



**PORT TAMPA BAY
MONTHLY BUSINESS MEETING
DECEMBER 20, 2022 - 9:30 AM**

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	January 16, 2023, 43rd Annual Dr. Martin Luther King, Jr. Leadership Breakfast, presented by the Tampa Organization for Black Affairs (TOBA); 6:45 am at JW Marriott - register at www.tobanetwork.org.	
K.	Date of Next Meeting	
	Tuesday, January 17, 2023, at 9:30 am	
	Visit www.porttb.com for more information.	
L.	Adjournment	

A. INVOCATION AND PLEDGE

PUBLIC COMMENT

B. APPROVAL OF MINUTES

**RECEIPT OF MINUTES OF THE:
NOVEMBER 15, 2022 BOARD MEETING**

**PRESENTATION AND RECEIPT OF
FINANCIAL STATEMENT**

C. APPROVAL OF CONSENT AGENDA

**PORT TAMPA BAY
Business Meeting
November 15, 2022, 9:30 am**

Mr. Chad Harrod, Chairman, called the Port Tampa Bay (PTB) Business Meeting to order at 9:31 a.m. Chairman Harrod thanked Board members, PTB staff and public for attending.

The following Board members were in attendance: Mr. Chad Harrod, Chairman; Mr. Hung T. Mai, P.E., Vice Chairman; Mr. Patrick H. Allman, Secretary/Treasurer; The Honorable Harry Cohen, Commissioner; and Mr. Ted Conner, Commissioner. The Honorable Mayor Jane Castor, Commissioner, was absent and Commissioners Seat #4 is currently vacant.

The following PTB senior management staff members attended in person; 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. Clay Hollis, Chief of Staff; Mr. Brian Giuliani, Chief Operating Officer; Mr. Wade Elliott, Senior Vice President of Marketing and Business Development; Mr. Ram Kancharla, Vice President of Planning and Development; Mr. Patrick Blair, Vice President of Engineering; Mr. Bill Rain, Vice President of Real Estate; Mr. Karl Strauch, Vice President of Marketing; Ms. Joanne Toledo, Vice President of Human Resources; and Ms. Laura Lenhart, Vice President of Government Affairs.

The public attendance sign-in sheet is Attachment 1.

A. INVOCATION – PLEDGE

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

PUBLIC COMMENT

There were no Public comments.

B. APPROVAL OF MINUTES OF THE OCTOBER 18, 2022, BOARD MEETING

There being no comments, Commissioner Cohen, seconded by Commissioner Mai moved to receive the minutes as presented. The motion carried five to zero with Mayor Castor being absent.

PRESENTATION OF THE CARGO AND CRUISE QUARTERLY REPORT

Mr. Wade Elliott presented the Cargo and Cruise Quarterly report.

PRESENTATION AND RECEIPT OF THE FINANCIAL STATEMENT OF ONE MONTH ENDING OCTOBER 31, 2022

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

Commissioner Conner commented on the upgrade by Fitch Ratings from Stable to Positive and commended staff for communicating the financials so well.

In response to Chairman Harrod's question regarding other ports and rating changes, Mr. Anderson stated that he had not reviewed other ports when the ratings were released. Mr.

Anderson then noted that several ports that have a large cruise business were downgraded during the pandemic while Port Tampa Bay maintained an “A” Stable outlook with a continued increase in the diversification of cargoes.

In response to Chairman Harrod’s request for an explanation of the Fitch ratings process, Mr. Delac explained that since the start of the pandemic the process is held virtually. Fitch sends the questions in late September with PTB responding in a reasonable amount of time. A phone call discussion that includes Fitch, PTB and PTB’s financial advisor PFM is held and there is a considerable amount of information that is required to be provided. A presentation is then presented online for Fitch’s consideration.

Mr. Anderson added that staff in the past had typically traveled to New York to meet with the rating agencies. Meeting with analysts and developing relationships over time helps the analysts become acquainted with port staff. The analysts then make the recommendations to their agencies. There was continued discussion regarding the Ratings process and the impact of the rating on an organization.

There being no further comments, Commissioner Conner, seconded by Commissioner Mai, moved to receive the Financial Statement of One Month Ending October 31, 2022. The motion carried five to zero with Mayor Castor being absent.

C. APPROVAL OF THE CONSENT AGENDA

- 1. Approval of the Removal of Unserviceable and Surplus Property from Port Tampa Bay’s Asset Records**
- 2. Approval of Contract Extension with GSL Solutions, Inc.**
- 3. Approval of Contract Extension with HCP Associates, Inc for Communications Consultant Services**

There being no comments, Commissioner Cohen, seconded by Commissioner Conner, moved to approve the Consent Agenda. The motion carried five to zero with Mayor Castor being absent.

D. REGULAR AGENDA

- 1. Approval of Public Transportation Grant Agreement with the Florida Department of Transportation – FSTED Funds (PTGA 433320-19403 G2B02)**

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

There being no comments, Commissioner Mai, seconded by Commissioner Cohen, moved to enter into a Public Transportation Grant Agreement with FDOT, District Seven, for \$1,930,403 (PTGA 433320-19403 GdB02) for Navigational Improvements/Maintenance Dredging, which requires a 75:25 match from Port Tampa Bay revenues. Also, authorize the payment of \$33,782.05 to the Florida Ports Council, subject to review by Port counsel. The motion carried five to zero with Mayor Castor being absent.

2. Approval of Additional Funding for the General Reevaluation Report of the Tampa Harbor Federal Project

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

In response to Commissioner Mai's question regarding the possible project locations, Mr. Kancharla noted that there are two areas identified by the harbor pilots, engineers, and various parties who use the harbor that would be ideal for passing lanes. There was further discussion regarding why there is added cost. Mr. Kancharla explained there are several aspects that incurred additional costs including resources, geotechnical surveys, remodeling of the whole channel, etc.

There being no further comments, Commissioner Allman, seconded by Commissioner Cohen, moved to authorize an increase of PTB's 35% cost share for the General Reevaluation Report of the Tampa Harbor Federal project from \$1,050,000 to \$1,575,000, and approve the final payment of \$525,000 from PTB's revenue source, subject to review by Port counsel. The motion carried five to zero with Mayor Castor being absent.

3. Approval of the Change Orders for Berth 214 Upland Eastport Fill with Tampa Bay Marine and Austin Construction Group

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

Commissioner Allman commended PTB staff on being innovative in utilizing the unit price contracts when the procurement process yielded bids that were higher than the project budget. Commissioners Mai and Conner also commended staff for keeping the project closer to budget.

There being no further comments, Commissioner Allman, seconded by Commissioner Mai, moved to authorize the Port President/CEO, or his designee, to execute change orders with Tampa Bay Marine, Inc. for \$864,552.69, plus 5% contingency for unforeseen conditions (total upset limit \$907,780.32) and with Austin Construction Group for \$2,246,049.59, plus 5% contingency for unforeseen conditions (total upset limit \$2,358,352.06), for the Berth 214 Upland Eastport Fill Project all subject to final review by Port counsel. The motion carried five to zero with Mayor Castor being absent.

4. Approval of the Contract for Geographic Information Systems (GIS) Enterprise Managed Cloud Services - RFP No. P-003-22

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

Mr. Charles Klug noted that the recommendation in the agenda item only mentions one three-year extension option and that there should be two additional three-year extension options for a total of three years with two, three-year extension options.

Commissioner Allman noted the innovation and access available to the public users greatly assists the engineering projects within the port.

In response to Commissioner Mai's question regarding whether an as-built is automatically integrated into the GIS system, Mr. Blair stated that the projects do integrate and that a few years ago, staff started demanding all as-builts from not only PTB contractors, but from

tenant's contractors. Everything is submitted in GIS format so the information includes with material type, elevation and depth. There was additional discussion regarding the upgrade costs and noting that the upgraded costs is a one-time cost.

There being no further comments, Commissioner Allman, seconded by Commissioner Cohen, moved to authorize the Port President/CEO, or his designee, to approve a contract for the GIS Enterprise Managed Cloud Services with the Timmons Group, Inc., for (3) three years with two (2) additional three (3) year extension options, subject to final review by Port counsel, and funding for the first year of the contract in an amount not to exceed \$72,950.20. The motion carried, as amended, five to zero with Mayor Castor being absent.

E. RECEIPT OF REPORTS

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

There being no comments, Commissioner Conner, seconded by Commissioner Cohen, moved to receive the reports as presented. The motion carried five to zero with Mayor Castor being absent.

F. EXECUTIVE DIRECTOR REPORT

Mr. Anderson reported that Fitch Ratings agency released its report on Port Tampa Bay. In the report on PTB's creditworthiness, Port Tampa Bay maintained its "A" rating and received an upgraded outlook going from "Stable" to "Positive".

Mr. Anderson stated that Port Tampa Bay received another significant accolade with Keep Tampa Bay Beautiful's annual "Champion of the Forest" award. PTB staff works closely with this and other environmental organizations throughout the year, and PTB's annual Great Port Cleanup is quickly becoming a signature event on the calendar. In October, Port Tampa Bay received the Outstanding Partnership award from the statewide organization, Keep Florida Beautiful. Mr. Anderson congratulated PTB's environmental team.

Mr. Anderson reported that this month was also incredibly busy with events and conferences. The American Association of Port Authorities held its annual convention in Orlando. Mr. Anderson stated he was proud to take the role of Vice-Chair for this national trade association, and he looks forward to continuing his service to the maritime sector in this role. The Florida Chamber of Commerce also hosted its annual Future of Florida Forum in Orlando the past month. Mr. Anderson joined a panel of other transportation executives to discuss Florida's future.

Mr. Anderson stated that the PMA Fresh Expo was held last month with members of PTB's team joining its refrigerated warehousing tenants to promote this key business line. This global floral and produce trade show brings together thousands of retailers, shippers, and related industries focused on perishable cargo. Port Tampa Bay and PLRS remain ready and able to serve this industry for the benefit of the growing region.

Mr. Anderson stated that PTB's staff recently hosted a number of dignitaries and major port partners. PTB worked with the Mexican Consulate of Orlando and the World Trade Center

of Tampa Bay to host a Mexican product exposition to increase trading opportunities between the two markets. PTB was also happy to host the Mayor of LeHavre, Tampa's sister City in France, on a waterside tour of the port. Both Mexico and France have key connections to the cargo that is moved through the port and PTB is able to maintain a working relationship at all levels of their governments.

Mr. Anderson stated that Port Tampa Bay's stevedoring partner, Ports America, recently brought in its senior leadership, including its new President & CEO for a long-term planning session in PTB's Boardroom. PTB's cargo growth has been exceptional over this past fiscal year, and Ports America has been a critical component in that expansion. As staff expects to add additional cranes to serve more cargo, this relationship is critical in the growth of PTB's container, break-bulk, and general cargo operations.

Mr. Anderson noted that he was honored to join PTB's veterans on staff at the annual veteran's breakfast. Veterans Day is a meaningful day for everyone to reflect on the many sacrifices of veterans as they protect and defend our way of life. Mr. Anderson stated that he was proud to have his father join him at a few events during this time, as his father's service in the Marine Corps helped to shape his life and his view of all that the veterans' community offers. Mr. Anderson further stated that he was proud of the 35 veterans at Port Tampa Bay and thanked them for all they have given.

Mr. Anderson reported that this year's BaySlam fishing tournament had a record number of boats this year. While the final numbers were still being finalized, it is estimated that PTB will donate approximately \$25,000 to the charity partners as a result of this year's event. Mr. Anderson concluded by congratulating the planning committee and the sponsors who makes the event possible.

G. PRESENTATIONS

There was no presentation.

H. NEW BUSINESS / COMMISSIONERS' COMMENTS

PORT PRESIDENT/CEO ANNUAL PERFORMANCE EVALUATION

Chairman Harrod stated that, in accordance with the Port President and CEO's employment agreement and Port Tampa Bay Board of Commissioners' policy, an annual performance evaluation of the Port President and CEO is to be held no later than October 31st of each year and presented at the next regular Port Board meeting. Accordingly, all PTB Board members receive the performance appraisal forms to complete for Mr. Anderson.

The performance appraisal form contains a number of specific skills and each Board member assigns a numerical rating of one (1) to five (5) to each skill, with 1 being Unsatisfactory and 5 being Outstanding. Based on the compilation of the individual numerical ratings assigned by PTB Board members, Joanne Toledo, Vice President of Human Resources for Port Tampa Bay, has advised the overall rating for the Port President and CEO's evaluation is Outstanding.

Chairman Harrod continued that as the Board was advised at the Fiscal Year 2023 Budget Workshop, and as included in the FY2023 Budget, PTB employees are eligible to receive up to a 3% increase effective on the date of their performance review, in this case October 1, 2022. In

addition, as the Board was advised and also included in the Budget, all PTB employees are also eligible for a market equity increase. For FY2023, the market equity increase equals 6% of the employee's base pay. Chairman Harrod then opened the floor for comments.

Commissioner Allman commended Mr. Anderson's performance over the past year and stated that he reviewed information for the American Association of Ports (AAPA) 2021 Annual Staff Survey and moved to raise Mr. Anderson's salary by nine percent (9%), which is a total of the six percent market equity and three percent for an "Outstanding" performance evaluation, retroactive to October 1, 2022. Commissioner Allman then continued his motion by proposing a one-time bonus of \$250,000, payable January 1, 2023.

Commissioner Mai seconded Commissioner Allman's motion and stated that he views the CEO performance evaluation in different dimensions with the number one being Mr. Anderson's leadership. Commissioner Mai then noted several examples including high level new hires and organizational restructuring.

Commissioner Conner stated that he appreciated Commissioner Allman's comments as they carry a lot of weight coming from a member of the maritime community. Commissioner Conner continued that he observed two things with one being Mr. Anderson's direct involvement with Federal issues by utilizing his personal relationships; and Mr. Anderson's ability to empower staff.

Commissioner Cohen stated that he agreed with everyone's comments and added that he never rates anyone at a level of "5" as there should always be room for improvement. Commissioner Cohen continued that he rated Mr. Anderson's performance at a 4.9. Commissioner Cohen has experienced many Boards and has observed what happens when leadership in an important organization is not up to par and the stress that places upon the Board and the organization and the difficulties that creates. Commissioner Cohen also noted that he has observed the difficulties of working through when a stellar organization loses a charismatic leader to retirement or moving to another organization. Commissioner Cohen continued that when people are not properly compensated, there is a lot of competition waiting in the wings to entice them. Understanding how important it is to maintain momentum, Commissioner Cohen stated the year's accomplishments gives him the confidence to support the motion.

Chairman Harrod stated that one of Mr. Anderson's most important accomplishments was the Fitch Rating upgrade. Mr. Anderson is a phenomenal leader with a phenomenal team. Chairman Harrod continued that he had also studied Port CEOs and he credited Mr. Anderson as being the top CEO to lead Port Tampa Bay. Top talent needs to be compensated at the top level and he supports Commissioner Allman's motion.

There being no further comments, Commissioner Allman, seconded by Commissioner Mai, moved to raise Mr. Anderson's salary by nine percent (9%), which is a total of the six percent market equity and three percent for an "Outstanding" performance evaluation, retroactive to October 1, 2022; and to pay Mr. Anderson a one-time bonus of \$250,000, payable January 1, 2023. The motion carried five to zero with Mayor Castor being absent.

I. FUTURE PROPOSED PROJECTS

Mr. Anderson reviewed the Future Projects list as presented.

J. CALENDAR OF EVENTS

Mr. Anderson announced the following events:

November 15, 2022: Tampa Port Ministries, Inc. and Tampa Seafarers Center, 14th Annual Thanksgiving Luncheon, 11:30 am – 1:30 pm

December 3, 2022: Anchor Ball at TPepin's Hospitality Centre, 5:30 pm, www.anchorball.org.

K. NEXT MEETING

Chairman Harrod announced that the next regular business meeting would be on Tuesday, December 20, 2022, at 9:30 am, and that further information regarding that meeting would be posted online at www.porttb.com.

L. ADJOURNMENT

There being no further business, the meeting adjourned at 10:45 am.

ATTEST:

Chad Harrod, Chairman

Patrick H. Allman, Secretary/Treasurer

PORT TAMPA BAY BUSINESS MEETING
NOVEMBER 15, 2022 – 9:30 a.m.

PUBLIC ATTENDANCE SIGN-IN SHEET
(In person attendees)

<u>NAME</u>	<u>BUSINESS</u>
Steve Finney	Tampa Port Ministries
Jere White	TBKSSC-Vonc
JOHN GLASS	Moffatt & Nichol
DEREK SEARS	Moffatt & Nichol
Aaron Getchell	Tarago Environmental
ANTHONY WASHINGTON	Allied Universal Sv
RAY MARIL	FDOT
GEORGE BOYLE	FDOT
Bob Nathan	Moffatt & Nichol
TERRY FLORE	PILOTS
Brady Breaux	Mosaic
Sean Coniglio	Hep
Sarah Anderson	Hending Marine
KERRA FERGUSON	
Marty Millburg	Ardaman

Additional spaces on next page.

Port Tampa Bay
Budgetary Comparative Statement of Revenues and Expenses
For the two (2) months ending November 2022

	Budget	Actual	Favorable (Unfavorable)	%
Description				
Port Usage Fees	7,599,957	7,889,097	289,140	3.8%
Rentals	3,597,992	4,035,884	437,892	12.2%
Other Operating	121,556	71,561	(49,995)	-41.1%
Operating Revenue	11,319,504	11,996,542	677,038	6.0%
Personnel	2,599,687	2,548,912	50,775	2.0%
Promotional	288,175	246,690	41,485	14.4%
Administrative	3,426,559	2,996,406	430,153	12.6%
Operating Expense	6,314,421	5,792,008	522,413	8.3%
Operating Income	5,005,083	6,204,534	1,199,451	24.0%
	44%	52%		
Interest Income	82,140	366,423	284,283	346.1%
Interest Expense	(649,318)	(649,987)	(669)	-0.1%
Ad Valorem Tax Receipts	2,592,662	3,250,116	657,454	25.4%
Other, net	(521,753)	(598,626)	(76,873)	-14.7%
Non-Operating	1,503,731	2,367,926	864,195	57.5%
Net Income	6,508,814	8,572,460	2,063,646	31.7%

12

SUBJECT: SUBMERGED LANDS LEASE WITH LAND'S END MARINA OF TAMPA, LLC

BACKGROUND:

Land's End Marina of Tampa, LLC (Land's End) owns and operates a marina located at 1220 Apollo Beach Boulevard in Apollo Beach, Florida and has been a Tenant of Port Tampa Bay (PTB) for many years. Land's End leases certain submerged lands from PTB for the use as a marina pursuant to a submerged lands lease that expired on March 31, 2022.

FACTS/COMMENTS:

Land's End desires to enter into a new submerged lands lease with PTB, and has negotiated the following lease terms with PTB staff:

- Premises:** Approximately 141,526.44 square feet of submerged lands.
- Term:** 5 years with 4-lease extension options of 5 years each commencing April 1, 2022.
- Rent:** Annual Rent for Lease Year 1 (4/1/2022 to 3/31/2023) would be \$27,158.92, plus applicable taxes, based upon the Submerged Lands Management Rules rate of \$0.1919 per square foot. Land's End has paid \$17,262.34 inclusive of applicable taxes to the Port for Lease Year 1 based upon prior square footage of 84,070. The balance of \$11,025.89 plus applicable taxes, will be due upon signing of the Lease.
- Per the Submerged Lands Management Rules, an additional 25% of the base fee in the amount of \$6,789.73, plus applicable taxes, would be due for Lease Year 1 (04/01/2022 to 03/31/2023). This is a one-time fee and is based on the Submerged Lands Management rate of \$0.1919.
- Use:** Solely as a commercial marina.
- Other:** Land's End would be responsible for the real estate taxes, improvements, insurance, and maintenance of the Premises. Land's End would also comply with all applicable laws and regulations.
- Public Hearing:** A public hearing was held on December 8, 2022 and there were no objections.

RECOMMENDATION:

Authorize the Port President/CEO, or his designee, to execute a Submerged Lands Lease with Land's End Marina of Tampa, LLC, in accordance with the terms set forth in this agenda item, subject to review by Port counsel.

Board Meeting
December 20, 2022
Real Estate 402108





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: December 9, 2022

Subject: Land's End Marina of Tampa, LLC - 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, December 8, 2022 at 9:31 a.m. Attached is the transcription of the hearing along with copies of all exhibits.

Heather Eblin-Crowe
Heather Eblin-Crowe
Hearing Officer

Date December 12, 2022

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 for Land's End Marina of Tampa, LLC.

Cherie Robinson
Cherie Robinson
Real Estate Project Manager

Date December 9, 2022

Attachments

PUBLIC HEARING TRANSCRIPT
December 8, 2022 at 9:31 a.m.
Land's End Marina of Tampa, LLC – Submerged Lands Lease

ATTENDEES

Drew Sanders – Halff Assoc.
Vic Granowicz – Land's End Marina

HEARING OFFICER

Heather Eblin-Crowe

1 **MRS. CROWE:**

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Good morning. Today is Thursday, December 8, 2022 and this public hearing is called to order at 9:31 a.m. This hearing is held under the authority and pursuant to Chapter 95-488 of the Laws of Florida. The purpose of the hearing is to hear comments from the general public and interested parties regarding the following:

**SUBMERGED LANDS LEASE FOR
LAND’S END MARINA OF TAMPA, LLC**

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

MS. ROBINSON:

Land’s End Marina of Tampa, LLC, hereinafter referred to as “Land’s End” leases submerged lands in Apollo Beach from Port Tampa Bay; however, the Lease expired on March 31, 2022. Land’s End desires to enter into a new Submerged Lands Lease for the Premises that is approximately 141,526.44 square feet of submerged lands as shown on Exhibit No.1.

The Term for the Submerged Lands Lease shall be for a period of twenty-five (25) years and will retroactively commence on April 1, 2022.

Rent will be due in accordance with the Submerged Lands Management Rules. Annual Rent for Lease Year 1 is \$27,158.92, plus applicable sales tax, based upon the Submerged Lands Rate of \$0.1919 per square foot. A one-time additional payment of twenty-five percent (25%) of the base fee in the amount of \$6,789.73, plus applicable tax is also due for Lease Year 1 (April 1, 2022 to March 31, 2023). Land’s End has paid \$17,262.34, inclusive of applicable taxes to Port Tampa Bay for Lease Year 1 based upon prior square footage of 84,070 square feet. The balance of \$11,025.89 plus tax will be due upon signing of the Lease.

The Premises shall be used solely for a commercial marina. Land’s End shall be responsible for all real estate taxes, improvements, insurance, and maintenance of the Premises. Land’s End shall comply with all applicable laws and regulations.

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

Exhibit No. 1 - The Aerial Overlay Sketch of the Premises.

1 Exhibit No. 2 - The Public Hearing Notice, along with the Publication Affidavit. The
2 Public Hearing Notice was published in the November 16, 2022 issue of the Tampa Bay
3 Times advising of this public hearing

4
5 These are the only exhibits to be offered into the record.

6
7 That is all.

8
9 **MS. EBLIN-CROWE:**

10
11 Thank you Cherie.

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

14
15 (Gentleman walks into Public Hearing) Are you here for the Land's End (Public
16 Hearing)?

17
18 **MR. VIC GRANOWICZ:**

19
20 Yeah.

21
22 **MS. EBLIN-CROWE:**

23
24 Are you wanting to speak?

25
26 **MR. VIC GRANOWICZ:**

27
28 No, I'm just here in case there are any issues.

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

31
32 Ok. Barbara can you go ahead and just have him sign in? Thank you Ms.
33 Robinson. I will accept these exhibits and they will be entered into the record as
34 presented.

35
36 At this time we will take comments concerning this issue.

37
38 Are there any comments? Hearing none.

39
40 A transcript will be made and furnished to the Port Authority Staff. The Staff will
41 make a recommendation to our Board of Commissioners, which will meet on December
42 20, 2022. The Staff recommendation will be available on December 13, 2022. If there is
43 nothing else to come before this hearing, I declare this hearing closed at 9:35 a.m.

1 I, Heather Eblin-Crowe, have read and approve the form of the attached transcript
2 of the December 8, 2022 Public Hearing for the Submerged Lands Lease for Land's End
3 Marina of Tampa, LLC.
4

5 Dated on December 12, 2022
6 _____.

7
8 *Heather Eblin-Crowe*

9 _____
10 Heather Eblin-Crowe
11 Public Hearing Officer

**EXHIBIT NO. 1
AERIAL OVERLAY SKETCH OF THE PREMISES**



**EXHIBIT NO. 2
TAMPA BAY TIMES PUBLIC NOTICE AND AFFIDAVIT**

0000256833-01

**Tampa Bay Times
Published Daily**

STATE OF FLORIDA
COUNTY OF Hillsborough

Before the undersigned authority personally appeared Courtney Freeh 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: Land's End Marina was published in said newspaper by print in the issues of 11/16/22 or by publication on the newspaper's website, if authorized, on

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 11/16/2022

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 on December 8, 2022 at 9:30 a.m., before the Tampa Port Authority, d/b/a Port Tampa Bay at its offices located at 1101 Channelside Drive, Tampa, Florida 33602, to hear public comments regarding the following:

LAND'S END MARINA OF TAMPA, LLC - SUBMERGED LANDS LEASE

Additional information is available online at 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 December 7, 2022. Oral comments and objections may be presented at the hearing.

In accordance with the federal Americans with Disabilities Act and Section 386.26, Florida Statutes, persons with disabilities requiring reasonable accommodation to participate in this hearing should call (813) 906-6831 or fax (813) 906-6029 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.

To be published in the Tampa Bay Times
On Wednesday, November 16, 2022 (256833)

SIGN-IN SHEET

PUBLIC HEARING FOR

Submerged Lands Lease for Land's End Marina of Tampa, Inc.

Friday, December 8, 2022 @ 9:30 A.M.

PLEASE PRINT THE FOLLOWING INFORMATION

	YOUR NAME (Please print)	COMPANY NAME (Please print full company name)	COMPLETE COMPANY ADDRESS (Please print full company address)	Do you plan to comment?
1.	Drew Sanders	Halps Assoc.	10000 Ashley Dr. Tampa Fl.	No
2.	Vic GYMONOWICZ	LANDS END MARINA	1220 Apollo Beach Blvd.	NO
3.				
4.				
5.				
6.				
7.				
8.				
9.				
10.				

TPA # 131235 v 1

SUBJECT: SUBMERGED LANDS LEASE WITH STILLWATERS DOCK OWNERS ASSOCIATION, INC.

BACKGROUND:

Stillwaters Dock Owners Association, Inc. (Stillwaters) has been a submerged lands tenant of Port Tampa Bay (PTB) for many years pursuant to a submerged lands lease for a docking facility that expires on January 31, 2023. The twelve slip docking facility is used solely by the upland homeowners of the subdivision.

FACTS/COMMENTS:

Stillwaters desires to enter into a new submerged lands lease, and has negotiated the following lease terms with PTB staff:

- Premises:** Approximately 10,529 square feet of submerged lands.
- Term:** 5 years with 2-lease extension options of 5 years each commencing February 1, 2023.
- Rent:** Annual Rent for Lease Year 1 (02/01/2023 to 01/31/2024) would be \$2,020.52, plus applicable taxes, based upon the Submerged Lands Management Rules rate of \$0.1919 per square foot.
- Per the Submerged Lands Management Rules, an additional 25% of the Base Fee in the amount of \$505.13, plus applicable taxes, would be due for Lease Year 1 (02/01/2023 to 01/31/2024).
- All future Rent would be calculated in accordance with PTB's Submerged Lands Management Rules.
- Use:** Solely as a private multi-slip docking facility.
- Other:** Stillwaters shall be responsible for the real estate taxes, improvements, insurance, and maintenance of the Premises. Stillwaters shall comply with all applicable laws and regulations.
- Public Hearing:** A public hearing was held on December 8, 2022 and there were no objections.

RECOMMENDATION:

Authorize the Port President/CEO, or his designee, to execute a Submerged Lands Lease with Stillwaters Dock Owners Association, Inc., in accordance with the terms set forth in this agenda item, subject to review by Port counsel.

Board Meeting
December 20, 2022
Real Estate 401969





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: December 9, 2022

Subject: Stillwaters Dock Owners Association, 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, December 8, 2022 at 9:18 a.m. Attached is the transcription of the hearing along with copies of all exhibits.

Heather Eblin-Crowe
Heather Eblin-Crowe
Hearing Officer

Date December 12, 2022

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 for Stillwaters Dock Owners Association, Inc.

Cherie Robinson
Cherie Robinson
Real Estate Project Manager

Date December 9, 2022

Attachments

PUBLIC HEARING TRANSCRIPT
December 8, 2022 at 9:18 a.m.
Stillwaters Dock Owners Association, Inc. – Submerged Lands Lease

ATTENDEES

Drew Sanders – Halff Assoc.
Greg Dawsey – Stillwaters Landing

HEARING OFFICER

Heather Eblin-Crowe

1 **MRS. CROWE:**

2
3 Good morning. Today is Thursday, December 8, 2022 and this public hearing is
4 called to order at 9:18 a.m. This hearing is held under the authority and pursuant to
5 Chapter 95-488 of the Laws of Florida. The purpose of the hearing is to hear comments
6 from the general public and interested parties regarding the following:
7

8 **SUBMERGED LANDS LEASE FOR**
9 **STILLWATERS DOCK OWNERS ASSOCIATION, INC.**

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 Sitting beside me is Cherie Robinson, Real Estate Project Manager, who will assist me in
15 this hearing.
16

17 **MS. ROBINSON:**

18
19 Stillwaters Dock Owners Association, Inc., hereinafter referred to as "Stillwaters"
20 leases submerged lands on the Alafia River from Port Tampa Bay; however, the Lease
21 will expire on January 31, 2023. Stillwaters desires to enter into a new Submerged Lands
22 Lease for the Premises that is approximately 10,529 square feet of submerged lands as
23 shown on Exhibit No.1.
24

25 The Term for the Submerged Lands Lease shall be for a period of fifteen (15) years
26 and will commence on February 1, 2023.
27

28 Rent will be due in accordance with the Submerged Lands Management Rules.
29 Annual Rent for Lease Year 1 is \$2,020.52, plus applicable sales tax, based upon the
30 Submerged Lands Rate of \$0.1919 per square foot. A one-time additional payment of
31 twenty-five percent (25%) of the base fee in the amount of \$505.13, plus applicable tax
32 is also due for Lease Year 1 (February 1, 2023 to January 31, 2024).
33

34 The Premises shall be used solely for a private multi slip docking facility.
35 Stillwaters shall be responsible for all real estate taxes, improvements, insurance, and
36 maintenance of the Premises. Stillwaters shall comply with all applicable laws and
37 regulations.
38

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

40
41 Exhibit No. 1 - The Aerial Overlay Sketch of the Premises.

1 Exhibit No. 2 - The Public Hearing Notice, along with the Publication Affidavit. The
2 Public Hearing Notice was published in the November 16, 2022 issue of the Tampa Bay
3 Times advising of this public hearing

4
5 These are the only exhibits to be offered into the record.

6
7 That is all.

8
9 **MS. EBLIN-CROWE:**

10
11 Thank you Ms. Robinson. I will accept these exhibits and they will be entered into
12 the record as presented.

13
14 At this time we will take comments concerning this issue.

15
16 Are there any comments? Hearing none.

17
18 A transcript will be made and furnished to the Port Authority Staff. The Staff will
19 make a recommendation to our Board of Commissioners, which will meet on December
20 20, 2022. The Staff recommendation will be available on December 13, 2022. If there is
21 nothing else to come before this hearing, I declare this hearing closed at 9:21 a.m.

22
23 I, Heather Eblin-Crowe, have read and approve the form of the attached transcript
24 of the December 8, 2022 Public Hearing for the Submerged Lands Lease for Stillwaters
25 Dock Owners Association, Inc.

26
27 Dated on December 12, 2022
28 _____.

29
30
31 Heather Eblin-Crowe
32 Heather Eblin-Crowe
33 Public Hearing Officer

**EXHIBIT NO. 1
AERIAL OVERLAY SKETCH OF THE PREMISES**



**TAMPA PORT AUTHORITY PUBLIC HEARING
Stillwaters Dock Owners Association, Inc. – Submerged Lands Lease
December 8, 2022 @ 9:18 a.m.
PTB ID# 402380**

EXHIBIT NO. 2 TAMPA BAY TIMES PUBLIC NOTICE AND AFFIDAVIT

0000256836-01

Tampa Bay Times
Published Daily

STATE OF FLORIDA
COUNTY OF Hillsborough

Before the undersigned authority personally appeared Courtney Fresh 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: STILLWATERS DOCK OWNERS ASSOCIATION, INC. was published in said newspaper by print in the issues of: 11/16/22 or by publication on the newspaper's website, if authorized, on

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 11/16/2022

Signature of Notary Public

Personally known or produced identification

Type of identification produced _____



<p>PORT TAMPA BAY NOTICE OF PUBLIC HEARING</p> <p>Notice is hereby given of a public hearing to be held on December 8, 2022 at 9:15 a.m., before the Tampa Port Authority, c/o Port Tampa Bay at its offices located at 1101 Channelside Drive, Tampa, Florida 33602, to hear public comments regarding the following:</p> <p style="text-align: center;">STILLWATERS DOCK OWNERS ASSOCIATION, INC. SUBMERGED LANDS LEASE</p> <p>Additional information is available online at 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 December 7, 2022. Oral comments and objections may be presented at the hearing.</p> <p>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) 906-9331 or fax (813) 906-9829 not later than 48 hours prior to the hearing.</p> <p>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.</p> <p>To be published in the Tampa Bay Times On Wednesday, November 16, 2022 (256836)</p>

} ss

SIGN-IN SHEET

PUBLIC HEARING FOR

Submerged Lands Lease for Stillwaters Dock Owners Association, Inc.

Friday, December 8, 2022 @ 9:15 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.	Drew Sanders	Haltl Assoc.	10001 Ashley Dr. Tampa, FL	No
2.	Greg Dawson	Stillwaters Leasing	2001 Stillwaters Leasing Dr.	No
3.				
4.				
5.				
6.				
7.				
8.				
9.				
10.				

SUBJECT: SUBMERGED LANDS LEASE WITH CHILI PEPPER OF ROCKY POINT, INC.

BACKGROUND:

Chili Pepper of Rocky Point, Inc., d/b/a the Rusty Pelican Restaurant (Chili Pepper), operates a restaurant on certain uplands that it leases on Rocky Point. The restaurant also is located on certain submerged lands that Chili Pepper leases from Port Tampa Bay (PTB) pursuant to a submerged lands lease with a term that ended on November 30, 2022.

FACTS/COMMENTS:

Chili Pepper desires to enter into a new submerged lands lease, and has negotiated with PTB staff the following lease terms:

- Premises:** Approximately 2,753 square feet of submerged lands.
- Term:** 5 years with 4-lease extension options of 5 years each commencing December 1, 2022.
- Rent:** Annual Rent for Lease Year 1 (12/01/2022 to 11/30/2023) would be \$528.30, plus applicable taxes, based upon the Submerged Lands Management Rules rate of \$0.1919 per square foot.
- Per the Submerged Lands Management Rules, an additional 25% of the Base Fee in the amount of \$132.08, plus applicable taxes, would be due for Lease Year 1 (12/01/2022 to 11/30/2023). This is a one-time fee and is based on the Submerged Lands Management rate of \$0.1919.
- All future Rent would be calculated in accordance with PTB's Submerged Lands Management Rules.
- Use:** The Premises shall be used solely as a restaurant.
- Other:** Chili Pepper shall be responsible for the real estate taxes, improvements, insurance, and maintenance of the Premises. Chili Pepper shall comply with all applicable laws and regulations.
- Public Hearing:** A public hearing was held on December 8, 2022 and there were no objections.

RECOMMENDATION:

Authorize the Port President/CEO, or his designee, to execute a Submerged Lands Lease with Chili Pepper of Rocky Point, Inc., in accordance with the terms set forth in this agenda item, subject to review by Port counsel.

Board Meeting
December 20, 2022
Real Estate 401968

**CHILI PEPPER OF ROCKY POINT, INC.
DBA RUSTY PELICAN RESTAURANT**

Submerged Land Lease

Submerged Land Lease

COURTNEY CAMPBELL CAUSEWAY

ROCKY POINT RESTAURANT

PORT TAMPA BAY

1101 Chalmers Blvd Drive
Tampa, Florida 33602
813 955-7678 Fax 813 955-6024
www.porttampabay.com

THIS IS NOT A SURVEY

November 4, 2022

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

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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: December 9, 2022

Subject: Submerged Lands Lease for Chili Pepper of Rocky Point, Inc.
Public Hearing

This public hearing was held in accordance with procedures specified in Chapter 95-488, Laws of Florida. The subject public hearing was held before me on Thursday, December 8, 2022 at 9:04 a.m. Attached is the transcription of the hearing along with copies of all exhibits.

Heather Eblin-Crowe
Heather Eblin-Crowe
Hearing Officer

Date December 12, 2022

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 for Chili Pepper of Rocky Point, Inc.

Cherie Robinson
Cherie Robinson
Real Estate Project Manager

Date December 9, 2022

Attachments

PUBLIC HEARING TRANSCRIPT
December 8, 2022 at 9:04 a.m.
Submerged Lands Lease for Chili Pepper of Rocky Point, Inc.

ATTENDEES

Vashty Tejado – Chili Pepper of Rocky Point
Drew Sanders – Halff Assoc.
Greg Dawsey – Stillwaters Dock Owners Association, Inc.

HEARING OFFICER

Heather Eblin-Crowe

1 **MRS. CROWE:**

2
3 Good morning. Today is Thursday, December 8, 2022 and this public hearing is
4 called to order at 9:04 a.m. This hearing is held under the authority and pursuant to
5 Chapter 95-488 of the Laws of Florida. The purpose of the hearing is to hear comments
6 from the general public and interested parties regarding the following:
7

8 **SUBMERGED LANDS LEASE FOR**
9 **CHILI PEPPER OF ROCKY POINT, INC.**

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 Sitting beside me is Cherie Robinson, Real Estate Project Manager, who will assist me in
15 this hearing.
16

17 **MS. ROBINSON:**

18
19 Chili Pepper of Rocky Point, Inc., hereinafter referred to as "Chili Pepper" leases
20 submerged lands on Old Tampa Bay from Port Tampa Bay; however, the Lease expired
21 on November 30, 2022. Chili Pepper desires to enter into a new Submerged Lands Lease
22 for the Premises that is approximately 2,753 square feet of submerged lands as shown
23 on Exhibit No.1.
24

25 The Term for the Submerged Lands Lease shall be for a period of twenty-five (25)
26 years and will retroactively commence on December 1, 2022.
27

28 Rent will be due in accordance with the Submerged Lands Management Rules.
29 Annual Rent for Lease Year 1 is \$528.30, plus applicable sales tax, based upon the
30 Submerged Lands Rate of \$0.1919 per square foot. A one-time additional payment of
31 twenty-five percent (25%) of the base fee in the amount of \$132.08, plus applicable tax
32 is also due for Lease Year 1 (which is December 1, 2022 to November 30, 2023).
33

34 The Premises shall be used solely for a restaurant. Chili Pepper shall be
35 responsible for all real estate taxes, improvements, insurance, and maintenance of the
36 Premises. Chili Pepper shall comply with all applicable laws and regulations.
37

38 At this time, I would like to offer the following exhibits into the record:
39

40 Exhibit No. 1 - The Overlay Sketch of the Premises.
41

42 Exhibit No. 2 - The Public Hearing Notice, along with the Publication Affidavit. The
43 Public Hearing Notice was published in the November 16, 2022 issue of the Tampa Bay
44 Times advising of this public hearing

**EXHIBIT NO. 1
AERIAL OVERLAY SKETCH OF THE PREMISES**



**TAMPA PORT AUTHORITY PUBLIC HEARING
Submerged Lands Lease for Chili Pepper of Rocky Point, Inc.
December 8, 2022 @ 9:04 a.m.
PTB ID# 402383**

**EXHIBIT NO. 2
TAMPA BAY TIMES PUBLIC NOTICE AND AFFIDAVIT**

0000256834-01

**Tampa Bay Times
Published Daily**

STATE OF FLORIDA
COUNTY OF Hillsborough

Before the undersigned authority personally appeared Courtney Fresh 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: CHILI PEPPER OF ROCKY POINT, INC was published in said newspaper by print in the issues of: 11/16/22 or by publication on the newspaper's website, if authorized, on

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 11/16/2022

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 on December 8, 2022 at 9:00 a.m., 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:

CHILI PEPPER OF ROCKY POINT, INC. - SUBMERGED LANDS LEASE

Additional information is available online at www.tampaport.com. All written comments and objections directed toward the foregoing matter should be filed with Port Tampa Bay, Real Estate Department, at 1001 Channelside Drive, Tampa, Florida 33602 by 12:00 noon on December 7, 2022. 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) 969-9331 or fax (813) 969-5629 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.

To be published in the Tampa Bay Times
On Wednesday, November 16, 2022 (256834)

} ss

SIGN-IN SHEET

PUBLIC HEARING FOR

Submerged Lands Lease for Chili Pepper of Rocky Point, Inc.

Friday, December 8, 2022 @ 9:00 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.	Vashty Tejada	Chili Pepper of Rocky Pt	2425 N. Rocky Point Dr. Tampa, FL 33607	NO
2.	Drew Sanders	HALPA Assoc.	10001 Ashley Dr Tampa FL	NO
3.	Greg Dewising	St. Lukes Land	8845 Salamander Ln Dr	NO
4.				
5.				
6.				
7.				
8.				
9.				
10.				

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

BACKGROUND:

On July 22, 2016, Port Tampa Bay (PTB) entered into a Break-Bulk Terminal Concession Agreement (Break-Bulk Agreement) with Ports America Florida, Inc. (Ports America) to provide break-bulk terminal operations services on PTB property along Berths 208, 209 and 210. The Break-Bulk Agreement, as amended, also grants Ports America the temporary use of certain areas, on a month-to-month basis, including approximately 17.3 acres of uplands adjacent to Berth 201 (Berth 201 Terminal Area) and approximately 26.54 acres of uplands adjacent to Berth 202 (Berth 202 Terminal Area), subject to the terms and conditions set forth therein, including Ports America payment to PTB of a percentage of gross revenues collected by Ports America from the break-bulk terminal operations conducted by Ports America such as loading and unloading cargo.

FACTS/COMMENTS:

PTB staff has negotiated with Ports America terms for an amendment to the Agreement to allow Ports America to handle and temporarily store vehicles within the following areas: (i) approximately Eleven and one-half (11.5) acres within the Berth 202 Terminal Area as the main automobile processing area; and (ii) approximately Eight (8) acres within the Berth 201 Terminal Area for overflow automobile parking (Storage Areas). Instead of paying PTB a percentage of the gross revenues collected from break-bulk operations, Ports America would pay PTB Two Thousand Five Hundred Dollars (\$2,500.00) per acre per month for any portion of the Storage Areas utilized by Ports America during any portion of the month. Ports America would report to PTB the actual acreage (or portion thereof) utilized for the handling or storing of the automobiles for each month along with the remittance of its rental payment by the tenth day of the following month.

The Amendment would be for a period of three years; however, both parties would have the right to terminate the temporary use of the Storage Areas for vehicle handling and storage in the event the property does not meet certain volume thresholds by delivering thirty days' advance written notice to the other.

RECOMMENDATION:

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

Board Meeting
December 20, 2022
Legal 402329

Storage Area



SUBJECT: SESCO CEMENT FLORIDA, LLC – STEVEDORE LICENSE APPLICATION

BACKGROUND:

Sesco Cement Florida, LLC (Sesco) leases approximately 13.39 acres of land (Premises) from Port Tampa Bay (PTB) at Port Redwing for the storage and distribution of white cement and derivations thereof for a term of 20 years commencing October 1, 2019, with 2-extension options of 10 years each (Lease). Sesco filed an application with PTB for a stevedore license to perform stevedoring operations for bulk and general cargo pursuant to Section L, Rules and Regulations Governing Licensing Procedures, of the PTB Tariff No. 14 (Tariff).

FACTS/COMMENTS:

Sesco’s primary interest is to perform stevedoring operations for bulk and general cargo on its Premises. Sesco has met all requirements set forth in the Tariff, including providing evidence that the applicant is maintaining the required types and amounts of insurance, and is prepared to perform the services for which the license is to be issued. Sesco’s stevedore operations are subject to the terms and conditions as stated in the Lease.

In accordance with the Tariff, a public hearing notice for the stevedore license application was published in the October 30, 2022 issue of the Tampa Bay Times. A public hearing was held on December 2, 2022 and there were no objections.

RECOMMENDATION:

Authorize the Port President/CEO, or his designee, to issue a Stevedore License to Sesco Cement Florida, LLC, subject to the terms and conditions as stated in the Lease and review by Port counsel.

Board Meeting
December 20, 2022
Finance 402331



1101 Channelside Drive - Tampa, Florida 33602
Phone (813) 905-7678 - Fax (813) 905-5109

Memorandum

To: A. Paul Anderson
President and CEO

CC: Charles Klug
Raul Alfonso

From: Heather Eblin-Crowe

Date: December 5, 2022

Subject: Sesco Cement Florida, LLC – Stevedore License Application – Public Hearing Transcript

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, December 1, 2022 at 11:01 a.m. Attached is the transcription of the hearing along with copies of all exhibits.

Heather Eblin-Crowe
Heather Eblin-Crowe
Hearing Officer

Date December 7, 2022

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 a Stevedore License Application for Sesco Cement Florida, LLC.

Greg Lovelace
Greg Lovelace
Vice President of Business Development

Date December 6, 2022

Attachments

PUBLIC HEARING TRANSCRIPT

December 1, 2022 at 11:01 a.m.

Sesco Cement Florida, LLC - Stevedore License Application

ATTENDEES

Heather Crowe - Port Tampa Bay
Greg Lovelace – Port Tampa Bay
Belinda McKnight – Port Tampa Bay
Craig Roberts – Port Tampa Bay
Nesdaly Carrero – Port Tampa Bay

HEARING OFFICER

Heather Eblin-Crowe

1 **MRS. CROWE:**
2

3 Good Morning, Today is Thursday, December 1, 2022 and this Public Hearing is
4 called to order at 11:01 a.m. This hearing is held under the authority and pursuant to
5 Chapter 95-488 of the Laws of Florida. The purpose of the hearing is to hear comments
6 from the general public and interested parties regarding the following:
7

8 **STEVEDORE LICENSE APPLICATION FOR SESCO CEMENT FLORIDA, LLC**
9

10 My name is Heather Crowe. I am employed by the Tampa Port Authority, doing
11 business as Port Tampa Bay, and have been appointed by its Board of Commissioners
12 to serve as a hearing office at public hearings such as the one we are conducting today.
13 Greg Lovelace, Senior Director of Business Development (Note: Greg Lovelace's title is
14 Vic President of Business Development) will present the terms for this matter.
15

16 **MR. LOVELACE:**
17

18 SESCO Cement Florida, LLC, hereinafter referred to as "Sesco Cement" is a Tenant
19 of Port Tampa Bay that leases approximately seven (7) acres of land at Port Redwing.
20 SESCO stores and distributes white cement and derivations thereof as set forth in their
21 lease. Port Tampa Bay received an application from SESCO Cement on September 12,
22 2022 for a license to operate as a stevedore for Bulk and General Cargo within the
23 Hillsborough County Port District in accordance with Section L, Item L00, Port of Tampa
24 Tariff No. 14.
25

26 At this time I would like to offer into the record the following exhibits:
27

28 Exhibit No. 1 – The application submitted by SESCO Cement Florida, LLC
29 requesting to operate as a stevedore for Bulk and General Cargo.
30

31 Exhibit No. 2 – The Public Hearing Notice, along with the Publication Affidavit. The
32 Public Hearing Notice was published in the October 30, 2022 issue of the Tampa Bay
33 Times advising of this public hearing.
34

35 These are the only exhibits to be offered into the record.

1 **MRS. CROWE:**

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24

Thank you, Mr. Lovelace. The exhibits are accepted as present and entered into the record.

At this time we will take comments concerning this issue.

Are there any public comments? Hearing none.

A transcript will be made and furnished to the Port Authority Staff. The Staff will make a recommendation to our Board of Commissioners, which will meet on December 20, 2022. If there is nothing else to come before this hearing, I declare this hearing closed at 11:03 a.m.

I, Heather Crowe, have read and approve the form of the attached transcript of the December 1, 2022, public hearing for the Sesco Cement Florida, LLC. Stevedore Operator license application.

Dated on December 7, 2022.

Heather Eblin-Crowe
Heather Eblin-Crowe
Public Hearing Officer

EXHIBIT NO. 1 STEVEDORE APPLICATION

TAMPA PORT AUTHORITY License Application

In accordance with Chapter 95-488, Laws of Florida, as amended, the provisions of Section L, Port of Tampa Terminal Tariff No. 14, as amended ("Tariff"), application is hereby made for a license authorizing the Applicant to operate *as (please indicate the license you are applying for from the list below)*

- | | |
|---|--|
| <input type="checkbox"/> Bunkering | <input type="checkbox"/> Security Firm |
| <input type="checkbox"/> Ground Transportation | <input type="checkbox"/> Ship Chandler |
| <input type="checkbox"/> Line Handling | <input type="checkbox"/> Steamship Agent |
| <input type="checkbox"/> Marine Terminal Operator | <input type="checkbox"/> Steamship Agent, Franchise |
| <input type="checkbox"/> Mobile Food, Merchandise and/or Service Vendor | <input checked="" type="checkbox"/> Stevedore |
| <input type="checkbox"/> Oil Waste Removal and/or Sanitary Removal | <input type="checkbox"/> Tugboat/Towing (harbor) |
| | <input type="checkbox"/> Water Taxi |

Applicant: Please attach all current documentation (applicable licenses, certificates, letters of adequacy, etc.) from the federal, state and/or local regulating authorities authorizing you to operate the service you wish to provide.

1. Applicant: MOHAMED ELNOKALI
Registered Name (Applicant must attach copies of documents filed with the State of Florida)

2. Form of business, i.e. sole proprietorship, partnership, corporation, other (please describe):
LLC

Date Established: 01/04/2017 DUNS: _____ EIN: 32-0515435

3. Registered Address: 115 NORTH CALHOUN STREET 4, TALLAHASSEE, FLORIDA 32301

4. Billing Address, if different: 7300 WINGATE ST HOUSTON TEXAS 77011

5. Telephone: (954) 315-3916 Fax: (954) 756-7769

6. Email: m.elnokali@sescocement.com Website: www.sescocement.com

7. Name, address and title of principal officers:

Mohamed Elnokali	VP Of Operations	305-318-4705
Name	Position	Telephone
<u>m.elnokali@sescocement.com</u>	<u>7300 WINGATE ST, HOUSTON TEXAS 77011</u>	
e-mail	Address	
Name	Position	Telephone
e-mail	Address	

Issued by: Tampa Port Authority
P O Box 2192 Tampa, FL 33601

8. Ground Transportation companies must provide year/make/model and VIN number for all vehicles serving the cruise terminals. If more than five (5) vehicles are to be registered the information must be emailed in spreadsheet form.

9. State in detail the types of business you intend to conduct on Tampa Port Authority property or on private property in the Port district. (If additional space is needed please attach necessary pages to application.)

Sesco already owns a piece of land in Port of Tampa, our goal is to be able to offload our own cement vessels

with our own stevedoring crew

10. In support of this application, and to establish proof of Applicant's readiness, willingness and ability to perform under the requested license, please provide documentary evidence of:

- (a) Financial capability including but not limited to annual report and financial statements (at a minimum, income statements, balance sheets and cash flow sheets) for the past three (3) years (if applicable) and any issued this year. If annual reports or financial statements are not available, please provide a certified copy of the applicant's or principal owner(s) Federal income tax returns for the past three (3) years.
- (b) The applicant's articles of incorporation, articles of organization, partnership registration statement or statement of qualification, as applicable, and a statement that the entity is authorized to do business in the State of Florida.
- (c) Experience in proposed field of operation and current location(s) of operation (include a resumé for each officer, director, member, partner, shareholder, principal or employee active in the management of the Applicant).
- (d) Ownership or availability of equipment essential to performance of proffered service Attach list of equipment to be used in the performance of this service (if applicable).
- (e) Safety policies and procedures in place for the service you wish to provide. If your service has potential of environmental impact, attach procedures in place to correct.
- (f) A Certificate of Insurance form properly prepared by your insurance agency. The Certificate of Insurance must be issued in compliance with the licensee's insurance requirements as set forth in Section L20 of this Tariff.

Liability coverages are to cover the interests of the Tampa Port Authority as being insured for the operations of the licensee for all coverage's other than the Workers' Compensation and Employers' Liability insurance. A formal Certificate of Insurance is to be delivered to the Tampa Port Authority prior to the use of any license issued.

- (g) For Franchise Steamship Agency Licensee only: \$100,000 bond, letter of credit, or cash deposit.

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Page 2 of 3

11. Current licenses

City _____ License # _____
County _____ License # _____
State _____ License # _____

12. References:

Bank: PNC _____

Address: 400 N Federal Hwy City: Fort Lauderdale State: FL Zip: 33301

Phone: 469-449-8822 Officer: Cristina Bargan Account #: 1224905196

Three Trade References including address, phone number and account number:

Labor Finders of Broward County Inc.; 2440 NW 54th St Miami FL, 33142, AR 305-545-6677, Account 13-1-7700

MIAMI FORKLIFT SERVICE, CORP. 7910 West 25th Avenue, Hialeah FL, 33016, AR 305-820-5531

Penske Truck Leasing CO., L.P. P.O. BOX 532658 Atlanta, GA 30353-2658, Ronni Ibrahim, 954-818-0177, Account 65110700-0752

The above information is provided for the purpose of extending credit to our company as provided in your Port Charges Tariff. We understand that any port usage invoice not paid within 30 days from date of invoice shall incur late charges of 1 ½ % for each 30 day period the invoice remains unpaid. To the best of our knowledge and belief, the information is accurate and may be relied upon in making your credit decision. We authorize our bank and suppliers to furnish you any information necessary to complete your evaluation of our credit history.

Applicant agrees, in the event this application is approved and license granted, to abide by all State, Local and Port Authority rules and regulations now in effect or hereafter established, including, without limitation, the tariff. By signing and submitting this application, Applicant certifies that all information provided in this application is true and correct and further, understands that providing false or misleading information on this application may result in the application being denied, or in instances of renewal, revoked.

Applicant acknowledges that this application is subject to the Florida Public Records Act, Chapter 119, Florida Statutes, as may be amended. Applicant hereby waives any and all claims for any damages resulting to the Applicant from any disclosure or publication in any manner of any material or information acquired by Tampa Port Authority during the application process or during any inquiries, investigations, or public hearings. The individual executing this application personally warrants that s/he has the full binding authority to execute this application on behalf of the Applicant.

SIGNED MOHAMED ELNOKALI _____

MOHAMED ELNOKALI

Print name VP OF OPS _____

Title or Position _____

DATE: 09-12-2022 _____

Issued by: Tampa Port Authority
P O Box 2192 Tampa, FL 33601

EXHIBIT NO. 2

TAMPA BAY TIMES PUBLIC HEARING NOTICE AND AFFIDAVIT

0000254922-01

**Tampa Bay Times
Published Daily**

STATE OF FLORIDA
COUNTY OF Hillsborough

} ss


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: Sesco Cement Florida, LLC** was published in said newspaper by print in the issues of: **10/30/22** or by publication on the newspaper's website, if authorized, on

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 **10/30/2022**



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 11:00 a.m. on December 1, 2022 before the Tampa Port Authority d/b/a Port Tampa Bay, at its offices located at 1101 Channelside Drive, Tampa, Florida to hear public comments regarding the following:

Sesco Cement Florida, LLC - Application for a license to operate as a Stevedore in accordance with Section L, Item LOO, Port of Tampa Tariff No. 14.

All written comments and objections directed toward the foregoing matter should be filed with Port Tampa Bay, Senior Director of Business Development, at 1101 Channelside Drive, Tampa, Florida 33602 by 12:00 noon on November 30, 2022. 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 Belinda McKnight (813) 905-5161 or email bmcknight@tampaport.com no later than 48 hours prior to the hearing.

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

10/30/2022
(254922)

SUBJECT: SITE IMPROVEMENT PERMIT AND UTILITY EASEMENTS FOR RACETRAC, INC.

BACKGROUND:

Port Tampa Bay's (PTB) policy for Site Improvements Permits establishes guidelines for tenants and other users of PTB lands to obtain PTB's consent before constructing any improvements on PTB lands. The policy requires the approval of PTB's Board of Commissioners for the construction or modification of improvements on PTB lands with an estimated construction cost in excess of \$200,000.00 or that involve the granting of an easement.

FACTS/COMMENTS:

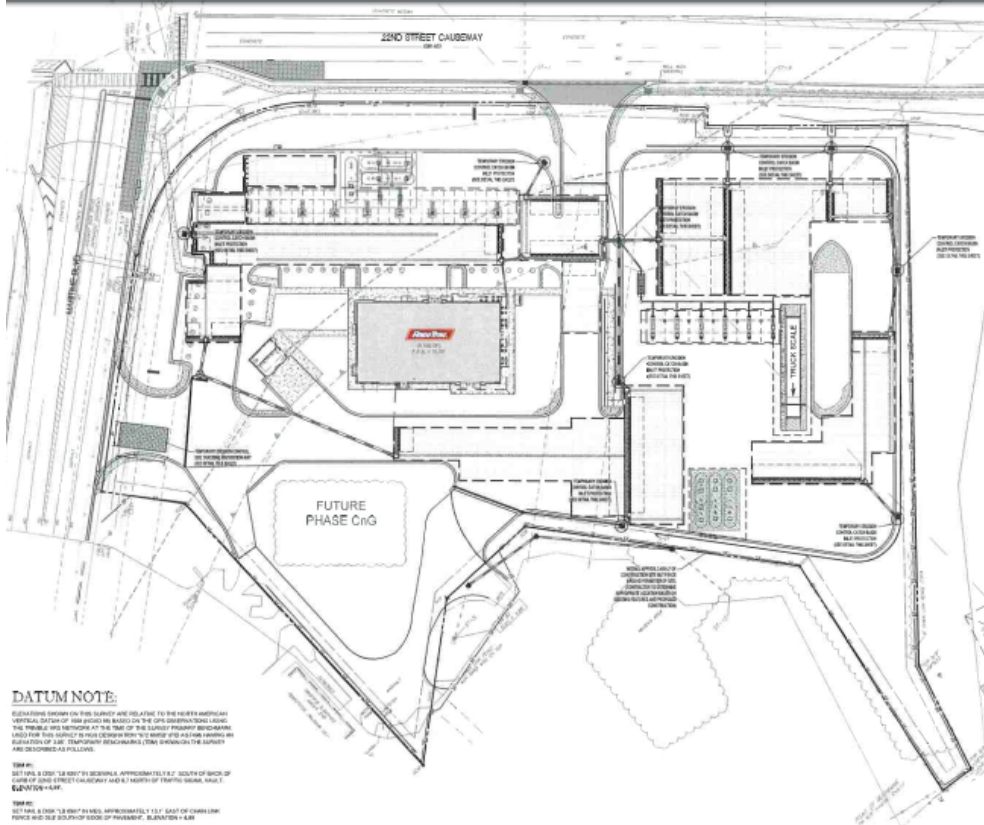
At the May 17, 2022 Board meeting, the PTB Board approved a lease agreement with RaceTrac, Inc. (Racetrac) to lease approximately 5.89 acres at the entrance of Hooker's Point. Racetrac recently submitted a Site Improvements Permit application for the construction of an 8,100 square foot convenience store with 16 fueling stations and 5 high flow diesel lanes. The approximate cost of the project is \$5,000,000.

PTB staff has reviewed the application, determined that the proposed location of convenience store and fueling station does not have any conflicts, and recommends approval of the Site Improvements Permit and any related utility easement contingent upon Racetrac signing the lease.

RECOMMENDATION:

Approve the Site Improvements Permit and authorize the Port President/CEO, or his designee, to execute the applicable utility easements for construction of a convenience store and fueling facility as described in this agenda item, subject to review by Port counsel.

Board Meeting
December 20, 2022
Engineering 402379



SUBJECT: EXTENSION OF SERVICE AGREEMENT WITH CARAHSOFT TECHNOLOGY CORPORATION FOR THE LICENSING OF CONCUR TECHNOLOGIES, INC. TRAVEL AND EXPENSE SOFTWARE

BACKGROUND:

Concur Technologies, Inc. (Concur) offers secure cloud-based solutions on the web, smartphone or tablet that connects all of Port Tampa Bay's (PTB) expense, travel and vendor invoices into one system. At the May 15, 2018 PTB Board meeting, PTB's Board of Commissioners approved an agreement with Carahsoft Technology Corporation (Carahsoft) for the licensing of Concur's travel and expense software which was extended at the April 21, 2020 Board meeting and the November 16, 2021 Board meeting for a term of three years (January 1, 2022 to December 31, 2024) with a thirty day termination right. However, Carahsoft would only agree to a one year term for \$96,000.

FACTS/COMMENTS:

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

- Receipt & Policy audit service; including imbedding of PTB policies to check receipts
- Easy data entry service for transactions and connecting receipts to individual transactions with descriptions and justifications of activities
- Easy expense processing service for requests such as GSA per diems
- Linkage system to connect individual P-Cards to profiles to enable transactions to be posted within 24-48 hours of transaction
- Easy management system to review individual expenses and approvals for invoices and expenses directly from phone/iPad/tablet (System will send push notifications and email notifications about any unassigned transactions, approvals, or requests are pending approval)
- Invoice workflow embedded in the system from purchase requisition through to approvals

Based on the number of 2022 transactions, the monthly expense for the Travel, Entertainment and Expense Platform Service Agreement (Agreement) would be \$6,281.29 or \$75,375.42 annually. This negotiated rate is based on a twelve month commitment (January 1, 2023 to December 31, 2023) and is a slight decrease from the prior year and is for an amount not to exceed \$75,375.42.

Funding for the Agreement is included in the FY2023 Operating Expense Budget.

RECOMMENDATION:

Authorize the Port President/CEO, or his designee, to approve a one year extension of the agreement with Carahsoft Technology Corporation for the Travel/Entertainment and Expense Platform Service Agreement for an amount not to exceed \$75,375.42 for the period January 1, 2023 to December 31, 2023, subject to review by Port counsel.

Board Meeting
December 20, 2022
Finance Department 402393

D. REGULAR AGENDA

SUBJECT: EXTENSION OF UNIFORMED SECURITY GUARD SERVICES MASTER CONTRACT – G4S SECURITY SOLUTIONS (USA), INC.

BACKGROUND:

On November 13, 2018, Port Tampa Bay (PTB) Board of Commissioners approved a three (3) year contract with two (2) one (1) year extension options with G4S Security Solutions (USA), Inc. (G4S) to provide uniformed security guard services at PTB facilities throughout the Port. In 2021, G4S was acquired by Universal Protection Service, LLC d/b/a Allied Universal Security Services, LLC (Allied Universal) and has been providing security services as set forth in the contract. Allied Universal, has remained a responsive and reliable security contractor throughout the current contract with PTB.

FACTS/COMMENTS:

Since acquiring G4S, Allied Universal has been providing security guard services for PTB and has been responsive to PTB's needs as the port continues to grow. Staff recommends extending the final one (1) year of the contract with Allied Universal commencing on January 20, 2023 to January 19, 2024 with an increase of eight percent (8%) in the overall labor rate which would be an amount not to exceed \$3,825,592 and includes a two percent (2%) contingency for emergencies and unforeseen circumstances.

Funds for this contract were included in the approved FY 2023 Operating Budget.

RECOMMENDATION:

Authorize the Port President/CEO, or his designee, to extend the contract with Allied Universal to provide uniformed guard services for a period of one (1) year at a cost not to exceed \$3,825,592, which includes a 2% contingency for emergencies and unforeseen circumstances, subject to review by Port counsel.

Board Meeting
December 20, 2022
Security 402326

SUBJECT: PORT TAMPA BAY VIDEO MANAGEMENT SYSTEM UPGRADE**BACKGROUND:**

Port Tampa Bay (PTB) owns and operates a specialty camera system manufactured and supported by Innovative Signal Analysis. This camera system was originally funded by a Federal Seaport Security Grant administered by the Federal Emergency Management Agency (FEMA). In 2022, PTB was awarded a Federal Seaport Security Grant to upgrade and maintain the Innovative Signal Analysis system and related system infrastructure.

FACTS/COMMENTS:

The Innovative Signal Analysis system integrates a variety of camera technologies into one common operating picture to give the end user a comprehensive view of maritime activity on Port property and surrounding navigable waterways. Innovative Signal Analysis is the sole provider of these products. At the March 22, 2022 Board meeting, the PTB Board of Commissioners approved a contract with GSA Security, Inc (GSA) to maintain, enhance, repair and troubleshoot the existing system. GSA is an authorized Innovative Signal Analysis service provider and Innovative Signal Analysis only sells system components, at a fixed prices, to authorized service providers. Staff determined that purchasing hardware and software from Innovative Signal Analysis utilizing an authorized service provider was the only way to maintain the service and was the only practical way to complete this project.

GSA, representing Innovative Signal Analysis, has agreed to provide new equipment, upgrades and a service agreement at a cost not to exceed \$292,528. PTB will be reimbursed for the costs of the equipment and upgrades by federal security grant funds administered by FEMA following the completion of the upgrades in an amount up to \$219,396 which is seventy-five percent (75%) of the total expenditure. Therefore, PTB's costs for the project will be an amount of up to \$73,132 which is the twenty-five percent (25%) required matching contribution. Funding for this project was included in the PTB FY23 Capital Budget.

RECOMMENDATION:

Authorize the PTB President/CEO, or his designee, to utilize the terms of an existing agreement with GSA to expend up to \$292,528 for the upgrade and maintenance of the PTB Innovative Signal Analysis system with PTB being reimbursed up to \$219,396 (75% of the total expenditure) in Federal security grant funds administered by FEMA following completion of the project resulting in a final PTB expenditure in an amount of up to \$73,132 (25% required matching contribution), subject to review by Port counsel.

Board Meeting
December 20, 2022
Security 402328

**SUBJECT: GENERAL SUPPORT AND LITIGATION SERVICES OUTSIDE
COUNSEL AGREEMENTS – RFQ No. Q-001-23**

BACKGROUND:

In accordance with Port Tampa Bay (PTB) policy, staff solicited requests for qualifications (RFQ) from interested firms for general support and litigation services under RFQ No. Q-001-23. The RFQ was advertised in the Tampa Bay Times on October 19, 2022, the LaGaceta and Florida Sentinel Bulletin on October 21, 2022, as well as DemandStar PTB's online Procurement distribution system.

FACTS/COMMENTS:

On December 1, 2022, PTB received two (2) proposals in response to the RFQ. Based upon each of the firms' experience and qualifications reflected in their submittals, staff recommends negotiating agreements with the two (2) firms listed below. This will provide PTB the option of using personnel from multiple firms based on their availability, qualifications, and experience for specific matters. The agreements will allow PTB the flexibility to address potential conflicts, responsiveness, and costs of service.

MacFarlane, Ferguson & McMullen
Shumaker, Loop & Kendrick, LLP

The term of each of the agreements would be for three (3) years and legal services would be provided on an "as needed" basis. PTB would not pay a retainer fee and would not be obligated to use any of the firms during the term of the engagement agreement. PTB would pay the hourly fees set forth on the attached Fee Schedule.

Funds for this matter were included in the approved FY2023 Operating Expense budget.

RECOMMENDATION:

Authorize the Port President/CEO, or his designee, to enter into separate three (3) year agreements for general support and litigation services with each of the firms listed in this agenda item, subject to review by the Port counsel.

Board Meeting
December 20, 2022
Legal 402644

The following hour rate schedule for services performed under these agreements:

Position	Hourly Rate Tier 1	Hourly Rate Tier 2	Hourly Rate Tier 3
Senior Shareholder / Senior Partner (ten or more years' experience)	Up to \$300.00 per hour	Up to \$325.00 per hour	Up to \$350.00 per hour
Partner / Attorney (five to nine years' experience)	Up to \$250.00 per hour	Up to \$275.00 per hour	Up to \$325.00 per hour
Attorney / Associate (up to four years' experience)	Up to \$200.00 per hour	Up to \$225.00 per hour	Up to \$250.00 per hour
Paralegals FRP or Certified by NALA or FCRP	Up to \$100.00 per hour	Up to \$125.00 per hour	Up to \$125.00 per hour
Law Clerks	Up to \$100.00 per hour	Up to \$100.00 per hour	Up to \$100.00 per hour
Tier 1: General Support Contract Drafting, Document Preparation, Counseling on General Matters, Review and Handling Claims, General Civil Litigation and Administrative Matters.			
Tier 2: Pre-Trial and Administrative Hearings Preparation. Bid Protests involving hearing officers. General Trial Practice and Administrative Hearings.			
Tier 3: Complex Litigation and Bankruptcy Matters. Complex appellate litigation.			

**SUBJECT: REAL ESTATE AND LAND USE OUTSIDE COUNSEL
AGREEMENTS -- RFQ No. Q-002-23**

BACKGROUND:

In accordance with Port Tampa Bay (PTB) policy, staff solicited requests for qualifications (RFQ) from interested firms qualified in the practice areas of real estate and land use law under RFQ No. Q-002-23. The RFQ was advertised in the Tampa Bay Times on October 26, 2022, the LaGaceta and Florida Sentinel Bulletin on October 28, 2022, as well as DemandStar PTB's online Procurement distribution system.

FACTS/COMMENTS:

On December 8, 2022, PTB received two (2) proposals in response to the RFQ. Based upon each of the firms' experience and qualifications reflected in their submittals, staff recommends negotiating agreements with the two (2) firms listed below. This will provide PTB the option of using personnel from multiple firms based on their availability, qualifications, and experience for specific matters. The agreements will allow PTB the flexibility to address potential conflicts, responsiveness, and costs of service.

GrayRobinson, P.A.

Trenam, Kemker, Scharf, Barkin, Frye, O'Neill & Mullins, P.A.

The term of each of the agreements would be for three (3) years and legal services would be provided on an "as needed" basis. PTB would not pay a retainer fee and would not be obligated to use any of the firms during the term of the engagement agreement. PTB would pay the applicable hourly fees set forth on the attached Fee Schedule.

Funds for this matter were included in the approved FY2023 Operating Expense budget.

RECOMMENDATION:

Authorize the Port President/CEO, or his designee, to enter into separate three (3) year agreements for real estate and land use law services with each of the firms listed in this agenda item, subject to review by Port counsel.

Board Meeting
December 20, 2022
Legal 402636

The following hour rate schedule for services performed under these agreements:

Position	Hourly Rate Tier 1	Hourly Rate Tier 2	Hourly Rate Tier 3
Senior Shareholder / Senior Partner (ten or more years' experience)	Up to \$300.00 per hour	Up to \$325.00 per hour	Up to \$350.00 per hour
Partner / Attorney (five to nine years' experience)	Up to \$250.00 per hour	Up to \$275.00 per hour	Up to \$325.00 per hour
Attorney / Associate (up to four years' experience)	Up to \$200.00 per hour	Up to \$225.00 per hour	Up to \$250.00 per hour
Paralegals FRP or Certified by NALA or FCRP	Up to \$100.00 per hour	Up to \$125.00 per hour	Up to \$125.00 per hour
Law Clerks	Up to \$100.00 per hour	Up to \$100.00 per hour	Up to \$100.00 per hour
Tier 1: General Support Contract Drafting, Document Preparation, Counseling on General Matters, Review and Handling Claims, General Civil Litigation and Administrative Matters.			
Tier 2: Pre-Trial and Administrative Hearings Preparation. Bid Protests involving hearing officers. General Trial Practice and Administrative Hearings.			
Tier 3: Complex Litigation and Bankruptcy Matters. Complex appellate litigation.			

E. RECEIPT OF REPORTS

1. REPORT OF AGED ACCOUNTS RECEIVABLES

2. REPORT OF CONTRACT STATUS

3. REPORT OF PERMITS

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

TAMPA PORT AUTHORITY
Monthly Aged Receivables
November 30, 2022

Customer Number	Customer Name	Current	31 - 60 Days	61 - 90 Days	91 & Over	Customer Balance
Port Fees						
Q416	AA METALS INC	262.85	-	-	-	262.85
Q483	ACCORDIA SHIPPING LLC	2,649.14	-	-	-	2,649.14
S036	ALTAMAR SHIPPING	306.50	-	-	-	306.50
T012	AMALIE OIL COMPANY	2,454.23	-	-	-	2,454.23
D081	AMERICAN MARINE EXPRESS, INC	10.50	-	-	-	10.50
T400	ARDENT MILLS, LLC	5,879.41	-	-	-	5,879.41
Q456	ARGOS USA LLC	-	-	-	401.70	401.70
A512	BEYEL BROTHERS INC	-	315.00	-	-	315.00
T201	BUCKEYE TERMINALS, LLC	180,030.29	57,143.05	-	814.85	237,988.19
D049	CARGILL SALT	(67.70)	-	-	-	(67.70)
T131	CARNIVAL CRUISE LINES	483,435.42	-	-	-	483,435.42
T198	CEMEX CONSTRUCTION MATERIALS FLORIDA, LLC	17,365.03	-	-	-	17,365.03
T014	CENTRAL FLORIDA PIPELINE LLC	351,812.42	-	-	-	351,812.42
Q414	CENTURY METALS & SUPPLIES INC	4,054.92	4,188.89	-	-	8,243.81
Q439	CITROSUCO NORTH AMERICA, INC.	38,061.83	-	-	-	38,061.83
T109	CITRUS PRODUCTS	40,480.00	-	-	-	40,480.00
T196	CROPLAND SERVICES, INC.	12,964.05	-	-	-	12,964.05
A423	DANN OCEAN TOWING, INC	505.76	-	-	-	505.76
D063	DAVIS INDUSTRIAL	20.00	-	-	-	20.00
Q450	DOLE FRESH FRUIT COMPANY	27,258.00	-	-	81.54	27,339.54
Q081	DONGKUK INTERNATIONAL INC	3,484.24	-	-	-	3,484.24
Q127	DONGKUK INTERNATIONAL INC	1,246.49	-	-	-	1,246.49
D062	FEDERAL MARINE TERMINALS	60.00	-	-	-	60.00
A031	FILLETTE GREEN & CO, INC	-	-	284.00	-	284.00
T132	FLORIDA AQUARIUM	491.75	-	-	-	491.75
M104	FOREIGN TRADE ZONE NO 79	3,720.00	-	-	-	3,720.00
Q097	FRONTIER LOGISTICS SERVICES	1,797.89	-	-	-	1,797.89
A429	GAC SHIPPING (USA) INC	97,393.77	-	-	-	97,393.77
T185	GAETANO CACCIATORE INC	34,346.09	-	-	-	34,346.09
A527	GULF HARBOR SHIPPING, LLC	(25.00)	-	-	-	(25.00)
T063	GULF SULPHUR SERVICES	10,930.50	-	-	-	10,930.50
Q336	HANWA AMERICAN CORPORATION	1,780.75	-	-	-	1,780.75

TAMPA PORT AUTHORITY
Monthly Aged Receivables
November 30, 2022

Customer Number	Customer Name	Current	31 - 60 Days	61 - 90 Days	91 & Over	Customer Balance
M001	HILLSBOROUGH COUNTY BOARD OF COUNTY COMMISSIONERS	-	150,000.00	-	-	150,000.00
Q010	HUSTEEL USA INC	5,229.13	-	-	-	5,229.13
A306	INCHCAPE SHIPPING SERVICES	68,206.63	-	-	-	68,206.63
A078	INTERNATIONAL SHIP REPAIR	154.35	-	-	-	154.35
Q480	KG STEEL USA INC	1,046.55	-	-	-	1,046.55
A003	KIRBY OFFSHORE MARINE	7,026.51	-	-	-	7,026.51
A248	LA CARRIERS, LLC	305.20	-	-	-	305.20
T319	LINEA PENINSULAR, INC	4,964.18	-	-	-	4,964.18
T308	LOGISTEC GULF COAST LLC	56,432.42	-	-	-	56,432.42
T328	MAJESTIC STEEL USA	1,859.10	-	-	-	1,859.10
A360	MARTIN GAS MARINE	2,301.60	-	-	-	2,301.60
T135	MARTIN MARIETTA AGGREGATES	53,738.25	-	-	-	53,738.25
T134	MARTIN OPERATING PARTNERSHIP	8,167.04	6,876.47	-	-	15,043.51 ⁶⁵
Q364	MARUBENI ITOCHU STEEL AMERICA INC (TX)	3,908.78	-	-	-	3,908.78
A465	MASTER, OWNER & OPERATORS	74,491.64	-	-	-	74,491.64
A548	MCDONOUGH MARINE SERVICE	-	240.00	-	-	240.00
Q339	MEDTRADE INC	381.73	25,448.95	-	-	25,830.68
Q070	METAL ONE AMERICA	394.00	-	-	-	394.00
Q158	METALLIA, A DIVISION OF HARTREE PARTNERS LP	374.81	9,141.58	7,922.81	-	17,439.20
S067	MKD LOGISTICS LLC	13.00	-	-	-	13.00
A430	MORAN SHIPPING AGENCIES	330,854.87	632.20	-	-	331,487.07
A053	MORAN TOWING CORPORATION	28,262.05	649.20	-	-	28,911.25
T002	MOSAIC CROP NUTRITION, LLC	(636.94)	3,558.91	-	-	2,921.97
T011	MURPHY OIL USA INC	32,087.80	-	-	-	32,087.80
S075	NAV TRANSPORTATION/NORTHSTAR SVCS LTD	105.00	-	80.00	-	185.00
A486	NORTH AMERICAN GENERAL AGENTS	28,633.80	-	2,114.65	3,757.02	34,505.47
A071	NORTON LILLY INTERNATIONAL	492,046.45	-	-	1,653.88	493,700.33
T200	NORWEGIAN CRUISE LINE	83,687.40	-	-	-	83,687.40
A439	NOVA INTERNATIONAL SHIPPING	6,245.27	-	-	-	6,245.27
S076	ONLINE TRANSPORT INTERNATIONAL LLC	399.00	-	-	-	399.00
Q351	OPTIMA STEEL INTERNATIONAL, LLC	2,593.85	-	-	-	2,593.85
T318	PORT LOGISTICS TERMINAL OPERATIONS LLC	2,419.25	2,077.72	1,555.70	3,148.56	9,201.23
T006	PORTS AMERICA	5,708.55	-	-	-	5,708.55

TAMPA PORT AUTHORITY
Monthly Aged Receivables
November 30, 2022

Customer Number	Customer Name	Current	31 - 60 Days	61 - 90 Days	91 & Over	Customer Balance
T182	PORTS AMERICA	185,706.29	-	-	225.68	185,931.97
A283	PRO TRANSPORT INC, TAMPA	12.50	-	-	-	12.50
T292	PURAGLOBE FLORIDA LLC	1,624.11	-	-	-	1,624.11
Q371	SAMSUNG C&T AMERICA, INC	365.13	-	-	-	365.13
A064	SAVAGE & SON, AR	370,031.76	-	-	-	370,031.76
A531	SAVAGE MARINE MANAGEMENT COMPANY, LLC	47,265.06	-	-	-	47,265.06
A065	SEA & LAND SHIPPING	113,326.34	-	-	-	113,326.34
A400	SEABULK TANKERS INC	(216.36)	-	-	-	(216.36)
Q202	SEAH STEEL AMERICA	23,217.42	-	-	-	23,217.42
Q213	SEAH STEEL AMERICA CORP	-	-	128.51	128.51	257.02
S069	SOUTHERN CARTAGE, INC	-	-	70.00	-	70.00
Q485	STEEL DYNAMICS SOUTHWEST-SINTON DIVISION	550.91	-	-	-	550.91
T101	SULPHURIC ACID TRADING COMPANY	6,521.00	-	-	-	6,521.00
Q396	SUMMIT GLOBAL TRADING	1,745.31	-	-	-	1,745.31
T021	TAMPA PORT SERVICES, LLC	(217.89)	-	79.72	-	(138.17)
A384	TAMPA SHIP LLC	189.00	-	-	-	189.00
T173	TITAN FLORIDA LLC	71,328.91	-	-	-	71,328.91
Q413	TOYOTA TSUSHO AMERICA, INC	-	1,135.72	-	-	1,135.72
T150	TRADEMARK METALS RECYCLING FKA ONESTEEL	17,850.74	4,651.24	140.00	79.72	22,721.70
A251	TRADEMARK METALS RECYCLING LLC	(20.00)	-	-	-	(20.00)
A497	TRANS-ATLANTIC AGENCIES INC	116,365.96	-	-	-	116,365.96
T197	TRANSFLO TERMINAL SERVICES, INC.	-	-	-	9,106.66	9,106.66
T020	TRANSMONTAIGNE INC	75,695.17	-	354.28	-	76,049.45
S021	TRX SOUTHEAST (TAMPA #770)	10.50	-	-	-	10.50
Q163	USP HOLDINGS, INC	1,819.26	-	-	-	1,819.26
T119	VULCAN MATERIALS COMPANY	-	-	-	5,692.30	5,692.30
A532	WORLD FUEL SERVICES, INC.	19,112.40	-	-	-	19,112.40
T056	YARA NORTH AMERICA INC	6,162.19	4,553.80	-	-	10,715.99
T171	ZIM ISRAELI NAVIGATION COMPANY	45,528.00	-	289.67	1,048.54	46,866.21
Subtotal Port Fees		3,728,084.11	270,612.73	13,019.34	26,138.96	4,037,855.14

TAMPA PORT AUTHORITY
Monthly Aged Receivables
November 30, 2022

Customer Number	Customer Name	Current	31 - 60 Days	61 - 90 Days	91 & Over	Customer Balance
License Fees						
C052	HAPPY'S PRODUCE		-	-	250.00	250.00
A314	TROPIC OIL COMPANY	-	-	-	250.00	250.00
Subtotal License Fees		-	-	-	500.00	500.00
Lease Charges						
L219	AMERICAN VICTORY SHIP MEMORIAL MUSEUM	(19.37)	-	-	-	(19.37)
L207	CARGILL INC SALT FACILITY	(1,594.66)	-	-	-	(1,594.66)
L225	CBP DEVELOPMENT, LLC	82,234.33	-	-	-	82,234.33
L403	CELLCO PARTNERSHIP DBA VERIZON WIRELESS	-	-	-	100.17	100.17
L399	CEMEX CONSTRUCTION MATERIALS FLORIDA LLC	23,843.22	-	-	-	23,843.2267
L268	DANIEL, IAN & LORNA	1,605.97	-	-	-	1,605.97
L124	GULF MARINE REPAIR INC	129,743.99	-	-	-	129,743.99
L103	INTERNATIONAL SHIP REPAIR & MARINE SERVICES, INC	40.00	-	-	-	40.00
L019	KLOECKNER METAL CORPORATION	467.88	31,192.27	-	-	31,660.15
L308	LOGISTEC GULF COAST LLC	29,398.00	-	-	-	29,398.00
L328	MAJESTIC STEEL USA	(281.66)	-	-	-	(281.66)
L174	MARTIN MARIETTA AGGREGATES	2,969.60	-	-	-	2,969.60
L010	MOSAIC CROP NUTRITION, LLC	(156.32)	502.83	-	-	346.51
L410	NORTH ATLANTIC INTERNATIONAL OCEAN CARRIER, INC	(1,292.93)	7,757.50	-	872.73	7,337.30
L318	PORT LOGISTICS TERMINAL OPERATIONS LLC	29,505.25	29,505.25	-	-	59,010.50
L196	SEABULK TOWING INC	(130.85)	-	-	-	(130.85)
L049	TAMPA PORT SERVICES, LLC	(213.38)	-	-	168.05	(45.33)
L291	TAYLOR PERRY WAREHOUSE & DISTRIBUTION LLC	18,012.28	-	-	-	18,012.28
L295	THE FLORIDA AQUARIUM	700.08	-	-	-	700.08
L239	TITAN FLORIDA LLC	490.60	-	28,386.87	320.00	29,197.47
L209	TRADEMARK METALS RECYCLING FKA ONESTEEL	(198.28)	-	-	-	(198.28)
L297	TRANSFLO TERMINAL SERVICES, INC.	11,411.06	-	-	-	11,411.06
L146	VULCAN MATERIALS	(2,023.25)	1,639.99	-	-	(383.26)
Subtotal Lease Charges		324,511.56	70,597.84	28,386.87	1,460.95	424,957.22

TAMPA PORT AUTHORITY
Monthly Aged Receivables
November 30, 2022

Customer Number	Customer Name	Current	31 - 60 Days	61 - 90 Days	91 & Over	Customer Balance
<u>Accounts in Litigation/Renegotiation/Bankruptcy</u>						
R020	FELIPES PAVEL	-	-	-	2,495.78	2,495.78
R019	GEMCAP TRUCKING INC	-	-	-	10,504.99	10,504.99
L404	INTEGRAL ENERGY, LLC	-	-	-	274,733.00	274,733.00
A538	WORK CAT TRANS GULF LLC	-	-	-	224,197.87	224,197.87
Subtotal Accounts in Litigation/Renegotiation/Bankruptcy		-	-	-	511,931.64	511,931.64
Total Aged Receivables as of November 30, 2022		\$ 4,052,595.67	\$ 341,210.57	\$ 41,406.21	\$ 540,031.55	\$ 4,975,244.00

TAMPA PORT AUTHORITY
MONTHLY CONTRACT STATUS REPORT
11/30/22

Project	Contractor	Contract Financial Record #	Original Bd App Date	Amt Approved Including Amendments	Costs Incurred to Date	Percent Complete
OPERATING AND NON-CAPITAL CONTRACTS:						
Secured Data Center Facility Lease	Protected Trust/IF&D Data Suites	14-28	09/20/16	\$ 70,320	5,019	7.1%
Software Licensing - iSeaports	Harbour Mastery, Inc.	22-06	10/21/14	\$ 65,000	59,865	92.1%
Security System Maintenance & Repair	GSA Security	22-03	03/23/22	\$ 481,000	246,584	51.3%
SBE Uniformed Security Guard Service	Martinez & Company	22-21	06/18/19	\$ 324,500	81,156	25.0%
Real Estate Consulting Services	CBRE, Inc.	22-17	06/15/21	\$ 75,000	-	0.0%
Government Relations Consultant Services	Van Scoyoc & Associates	23-33	08/17/21	\$ 90,000	7,500	8.3%
State Legislative Services	Advocacy Group at Cardenas Partners	23-29	08/16/22	\$ 60,000	10,000	16.7%
Elevator/Escalator Maintenance & Repair Services	ThyssenKrupp Elevator	22-27	09/15/20	\$ 427,084	18,154	4.3%
Website Development & Website Hosting Services	GSL Solutions	22-35	11/15/22	\$ 45,000	-	0.0%
Video Production Services	Shooting Stars Post Inc	23-30	10/19/21	\$ 90,000	9,613	10.7%
Software Licensing - Concur	Carahsoft Technology Corp	22-10	04/21/20	\$ 94,824	94,824	100.0%
Law Enforcement Services	Hillsborough County Sheriff's Office	22-31	11/19/19	\$ 2,607,685	2,173,985	83.4%
Workers Compensation Insurance	PGIT (Preferred Governmental Insurance Trust)	22-05	10/19/21	\$ 195,854	123,913	63.3%
Landscaping Services	TCC Enterprise Inc	23-06	09/21/21	\$ 120,000	7,517	6.3%
Grounds Maintenance	TCC Enterprise Inc	23-18	09/21/21	\$ 341,009	25,834	7.6%
HVAC Monitoring, Routine Service & Repair	Tampa Bay Trane	22-12	09/17/19	\$ 84,200	52,088	61.9%
Consulting Services	HCP Associates	22-14	8/18/2020	\$ 75,000	61,520	82.0%
Uniformed Security Guard Services	G4S Security Solutions	22-15	12/15/2020	\$ 3,534,700	2,954,273	83.6%
Government Relations Consultant Services	Alcalde & Fay	22-25	09/17/19	\$ 90,000	90,000	100.0%
Copier Leases (8 copiers)	Sharp Business Systems	22-11	10/16/18	\$ 60,000	35,967	59.9%
State Legislative Services	Capital City Consulting, LLC	22-21	06/15/21	\$ 60,000	15,000	25.0%
I.T. Consultant	Tribridge	22-23	09/18/18	\$ 85,000	13,545	15.9%
Janitorial Services	Xtremely Clean	22-08	10/15/19	\$ 428,689	376,185	87.8%
Insurance Consultants	McGriff, Seibels & William, Inc	20-24	06/18/19	\$ 45,000	1,971	4.4%
Medical Insurance	Florida Blue	22-37	10/15/19	\$ 3,277,000	3,132,207	95.6%
Insurance Broker Services	Hugh Wood, Inc	22-28	08/17/21	\$ 50,000	50,000	100.0%
Property & Liability Insurance	Hugh Wood, Inc	22-42	04/19/22	\$ 2,995,000	2,813,195	93.9%
Hosting and Support Services	Timmons Group	22-20	12/21/21	\$ 37,170	27,878	75.0%
Financial Audit Services	Rivero, Gordimer & Company, PA	21-19	08/17/21	\$ 85,000	77,745	91.5%
Financial Advisory Services	PFM Financial Advisors LLC	23-40	09/20/22	\$ 30,000	-	0.0%
Medical Insurance	United Healthcare	22-37	10/18/23	\$ 3,013,625	-	0.0%
OPERATING AND NON-CAPITAL CONTRACTS:				\$ 19,037,660	\$ 12,565,537	
CONTINUING ANNUAL CONTRACTS:						
Disaster Recovery services	Belfor USA Group (Year 1)	21-24	04/17/18	\$ 10,000	\$ 10,000	100.0%
Professional Service Contracts	Various	19-01-02	07/24/17	\$ 7,206,213	\$ 4,640,912	64.4%
Professional Service Contracts	Various	20-01-02	09/17/19	\$ 7,895,000	\$ 6,286,252	79.6%
Professional Service Contracts	Various	21-01-02	09/15/20	\$ 7,049,422	\$ 5,067,970	71.9%
Professional Service Contracts	Various	22-01-02		\$ 5,650,000	\$ 2,666,035	47.2%
Professional Service Contracts	Various	23-01-02		\$ 11,466,132	\$ 42,298	0.4%
CONTINUING ANNUAL CONTRACTS:				\$ 39,276,767	\$ 18,713,468	

TAMPA PORT AUTHORITY
MONTHLY CONTRACT STATUS REPORT
11/30/22

Project	Contractor	Contract Financial Record #	Original Bd App Date	Amt Approved Including Amendments	Costs Incurred to Date	Percent Complete
CONSTRUCTION AND CAPITAL CONTRACTS:						
Eastport Fill And Phase 2 Expansion Engineering Services	Moffatt & Nichol	17-18	09/19/17	\$ 1,909,205	1,783,905	93.4%
Navigational Improvements	Orion Marine Construction	23-04	08/20/19	\$ 3,000,000	1,741,361	58.0%
Berth 211 Upands Improvements	PCS Civil fka Pepper Construction Services, Inc	19-16	03/19/19	\$ 19,646,396	19,416,234	98.8%
Cruise Terminal 2 Office of Information Technology	US Customs and Border Patrol	19-22	06/18/19	\$ 483,718	-	0.0%
Guy N. Verger Roadway Improvements	Kimmins Contracting Corporation	21-38	11/17/20	\$ 2,700,000	2,492,323	92.3%
Transload Facility - Design and Construction	Williams Company	21-26	06/15/21	\$ 13,000,000	667,047	5.1%
Terminal 3 Access Road	Kimmins Contracting Corporation	21-39	05/18/21	\$ 1,446,469	1,058,377	73.2%
General Reevaluation Report of the Tampa Harbor Federal Project	US Army Corps of Engineers	21-50	02/16/21	\$ 1,575,000	1,050,000	66.7%
Engineering Consultant Services for Berth 214 Uplands Development (Container Terminal)	WSP USA Inc	21-16	04/20/21	\$ 1,000,000	666,441	66.6%
12,000 Sq Ft Storm hardened vehicle storage building	Blackwater Construction Services	22-38	10/19/21	\$ 3,000,000	1,397,810	46.6%
Transformers to support the new Sumitomo Cranes	Tampa Armature Works	22-16	02/15/22	\$ 1,280,981	1,227,195	95.8%
Berth 268 Reconstruction	Orion Marine Construction	22-41	03/22/22	\$ 12,000,000	3,638,047	30.3%
Berth 218 Marine Infrastructure Engineering Services	Moffatt & Nichol	22-43	05/17/22	\$ 600,000	137,129	22.9%
Electrical improvements for Sumitomo Cranes	Global Rigging & Transport, Inc	23-45	08/16/22	\$ 3,000,000	-	0.0%
Sanitary Sewer System	Causeway Development Partners	23-46	08/16/22	\$ 500,000	-	0.0%
Eastport Mitigation Site	The Kearney Companies LLC	23-47	09/19/22	\$ 3,500,000	-	0.0%
Redwing Access Rd	QGS Development, LLC	23-48	09/19/22	\$ 1,734,482	-	0.0%
CONSTRUCTION AND CAPITAL CONTRACTS:				<u>\$ 70,376,251</u>	<u>\$ 35,275,870</u>	
GRAND TOTAL:				<u>\$ 128,690,679</u>	<u>\$ 66,554,875</u>	

PERMIT REPORT
11/1/2022 – 11/30/2022

PERMITS ISSUED

21-069	Adam Vonbartheld	Non-covered boatlift/pwc/jet ski lift/Apollo Beach Canal/Mirabay/Apollo Beach
22-011	Rochelle Wright	Dock/non-covered boatlift/Apollo Beach Canal/Mirabay/Apollo Beach
22-021	Sajet Properties LLC	Outfall culverts/replace seawall/riprap/Rattlesnake Channel/Tampa
22-029	Bistro Builders – Justin Stone	Dock/non-covered boatlift/Apollo Beach Canal/Mirabay/Apollo Beach
22-036	Kurt Kwiatkowski	Dock/non-covered boatlift/Apollo Beach Canal/Mirabay/Apollo Beach
22-045	Hillsborough County Marine Safety Unit	Install navigational channel markers/Alafia River/Riverview
22-052	Douglas Starz	Dock/non-covered boatlift/Little Manatee River/ARPA/Ruskin
22-055	Andalucia Master Association (Dibenedetto) – Slip B-12	Non-covered boatlift/Apollo Beach Canal/Apollo Beach
22-056	Bal Harbour Chauteax Condo Association - Slip 37	Floating platform/Apollo Beach Canal/Apollo Beach

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 aka River's Edge Restaurant	Modify Existing Dock-Extend 5-Finger Pier Lengths & Add "T" Terminal Platform to Pier - Restaurant Docking Facility Expansion w/ required New SSLs Lease
20-010	S	Port Tampa Bay	Bulkhead wall, fill, dredge Berth 214
20-015	M	Brett Emes	Maintenance dredging-Lot 57 Len-Little Harbor
20-031	M	Hillsborough County Capital Programs Dept	Replace Phillips Lane Bridge (Bridge #104320) over Kitchen Branch w/ Proposed SSLs Esmt./Esmt. Required
20-044	M	City of Tampa Wastewater Dept.	Subaqueous Crossing-Harbour Island Force Main Replacement Project under Ybor Channel w/ proposed PTB Submerged Lands Easement (required)
21-035	M	Sunset Isle LTD and Apollo Beach 107 Partnership	Maintenance dredging @ Apollo Beach DRI Pockets 106 and 107 Apollo Beach, FL-Biscayne Canal
21-041	M	Elliott Glazer	Kayak lift @ 507 Islebay Drive-Apollo Beach, FL (Mirabay)
21-042	M	Mark Staffa	Riprap @ 1315 Jumana Loop-Apollo Beach, FL (Andalucia) (L&S-Kevin Pelc)
21-057	M	George Wilkes	Dock @3020 Christopher Watch Lane, Ruskin, FL (Len-Little Harbor Lot)
21-064	M	Zayo Group	Install 364ft of HDPE Fiber Optic Cable @ 350 E. Hillsborough Avenue-Tampa, FL under Hillsborough River (COT)
21-068	M	Justin Bremer	Lift @ 5717 Sea Turtle Place-Apollo Beach, FL

Appl.#	M/S	Applicant	Proposed Work
21-092	M	Michael Angel	Dock-lift @ 711 Pinckney Dr – Apollo Beach
22-014	M	Zayo Group	Directional bore fiber optic cable @4716 Lithia Pinecrest Road - Riverview-Alafia River Required SSLs Esmt
22-016	M	Hillsborough County	Bridge Maintenance / Channel Armoring – S. Westshore Blvd. Bridge, COT – Hillsborough River
22-020	M	Pine Key Project, LLC	Dock @ Pine Key Island (aka One Beer Can Island), Gibsonton
22-024	M	Bistro Builders, Inc.	Dock @ 705 Pinckney Dr-Apollo Beach (Mirabay)
22-025	M	Smart Communication Holdings LLC	Dock/ @ 607 Pinckney Dr-Apollo Beach (Mirabay)
22-026	M	Daniel Pator	Dock- @603 Pinckney Dr-Apollo Beach (Mirabay)
22-027	M	Smart Communication Holdings, LLC	Dock- @5605 Tybee Island Dr- Apollo Beach, FL (Mirabay)
22-028	M	Smart Communication Holdings LLC	Dock @5609 Tybee Island Dr-Apollo Beach, FL (Mirabay)
22-030	M	Hillsborough County	Bridge Maintenance-Channel Armoring Fletcher Avenue over Hillsborough River-COT/COTT/Unincorp.
22-031	M	SP Tampa Causeway Partners LLC	Subaqueous utility crossing @McKay Bay-3600 Causeway Blvd.- Tampa
22-033	M	Russell Miller	Dock-lift @ 609 Pinckney Dr-Apollo Beach (Mirabay)
22-035	M	Mirasol Davis Islands LLC – Carrier 2 – Mirasol LLC	Dock/fingerpier/boatlift/boardwalk @ 84 Davis Blvd. Tampa
22-037	M	Irvin Jackson	Boatlift on existing dock structure @5725 Sea Trout PL –Apollo Beach (Mirabay)
22-039	M	Hillsborough County	Bridge Maintenance – channel armoring @ Morris Bridge @ Hillsborough River
22-040	M	Cheryl Bidlingmaier	Dock-boatlift @613 Pinckney Drive-Apollo Beach (Mirabay)
22-046	M	Paradise Group of Countryside LLC	Floating Docks@9022 W. Hillsborough Avenue-Tampa
22-047	M	Scott Sefton	Riprap @1301 Alhambra Dr.- Apollo Beach
22-048	M	Westshore Marina Ventures	Add/replace fingerpiers@6005 Beacon Shores Street-Tampa
22-049	M	Steven & Regina Barnes	Jetski lift-access walkway @ 811 Islebay Dr-Apollo Beach
22-050	M	Todd Tumbleson	Dock@1429 Deirdre Drive-Ruskin – LMR/CBAP ARPA
22-051	M	MacDill Air Force Base	Pipeline – 5500 Commerce Street-Tampa
22-054	M	Florida Fish & Wildlife	Data Buoy – NE Side of Egmont Key
22-057	M	Andalucia Master Association	Extend pier/install lift @1303 Puerto Drive-slip C-6-Apollo Beach, FL
22-058	M	Andalucia Master Association	Extend pier/install lift/add double ski lift @1303 Puerto Drive-slip C-7-Apollo Beach, FL
22-059	M	Mark Thieme	Non-covered boatlift with dock extension @ 613 Balibay Rd- (Mirabay) Apollo Beach, FL72

Appl.#	M/ S	Applicant	Proposed Work
22-060	M	Stillwaters Landing Homeowners Assoc	Maintenance dredge @8819 Stillwaters Landing Drive, Riverview
22-061	M	Hillsborough County Public Works	Replace wales & catwalk @ Columbus Drive Bridge over Hillsborough River (Bridge #105504) Tampa, FL
22-062	M	Dolores Coe-Marsch	Riprap @ 1105 SW 10 th Street, Ruskin, FL

EXPENDITURES

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

11/01/2022 - 11/30/2022

COMPANY	DESCRIPTION	AMOUNT	FUNDING	ADDITIONAL INFORMATION
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Board Meeting
December 20, 2022
ID149166

F. EXECUTIVE DIRECTOR REPORT

G. PRESENTATIONS

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

I. FUTURE PROPOSED PROJECTS

Future Proposed Projects

December 2022

Project Name	Current Contractor/Consultant	Estimated Proposal/Bid Release	Estimated Board Approval
Berth 214 Upland Development	NEW PROJECT	October	January
Berth 269 CT3 - Anode Replacement	NEW PROJECT	December	January
Cruise Passenger Bridges (3)	NEW PROJECT	TBD*	TBD*
Portwide Roadway Improvements Phase III Maritime Blvd.	NEW PROJECT	TBD*	TBD*

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

* - To Be Determined

J. CALENDAR OF EVENTS

K. DATE OF NEXT MEETING

TUESDAY, JANUARY 17, 2023, 9:30 AM

VISIT WWW.PORTTAMPABAY.COM FOR FURTHER INFORMATION

L. ADJOURNMENT