel discussion on the utilities in this area. Mr. Anderson noted that more tours with various leadership groups were upcoming and further noted the importance of educating leaders throughout the region and community about the Port.

Mr. Anderson reported that at the January 2021 Board meeting, there was discussion regarding a proposed resolution under consideration by the Tampa City Council. Introduced by Councilman Joseph Citro, this resolution would have dramatically altered the energy landscape in the City of Tampa. After several rounds of discussion with members of the community and an in-depth roundtable at the Tampa Chamber offices immediately following the January 2021 Board meeting, as well as input from other maritime groups, Councilman Citro agreed to withdraw the resolution. Mr. Anderson continued that the impacts from this resolution would have been vast and he was thankful that Councilman Citro was able to have discussions with various industry groups from the region to see how this would significantly impact every business sector in Tampa. Moving forward, Mr. Anderson stated that Port Tampa Bay would continue to work with the City Council and particularly the Mayor's office on the various sustainable and energy use initiatives. The Mayor's working group is a great way to ensure that PTB staff has a broad consensus of potential updates to the City's energy use. Mr. Anderson further noted that PTB staff would continue to work with the Mayor's office and stay closely aligned on this issue.

Mr. Anderson reported that as the 2021 Florida Legislative Session was set to begin in March 2021. New legislation was introduced and heard in committees during the recent interim committee weeks. PTB's government relations team has been closely tracking key legislation that could pertain to the business of the Port. As mentioned by Mr. Kuzmick during the Public Comments section of this meeting, Mr. Anderson explained that two Bills on state preemption was offered and supported by the Florida Harbor Pilots Association because of a referendum that was voted on in the City of Key West, which would have banned cruises. Mr. Anderson continued that PTB staff would be watching that very closely, and staff is working very closely with the authors and key members of the delegation to find a solution. PTB staff and legislative consultants are working with the Florida Ports Council as there is unanimous support to find middle ground on the legislation in order to take the unintended impacts of the legislation that was introduced. Mr. Anderson further explained that some of the preemptive language would prevent localities from regulating seaport commerce and the creation of any new energy infrastructure, and that staff is monitoring other legislation pertaining to marina evacuations and a possible prohibition on local governments from purchasing products from China.

Mr. Anderson stated he was proud to have offered his perspective on PTB's response to the COVID-19 pandemic during a recent podcast interview with the *Maritime Executive* "Global Maritime" magazine. The trade publication is widely read by global industry leaders and this podcast series has been a wealth of information for best practices across our industry. This interview was another great opportunity to share what best practices PTB did to keep its spot as a leader in the maritime industry in response to the pandemic. Mr. Anderson noted PTB's diversity is its strength and the various cargo lines demonstrate PTB's ability to keep this region running in spite of the challenges faced, particularly in the petroleum and cruise industries, and also to find new revenue and be able to trim expenses. Mr. Anderson gave all the credit to PTB staff and noted the podcast could be heard at [www.maritime-executive.com/podcast](http://www.maritime-executive.com/podcast).

Mr. Anderson reported that PTB's Finance Department was recognized again for outstanding and diligent work thanks to everyone in the finance department. PTB received an Award for the Fiscal Year 2019 Comprehensive Annual Financial Report (CAFR) from the Government Finance Officers Association. This is the 20<sup>th</sup> consecutive year PTB's finance team has accomplished this significant commendation.

Mr. Anderson concluded that the *Tampa Bay Business Journal* selected Port Tampa Bay, for the first time ever, as one of the 60 companies in the community for its 2021 Best Places to Work list. Employees were asked to submit nominations for their companies in November 2020. From there, employees from nominated companies were asked to fill out a confidential survey from Quantum Workforce that measured key indicators like team effectiveness, retention risk, alignment with goals, and trust with co-workers, individual contribution, manager effectiveness, trust in senior leaders, feeling valued, work engagement and people practices. PTB was honored in the extra-large business category of 100+ employees. The *Tampa Bay Business Journal's* final rankings would be revealed in the April 23, 2021 edition.

**G. PRESENTATIONS**

There were no further presentations.

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

Mayor Castor stated that she echoed Mr. Anderson's remarks on the success of hosting the Super Bowl under the most difficult circumstances. Mayor Castor explained that there was over a year of planning with a variety of first responders, logistics, transportation, etc. on the local, state and federal level. So many entities coming together is what makes these large events a success and really shines a light on Tampa Bay. While it was not the economic boom that a regular Super Bowl would have been, the event put Tampa Bay on the World stage. Mayor Castor noted that the community shined and welcomed guests who were able to see all of the amenities available here that other cities do not have. For the first time, all of the NFL events were held in an outdoor atmosphere and that will pay dividends for years to come as far as business relocation and families as well. Mayor Castor continued that it was an honor to be able to recognize those medical workers that dedicate their lives day in and day out to keeping the community healthy.

Commissioner Mai thanked Mr. Anderson and staff for a successful Steel Conference event noting that it was very comprehensive.

**I. FUTURE PROPOSED PROJECTS**

Mr. Anderson noted the listed projects and encouraged vendors to go to the website and bid.

**J. CALENDAR OF EVENTS**

Mr. Anderson stated there were no upcoming events to be noted.

**K. NEXT MEETING**

Chairman Swindal announced the next regular business meeting would be on March 23, 2021 at 9:30 am, which is on the FOURTH Tuesday, and that further information regarding that meeting would be posted online at [www.porttb.com](http://www.porttb.com).

**L. ADJOURNMENT**

There being no further business, the meeting adjourned at 10:23 am.

ATTEST:

\_\_\_\_\_  
Stephen W. Swindal, Chairman

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

**PORT TAMPA BAY BUSINESS MEETING**  
**FEBRUARY 16, 2021 – 9:30 a.m.**  
**(Hybrid Virtual Meeting via Zoom Platform)**

**PUBLIC ATTENDANCE SIGN-IN SHEET**  
**(In person attendees)**

**NAME**

**BUSINESS**

Steve Finney

Tampa Seafarers Center

Jerre White

TBHSSE

Keith Hull

Hull Engineering Group

Sam Lazzara

Rivero Goodwin Co.

SCOTT BEACHAM

Advanced Control Corp.

Bill Kuznick

Penn / Inc

Mike Heremaw

~~Mit~~ Moffatt & Nicodsz

Whitney Stevens

Ardaman

JR KOZERA

NOVA

Ashley Blicastri

Walbridge

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Additional spaces available on next page.

**PORT TAMPA BAY BUSINESS MEETING**  
**FEBRUARY 16, 2021 – 9:30 a.m.**  
**Hybrid Virtual Meeting via the Zoom platform**  
**PUBLIC COMMENT**  
**SIGN-IN SHEET**

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

**To make comments at beginning of meeting:**

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

<u>NAME / ADDRESS</u>	<u>TOPIC / AGENDA ITEM NUMBER(S)</u>
<u>Bill Kuznidy</u>	<u>P-TMA / HR/BB</u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>

**To make comments on specific agenda items:**

<u>NAME / ADDRESS</u>	<u>AGENDA ITEM NUMBER(S)</u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>

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

**Port Tampa Bay**  
**Budgetary Comparative Statement of Revenues and Expenses**  
**For the five (5) months ending February 2021**

	Budget	Actual	Favorable (Unfavorable)	%
<b>Description</b>				
Port Usage Fees	12,528,744	13,608,997	1,080,253	8.6%
Rentals	7,720,654	7,883,614	162,960	2.1%
Other Operating	229,231	288,833	59,602	26.0%
<b>Operating Revenue</b>	<b>20,478,629</b>	<b>21,781,444</b>	<b>1,302,815</b>	<b>6.4%</b>
Personnel	6,715,031	6,502,902	212,129	3.2%
Promotional	602,455	406,208	196,247	32.6%
Administrative	6,253,537	5,727,378	526,159	8.4%
<b>Operating Expense</b>	<b>13,571,023</b>	<b>12,636,488</b>	<b>934,535</b>	<b>6.9%</b>
<b>Operating Income</b>	<b>6,907,606</b>	<b>9,144,956</b>	<b>2,237,350</b>	<b>32.4%</b>
	34%	42%		
Interest Income	100,000	31,575	(68,425)	-68.4%
Interest Expense	(1,864,839)	(1,842,830)	22,009	-1.2%
Ad Valorem Tax Receipts	10,185,541	10,040,618	(144,923)	-1.4%
Other, net	(942,994)	(902,838)	40,156	-4.3%
<b>Non-Operating</b>	<b>7,477,708</b>	<b>7,326,525</b>	<b>(151,183)</b>	<b>-2.0%</b>
<b>Net Income</b>	<b>14,385,314</b>	<b>16,471,481</b>	<b>2,086,167</b>	<b>14.5%</b>

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

**BACKGROUND:**

The removal of Port Tampa Bay (PTB) property from the asset records requires specific approval by the PTB Board of Commissioners. Additionally, Section 274.06, *Florida Statutes*, states that a governmental unit's property which is obsolete or the continued use of which is uneconomical or inefficient, or which is without commercial value may be first offered to any governmental unit and then donated, destroyed, or abandoned. This statute further provides that, if the value of the property is estimated to be \$5,000 or less, it may be disposed of in the most efficient and cost-effective means as determined by the governmental unit. Section 274.04, *Florida Statutes* provides that a government may exchange property with a seller as a trade-in and apply the exchange allowance to the cost of the property acquired.

**FACTS/COMMENTS:**

PTB staff has determined that the vehicles listed below are surplus and/or obsolete or no longer serve a useful function to PTB. Staff believes trading the vehicles in toward the purchase of new vehicles will result in a better return for PTB than would be realized at auction. However, should any of the vehicles not be accepted as trade-ins, staff recommends they be sent to auction for disposal.

<u>Asset No.</u>	<u>Description</u>	<u>Net Book Value</u>	<u>Disposal Method</u>
A-134	1995 Ford F450	\$0	Auction
A-187	2008 Ford Escape	\$0	Auction
A-190	2012 Ford Escape	\$0	Auction
A-192	2011 Ford Express	\$0	Auction
A-217	2015 Ford F250	\$0	Trade-in
A-218	2015 Ford F250	\$0	Trade-in
A-228	2016 Ford F150	\$0	Trade-in
A-230	2016 Ford F150	\$0	Trade-in

**RECOMMENDATION:**

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

Board Meeting  
March 23, 2021  
Fleet 290676

**SUBJECT: SUBMERGED LANDS EASEMENT AGREEMENTS WITH SOUTHERN LIGHT, LLC FOR FIBER OPTIC CABLE UNDER BULLFROG CREEK, LITTLE MANATEE RIVER, AND RUSKIN INLET/MARSH BRANCH**

**BACKGROUND:**

Southern Light, LLC, a utility company (Applicant), has applied for several marine construction Minor Work Permits (MWP) from Port Tampa Bay (PTB) for the installation of new 4 - inch HDPE subaqueous horizontal directional drilled pipelines for telecommunications cables (Pipelines) traversing under Bullfrog Creek, Little Manatee River, and Ruskin Inlet/Marsh Branch. As part of this proposal, Applicant is requesting the following sovereign submerged lands easements from PTB at the following locations:

<b>#</b>	<b>LOCATION</b>	<b>MWP NO.</b>	<b>APPROXIMATE SIZE</b>
1	Bullfrog Creek (crossing US Hwy. 301)	20-049	18 foot wide (2,977.37 SF)
2	Little Manatee River (crossing US Hwy. 301)	20-060	28foot wide (2,344.65 SF)
3	Ruskin Inlet/Marsh Branch (crossing US Hwy. 41)	20-058	25 foot wide (865.48 SF)

**FACTS/COMMENTS:**

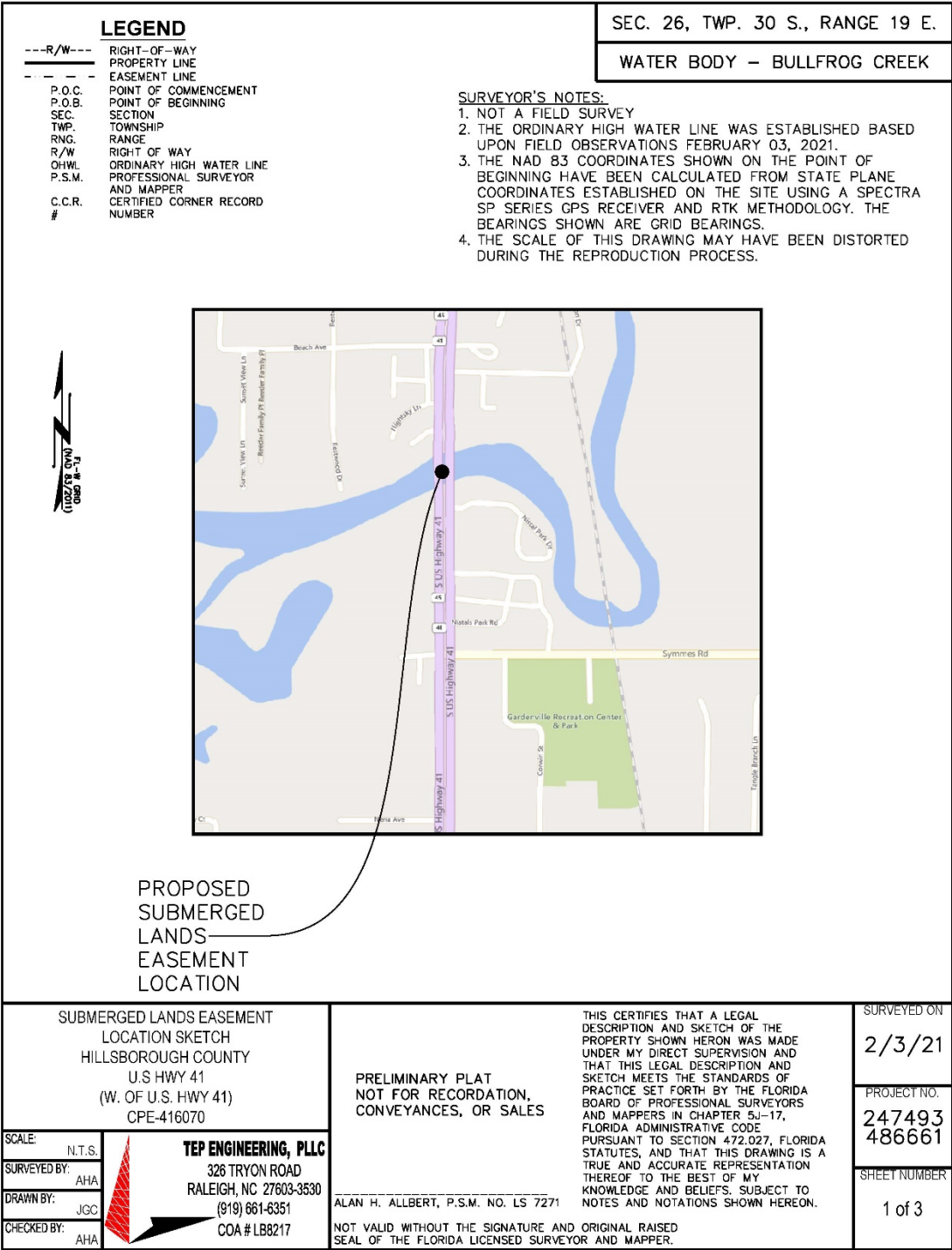
Applicant has requested non-exclusive submerged lands easements from PTB for the locations set forth above for the purpose of constructing, repairing, and maintaining the telecommunications Pipelines under and through the submerged lands water bodies listed above. Each easement would be a public easement with a term of forty (40) years and a forty-year extension option. No public hearing was required.

**RECOMMENDATION:**

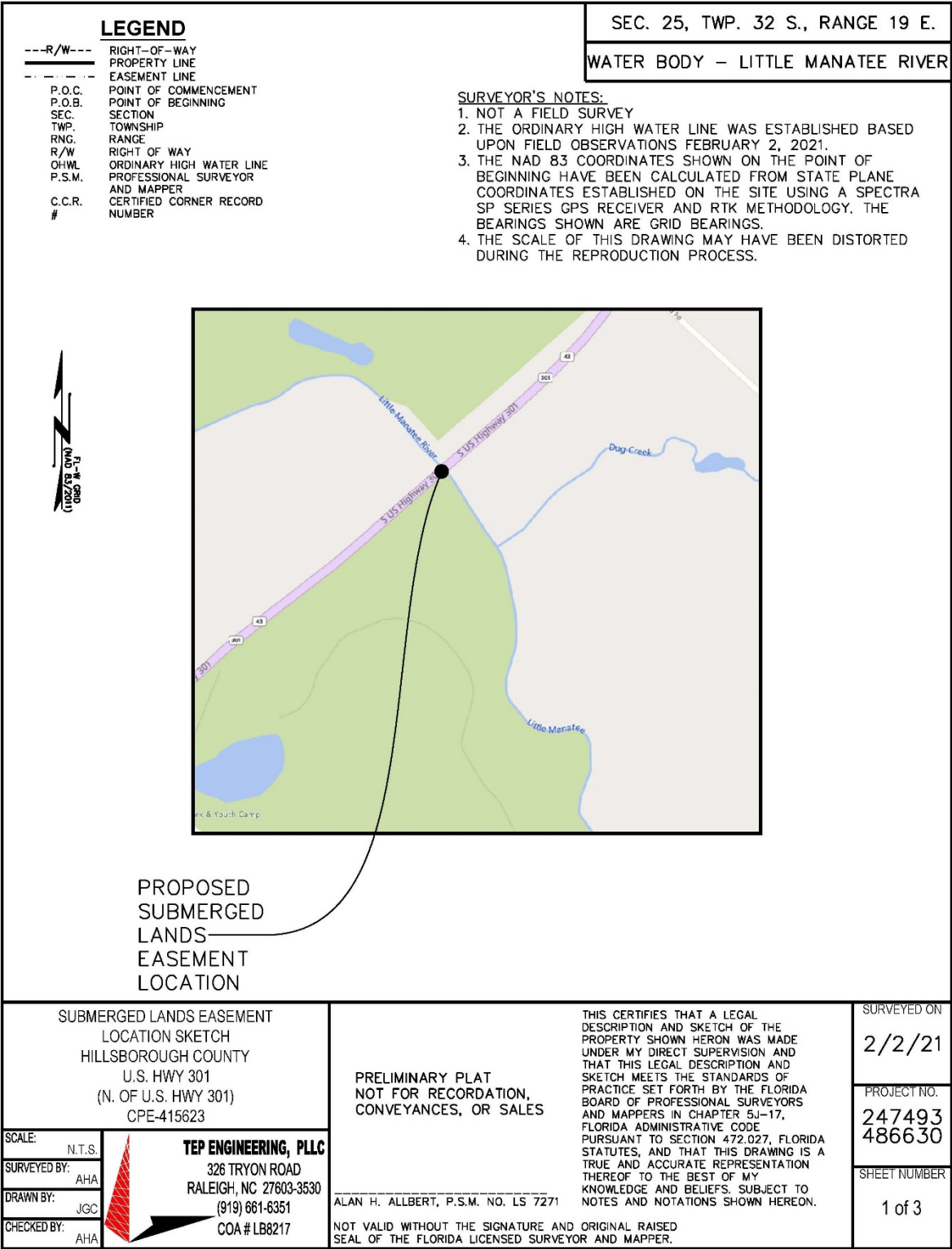
Authorize the Port President/CEO, or his designee, to execute the Submerged Lands Easements with Southern Light, LLC for the locations set forth in this agenda item, in accordance with the terms also set forth in this agenda item, subject to review by Port counsel.

Board Meeting  
March 23, 2021  
Real Estate 290683

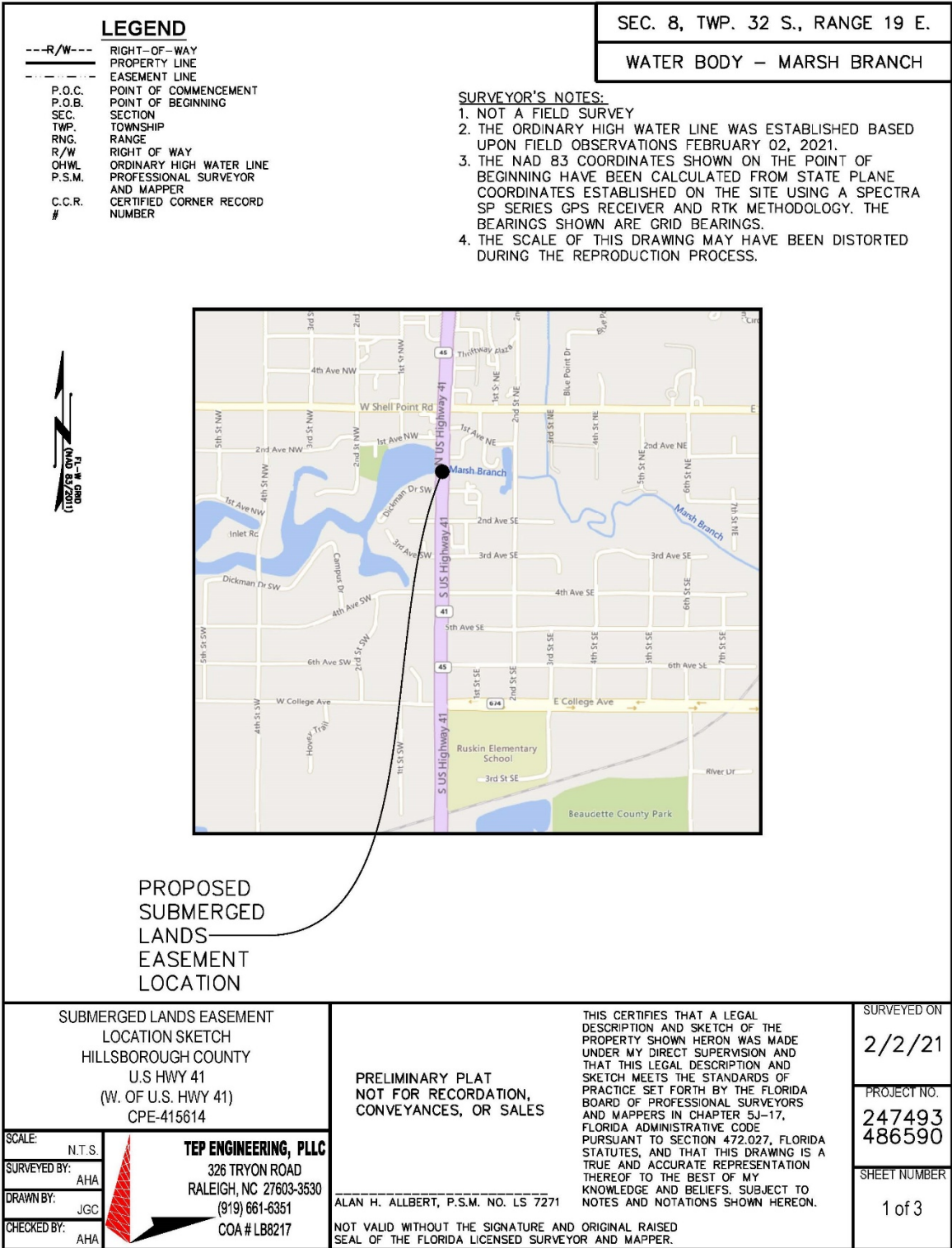
**BULLFROG CREEK (CROSSING US HWY. 301) – MWP 20-049**



LITTLE MANATEE RIVER (CROSSING US HWY. 301) – MWP 20-060



**RUSKIN INLET/MARSH BRANCH - (CROSSING US HWY. 41) – MWP 20-058**



## **D. REGULAR AGENDA**

**SUBJECT: ADDITIONAL FUNDING FOR PORTWIDE ROADWAY IMPROVEMENTS-  
HOOKER'S POINT EMERGENCY ACCESS, CONTRACT NO. 19-01314**

**BACKGROUND:**

At the August 20, 2019 Port Tampa Bay (PTB) Board meeting, the PTB Board authorized the execution of Contract No.19-01314 with Ajax Paving Industries of Florida LLC (Ajax) for the Portwide Roadway Improvements-South Hookers Point Emergency Access Road, at a contract amount not to exceed \$1,542,395.05, which includes a 10% contingency of \$140,218. The access road will allow traffic to exit Hookers Point or emergency responders to access to the southern end of Hookers Point whenever a unit train blocks Maritime Boulevard.

**FACTS/COMMENTS:**

During the course of construction, Ajax encountered large quantities of unsuitable soils and utilities requiring relocation. This additional work also extended the time of work near CSX rail and caused increased flagman costs. In addition, PTB's Geotechnical consultant Ardaman and Associates, witnessed the proof rolling of the subgrade by AJAX construction. During that observation large areas of the subgrade yielded. On February 1, 2021, PTB's roadway consultant HDR, calculated over 3,000 Cubic Yards of poor subgrade soils needing to be removed and replaced with import fill.

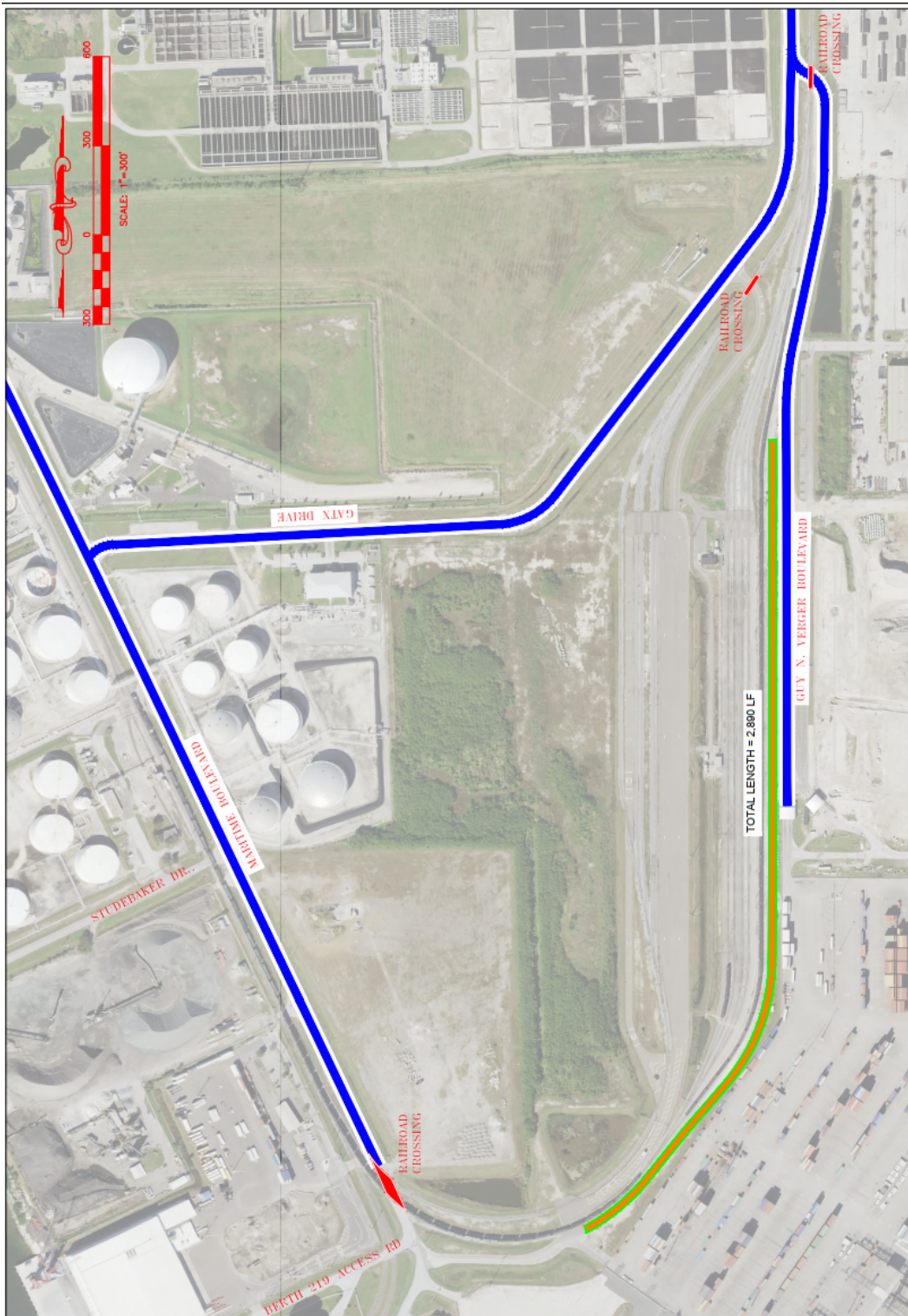
Staff requests the approval of additional project funds, in the total amount of \$215,000 to accommodate the costs associated with the removal and of the poor subgrade soils and the importing and placement of select fill.

Funding for the additional amount is available in the FY '21 Capital Improvements Budget.

**RECOMMENDATION:**

Authorize additional funds in the amount of \$215,000 for unforeseen conditions including poor subgrade soils, utility conflicts, and flagman costs on Portwide Roadway Improvements – Hooker's Point Emergency Access, Contract No. 19-01314, as referenced in this agenda item, and authorize staff to execute a change order with AJAX Paving Industries of Florida LLC, subject to final review by Port counsel.

Board Meeting  
March 23, 2021  
Engineering 290981



**SUBJECT: EXTENSION OF SECURITY SYSTEM MAINTENANCE AND REPAIR  
CONTRACT WITH GSA SECURITY, INC.**

**BACKGROUND:**

At the February 2019 Port Tampa Bay (PTB) Board meeting, the PTB Board of Commissioners approved a one (1) year contract, with two (2) one-year consecutive extension options, with GSA Security Inc. (GSA) to maintain, enhance, repair, and troubleshoot existing PTB camera systems, sensors, access control devices and other security network components (Contract). The Contract was based on a competitive Request for Proposal (RFP) procurement process.

**FACTS/COMMENTS:**

The PTB security system is very complex and includes access control, closed circuit television camera surveillance, remote gate access technology, security intercommunication, credentialing, fiber infrastructure, IT services and radar systems.

GSA has been very responsive to PTB's security system requirements and is a Small Business Enterprise (SBE). As a result, staff recommends the extension of the Contract with GSA for the second one (1) year extension period on the same terms and rates.

Funds for the Contract were included in the FY2021 Operating Budget.

**RECOMMENDATION:**

Authorize the Port President/CEO, or his designee, to execute the second one (1) year extension option for the period from April 2021 through April 2022, in an amount not to exceed \$377,000, which continues to include a five (5) percent contingency. All subject to review by the Port counsel.

**SUBJECT: LEASE AMENDMENT WITH PORT LOGISTICS TAMPA BAY I, LLC****BACKGROUND:**

Port Logistics Tampa Bay I, LLC (Port Logistics) leases from Port Tampa Bay (PTB) approximately 13.7 acres of land located along Berth 219 on Hooker's Point (Premises) pursuant to a Lease Agreement dated August 18, 2015, as amended (Lease), for the operation of a temperature controlled facility for the handling of refrigerated commodities. Port Logistics desires to lease additional land from PTB located east of their existing Premises for the parking and storing of chassis for containers.

**FACTS/COMMENTS:**

PTB staff and Port Logistics have negotiated the following terms:

**Additional**

**Premises:** Approximately two (2) acres of land with an option to lease an additional adjoining one (1) acre of land as shown on Exhibit "A".

**Use:** Solely for the parking and storing of chassis for containers.

**Term:** Five (5) years commencing upon the execution of the Lease Amendment.

**Rent:** Rent for Lease Year 1 would be \$22,000 per acre annually or \$44,000. Rent for Lease Years 2 through 5 would be based on the Rent for Lease Year 1 as adjusted by CPI but would not be less than 0%. In the event the additional one (1) acre is added, the current per acre rental rate would be applied.

**Early Termination/**

**Relocation:** Either party would have the right to terminate the lease of the Additional Premises by providing ninety (90) days advance written notice to the other party. PTB would have the right to relocate Port Logistics to another location with ninety (90) days advance written notice to Port Logistics.

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

**Public**

**Hearing:** PTB held a public hearing on March 11, 2021 and there were no public comments.

**RECOMMENDATION:**

Authorize the Port President/CEO, or his designee, to execute a Lease Amendment with Port Logistics Tampa Bay I, LLC in accordance with the terms set forth in this agenda item, subject to review by Port counsel.

Board Meeting  
March 23, 2021  
Real Estate 284198

EXHIBIT "A"  
SKETCH OF THE PROPERTY



M:\PTB\_M\Final\DX\CF\CD\AE-AFC-4401-2389-46C447040EE0\306000-306930\306668\ULT\Tan Cold Storage & Port Logistic Tampa Bay (D\_306668).png, 3/12/2021 4:14:12 PM, DWG To PDF.pc3



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: March 12, 2021

Subject: Port Logistics Tampa Bay I, LLC - Lease Amendment - 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, March 11, 2021 at 11:30 a.m. Attached is the transcription of the hearing along with copies of all exhibits.

Heather Eblin-Crowe  
Hearing Officer

Date 03/12/21

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

Craig Roberts  
Real Estate Project Manager

Date 3/12/2021

Attachments

**PUBLIC HEARING TRANSCRIPT**  
**March 11, 2021 at 11:30 a.m.**  
**Port Logistics Tampa Bay I, LLC - Lease Amendment**

**ATTENDEES**

Craig Roberts – Port Tampa Bay  
Catherine Phillips - Port Tampa Bay  
Barbara Baity - Port Tampa Bay  
Lane Ramsfield – Port Tampa Bay

**HEARING OFFICER**

Heather Eblin-Crowe

1 **MS. EBLIN-CROWE:**

2  
3 Good morning. Today is Thursday, March 11, 2021 and this public hearing is called  
4 to order at 11:30 a.m. This hearing is held under the authority and pursuant to Chapter  
5 95-488 of the Laws of Florida. The purpose of the hearing is to hear comments from the  
6 general public and interested parties regarding the following:  
7

8 **LEASE AMENDMENT WITH**  
9 **PORT LOGISTICS TAMPA BAY I, LLC**

10  
11 My name is Heather Crowe and I am employed by the Tampa Port Authority, doing  
12 business as Port Tampa Bay, and have been appointed by its Board of Commissioners  
13 to serve as a hearing officer at public hearings such as the one we are conducting today.  
14 Joining me today is Craig Roberts, Real Estate Project Manager, who will present the  
15 terms of this project.  
16

17 **MR. ROBERTS:**

18  
19 Port Logistics Tampa Bay I, LLC leases from Port Tampa Bay approximately 13.7  
20 acres of improved land located along Berth 219 on Hookers Point, hereinafter referred to  
21 as the Premises. The Premises has a refrigerated warehouse of approximately 140,000  
22 square feet pursuant to a Lease Agreement dated August 18, 2015, as amended, for the  
23 operation of a temperature controlled facility for the handling of refrigerated commodities.  
24 Port Logistics desires to lease an additional two (2) acres of land, hereinafter referred to  
25 as the Additional Premises, from Port Tampa Bay located east of their existing Premises  
26 for the parking and storing of chassis for containers. The terms for the additional land is  
27 as follows.  
28

29 The Additional Premises would be approximately two (2) acres of land with an  
30 opportunity for Port Logistics to lease an additional adjoining one (1) acre of land, as  
31 outlined in Exhibit No. 1. In the event that Port Tampa Bay determines a use for the  
32 additional adjoining one (1) acre, Port Tampa Bay will give notice to Port Logistics that  
33 the option to lease the one (1) acre is no longer available.  
34

35 The Additional Premises would be used solely for the parking and storing of  
36 chassis for containers.  
37

38 The Initial Term for the Additional Premises would be for a period of five (5) years  
39 commencing upon the execution of the Lease Amendment and Rent for the Lease Term  
40 would be as follows:  
41

42 During Lease Year 1, Rent for the Additional Premises would be \$22,000 per acre  
43 annually or \$44,000.00. In the event the additional one (1) acre is added to the Premises,  
44 the \$22,000.00 per acre rental rate would be applied. For Lease Years 2 through 5, Rent

1 would be based on the Rent for Lease Year 1 as adjusted by CPI but would not be less  
2 than 0%.

3  
4 Port Logistics and Port Tampa Bay would have the right to terminate the Lease by  
5 providing ninety (90) days advance written notice to the other party. Port Tampa Bay  
6 would have the right to relocate Port Logistics to another location with ninety (90) days  
7 advance written notice to Port Logistics.

8  
9 Port Logistics would be responsible for all things related to the Premises, including  
10 but not limited to, utilities, real estate taxes, site improvements, insurance, and  
11 maintenance of the Premises. In addition, Port Logistics shall comply with all seaport  
12 security laws and regulations, environmental laws and regulations, and all other  
13 applicable regulations and laws.

14 At this time, I would like to offer into the record Exhibit No. 1, which is the aerial  
15 view depicting the Premises and Exhibit No. 2 which is the Public Hearing Notice that  
16 appeared in the February 17, 2021 issue of the Tampa Bay Times advising of this Public  
17 Hearing. These are the only exhibits to be offered into the record.

18  
19 That is all.

20  
21 **MS. CROWE:**

22  
23 Thank you Mr. Roberts. I will accept Exhibit No. 1 – the aerial view depicting the  
24 Premises and Exhibit No. 2 – the February 17, 2021 Tampa Bay Times Public Hearing  
25 Notice, and they will be entered into the record as presented.

26  
27 At this time we will take comments concerning this issue.

28  
29 Are there any comments? Hearing none.

30  
31 A transcript will be made and furnished to the Port Authority Staff. The Staff will  
32 make a recommendation to our Board of Commissioners, which will meet on March 23,  
33 2021. The Staff recommendation will be available on March 16, 2021. If there is nothing  
34 else to come before this hearing, I declare this hearing closed at 11:35 a.m.

1 I, Heather Eblin-Crowe, have read and approve the form of the attached transcript  
2 of the March 11, 2021 Public Hearing for the Lease Amendment with Port Logistics  
3 Tampa Bay I, LLC.  
4

5  
6 Dated this 12<sup>th</sup> day of March, 2021.

7  
8   
9

10 Heather Eblin-Crowe  
11 Public Hearing Officer

EXHIBIT NO. 1  
SKETCH OF THE PROPERTY



TAMPA PORT AUTHORITY PUBLIC HEARING  
Port Logistics Tampa Bay I, LLC - Lease Amendment  
March 11, 2021 @ 11:30 a.m.  
PTB ID# 0310304

# SIGN-IN SHEET

## PUBLIC HEARING FOR

### LEASE AMENDMENT WITH PORT LOGISTICS TAMPA BAY I, LLC

Thursday, March 11, 2021 @ 11:30 A.M.

#### PLEASE PRINT THE FOLLOWING INFORMATION

	YOUR NAME (Please print)	COMPANY NAME (Please print full company name)	COMPLETE COMPANY ADDRESS (Please print full company address)	Do you plan to comment?
1.				
2.		No Attendees		
3.				
4.				
5.				
6.				
7.				
8.				
9.				
10.				

EXHIBIT NO. 2

LEGAL AD – TAMPA BAY TIMES

0000142070-01

Tampa Bay Times  
Published Daily

STATE OF FLORIDA  
COUNTY OF Hillsborough

Before the undersigned authority personally appeared Virginia Marshall 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: Port Logistics Tampa Bay I, LLC - Lease Amendment was published in Tampa Bay Times: 2/17/21 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.

*Virginia Marshall*  
\_\_\_\_\_  
Signature Affiant

Sworn to and subscribed before me this 02/17/2021

*Sharon Kerrigan*  
\_\_\_\_\_  
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 11:30 a.m., March 11, 2021, before the Tampa Port Authority, d/b/a Port Tampa Bay at its offices located at 2101 Channelside Drive, Tampa, Florida 33602, to hear public comments regarding the following:

**PORT LOGISTICS TAMPA BAY I, LLC - LEASE AMENDMENT**

Additional information is available online at [www.tampaport.com](http://www.tampaport.com). All written comments and objections directed toward the foregoing matter should be filed with Port Tampa Bay, Real Estate Department, at 1101 Channelside Drive, Tampa, Florida 33602 by 12:00 noon on March 10, 2021. Oral comments and objections may be presented at the hearing.

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

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

0000142070 02/17/2021

TAMPA PORT AUTHORITY PUBLIC HEARING  
Port Logistics Tampa Bay I, LLC - Lease Amendment  
March 11, 2021 @ 11:30 a.m.  
PTB ID# 310304

**SUBJECT: LEASE AGREEMENT WITH CELADON DEVELOPMENT CORPORATION, LLC**

**BACKGROUND:**

Celadon Development Corporation, LLC (Celadon) is a partnership between Nicollet Industries and Kamine Development Corporation - two leaders in green infrastructure and sustainable development. Celadon desires to construct and operate a paper fiber manufacturing plant on unimproved lands owned by Port Tampa Bay (PTB) on Hooker's Point. The plant would receive and process mixed paper, corrugated cardboard and plastic products to produce marketable fiber sheets suitable for export. The finished paper fiber product produced by the plant would be shipped to Asia on container services sailing directly from PTB. Celadon projects that the plant would generate up to 20,000 export containers/year (40,000 TEUs), involve a capital investment up to of \$160 million, and generate up to 100 jobs, during Phase 1 of the project.

**FACTS/COMMENTS:**

PTB Staff and Celadon have negotiated the following lease terms and conditions:

**Premises:**

Approximately 37.7 acres leased in two phases - Phase 1 and Phase 2. The Phase 1 Premises would consist of approximately 29 acres of land and Phase 2 would consist of an additional 8.7 acres, as shown on Exhibit "A."

**Use:** Solely for the manufacturing of recycled paper and plastic products.

**Term:** The Initial Term of the Lease would be twenty (20) years with two (2) lease extension options of ten (10) years each based on the same terms and conditions, except that Annual Rent would be adjusted to fair market rent, as mutually agreed or through appraisal. The commencement of the term for the Phase 1 Premises would commence concurrently with the start of the Initial Term. The commencement of the term of the Phase 2 Premises would start upon possession of the Phase 2 Premises but not later than three (3) years from the commencement of the Initial Term/Phase 1. Celadon would provide a nine (9) months' notice to PTB in the event it desires to take possession of the Phase 2 Premises prior to 3 years from the commencement of the Initial Term/Phase 1.

**Rent:** Rent structure for each lease is unique depending upon the project. Rent for this project would be as follows for each phase of the Development Period, Operation Period and Extension Option Periods.

**Pre-Development Period:** The Pre-Development Period would be for a period of twelve (12) months or the commencement of construction for the Development Period, whichever occurs first. Annual Rent would be \$0.00.

**Development Period:** The Development Period would be for a period of eighteen (18) months or the commencement of the Operation Period, whichever occurs first. Annual rent would be \$507,500.

**Operational Period:** During the first year of the Operational Period, Annual Rent would be \$1,319,500. Each year thereafter, Rent would be adjusted by the Consumer Price Index but shall not be less than 0%.

**Extension Periods:** At the commencement of each extension option, Annual Rent would be adjusted to fair market rent, as mutually agreed or through appraisal.

### **Container Rent Credit Incentive:**

For each lease year of the Operational Period, Rent Credits would be available as set forth below. Rent credits would be applied to the following year's rent.

For the first three (3) years of the Operational Period:

- 5,000 + Containers 12.5% Rent Credit
- 10,000 +Containers 25% Rent Credit
- 15,000 +Containers 37.5% Rent Credit
- 20,000 +Containers 50% Rent Credit

For the remaining terms of the Lease, including the Lease Extension Options, Rent Credits would be available as set forth below. Rent credits would be applied to the following year's rent.

- 10,000 +Containers 12.5% Rent Credit
- 20,000 + Containers 25% Rent Credit
- 30,000 +Containers 37.5% Rent Credit
- 40,000 +Containers 50% Rent Credit

### **Minimum Annual Guarantee:**

For the first three (3) years of the Operational Period there would be a Minimum Annual Guarantee (MAG) of the movement of 20,000 containers across PTB's berths each year at a rate of \$35.00 per container. After the end of the first three (3) years, the MAG would no longer be in effect. All other rent terms would remain in full force and effect. If at the end of a lease year during the first 3 years less than 20,000 containers have been moved, Celadon would pay a short fall of based on 20,000 containers (MFG) - Actual Count X \$35.00. If at the end of a lease year during the first 3 years more than 20,000 containers have been moved, no shortfall would be due and all other terms would apply.

**Wharfage:**

All Wharfage charges would be based upon the current PTB published tariff rates.

**Environmental Conditions:**

The Premises is a Designated Brownfield Site. Any existing contamination or other environmental conditions used to obtain the Brownfield Designation or otherwise present on or beneath the Premises prior to Celadon's occupancy would be the responsibility of the PTB. PTB would pay all costs required to remediate or mitigate pre-existing environmental conditions present on or beneath the Premises to allow the construction and operation of a paper recycling facility consistent with commercial standards as established by the Florida Department of Environmental Protection. During construction, Celadon would be required to follow any and all rules and regulations associated with a Designated Brownfield Site.

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

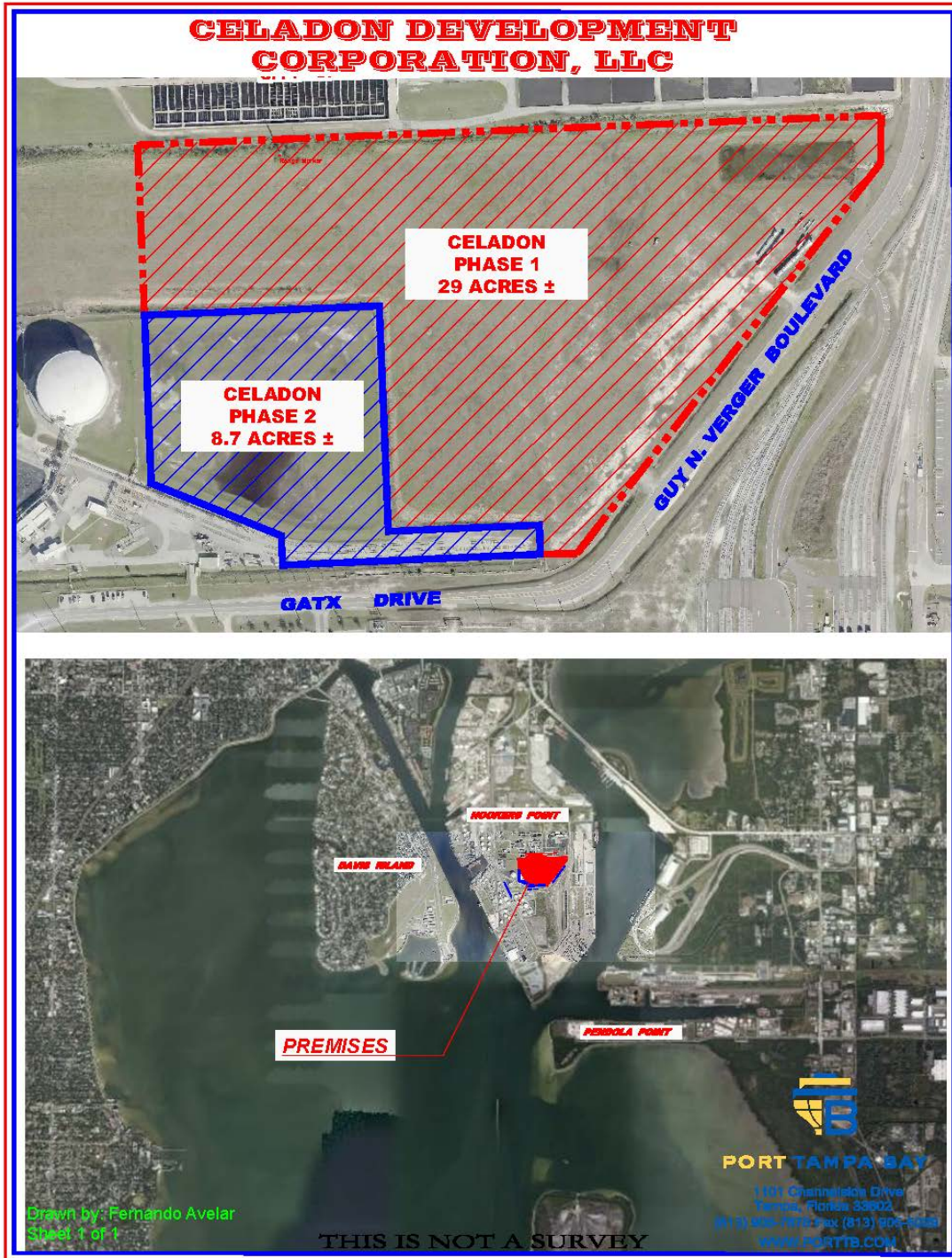
**Public Hearing:**

PTB held a public hearing on this matter on March 11, 2021 and there were no public comments.

**RECOMMENDATION:**

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

EXHIBIT "A"  
SKETCH OF THE PROPERTY





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: March 12, 2021

Subject: Celadon Development Corporation, 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, March 11, 2021 at 11:01 a.m. Attached is the transcription of the hearing along with copies of all exhibits.

Heather Eblin-Crowe  
Hearing Officer

Date 03/12/2021

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 Celadon Development Corporation, LLC.

Craig Roberts  
Real Estate Project Manager

Date 3/12/2021

Attachments

**PUBLIC HEARING TRANSCRIPT**  
**March 11, 2021 at 11:01 a.m.**  
**Celadon Development Corporation, LLC - Lease Agreement**

**ATTENDEES**

Craig Roberts – Port Tampa Bay  
Catherine Phillips - Port Tampa Bay  
Barbara Baity - Port Tampa Bay  
Lane Ramsfield – Port Tampa Bay  
Wade Elliott – Port Tampa Bay

**HEARING OFFICER**

Heather Eblin-Crowe

1 **MS. EBLIN-CROWE:**

2  
3 Good morning. Today is Thursday, March 11, 2021 and this public hearing is called  
4 to order at 11:01 a.m. The hearing is held under the authority and pursuant to Chapter  
5 95-488 of the Laws of Florida. The purpose of the hearing is to hear comments from the  
6 general public and interested parties regarding the following:  
7

8 **LEASE AGREEMENT WITH**  
9 **CELADON DEVELOPMENT CORPORATION LLC**

10  
11 My name is Heather Crowe and I am employed by the Tampa Port Authority, doing  
12 business as Port Tampa Bay, and have been appointed by its Board of Commissioners  
13 to serve as a hearing officer at public hearings such as the one we are conducting today.  
14 Joining me today is Craig Roberts, Real Estate Project Manager, who will present the  
15 terms for this project.  
16

17 **MR. ROBERTS:**

18  
19 Celadon Development Corporation, LLC proposes to lease property from Port  
20 Tampa Bay on Hooker's Point for the construction and operation of a paper fiber  
21 manufacturing plant. Celadon is a partnership between Nicollet Industries and Kamine  
22 Development Corporation, two leaders in green infrastructure and sustainable  
23 development. The plant will receive and process mixed paper, corrugated cardboard and  
24 plastic products to produce marketable fiber sheets suitable for export. The finished  
25 paper fiber product produced by the plant will be shipped to Asia on container services  
26 sailing directly from Port Tampa Bay. Phase one of the project will see the plant generate  
27 up to 20,000 export containers per year involve a capital investment up to of \$160 million  
28 and generate up to 100 jobs.  
29

30 The Premises would consist of approximately 37.7 acres of land leased in two  
31 phases - Phase 1 and Phase 2. The Phase 1 Premises would consist of approximately  
32 29 acres of land and the Phase 2 Premises would consist of an additional 8.7 acres, as  
33 outlined on Exhibit 1. The Premises would be used solely for the manufacturing of  
34 recycled paper and plastic products.  
35

36 The Initial Term of the Lease would be twenty (20) years with two (2) - ten (10)  
37 year lease extension options based on the same terms and conditions. The Phase 1  
38 Premises would commence upon execution of the Lease. Celadon would provide a nine  
39 (9) month notice to Port Tampa Bay of its intent to take possession of the Phase 2  
40 Premises prior to three (3) years from the commencement of the Initial Term of Phase 1.  
41 The commencement of the Phase 2 Premises would commence upon Celadon taking  
42 possession of the Phase 2 Premises but shall not be later than three (3) years from the  
43 commencement of the Initial Term of the Phase 1 Premises.

1 Rent during the Lease Term would be as follows for each phase of the  
 2 Development Period, Operational Period and Lease Extension Option Periods. The Pre-  
 3 Development Period would be for a period of twelve (12) months or the commencement  
 4 of construction for the Development Period, whichever occurs first. Annual Rent for the  
 5 Pre-Development Period would be \$0.00.

6 The Development Period would be for a period of eighteen (18) months or would  
 7 terminate upon commencement of the Operational Period, whichever occurs first. Annual  
 8 Rent for the Development Period would be \$507,500.00.

9 The Annual Rent during the first year of the Operational Period would be  
 10 \$1,319,500.00. Each year thereafter, Rent would be adjusted by the Consumer Price  
 11 Index but not less than 0%. At the commencement of each extension option, annual rent  
 12 would be adjusted to fair market rent, as mutually agreed or through an appraisal process.

13 Rent Credits would be available during the Operational Period as set forth below  
 14 and would be applied to the following year's rent.

15  
 16 For the first three (3) years of the Operational Period:

- 17 • 5,000 Containers would receive a 12.5% Rent Credit
- 18 • Over 10,000 Containers would receive a 25% Rent Credit
- 19 • Over 15,000 Containers would receive a 37.5% Rent Credit
- 20 • Over 20,000 Containers would receive a 50% Rent Credit
- 21
- 22

23 For the remaining terms of the Lease, including the Lease Extension Options, Rent  
 24 Credits would be available as set forth below and would be applied to the following year's  
 25 rent.

- 26 • Over 10,000 Containers would receive a 12.5% Rent Credit
- 27 • Over 20,000 Containers would receive a 25% Rent Credit
- 28 • Over 30,000 Containers would receive a 37.5% Rent Credit and
- 29 • Over 40,000 Containers would receive a 50% Rent Credit
- 30
- 31

32 For the first three (3) years of the Operational Period there would be a Minimum  
 33 Annual Guarantee of 20,000 containers at a rate of \$35.00 per container. After the end of  
 34 the first three (3) years, the Minimum Annual Guarantee would no longer be in effect;  
 35 however all other rent terms would remain in full force and effect.

36  
 37 If at the end of the lease year during the first three (3) years of the Operational  
 38 Period less than 20,000 containers have been moved, Celadon would pay a short fall of  
 39 (20,000 X \$35.00.) If at the end of the lease year during the first three (3) years of the  
 40 Operational Period more than 20,000 containers have been moved, no shortfall is due;  
 41 however all other terms would remain in full force and effect. All Wharfage charges would  
 42 be based on the current Port published tariff rates.

1 The Premises is a Designated Brownfield Site. Any existing contamination or other  
2 environmental conditions used to obtain the Brownfield Designation or otherwise present  
3 on or beneath the Premises prior to Celadon's occupancy are the responsibility of the  
4 Port. During construction, Celadon will be required to follow any and all rules and  
5 regulations associated with a Designated Brownfield Site. The Port will pay all costs  
6 required to remediate or mitigate environmental conditions present on or beneath the  
7 Premises to allow the construction and operation of a paper recycling facility consistent  
8 with commercial standards as established by the Florida Department of Environmental  
9 Protection.

10  
11 Celadon would be responsible for all things related to the Premises, including but  
12 not limited to utilities, real estate taxes, site improvements, insurance, and maintenance  
13 for the Premises. In addition, Celadon shall comply with any and all seaport security  
14 regulations and laws, environmental regulations and laws and any other applicable  
15 regulations and laws.

16  
17 At this time, I would like to offer into the record Exhibit No. 1, which is the aerial  
18 view depicting the Premises and Exhibit No. 2 which is the Public Hearing Notice that  
19 appeared in the February 17, 2021 issue of the Tampa Bay Times advising of this public  
20 hearing . These are the only exhibits to be offered into the record.

21  
22 That is all.

23  
24 **MS. CROWE:**

25  
26 Thank you Mr. Roberts. I will accept Exhibit No. 1 – the aerial view depicting the  
27 Premises and Exhibit No. 2 – the February 17, 2021 Tampa Bay Times Public Hearing  
28 Notice, and they will be entered into the record as presented.

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

31  
32 Are there any comments? Hearing none.

33  
34 A transcript will be made and furnished to the Port Authority Staff. The Staff will  
35 make a recommendation to our Board of Commissioners, which will meet on March 23,  
36 2021. The Staff recommendation will be available on March 16, 2021. If there is nothing  
37 else to come before this hearing, I declare this hearing closed at 11:09 a.m.

1 I, Heather Eblin-Crowe, have read and approve the form of the attached transcript  
2 of the March 11, 2021 Public Hearing for the Lease Agreement with Celadon  
3 Development Corporation, LLC.  
4

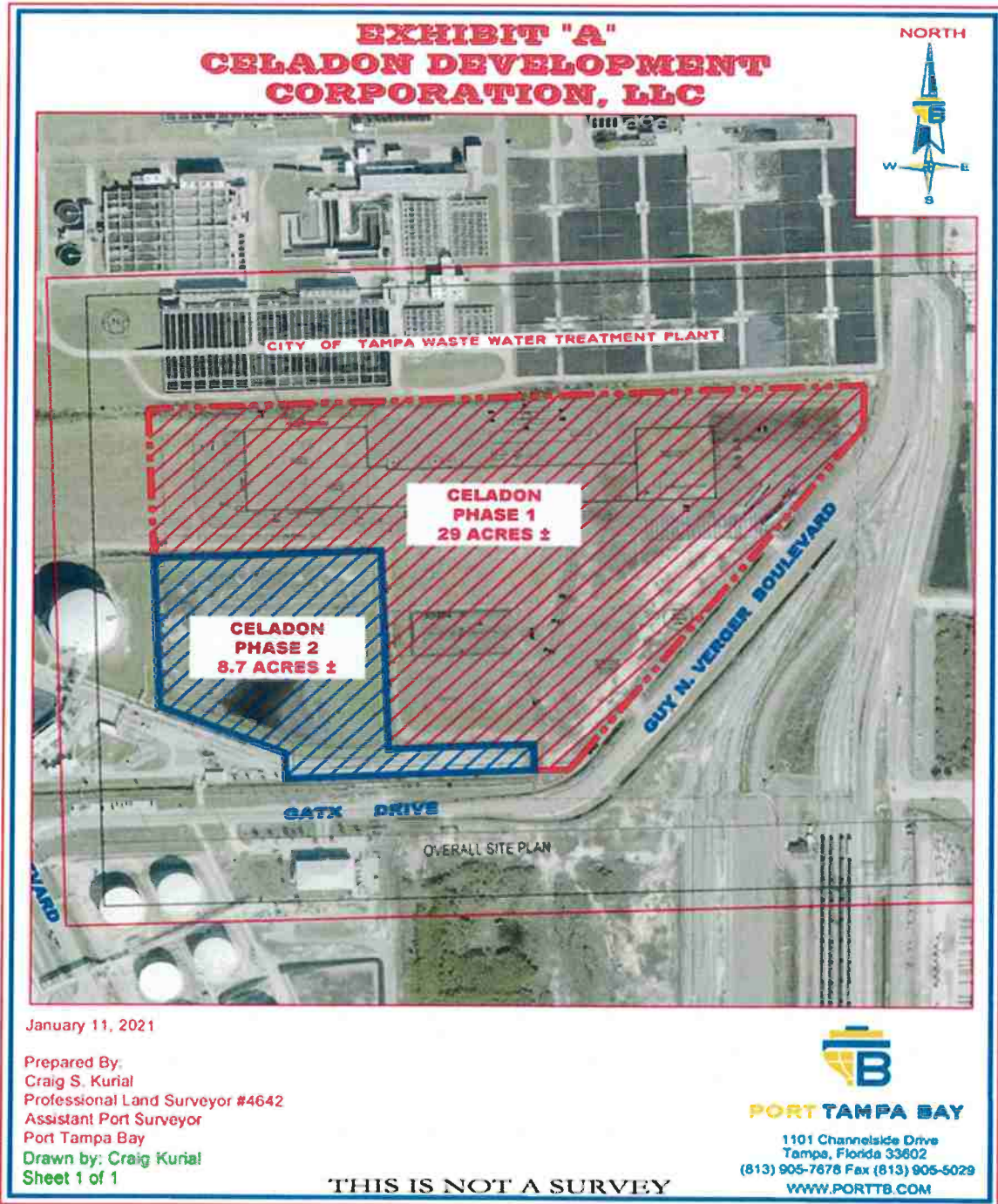
5  
6 Dated this 12<sup>th</sup> day of March, 2021.

7  
8   
9

10 Heather Eblin-Crowe  
11 Public Hearing Officer

EXHIBIT NO. 1

AERIAL OVERLAY OF THE PREMISES



TAMPA PORT AUTHORITY PUBLIC HEARING  
 Celadon Development Corporation, LLC - Lease Agreement  
 March 11, 2021 @ 11:01 a.m.  
 PTB ID#310295

# SIGN-IN SHEET

## PUBLIC HEARING FOR

### LEASE AGREEMENT WITH CELADON DEVELOPMENT CORPORATION LLC

Thursday, March 11, 2021 @ 11:00 A.M.

#### PLEASE PRINT THE FOLLOWING INFORMATION

	YOUR NAME (Please print)	COMPANY NAME (Please print full company name)	COMPLETE COMPANY ADDRESS (Please print full company address)	Do you plan to comment?
1.				
2.		No Attendees		
3.				
4.				
5.				
6.				
7.				
8.				
9.				
10.				

EXHIBIT NO. 2

LEGAL AD – TAMPA BAY TIMES

0000142067-01

Tampa Bay Times  
Published Daily

STATE OF FLORIDA  
COUNTY OF Hillsborough

Before the undersigned authority personally appeared Virginia Marshall 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: Celadon Development Corporation, LLC - Lease Agreement was published in Tampa Bay Times: 2/17/21 in said newspaper in the issues of Baylink Hillsborough

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

*Virginia Marshall*  
\_\_\_\_\_  
Signature Affiant

Shown to and subscribed before me this 02/17/2021

*Sharon Kerrigan*  
\_\_\_\_\_  
Signature of Notary Public

Personally known   X   or produced identification   1  

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

**PORT TAMPA BAY  
NOTICE OF PUBLIC HEARING**

Notice is hereby given of a public hearing to be held at 11:00 a.m., March 11, 2021, before the Tampa Port Authority, c/o Tampa Bay at its offices located at 1101 Channelside Drive, Tampa, Florida 33602, to hear public comments regarding the following:

**CELADON DEVELOPMENT CORPORATION LLC - LEASE AGREEMENT**

Additional information is available online at [www.tampaort.com](http://www.tampaort.com). All written comments and objections directed toward the foregoing matter should be filed with Port Tampa Bay, Real Estate Department, at 1101 Channelside Drive, Tampa, Florida 33602 by 12:00 noon on March 10, 2021. Oral comments and objections may be presented at the hearing.

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

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

0000142067 02/17/2021



## **E. RECEIPT OF REPORTS**

**1. REPORT OF LEGAL FEES**

**2. REPORT OF AGED ACCOUNTS RECEIVABLES**

**3. REPORT OF CONTRACT STATUS**

**4. REPORT OF PERMITS**

**5. REPORT OF EXPENDITURES BETWEEN  
\$50,000 - \$100,000**



## LEGAL FEES REPORT

MONTH ENDING: FEBRUARY 28, 2021				
	FY21 Budget	February Invoices	TYD Budget Reduction	Budget Balance
				Previous Balance \$89,436.79
Admiralty / Maritime / FMC	7,500.00	Ø	Ø	7,500.00
Bankruptcy	12,500.00	Ø	Ø	12,500.00
Construction	17,500.00	Ø	Ø	17,500.00
Employment / Labor	22,500.00	Ø	Ø	22,500.00
Environmental	17,500.00	Ø	21,940.40	(4,440.40)
General Support / Litigation	27,500.00	10,024.80	36,111.00	(8,611.00)
Hearing Master	Ø	Ø	Ø	Ø
Personal Injury	27,500.00	4,867.50	6,600.00	20,900.00
Real Estate / Land Use	17,500.00	Ø	10,804.11	6,695.89
	<b>150,000.00</b>	<b>14,892.30</b>	<b>75,455.51</b>	<b>74,544.49</b>

**TAMPA PORT AUTHORITY**  
**Monthly Aged Receivables**  
**February 28, 2021**

Customer Number	Customer Name	Current	31 - 60 Days	61 - 90 Days	91 & Over	Customer Balance
<b>Port Fees</b>						
Q440	AJ ARANGO INC	-	272.10	-	-	272.10
S036	ALTAMAR SHIPPING	210.00	-	-	-	210.00
T012	AMALIE OIL COMPANY	2,970.18	-	-	-	2,970.18
D054	ANCHOR SANDBLASTING AND COATINGS, INC	180.00	-	-	-	180.00
Q443	AUSTROMAR LOGISTICS USA LLC	197.64	-	-	-	197.64
S073	AUTOMOTIVE CORE SUPPLY, INC.	150.00	-	-	-	150.00
D071	B&D CONTRACTING, INC	40.00	-	-	-	40.00
T201	BUCKEYE TERMINALS, LLC	60,841.84	6,545.25	-	-	67,387.09
D049	CARGILL SALT	26.40	-	-	-	26.40
T198	CEMEX CONSTRUCTION MATERIALS FLORIDA, LLC	33,215.44	-	-	-	33,215.44
T014	CENTRAL FLORIDA PIPELINE LLC	282,697.27	-	-	-	282,697.27
Q398	CHIQUITA FRESH NORTH AMERICA LLC	9,486.03	8,602.21	-	-	18,088.24
D047	CITY OF TAMPA	960.00	-	-	-	960.00
D048	CITY OF TAMPA TRANSPORTATION/STORMWATER SERVICES	280.00	-	-	-	280.00
S065	CLEAN HARBORS, INC	20.00	-	-	-	20.00
Q427	COLOSSAL TRANSPORT SOLUTIONS, LLC	1,835.42	-	-	-	1,835.42
A423	DANN OCEAN TOWING, INC	516.00	-	-	-	516.00
D063	DAVIS INDUSTRIAL	20.00	60.00	-	-	80.00
D059	DILLON LOGISTICS INC	160.00	-	-	-	160.00
Q081	DONGKUK INTERNATIONAL INC	174.95	-	-	-	174.95
S064	DV CONTAINER SERVICES	(70.00)	-	-	-	(70.00)
A418	EXPRESS MARINE	1,729.00	-	-	-	1,729.00
A031	FILLETTE GREEN & CO, INC	6,475.56	7,447.42	-	-	13,922.98
A429	GAC SHIPPING (USA) INC	84,094.60	27,977.21	-	-	112,071.81
S043	GLOBAL DISTRIBUTION INC	(20.00)	-	-	-	(20.00)
A527	GULF HARBOR SHIPPING, LLC	11,027.72	-	-	-	11,027.72
A264	GULF MARINE REPAIR INC	10,498.28	-	-	-	10,498.28
T063	GULF SULPHUR SERVICES	91,124.51	-	-	-	91,124.51
Q010	HUSTEEL USA INC	1,694.09	-	-	-	1,694.09
A306	INCHCAPE SHIPPING SERVICES	33,139.14	-	-	-	33,139.14

48

**TAMPA PORT AUTHORITY**  
**Monthly Aged Receivables**  
**February 28, 2021**

Customer Number	Customer Name	Current	31 - 60 Days	61 - 90 Days	91 & Over	Customer Balance
S068	INTERNATIONAL CORE SUPPLY OF TAMPA	280.00	-	-	-	280.00
A078	INTERNATIONAL SHIP REPAIR	180.00	226.00	-	-	406.00
A350	KIMMINS CONTRACTING	200.00	-	-	-	200.00
D036	KINDER MORGAN BULK	20.00	-	-	-	20.00
A003	KIRBY OFFSHORE MARINE	2,302.81	-	-	-	2,302.81
A248	LA CARRIERS, LLC	2,160.12	-	-	-	2,160.12
D065	LAKELAND PAVING COMPANY	80.00	-	-	-	80.00
T319	LINEA PENINSULAR, INC	1,087.49	-	-	-	1,087.49
A543	LINK INVESTMENT CO.	32,483.22	-	-	-	32,483.22
T308	LOGISTEC GULF COAST LLC	55,863.26	-	-	-	55,863.26
T328	MAJESTIC STEEL USA	15,951.47	-	-	111.34	16,062.81
S049	MARDOT LOGISTICS INC	610.00	-	-	-	610.00
T135	MARTIN MARIETTA AGGREGATES	67,715.96	-	-	-	67,715.96
T134	MARTIN OPERATING PARTNERSHIP	328,701.88	6,615.32	-	-	335,317.20
A016	MARTIN PRODUCT SALES LLC	(22.75)	184.08	-	-	161.33
A465	MASTER, OWNER & OPERATORS	56,760.36	-	-	-	56,760.36
T199	MEDITERRANEAN SHIPPING CO./CHARLESTON	63,394.00	47,184.00	-	-	110,578.00
Q339	MEDTRADE INC	20,013.10	-	-	-	20,013.10
S070	MERCURY TRANSPORTATION DBA WORLD LOGISTICS USA	20.00	-	-	-	20.00
A430	MORAN SHIPPING AGENCIES	(246.00)	-	-	-	(246.00)
A053	MORAN TOWING CORPORATION	5,701.20	-	-	-	5,701.20
T002	MOSAIC CROP NUTRITION, LLC	3,925.57	5,930.28	-	-	9,855.85
T011	MURPHY OIL USA INC	38,229.96	16,606.98	-	-	54,836.94
A486	NORTH AMERICAN GENERAL AGENTS	7,663.45	1,672.80	-	-	9,336.25
A071	NORTON LILLY INTERNATIONAL	22,614.49	7,912.04	639.55	-	31,166.08
A439	NOVA INTERNATIONAL SHIPPING	2,108.63	1,310.73	-	-	3,419.36
A069	OSG AMERICA INC	3,696.10	-	-	-	3,696.10
T205	PLAINS LPG SERVICES, L.P.	10,544.29	541,785.89	-	-	552,330.18
T318	PORT LOGISTICS TERMINAL OPERATIONS LLC	764.11	-	-	-	764.11
T006	PORTS AMERICA	5,569.13	608.77	-	-	6,177.90
T182	PORTS AMERICA	150,792.62	-	-	-	150,792.62
A283	PRO TRANSPORT INC, TAMPA	180.00	-	-	80.00	260.00
		49				

**TAMPA PORT AUTHORITY**  
**Monthly Aged Receivables**  
**February 28, 2021**

<b>Customer Number</b>	<b>Customer Name</b>	<b>Current</b>	<b>31 - 60 Days</b>	<b>61 - 90 Days</b>	<b>91 &amp; Over</b>	<b>Customer Balance</b>
A064	SAVAGE & SON, AR	401,897.29	-	-	-	401,897.29
A531	SAVAGE MARINE MANAGEMENT COMPANY, LLC	3,847.00	-	-	-	3,847.00
A065	SEA & LAND SHIPPING	15,960.88	-	-	-	15,960.88
A400	SEABULK TANKERS INC	215.28	210.60	-	-	425.88
S061	SOUTH BAY DISTRIBUTION CO. INC.	180.00	-	-	-	180.00
S069	SOUTHERN CARTAGE, INC	120.00	-	-	-	120.00
S042	SOUTHERN WASTE SERVICES INC	(170.00)	-	-	-	(170.00)
T137	TAMPA JUICE SERVICE INC	2,393.96	-	-	-	2,393.96
T021	TAMPA PORT SERVICES, LLC	13,882.82	8,314.65	6,529.89	96.09	28,823.45
A384	TAMPA SHIP LLC	532.00	-	-	-	532.00
R009	TAYLOR PERRY WAREHOUSE & DISTRIBUTION	1,850.00	-	-	-	1,850.00
Q191	TERNIUM INTERNATIONAL USA CORP.	155.27	-	856.93	-	1,012.20
T173	TITAN FLORIDA LLC	47,661.50	-	-	-	47,661.50
Q007	TOYOTA TSUSHO AMERICA	2,211.18	-	-	-	2,211.18
T150	TRADEMARK METALS RECYCLING FKA ONESTEEL	68,442.14	-	-	-	68,442.14
A251	TRADEMARK METALS RECYCLING LLC	40.00	-	60.00	-	100.00
A497	TRANS-ATLANTIC AGENCIES INC	1,667.70	-	-	-	1,667.70
T197	TRANSFLO TERMINAL SERVICES, INC.	135,610.62	100,173.54	-	-	235,784.16
T020	TRANSMONTAIGNE INC	60,595.41	-	5,888.02	-	66,483.43
S021	TRX SOUTHEAST (TAMPA #770)	270.00	-	-	-	270.00
T119	VULCAN MATERIALS COMPANY	110,384.65	51,041.42	-	-	161,426.07
Q435	WEST COAST METALS	1,398.32	-	-	-	1,398.32
A538	WORK CAT TRANS GULF LLC	31,462.85	37,429.10	30,742.45	28,172.06	127,806.46
A532	WORLD FUEL SERVICES, INC.	5,668.60	-	-	-	5,668.60
T056	YARA NORTH AMERICA INC	8,130.36	-	-	-	8,130.36
T171	ZIM ISRAELI NAVIGATION COMPANY	23,589.00	-	-	-	23,589.00
<b>Subtotal Port Fees</b>		<b>\$ 2,471,015.37</b>	<b>\$ 878,110.39</b>	<b>\$ 44,716.84</b>	<b>\$ 28,459.49</b>	<b>\$ 3,422,302.09</b>

**Lease Charges**

**TAMPA PORT AUTHORITY**  
**Monthly Aged Receivables**  
**February 28, 2021**

Customer Number	Customer Name	Current	31 - 60 Days	61 - 90 Days	91 & Over	Customer Balance
L219	AMERICAN VICTORY SHIP MEMORIAL MUSEUM	1,000.00	-	-	-	1,000.00
L225P	CBP DEVELOPMENT, LLC	130,919.06	-	-	-	130,919.06
L277	CEMEX CONSTRUCTION MATERIALS FLORIDA LLC	(151.30)	-	-	-	(151.30)
L399	CEMEX CONSTRUCTION MATERIALS FLORIDA LLC	22,185.52	-	-	-	22,185.52
WTC05	CLARK REPORTING SERVICE INC	751.68	-	-	-	751.68
L044	DIVERSIFIED MARINE TECH	16,600.82	-	-	-	16,600.82
L124	GULF MARINE REPAIR INC	123,221.82	-	-	-	123,221.82
L103	INTERNATIONAL SHIP REPAIR & MARINE SERVICES, INC	209.53	-	-	-	209.53
L019	KLOECKNER METAL CORPORATION	27,215.75	-	-	-	27,215.75
L308	LOGISTEC GULF COAST LLC	12,831.42	-	-	-	12,831.42
L328	MAJESTIC STEEL USA	11,354.36	520.00	-	-	11,874.36
L324	NEXLUBE OPERATING, LLC	6,480.00	-	-	-	6,480.00
L104	PENINSULA PROPERTY HOLDINGS VIII, LLC	188.28	-	-	-	188.28
L264	PORTS AMERICA	28,763.99	-	-	-	28,763.99
L292	PURAGLOBE FLORIDA LLC	31,109.89	-	-	-	31,109.89
L196	SEABULK TOWING INC	130.85	-	-	-	130.85
L138	SHRIMP SVC DOCK ASSOCIATION	22.08	-	-	-	22.08
L235	STARSHIP CRUISE LINE	248.04	-	-	-	248.04
L190	TAMPA SHIP LLC	7,560.00	-	-	-	7,560.00
L291	TAYLOR PERRY WAREHOUSE & DISTRIBUTION LLC	87,573.89	-	36,359.42	-	123,933.31
L295	THE FLORIDA AQUARIUM	653.65	653.65	-	-	1,307.30
L239	TITAN FLORIDA LLC	20.00	-	-	-	20.00
L209	TRADEMARK METALS RECYCLING FKA ONESTEEL	13.00	-	-	-	13.00
L078	TRANSMONTAIGNE TERMINALING INC	9.56	-	-	-	9.56
L282	UNIVERSITY OF SOUTH FLORIDA	10,677.82	-	-	-	10,677.82
L079	VERSAGGI SHRIMP COMPANY	274.74	-	-	-	274.74
L146	VULCAN MATERIALS	(122.79)	-	-	-	(122.79)
<b>Subtotal Lease Charges</b>		<b>\$ 519,741.66</b>	<b>\$ 1,173.65</b>	<b>\$ 36,359.42</b>	<b>\$ -</b>	<b>\$ 557,274.73</b>

**Accounts in Litigation/Renegotiation/Bankruptcy**

**TAMPA PORT AUTHORITY**  
**Monthly Aged Receivables**  
**February 28, 2021**

<b>Customer Number</b>	<b>Customer Name</b>	<b>Current</b>	<b>31 - 60 Days</b>	<b>61 - 90 Days</b>	<b>91 &amp; Over</b>	<b>Customer Balance</b>
R010	GEICO INSURANCE	3,025.40	-	-	-	3,025.40
R006	INFINITY AUTO INSURANCE COMPANY	-	-	-	1,827.60	1,827.60
L404	INTEGRAL ENERGY, LLC	27,762.78	25,149.03	24,682.29	65,105.36	142,699.46
Q170	KURT ORBAN PARTNERS	-	-	-	566.94	566.94
R005	LINKS INSURANCE SERVICES, INC	-	-	-	1,980.00	1,980.00
L257	NEW PORT TAMPA CDD HOLDINGS, LLC	3,235.56	-	108,822.73	10,000.00	122,058.29
R004	SZURA INSURANCE	-	-	-	180.00	180.00
<b>Subtotal Accounts in Litigation/Renegotiation/Bankruptcy</b>		<b>\$ 34,023.74</b>	<b>\$ 25,149.03</b>	<b>\$ 133,505.02</b>	<b>\$ 79,659.90</b>	<b>\$ 272,337.69</b>
<b>Total Aged Receivables as of February 28, 2021</b>		<b>\$ 3,024,780.77</b>	<b>\$ 904,433.07</b>	<b>\$ 214,581.28</b>	<b>\$ 108,119.39</b>	<b>\$ 4,251,914.51</b>

**TAMPA PORT AUTHORITY**  
**MONTHLY CONTRACT STATUS REPORT**  
**02/28/21**

Project	Contractor	Contract Financial Record #	Original Bd App Date	Amt Approved Including Amendments	Costs Incurred to Date	Percent Complete
<b>OPERATING AND NON-CAPITAL CONTRACTS:</b>						
Secured Data Center Facility Lease	Protected Trust/IF&D Data Suites (year 7)	14-28	09/20/16	\$ 70,320	<b>29,300</b>	41.7%
Software Licensing - iSeaports	Harbour Mastery, Inc.	15-06	10/21/14	\$ 65,000	<b>38,595</b>	59.4%
Security System Maintenance & Repair	GSA Security	20-03	12/15/15	\$ 377,000	<b>282,826</b>	75.0%
SBE Uniformed Security Guard Service	Martinez & Company (year 2)	19-21	06/18/19	\$ 270,000	<b>124,805</b>	46.2%
Real Estate Consulting Services	CBRE, Inc.	21-17	08/16/16	\$ 75,000	<b>56,283</b>	75.0%
Government Relations Consultant Services	Van Scoyoc & Associates	20-33	09/17/19	\$ 90,000	<b>30,000</b>	33.3%
Insurance Consultants	Interisk	16-24	07/19/16	\$ 90,000	<b>47,479</b>	52.8%
State Legislative Services	Advocacy Group at Cardenas Partners (year 3)	21-29	08/20/19	\$ 60,000	<b>30,000</b>	50.0%
Elevator/Escalator Maintenance & Repair Services	ThyssenKrupp Elevator	21-27	08/16/16	\$ 362,875	<b>26,541</b>	7.3%
Website Development & Website Hosting Services	GSL Solutions	20-35	09/17/19	\$ 45,000	<b>16,125</b>	35.8%
Video Production Services	Shooting Stars Post Inc	17-30	17/18/17	\$ 90,000	<b>57,623</b>	64.0%
Software Licensing - Concur	Carahsoft Technology Corp	20-05	05/15/18	\$ 190,465	<b>15,872</b>	8.3%
Law Enforcement Services	Hillsborough County Sheriff's Office	20-31	11/19/19	\$ 2,400,146	<b>1,739,925</b>	72.5%
Workers Compensation Insurance	PGIT (Preferred Governmental Insurance Trust)(year 4)	21-05	08/21/18	\$ 87,330	<b>43,745</b>	50.1%
Grounds Maintenance	TCC Enterprise Inc (Year 3)	21-06	08/21/18	\$ 76,508	<b>19,736</b>	25.8%
HVAC Monitoring, Routine Service & Repair	Tampa Bay Trane	21-12	09/02/14	\$ 84,200	<b>17,989</b>	21.4%
Consulting Services	HCP Associates	21-14	10/15/2019	\$ 88,000	<b>32,950</b>	37.4%
Uniformed Security Guard Services	G4S Security Solutions (Year 3)	21-15	11/13/2018	\$ 3,240,000	<b>549,897</b>	17.0%
Grounds Maintenance	Williams Landscape Management (year 3)	20-18	09/17/19	\$ 247,500	<b>93,750</b>	37.9%
Government Relations Consultant Services	Alcalde & Fay	21-25	09/17/19	\$ 90,000	<b>37,500</b>	41.7%
Copier Leases (8 copiers)	Sharp Business Systems	21-11	10/16/18	\$ 60,000	<b>10,411</b>	17.4%
State Legislative Services	Capital City Consulting, LLC	21-30	08/20/19	\$ 60,000	<b>30,000</b>	50.0%
I.T. Consultant	Tribridge	20-23	09/18/18	\$ 85,000	<b>77,400</b>	91.1%
Janitorial Services	Xtremely Clean	21-08	10/15/19	\$ 402,951	<b>100,314</b>	24.9%
Insurance Consultants	McGriff, Seibels & William, Inc	20-24	06/18/19	\$ 45,000	<b>1,971</b>	4.4%
Medical Insurance	Florida Blue	21-37	10/15/19	\$ 3,277,000	<b>561,499</b>	17.1%
Employee Term Life & Accidental Death	Hartford Life Insurance	21-36	10/15/19	\$ 40,000	<b>7,983</b>	20.0%
<b>OPERATING AND NON-CAPITAL CONTRACTS:</b>				<b>\$ 12,069,295</b>	<b>\$ 4,080,519</b>	
<b>CONTINUING ANNUAL CONTRACTS:</b>						
Disaster Recovery services	Belfor USA Group (Year 1)	18-22	04/17/18	\$ 30,000	\$ -	0.0%
Professional Service Contracts	Various	19-01-02	07/24/17	\$ 6,450,000	\$ 4,435,889	68.8%
Professional Service Contracts	Various	20-01-02	09/17/19	\$ 7,895,000	\$ 5,521,537	69.9%
Professional Service Contracts	Various	21-01-02	09/15/20	\$ 6,100,000	\$ 370,344	6.1%
<b>CONTINUING ANNUAL CONTRACTS:</b>				<b>\$ 20,475,000</b>	<b>\$ 10,327,770</b>	

**TAMPA PORT AUTHORITY**  
**MONTHLY CONTRACT STATUS REPORT**  
**02/28/21**

Project	Contractor	Contract Financial Record #	Original Bd App Date	Amt Approved Including Amendments	Costs Incurred to Date	Percent Complete
<b>CONSTRUCTION AND CAPITAL CONTRACTS:</b>						
Eastport Fill And Phase 2 Expansion Engineering Services	Moffatt & Nichol	17-18	09/19/17	\$ 1,507,800	\$ 711,700	47.2%
Navigational Improvements	Orion Marine Construction	21-04	08/20/19	\$ 3,000,000	\$ 1,886,830	62.9%
Unit Price Dredging	Orion Marine Construction	21-31	09/17/19	\$ 1,000,000	\$ 384,086	38.4%
Phase 1 Terminal 2 & 6 - Baggage claim areas & CBP	Gilbane Building Company	19-10	12/18/18	\$ 5,554,508	\$ 5,412,813	97.4%
Berth 211 Upands Improvements	Pepper Construction	19-16	03/19/19	\$ 19,646,396	\$ 17,097,505	87.0%
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	\$ 983,831	63.8%
Port Redwing Railroad Extension	STX Corporation	20-16	02/18/20	\$ 4,257,909	\$ 2,449,059	57.5%
Berth 214 - Phase 2	Phillips and Jordan	20-20	02/18/20	\$ 4,506,725	\$ 3,649,005	81.0%
Big Bend Channel Aids to Navigation	Tampa Bay Marine, Inc	20-50	06/16/20	\$ 1,239,274	\$ 476,098	38.4%
Port Redwing Berth 302 Access Road	QGS Development, Inc	20-51	06/16/20	\$ 1,239,740	\$ 376,806	30.4%
TECO Utility Relocation for Berth 211	TECO	20-22	06/18/19	\$ 150,000	\$ 143,450	95.6%
<b>CONSTRUCTION AND CAPITAL CONTRACTS:</b>				<u>\$ 45,928,748</u>	<u>\$ 34,972,863</u>	
<b>GRAND TOTAL:</b>				<u>\$ 78,473,043</u>	<u>\$ 49,381,152</u>	

**PERMIT REPORT**  
2/1/2021 – 2/28/2021

**PERMITS ISSUED**

20-038	Paul Holmberg	Replace seawall/boatramp/Ruskin
20-051	David Hudson	Replace dock/boatlift/Ruskin
21-001	Point Townhomes HOA	Emergency seawall/Ruskin

**REVISIONS**

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**VIOLATIONS**

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

**PENDING APPLICATIONS SUMMARY**

<b>Appl.#</b>	<b>M/S</b>	<b>Applicant</b>	<b>Proposed Work</b>
15-015 Rev #1	S	RMC Brothers	Modify Existing Dock-Extend 5-Finger Pier Lengths & Add "T" Terminal Platform to Pier - Restaurant Docking Facility Expansion <b>w/ required New SSLs Lease</b>
07-149 Revision 1	S	Tampa Bay Marina, Inc	Modify Dock Plan for Construction of 117 Boat Sips & 93 Boat Lifts. No Dredging.
18-020 Rev #1	M	MCI Metro Access Transmission Service d/b/a Verizon	HDD boring with a 2 inch HDPE conduit for fiber optic cable utility project @US 301, south of Saffold Road <b>w/ Existing SSLs Esmt.</b>
19-014 Rev #1	M	KBC Enterprise, Inc.	Replace dock for Restaurant @1112 Apollo Beach Blvd., Apollo Beach <b>w/ potential Modified SSLs Lease needed</b>
19-022	M	Florida Oil Services, Inc.	Remove Existing Dock & Construct 2 new Docks with 18 Transient Slips for upland Restaurant patrons <b>w/ New SSLs Lease on Alafia River</b>
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 <b>w/ Proposed SSLs Lease</b>
20-010	S	Port Tampa Bay	Bulkhead wall, fill, dredge Berth 214
20-012	M	Saad & Barbara Hakky	Multi-Slip Dock & boatlift for New Multi-Family Residential Development on Hillsborough River (COT-SSLs)
20-015	M	Brett Emes	Maintenance dredging-Lot 57 Len-Little Harbor
20-017	M	Robert Wilson	Dock @ 6111 Lagomar Ln-Andalucia Lot <b>w/ Lease Required?</b>
20-019	M	Bridgeview Estates/Richard Rasmussen	Catwalk/Finger Pier & Non-Covered Boat Lift Addition to Existing Multi-Family Res. Community Dock
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 <b>w/ proposed SSLs Esmt Modification</b>
20-031	M	Hillsborough County Capital Programs Dept	Replace Phillips Lane Bridge (Bridge #104320) over Kitchen Branch <b>w/ Proposed SSLs Esmt.</b>

<b>Appl.#</b>	<b>M/ S</b>	<b>Applicant</b>	<b>Proposed Work</b>
20-035	M	William Lethgo	Dock & Lift @ 719 Pinckney Dr., Ruskin /Mira Bay Lot
20-037	M	David Seitz	Hold/Mira Bay Lot Dock Proposed
20-041	M	Southern Light, LLC	Sub-aqueous HDD fiber optic cable utility line – US HWY 301 @ Hillsborough River (Unincorp. HC) <b>w/ SSLs Esmt Required?</b>
20-042	M	Port Tampa Bay	Install two 3-pile clusters for the mooring of a barge @ a temporary facility for Tampa Bay Pilots
20-043	M	TECO Peoples Gas	Replace gas main 2 <sup>nd</sup> Street east ROW Crossing Marsh Branch/Ruskin Inlet <b>w/ proposed SSLs Esmt.</b>
20-044	M	City of Tampa Wastewater Dept.	Subaqueous Crossing-Harbour Island Force Main Replacement Project <b>w/ proposed Submerged Lands Easement</b>
20-049	M	Southern Light LLC	Sub-aqueous HDD fiber optic cable utility line – US HWY 41 S @ Bullfrog Creek (Unincorp. HC) <b>w/ SSLs Esmt Required?</b>
20-052	M	Tampa Bay Water (Robert McConnell)	Install single piling for permanently mounting a continuous water quality monitoring sonde @ 603 Big Bend Road-TECO Big Bend Site-Gibsonton
20-053	M	David Lawrence	Install boatlift @625 Bailbay Road-Apollo Beach
20-055	M	Hillsborough County Public Works Dept.	Minor structural repairs & Rip-Rap for Bridge #104312 McMullen Loop over Rice Creek-Riverview, FL
20-056	M	TECO	Installation of underground distribution circuit @ 707 Islebay Drive-Apollo Beach
20-057	M	Southern Light LLC	Fiber optic cable @ 2201 S. US Highway 41-Ruskin, FL – Little Manatee River <b>w/ SSLs Esmt Required</b>
20-058	M	Southern Light LLC	Fiber optic cable @105 N US Highway 41-Ruskin, FL – Ruskin Inlet/Marsh Branch Creek - <b>w/ SSLs Esmt Required?</b>
20-059	M	Timothy Healey	Replace Dock @8706 Cobblestone Dr., Tampa
20-060	M	Southern Light, LLC	HDD Fiber optic cable @ US Hwy 301, Wimauma, FL – Little Manatee River <b>w/ SSLs Esmt Required?</b>
20-061	M	Jeffrey Stroh	Add Non-covered Boat Lift & 10' x 12' Platform Addition to Existing Dock <b>with Lease @ 6117 Lagomar Ln, Apollo Beach (Andalucia Lot 9)</b>
20-062	M	Ben Sverdlow	Add 2 Non-Covered Boat Lifts to Existing Dock <b>with Lease @ 6115 Lagomar Ln, Apollo Beach (Andalucia Lot 8)</b>
20-063	M	John Ferren	Dock/boatlift@718 Pinkckney Drive-Apollo Beach/ Mira Bay Lot
20-064	M	Tom Fairfax	Dock/dry slip/boatlift/walkway@2309 Cypress Walkway, Ruskin,FL
21-002	M	Joseph & Cristi Zavastsky	Dock@5113 W. San Jose Street-Tampa
21-003	M	Roy Kane	Sundeck to replace Roof over Lift @ 6522 Surfside Blvd-Apollo Beach
21-005	M	Bal Harbor Chateaux Condo Assoc	Lift/extend pier@1008 Apollo Beach Blvd.-Apollo Beach
21-006	M	Dustin Baker	Dock/boatlift@5703 Tybee Island Drive-Apollo Beach/ Mira Bay Lot
21-007	M	James Anderson	Dock/tie-pilings@3941 SE 24 <sup>th</sup> Street-Ruskin
21-008	M	Donald May	Dock/lift/605 Pickney Drive-Apollo Beach, FL/ Mira Bay Lot
21-009	M	Mohamed Aboul-Ezz	Boatlift@431 Mirabay Blvd.-Apollo Beach/ Mira Bay Lot
21-010	M	Ryan Shearwood	Dock/boatlift@708 Pickney Drive-Apollo Beach/ Mira Bay Lot
21-011	M	Hillsborough County Public Works Dept.	Replace 10" forcemain@2 <sup>nd</sup> street Bridge-2 <sup>nd</sup> Street SE @ 2 <sup>nd</sup> Avenue SE-Ruskin
21-012	M	Terry Montgomery	Dock Extension@926 Seagrape Drive-Ruskin
21-013	M	Len Little Harbor (Michael Margolis)	Dock @ 3032 Christophers Watch Lane, Ruskin, FL

<b>Appl.#</b>	<b>M/ S</b>	<b>Applicant</b>	<b>Proposed Work</b>
21-014	M	Florida Department of Transportation (FDOT)	Conduit-directional bore-S W Shore Blvd. and Slight Avenue-Tampa
21-015	M	Shane Faunce	Dock-lift-713 Pinckney Drive- Apollo Beach
21-016	M	Christopher Pickney	Dock-lift-5712 Tybee Island Dr-Apollo Beach
21-017	M	Andalucia Master Association	Lifts-1303 Puerto Dr-Slip B-8-Apollo Beach
21-018	M	Jeffrey Glasser	Dock-uncovered boatlift@5701 Tybee Island Drive-Apollo Beach
21-019	M	Terry Bennett-Argos USA	Repair existing piles@2001 Maritime Blvd.Tampa
21-020	M	Donna Canning	Pilings-boatlift@103 22 <sup>nd</sup> Street-Ruskin, FL
21-021	M	Chip Whitworth	Dock-lift@850 Manns Harbor Dr-Apollo Beach
21-022	M	Andrew Mannino – Orion Marine	Replace 23 monopiles@5600 W Commerce Street-Tampa
21-023	S	Specialty Restaurant Group (Whiskey Joe's)	Construct a 90-ft sheet pile groin along West side of restaurant @ 7720 W. Courtney Campbell Causeway, Tampa

**EXPENDITURES**

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

02/01/2021 - 02/28/2021

COMPANY	DESCRIPTION	AMOUNT	FUNDING	ADDITIONAL INFORMATION
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Board Meeting  
March 23, 2021  
ID149166

**F. EXECUTIVE DIRECTOR REPORT**

**G. PRESENTATIONS**

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

**I. FUTURE PROPOSED PROJECTS**

**PORT TAMPA BAY - LIST OF FUTURE PROPOSED PROJECTS  
MARCH 2021**

Procurement Number	Project Name	Current Contractor/ Consultant	Estimated Proposal/Bid Release	Estimated Board Approval
ITB 003-21	Unit Price Environmental Remediation Services	TankTek, LLC dba Action Environmental	Mar 2021	May 2021
<b>RFQ 005-21</b>	<b>On Call Upland Construction Services</b>	<b>Reno Building Universal Environmental</b>	<b>Apr 2021</b>	<b>Jun 2021</b>
ITB 005-21	Navigational Improvements	Orion Marine Construction	May 2021	Jul 2021
RFP 001-21	Comprehensive Banking Services	Suntrust	May 2021	Aug 2021
RFP 003-21	Insurance Broker Services	Hugh Wood, Inc.	May 2021	Aug 2021
RFQ 004-21	Official Directory, Map & Magazines	Clements Publishing	Jun 2021	N/A (Below Threshold)

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**

**K. DATE OF NEXT MEETING**

**TUESDAY, APRIL 20, 2021, 9:30 AM**

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

**L. ADJOURNMENT**