



**PORT TAMPA BAY
MONTHLY BUSINESS MEETING
MARCH 19, 2024 - 9:30 AM**

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	APRIL 26, 2024 - 4th ANNUAL GREAT PORT CLEANUP	
K.	DATE OF NEXT MEETING	
	TUESDAY, APRIL 16, 2024, AT 9:30 AM IN PORT TAMPA BAY BOARDROOM	
L.	ADJOURNMENT	

A. INVOCATION AND PLEDGE OF ALLEGIANCE

PUBLIC COMMENT

B. APPROVAL OF MINUTES

**RECEIPT OF MINUTES OF THE FEBRUARY
20, 2024 BOARD MEETING**

**PRESENTATION AND RECEIPT OF
FINANCIAL STATEMENT**

**PORT TAMPA BAY
BUSINESS MEETING
FEBRUARY 20, 2024, 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; Mr. Ted Conner, Commissioner; and The Honorable Michael Owen, Commissioner. The Honorable Mayor Jane Castor, Commissioner, arrived at 9:44 am and Port Tampa Bay Commissioner's Seat #4 is currently vacant.

The following PTB senior management staff members attended in person; Mr. Paul Anderson, President and CEO; Mr. Charles Klug, Principal Counsel; Mr. Raul Alfonso, Executive Vice President and Chief Commercial Officer; Mr. David DeLac, Chief Financial Officer; Mr. Brian Giuliani, Chief Operating Officer; Mr. Wade Elliott, Senior Vice President of Marketing and Business Development; Mr. Patrick Blair, Vice President of Engineering; Mr. Ram Kancharla, Vice President of Planning and Economic Development; Mr. Ed Washington, Vice President of Real Estate; Mr. Greg Lovelace, Vice President of Business Development; Mr. Karl Strauch, Vice President of Marketing; Mrs. Joanne Toledo, Vice President of Human Resources; Mr. Thomas Hobbs, Chief of Staff; Mr. Matt Thompson, Vice President of Operations; and Mr. Mark Dubina, Vice President of Security.

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 DECEMBER 19, 2023, AND JANUARY 16, 2024, BOARD MEETINGS

There being no comments, Commissioner Owen, seconded by Commissioner Conner, moved to approve the minutes as presented. The motion was carried five to zero with Mayor Castor being absent.

PRESENTATION AND RECEIPT OF THE FINANCIAL STATEMENT OF FOUR MONTHS ENDING JANUARY 31, 2024

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

There being no comments, Commissioner Mai, seconded by Commissioner Owen, moved to receive the financial statement of four months ending January 31, 2024. The motion was carried five to zero with Mayor Castor being absent.

- C. APPROVAL OF THE CONSENT AGENDA**
- 1. APPROVAL OF EPC MINOR WORK PERMIT NO. 75061 (REVISION NO. 1) – SUBMERGED LANDS RULE VARIANCE FOR PRIVATE RESIDENTIAL DOCK AT 3419 SOUTH BEACH DRIVE, TAMPA, FL**
 - 2. APPROVAL OF SUBMERGED LANDS MANAGEMENT RULE VARIANCE FOR PRIVATE RESIDENTIAL DOCK AT 3417 SOUTH BEACH DRIVE, TAMPA, FL**
 - 3. APPROVAL OF EPC MINOR WORK PERMIT NO. 768848 – SUBMERGED LANDS RULE VARIANCE REQUEST FOR PRIVATE SINGLE-FAMILY RESIDENTIAL DOCK ROOF ADDITION AT 7810 HIDDEN ISLAND LANE, TEMPLE TERRACE, FLORIDA**
 - 4. APPROVAL OF THE REMOVAL OF UNSERVICEABLE AND SURPLUS PROPERTY FROM PORT TAMPA BAY’S ASSET RECORDS**
 - 5. APPROVAL TO CHANGE OWNERSHIP OF SEABULK TOWING, INC., AND SALE OF STOCK TO E.N. BISSO & SON, INC.**
 - 6. APPROVAL OF NEW WHARFAGE RATE FOR DRY CARGO IN SUPERSACKS**
 - 7. APPROVAL OF SITE IMPROVEMENTS PERMIT FOR KINDER MORGAN**
 - 8. APPROVAL OF SITE IMPROVEMENTS PERMIT FOR SESCO CEMENT OF FLORIDA, LLC**
 - 9. APPROVAL OF RANKING OF FIRMS AND CONTRACT AWARD FOR WEBSITE HOSTING AND MAINTENANCE**
 - 10. APPROVAL OF LEASE AGREEMENT WITH HCP ASSOCIATES, INC.**

Chairman Harrod pulled item C-2 for separate vote as he stated he would recuse himself from voting on that item.

There being no comments, Commissioner Allman, seconded by Commissioner Conner, moved to approve item C-1 and items C-3 through C-10 as presented. The motion was carried five to zero with Mayor Castor being absent.

There being no comments, Commissioner Allman, seconded by Commissioner Owen, moved to approve item C-2 as presented. The motion was carried four to zero with Chairman Harrod abstaining and Mayor Castor being absent.

The Memorandum of Voting Conflict for Chairman Harrod is [Attachment 2](#).

D. REGULAR AGENDA

1. APPROVAL OF AWARD OF BENEFIT CONSULTING SERVICES AGREEMENT WITH AON CONSULTING, INC.

Mayor Castor arrived at 9:44 am.

Ms. Joanne Toledo outlined the item as presented in the write-up included in the agenda.

There being no discussion, Commissioner Allman, seconded by Commissioner Mai, moved to authorize the Port President/CEO, or his designee, to award the benefit consulting services agreement with AON Consulting, Inc., for an initial term of one (1) year effective January 1, 2024, through December 31, 2024, with two (2) one-year consecutive renewal options at a fixed fee of \$145,000 per year, subject to review by Port counsel. The motion was carried unanimously.

2. APPROVAL OF RANKING OF FIRMS AND CONTRACT FOR STRATEGIC COMMUNICATIONS SERVICES – RFP NO. P-001-24

Port Tampa Bay Director of Communications, Mrs. Lisa Wolf-Chason, outlined the item as presented in the write-up included in the agenda.

There being no comments, Commissioner Owen, seconded by Mayor Castor, moved to approve the ranking of the firms as listed in the agenda and authorize the Port President/CEO, or his designee, to enter into negotiations and execute a contract with Mercury Public Affairs, LLC for strategic communications services consultant, for a period of one (1) year at a not-to-exceed amount of \$75,000 with two (2) one-year consecutive renewal options at the sole discretion of Port Tampa Bay. If Port Tampa Bay is unable to negotiate a contract with the top ranked firm, negotiations would terminate, and staff would then undertake negotiations with the next best-qualified firm, all subject to review by Port counsel. The motion was carried unanimously.

3. APPROVAL OF DRONE DETECTION SYSTEM UPGRADES WITH GSA SECURITY, INC.

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

In response to Commissioner Allman's question regarding why this project was not grant funded, Mr. Dubina stated that this is a phased pilot project, and obtaining grant funding for pilot projects is difficult.

In response to Commissioner Mai's question as to whether Port Tampa Bay could interfere with drones that are detected with this system, Mr. Dubina stated that it is against federal law to interfere with drones at this time. The detection system will be a tool to understand what is happening in the airspace around the port to determine where they are flying from and going to as well as what information they are trying to obtain. Mr. Anderson stated that this is a priority for the American Association of Port Authorities (AAPA) as ports around the country are frustrated by the amount of drone activity.

In response to Mayor Castor's question whether other ports are using this type of system, Mr. Dubina responded that a lot of the major ports already have similar systems they are testing. There was further discussion regarding the tracking methods. Mr. Dubina explained that the system can track back specifically to the general area of the operator. Mr. Dubina also noted that responsible tenants inform PTB security when they need to fly a drone over their premises.

There being no further comments, Commissioner Allman, seconded by Commissioner Conner, moved to authorize the Port President/CEO, or his designee, to expend up to \$120,000 for the upgrades, sustainment and maintenance of a drone detection system outlined in this request, utilizing an existing Port Tampa Bay Board-approved contract with GSA Security, Inc., subject to review by Port counsel. The motion was carried unanimously.

4. APPROVAL OF AMENDMENT TO PUBLIC TRANSPORTATION GRANT AGREEMENT WITH THE FLORIDA DEPARTMENT OF TRANSPORTATION – SIS FUNDS (CONSTRUCTION OF NEW BERTH 218)

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

In response to Commissioner Conner's question regarding the recent decision that the state could not make approvals for the federal government, Mr. Kancharla stated that this project was 100% state funded and any federal ruling likely will not impact this project. Further discussion confirmed that the design and permitting was complete for this project.

Mayor Castor commended FDOT and its District Seven Secretary Mr. David Gwynn for all of their support in many transportation projects.

There being no further comments, Commissioner Allman, seconded by Mayor Castor, moved to authorize the Port President/CEO, or his designee, to enter into an Amendment to Public Transportation Grant Agreement #435130-19405 with FDOT, District Seven for Berth 218 Marine Infrastructure in the amount of \$3,650,000, which requires a match of \$3,650,000 from Port Tampa Bay's revenue sources, all subject to review by Port counsel. The motion was carried unanimously.

5. APPROVAL OF LEASE AGREEMENT WITH GULF SULPHUR SERVICES LTD., LLLP

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

Mr. Washington introduced Mr. Brady Breaux, Senior Director, Warehousing and Distribution for the Mosaic Company. Mr. Breaux thanked PTB staff for their efforts and noted this is a good facility that enables Mosaic's ability to bring in molten sulphur from western gulf refineries, store and later transport to Mosaic's phosphate fertilizer manufacturing facilities in Central Florida, Doing so helps Mosaic's mission of feeding the world by helping the world grow the food it needs.

There being no further comments, Commissioner Owen, seconded by Commissioner Mai, moved to authorize the Port President/CEO, or his designee, to execute a lease agreement with Gulf Sulphur Services Ltd., LLLP, in accordance with the terms set forth in this agenda item, subject to review by Port counsel. The motion was carried unanimously.

6. APPROVAL OF FINAL RANKING AND AGREEMENTS FOR MECHANICAL, ELECTRICAL & PLUMBING (MEP) ENGINEERING CONSULTANT SERVICES RFQ NO. Q-003-24, AGREEMENT NO. 24-00124

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

There being no comments, Commissioner Conner, seconded by Commissioner Mai, moved to approve the final ranking of firms as shown in this agenda item for the Mechanical, Electrical, & Plumbing Consultant Services Agreements, authorize staff to negotiate agreements with the top two (2) ranked firms in accordance with the terms listed in this agenda item, and authorize the Port President/CEO, or his designee, to execute the negotiated agreement with project funding for FY2024 in an amount not to exceed \$250,000, all subject to review by Port counsel.

7. APPROVAL OF FINAL RANKING AND AGREEMENT FOR UNIT PRICE MARINE REPAIRS & IMPROVEMENTS, RFP NO. P-002-24, AGREEMENT NO. 24-00224

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

There being no comments, Commissioner Allman, seconded by Mayor Castor, moved to approve the final ranking of firms as shown in this agenda item for the Unit Price Marine Repairs & Improvements Agreement, authorize staff to negotiate an agreement with the top ranked firm in accordance with the terms listed in this agenda item, and authorize the Port President/CEO, or his designee, to execute the negotiated agreement with project funding for FY 2024 in an amount not to exceed \$1,750,000, all subject to review by Port counsel. The motion was carried unanimously.

E. RECEIPT OF REPORTS

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

There being no discussion, Commissioner Allman, seconded by Mayor Castor, moved to receive reports as presented. The motion was carried unanimously.

F. EXECUTIVE DIRECTOR REPORT

Mr. Anderson reported that Port Tampa Bay (PTB) hosted the American Association of Port Authorities' (AAPA) Port Opportunities with Energy, Resilience and Sustainability (POWERS) Summit. The POWERS program advocates for federal policies to support American energy prowess, pragmatic decarbonization, technology for renewables, and environmental sustainability. The Summit included panels on alternative fuels, offshore winds, electrification of ports, carbon capture, sea-level rise, green corridors, and federal grants and permitting. At the end of the Summit, participants were invited to take a tour of our port, hosted by PTB leaders.

Mr. Anderson stated that the 2024 Tampa Steel Conference (TSC) was a tremendous success with a conference attendance record. More than 525 participants took part. The 35th TSC took place January 28-30, at the JW Marriott Tampa Water Street. For the past three years, PTB has partnered with Steel Market Update to host the conference. Wade Elliott opened the conference, along with Mayor Castor. The conference included panels from PTB's steel terminal operator, Ports America; predictions from global economists; and a tour of our port, as well as a networking reception and a day of golf on the links.

Mr. Anderson stated that PTB's Executive Vice President and Chief Commercial Officer, Raul Alfonso, attended the 2024 Fruit Logistica trade show in Berlin earlier this month. The world's leading fruit and vegetable industry show brings together the trade's top decision-makers, with attendance from the entire international value chain. Fruit Logistica remains the heartbeat of the fruit and vegetable business. More than 66,000 visitors, alongside 24,000-plus exhibitor staff and 450 media representatives, took part in the show. With visitors from 145 countries and exhibitors from 94 nations, Fruit Logistica was more international than ever.

Mr. Anderson announced that Port Tampa Bay has once again been awarded the Certificate of Achievement for Excellence in Financial Reporting. This is the 23rd year PTB's Finance Department has received the award, which is given by the Government Finance Officers Association (GFOA) of the United States and Canada. The award was given for the Annual Comprehensive Financial Report for the fiscal year that ended September 30, 2022. Additionally, the port received the GFOA's Award for Outstanding Achievement in Popular Annual Financial Reporting for PTB's Popular Annual Financial Report for the fiscal year, which also ended September 30, 2022.

Mr. Anderson also announced that PTB and the National Stormwater Trust were honored by the Florida Recycling Partnership Foundation as a 2022 Recycling Award winner. All winners were invited to showcase their innovative and successful programs during a webinar. The award was also presented at the Seaport Environmental Managers Committee Meeting on January 30, 2024.

Mr. Anderson stated that the latest edition of the Port Tampa Bay Magazine is out. It highlights the Jack H. Lucas Commissioning event among other exciting developments at Port Tampa Bay.

G. PRESENTATIONS

There were no presentations.

H. NEW BUSINESS / COMMISSIONERS' COMMENTS

Commissioner Allman mentioned that in instances such as the January 16, 2024 meeting where a quorum is not physically present during a regularly scheduled meeting, perhaps another meeting should be held before next month's meeting date, so the business is not held up any further. Mr. Klug explained that any such meeting would need to be publicly noticed seven days in advance of that meeting. The advertisement also takes a few days in order to meet the publication's deadlines, which makes scheduling a meeting take approximately 14 days.

Chairman Harrod commented on his frustration at January's meeting. He continued that he was not frustrated with Commissioners but that he was frustrated more for the public attending, and the meeting not being conducted.

Mr. Anderson expressed gratitude to the Board for their leadership and commitment.

I. FUTURE PROPOSED PROJECTS

Mr. Anderson outlined the future projects list and encouraged vendors to bid.

CALENDAR OF EVENTS

Mr. Anderson noted the following events.

FEBRUARY 22, 2024 – MARITIME INDUSTRY NIGHT, PRESENTED BY PROPELLER CLUB, 5:30 PM AT UNIVERSITY CLUB

J. NEXT MEETING

The next regular business meeting will be on Tuesday, March 19, 2024, at 9:30 am, information regarding that meeting will be posted online at www.porttb.com.

K. ADJOURNMENT

There being no further business, the meeting was adjourned at 10:29 a.m.

Chad Harrod, Chairman

ATTEST:

Patrick H. Allman, Secretary/Treasurer

**PORT TAMPA BAY BUSINESS MEETING
FEBRUARY 20, 2024 – 9:30 a.m.**

PUBLIC ATTENDANCE SIGN-IN SHEET

NAME**BUSINESS**

AJ Perez PE

Orion Marine

Keith Hill, PE

Hall Engineering Group

James Maiello

HCSO

Jere White

TBH55K

Brady Brown

Mosaic

Steve Finney

Tampa Port Ministries

Chris Chambers

TECO

Sam Lazzara

Rivero Gardiner + Co.

Lina Garcia

Orion Marine

MIKE AUGUSTINE

A.R. SAUGE + SON

Raymond Clark

FDOT

GEORGE BOYLE

FDOT

John Glass

Moffatt & Nichols

Linda Porter

VOLTAIR

Sam Stamps

CTS Engineers

Jeffrey Bristol

Parish Law

Additional spaces on next page.

PORT TAMPA BAY BUSINESS MEETING
FEBRUARY 20, 2024 – 9:30 a.m.

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

NAME

BUSINESS

Kristin Sullivan

PTB

Paria Heeter

Philip Erbland

S+ME

BOB SANDERS

WILLIAMS COMPANY

ANTHONY WASHINGTON

Allied Un. Co. SO (S)

TERRY FLIKE

TAMPA BAY PILOTS

Marty Millburg

Ardaman

S. Anrakhan

Aou

Bob Nathan

Moffatt & Nichel

Sarah Gambino

Pantheon (GSL Solutions)

Additional spaces on next page.

FORM 8B MEMORANDUM OF VOTING CONFLICT FOR COUNTY, MUNICIPAL, AND OTHER LOCAL PUBLIC OFFICERS

LAST NAME—FIRST NAME—MIDDLE NAME Harrod, Chadwick W.		NAME OF BOARD, COUNCIL, COMMISSION, AUTHORITY, OR COMMITTEE Tampa Port Authority, d/b/a Port Tampa Bay	
MAILING ADDRESS 5550 W. Executive Drive, Ste. 550		THE BOARD, COUNCIL, COMMISSION, AUTHORITY OR COMMITTEE ON WHICH I SERVE IS A UNIT OF:	
CITY Tampa	COUNTY Hillsborough	<input type="checkbox"/> CITY <input type="checkbox"/> COUNTY <input type="checkbox"/> OTHER LOCAL AGENCY	
DATE ON WHICH VOTE OCCURRED		NAME OF POLITICAL SUBDIVISION:	
		MY POSITION IS: <input type="checkbox"/> ELECTIVE <input checked="" type="checkbox"/> APPOINTIVE	

WHO MUST FILE FORM 8B

This form is for use by any person serving at the county, city, or other local level of government on an appointed or elected board, council, commission, authority, or committee. It applies to members of advisory and non-advisory bodies who are presented with a voting conflict of interest under Section 112.3143, Florida Statutes.

Your responsibilities under the law when faced with voting on a measure in which you have a conflict of interest will vary greatly depending on whether you hold an elective or appointive position. For this reason, please pay close attention to the instructions on this form before completing and filing the form.

INSTRUCTIONS FOR COMPLIANCE WITH SECTION 112.3143, FLORIDA STATUTES

A person holding elective or appointive county, municipal, or other local public office **MUST ABSTAIN** from voting on a measure which would inure to his or her special private gain or loss. Each elected or appointed local officer also **MUST ABSTAIN** from knowingly voting on a measure which would inure to the special gain or loss of a principal (other than a government agency) by whom he or she is retained (including the parent, subsidiary, or sibling organization of a principal by which he or she is retained); to the special private gain or loss of a relative; or to the special private gain or loss of a business associate. Commissioners of community redevelopment agencies (CRAs) under Sec. 163.356 or 163.357, F.S., and officers of independent special tax districts elected on a one-acre, one-vote basis are not prohibited from voting in that capacity.

For purposes of this law, a "relative" includes only the officer's father, mother, son, daughter, husband, wife, brother, sister, father-in-law, mother-in-law, son-in-law, and daughter-in-law. A "business associate" means any person or entity engaged in or carrying on a business enterprise with the officer as a partner, joint venturer, coowner of property, or corporate shareholder (where the shares of the corporation are not listed on any national or regional stock exchange).

* * * * *

ELECTED OFFICERS:

In addition to abstaining from voting in the situations described above, you must disclose the conflict:

PRIOR TO THE VOTE BEING TAKEN by publicly stating to the assembly the nature of your interest in the measure on which you are abstaining from voting; *and*

WITHIN 15 DAYS AFTER THE VOTE OCCURS by completing and filing this form with the person responsible for recording the minutes of the meeting, who should incorporate the form in the minutes.

* * * * *

APPOINTED OFFICERS:

Although you must abstain from voting in the situations described above, you are not prohibited by Section 112.3143 from otherwise participating in these matters. However, you must disclose the nature of the conflict before making any attempt to influence the decision, whether orally or in writing and whether made by you or at your direction.

IF YOU INTEND TO MAKE ANY ATTEMPT TO INFLUENCE THE DECISION PRIOR TO THE MEETING AT WHICH THE VOTE WILL BE TAKEN:

- You must complete and file this form (before making any attempt to influence the decision) with the person responsible for recording the minutes of the meeting, who will incorporate the form in the minutes. (Continued on page 2)

APPOINTED OFFICERS (continued)

- A copy of the form must be provided immediately to the other members of the agency.
- The form must be read publicly at the next meeting after the form is filed.

IF YOU MAKE NO ATTEMPT TO INFLUENCE THE DECISION EXCEPT BY DISCUSSION AT THE MEETING:

- You must disclose orally the nature of your conflict in the measure before participating.
- You must complete the form and file it within 15 days after the vote occurs with the person responsible for recording the minutes of the meeting, who must incorporate the form in the minutes. A copy of the form must be provided immediately to the other members of the agency, and the form must be read publicly at the next meeting after the form is filed.

DISCLOSURE OF LOCAL OFFICER'S INTEREST

I, Chadwick Harrod, hereby disclose that on February 20, 2024:

(a) A measure came or will come before my agency which (check one or more)


- inured to my special private gain or loss;
- inured to the special gain or loss of my business associate, Michael Doyle;
- inured to the special gain or loss of my relative, _____;
- inured to the special gain or loss of _____, by whom I am retained; or
- inured to the special gain or loss of _____, which is the parent subsidiary, or sibling organization or subsidiary of a principal which has retained me.

(b) The measure before my agency and the nature of my conflicting interest in the measure is as follows:

C-2 Approval of Submerged Lands Management Rule Variance for Private Residential Dock at 3417 South Beach Drive, Tampa, Florida.
The private residence is owned by a business associate, Michael Doyle.

If disclosure of specific information would violate confidentiality or privilege pursuant to law or rules governing attorneys, a public officer, who is also an attorney, may comply with the disclosure requirements of this section by disclosing the nature of the interest in such a way as to provide the public with notice of the conflict.

February 20, 2024
 Date Filed


 Signature

NOTICE: UNDER PROVISIONS OF FLORIDA STATUTES §112.317, A FAILURE TO MAKE ANY REQUIRED DISCLOSURE CONSTITUTES GROUNDS FOR AND MAY BE PUNISHED BY ONE OR MORE OF THE FOLLOWING: IMPEACHMENT, REMOVAL OR SUSPENSION FROM OFFICE OR EMPLOYMENT, DEMOTION, REDUCTION IN SALARY, REPRIMAND, OR A CIVIL PENALTY NOT TO EXCEED \$10,000.

Port Tampa Bay
Budgetary Comparative Statement of Revenues and Expenses
For the five (5) months ending February 2024

	Budget	Actual	Favorable (Unfavorable)	%
Description				
Port Usage Fees	26,039,570	25,316,348	(723,222)	-2.8%
Rentals	9,414,865	9,463,374	48,509	0.5%
Other Operating	182,764	219,206	36,442	19.9%
Operating Revenue	35,637,199	34,998,928	(638,271)	-1.8%
Personnel	9,453,512	9,292,146	161,366	1.7%
Promotional	1,154,502	738,392	416,110	36.0%
Administrative	10,211,492	9,269,215	942,277	9.2%
Operating Expense	20,819,506	19,299,753	1,519,753	7.3%
Operating Income	14,817,693	15,699,175	881,482	5.9%
	42%	45%		
Interest Income	1,000,000	1,729,824	729,824	73.0%
Interest Expense	(1,538,991)	(1,538,993)	(2)	0.0%
Ad Valorem Tax Receipts	11,190,510	10,897,939	(292,571)	-2.6%
Other, net	(1,326,626)	(1,068,644)	257,982	19.4%
Non-Operating	9,324,893	10,020,126	695,233	7.5%
Net Income	24,142,586	25,719,301	1,576,715	6.5%

C. CONSENT AGENDA

SUBJECT: EPC MINOR WORK PERMIT 69088 (REVISION #1) - SUBMERGED LANDS RULE VARIANCE FOR AS-BUILT PRIVATE RESIDENTIAL DOCK AT SURFSIDE BOULEVARD 6610 SURFSIDE BLVD., APOLLO BEACH, FLORIDA

BACKGROUND:

Mr. William Shumaker submitted Minor Work Permit Application No. 69088 (Revision No. 1) to the Environmental Protection Commission of Hillsborough County (EPC), pursuant to the Interlocal Agreement between EPC and Port Tampa Bay (PTB) delegating the processing and issuance of certain minor work permits. The application proposes authorization for the as-built construction of a private residential dock 6610 Surfside Blvd., Apollo Beach, Florida currently owned by Mr. Shumaker with a shoreline of approximately 77 linear feet.

On August 18, 2020, the PTB Board approved the original variance request for a dock structure at the subject site. The EPC Minor Work Permit was issued to Mr. Shumaker on August 20, 2020. The approximately 1,880 square foot dock structure with one covered (roof) boat lift and one non-covered boat slip was authorized to exceed the allowable limit of ten (10) square feet of pre-empted area for each linear foot of shoreline owned by the applicant along the affected waterbody for private single-family residential docking facilities within the general resource management standards of the PTB Submerged Lands Management Rules (Rules). Due to the length of the access walkway needed to traverse the shallow shoal to reach adequate water depths, the dock structural area exceeded the 10:1 allowable limit with a variance granted for the dock with approximately 1,110 square foot over the 10:1 ratio.

FACTS/COMMENTS:

The proposal is for after-the-fact authorization for the as-built dock with modifications consisting of expansion of the terminal platform to accommodate a 3-foot by 12-foot bench area, the addition of an 11-foot by 16-foot jet ski / personal watercraft (PWC) lift, and the addition of a 15-foot by 15-foot roof over the PWC deck lift which totals approximately 124 square feet of additional dock structure / pre-empted area outside the original permit. The as-built dock that was determined to be built 284.5-feet long versus the permitted 299-foot length to traverse the shallow shoal to reach adequate water depths. The total as-built dock structure/pre-empted area is approximately 1,970 square feet which is approximately 1,200 square feet over the 10:1 ratio for this site.

The Rules regulate the allowable size for private residential marine structures and provide for a variance procedure if certain conditions are met which assure that the requested variance is not contrary to the spirit and intent of the Rules and arises from a unique and peculiar submerged land or riparian property. Due to the length of the access walkway needed to traverse the shallow shoal to reach adequate water depths, the dock structural area exceeds the 10:1 allowable limit unless a variance is granted for the proposed dock without the requirement of a lease.

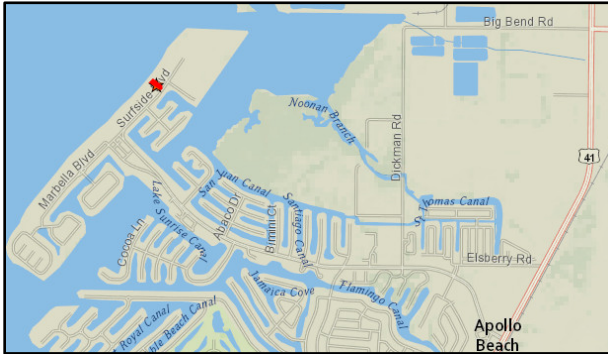
An Affidavit of No Objection has been provided by the north adjacent property owner, Mr. Plesko, for the as-built riparian setback encroachment. The south adjacent property owner was noticed for this project and no written comments or objections were received since there is no riparian setback encroachment to the south.

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

RECOMMENDATION:

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

Board Meeting
March 19, 2024
Environmental #428434

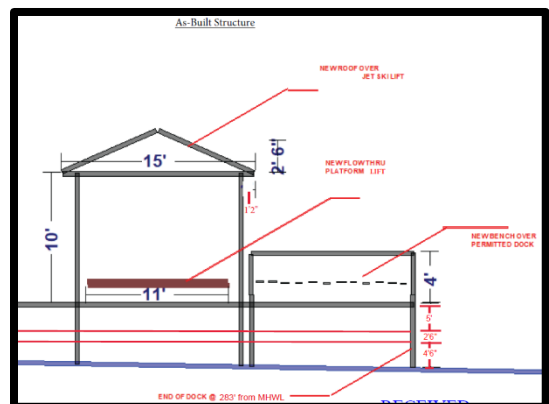
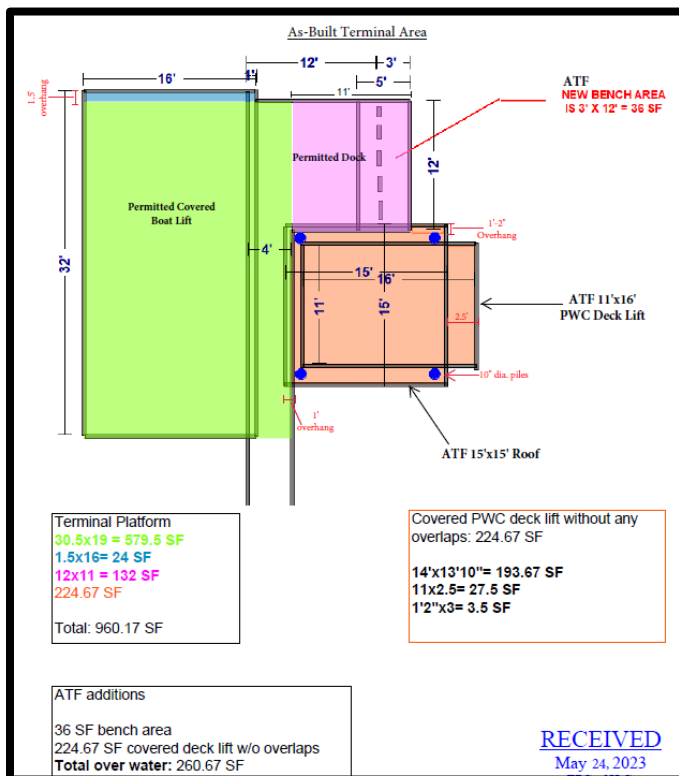


EPC MWP 69088 - Permitted Dock - Terminal Platform



As-Built Dock - Terminal Platform





SUBJECT: EPC MINOR WORK PERMIT APPLICATION NO. 77059 – REQUEST FOR VARIANCE MODIFYING EXISTING SHARED DOCK TO INSTALL A NON-COVERED BOAT LIFT TO THEIR PORTION OF THE SINGLE-FAMILY DOCK AT 517 TREVISO DRIVE, APOLLO BEACH, FLORIDA

BACKGROUND:

Etalia Holdings, LLC (Applicant) submitted Minor Work Permit (MWP) Application No. 77059 to the Environmental Protection Commission of Hillsborough County (EPC), pursuant to the 2009 Interlocal Agreement between EPC and Port Tampa Bay (PTB) delegating the processing and issuance of certain minor work permits to Port Tampa Bay. The Applicant's current half of the shared dock is approximately 57.5 square feet that was permitted through PTB Minor Work Permit No. 03-632, issued on June 21, 2004, to previous property owners for Los 1 and 2 located at 517 and 515 Treviso Drive properties. This marine construction application proposes a minor modification to the west half of the existing shared private single-family residential dock structure by adding a 10-foot by 12.5-foot non-covered boatlift to their half of the shared dock structure. The Applicant's project site is located at 517 Treviso Drive in Apollo Beach, Florida on San Juan / Apollo Beach canal with a shoreline of 15.03 linear feet.

FACTS/COMMENTS:

The proposed 125 square foot boatlift addition exceeds the allowable limit of ten (10) square feet of preempted area for each linear foot of shoreline owned by the Applicant along the affected waterbody for a private single-family residential dock within the general Resource Management Standards of the PTB Submerged Lands Management Rules (Rules) without the requirement of a lease. With the dock modifications, the Applicants overall half of the shared dock structure would total approximately 182.5 square feet, which exceeds the 10 to 1 ratio by 32.5 square feet. The Applicants' proposed dock design modification is uniform with the surrounding community dock structures. All other aspects of the proposed structure are consistent with the Rules.

The Rules regulate the allowable size for private residential marine structures and provide for a variance procedure if certain conditions are met which assure that the proposal is not contrary to the spirit and intent of the Rules, and the variance requested arises from a unique and peculiar submerged land or riparian property.

The application is supported by the EPC reviewing staff and PTB staff. An Affidavit of No Objection has been provided by the west adjacent property owner, Mr. Pop-Buta, and by the east adjacent property owner Mrs. Hathorn, for the proposed riparian setback encroachments. The proposed dock modification qualifies for an Army Corps nationwide permit and is exempt from permitting by the Florida Department of Environmental Protection.

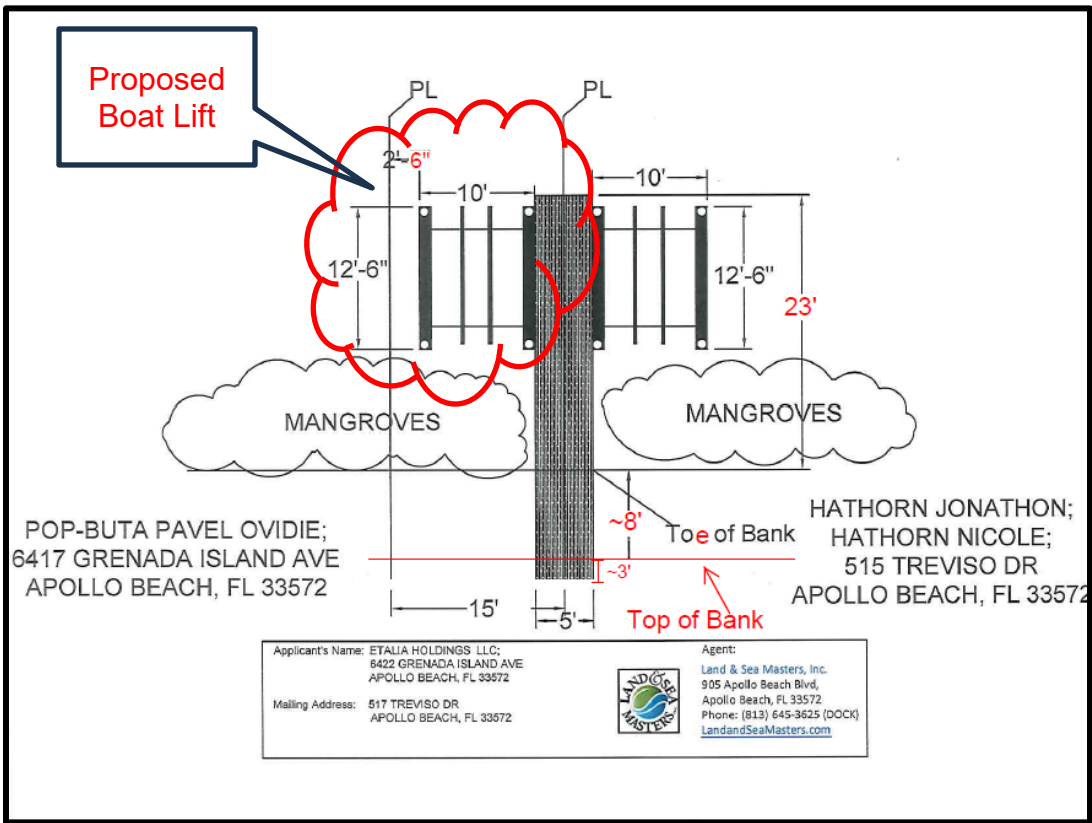
RECOMMENDATION:

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

Board Meeting
March 19, 2024
Environmental 428467



(Applicant)
 Etalia Holdings, LLC
 517 Treviso, Apollo Beach, FL



SUBJECT: EXTENSION OF OPTION TO LEASE AGREEMENT WITH PURAGLOBE USA, LLC

BACKGROUND:

Port Tampa Bay (PTB) leases approximately twelve (12) acres of land on Pendola Point to Puraglobe Florida, LLC for the recovery and reprocessing used oil into high quality base oils and finished lubricants pursuant to a lease agreement dated June 6, 2012. At its January 18, 2022 meeting, the PTB Board approved a lease to Puraglobe USA, LLC, a related but separate entity of Puraglobe Florida, LLC, for 25 acres contiguous to the 12 acres of land leased to Puraglobe Florida, LLC. Following additional engineering and planning between Puraglobe and PTB staff, the parties agreed to a smaller site of 13.7 acres that would meet the requirements of Puraglobe and leave a developable site with frontage on Port Sutton Channel that would be available for future Port development.

FACTS / COMMENTS:

At its September 20, 2022, meeting, the PTB Board approved an Option and Lease Agreement with Puraglobe USA, LLC with a six-month option period, with one six-month extension option (Option). And, on October 17, 2023, the PTB Board approved an additional six-month extension option. Staff has negotiated a six-month extension of the Option to lease the 13.7 acres based on the same terms and conditions through October 17, 2024 with Puraglobe. In consideration of the six-month extension, Puraglobe would pay PTB a \$75,000 non-refundable option payment that would not be applicable to the payment of rent or other consideration under the proposed lease.

RECOMMENDATION:

Authorize the Port President/CEO, or his designee, to execute a six-month extension option with Puraglobe USA, LLC, in accordance with the terms set forth in this agenda item, subject to review by Port counsel.

Board Meeting
March 19, 2024
Real Estate 428846

EXHIBIT "A"
SKETCH OF THE PROPERTY



D. REGULAR AGENDA

SUBJECT: LEASE AGREEMENT WITH AGUNSA USA, INC (EASTPORT LOCATION)

BACKGROUND:

Agunsa USA, INC. (Agunsa) is a multinational shipping company founded over fifty (50) years ago that provides port services to ports in over 20 countries. Agunsa desires to expand operations to Tampa and lease land at Eastport from Port Tampa Bay (PTB).

FACTS/COMMENTS:

PTB staff and Agunsa have negotiated the following terms for a Lease Agreement:

Premises: Approximately 18.0 acres of paved uplands located at Eastport. In addition, during the first five years of the Lease, Agunsa would have the Right of First Opportunity (ROFO) on a 9.68-acre parcel located adjacent to the Premises that will be filled. Both parcels are depicted in attached Exhibit "A".

Use: A marine cargo terminal to service break-bulk, Ro/Ro and bulk vessels.

Term: Initial term would be 20 years with 2 Lease Extension Option of 10 years each.

Rent: Rent for the Premises would be as follows:

Year 1:	\$55,000/acre/year
Years 2-20:	Annual Rent would be increased by CPI but not less than 2%, nor more than 5% each year
Extension Options:	Annual Rent would be increased by CPI but not less than 2%, nor more than 5% each year

Opportunity Parcels – Rent and other financial terms for the opportunity parcels would be at the then prevailing rental rate as detailed in an Opportunity Notice from PTB to Agunsa.

Minimum Financial Guarantee (MFG):

There would be a Minimum Financial Guarantee for financial payments of rent, wharfage, dockage, and harbor master fees, as follows:

<u>Lease Term</u>	<u>MFG</u>
Years 1 thru 3	\$1,790,000/yr.
Years 4 thru 10 (and acceptance of ROFO parcel)	\$2,490,000/yr.
Years 11 thru 20 (and acceptance of ROFO parcel)	\$3,000,000/yr.
Extension Option(s):	\$3,000,000/yr.

Other: Agunsa would take the Premises “AS-IS” and would be responsible for all utilities, real estate taxes, site improvements, insurance, and maintenance of the Premises. In addition, Agunsa must comply with all seaport security and environmental regulations and laws and all other applicable regulations and laws.

Public Hearing: PTB held a public hearing on February 22, 2024, and there were public comments.

RECOMMENDATION:

Authorize the Port President /CEO, or his designee, to execute a lease agreement with Agunsa USA, Inc., in accordance with the terms set forth in this agenda item, subject to review by Port counsel.

Board Meeting
March 19, 2024
Real Estate 427945

EXHIBIT "A"
PREMISES





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: February 28, 2024

Subject: Agunsa USA, Inc. – Lease Agreement - Public Hearing

This public hearing was held in accordance with procedures specified in Chapter 95-488, Laws of Florida. The subject public hearing was held before me on Thursday, February 22, 2024 at 3:04 p.m. Attached is the transcription of the hearing along with copies of all exhibits.

Heather Eblin-Crowe
Heather Eblin-Crowe
Hearing Officer

Date February 28, 2024

I hereby concur with the Hearing Officer’s statement and recommend the President and CEO request approval by the Tampa Port Authority Board of Commissioners to approve the Lease Agreement with Agunsa USA, Inc.

Craig Roberts
Craig Roberts
Real Estate Project Manager

Date February 28, 2024

Attachments

PUBLIC HEARING TRANSCRIPT
February 22, 2024 at 3:04 p.m.
Agunsa USA, Inc. – Lease Agreement

ATTENDEES

Arthur Savage - A.R. Savage & Son
Harry Mootoor - Argos-Summit MAI
Harinder Mootoor - Argus Ready Mix
Andres Christensen - Agunsa USA
Rick Tager - Sting Ray
B. Savage - A.R. Savage & Son
Ron Glessing - Port Tampa Bay
Brian Giuliani - Port Tampa Bay

HEARING OFFICER

Heather Eblin-Crowe

1 Good afternoon. Today is Thursday, February 22, 2024 and this public hearing is called to
2 order at 3:04 p.m. This hearing is held under the authority and pursuant to Chapter 95-488 of the
3 Laws of Florida. The purpose of the hearing is to hear comments from the general public and
4 interested parties regarding the following:

5 **LEASE AGREEMENT WITH AGUNSA USA, INC.**

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

10 **MR. ROBERTS:**

11 Agunsa USA, Inc., hereinafter referred to as Agunsa, is a multinational shipping company
12 founded over fifty (50) years ago that provides port services to ports in over 20 countries. Port
13 Tampa Bay and Agunsa have agreed to the following terms for two new lease agreements, both
14 subject to approval by Port Tampa Bay's Board of Commissioners.

15 First, I will present the terms of the Lease Agreement for the Eastport Location.

16 The Premises would consist of approximately 18.0 acres of improved uplands and a Phase
17 II Opportunity Parcel consisting of 9.68 acres, which are currently submerged lands, both located
18 at Eastport as outlined in the "Exhibit No. 1". The Premises would be used as a marine cargo
19 terminal to service break-bulk, Ro/Ro and bulk vessels.

20 The Initial Term would be for twenty (20) years with two (2) lease extension options of ten
21 (10) years each.

22 Rent for Lease Year 1 would be \$55,000 per acre, annually, or \$990,000 based on 18 acres,
23 annually. Commencing in Lease Year 2, the Rent would increase by 3% each year throughout the
24 remainder of the Initial Term and each Extension Option.

25 Each Lease Year, Tenant shall guarantee the minimum financial payment, known as a
26 "**Minimum Financial Guarantee**" or "**MFG**" to Port Tampa Bay of Base Rent and "Port Fees",
27 Port Fees consisting of dockage, wharfage and harbor master fees. The MFG for Years 1 through
28 3 would be \$1,790,000 per year. If the Phase II Opportunity Parcel is exercised, the MFG would
29 increase to \$2,490,000 per year for years 4 through 10 and to \$3,000,000 per year for Years 11
30 through 20 and for both extension options.

31 Agunsa would have the right of first opportunity on the 9.68 acre Phase II Opportunity
32 Parcel during the first five (5) years of the Term. Rent and other financial terms for the Phase II

TAMPA PORT AUTHORITY PUBLIC HEARING

Agunsa USA, Inc.

February 22, 2024 @ 3:04 p.m.

PTB ID# 427870

1 Opportunity Parcel would be at Authority’s then-prevailing rental rates as outlined in an offer letter
2 from Authority.

3 Next, I will present the terms of the Lease Agreement for the Hooker’s Point Location.

4 The Premises would consist of approximately 15.0 acres of land located on Hooker’s Point;
5 a Phase II Right of Opportunity, Right of First Opportunity parcel consisting of approximately
6 18.25 acres of land; and an Intermodal Yard Opportunity parcel consisting of approximately 12.30
7 acres, outlined in “Exhibit No. 2”. The Premises would be used as a transload distribution facility
8 with one or more warehouses, outdoor container storage, truck parking, and other related trans-
9 load and distribution and logistics uses.

10 The Initial Term would be twenty (20) years with one (1) lease extension option of ten (10)
11 years.

12 The “Pre-Development of this, sorry, the Pre-Development Period” of this Lease will
13 commence on the “Effective Date” and will expire on the earlier of (a) the nine (9) month
14 anniversary of the Effective Date, or (b) the commencement of construction on the Premises.
15 During the Pre-Development Period, the Rent for the use of the Premises will be \$0.00 per acre,
16 per year; provided, however, Tenant will remain responsible for all applicable taxes and other costs
17 and expenses resulting from Tenant’s use of the Premises.

18 The “Development Period” of this Lease will commence upon the end of the Pre-
19 Development Period and end on the earlier of (a) the twenty-four, twenty-fourth (24) month
20 anniversary of the Effective Date, or (b) taking or Tenant taking possession of the Premises (other
21 than for pre-development work or construction purposes), or (c) the issuance of a certificate of
22 occupancy for the Intermodal Yard, whichever comes first.

23 The “Operational Period” of this Lease will commence upon the end of the Development
24 Period which will run through the remaining Term of the Lease and any extension options.

25 Rent during the Development Period would be \$15,000 per acre, per year; or \$225,000
26 based on 15 acres; or, \$495,000 based on 33 acres. Rent during Operational Period Years 1 through
27 3 would be \$30,000 per acre; or \$450,000 based on 15 acres; or, \$990,000 based on 33 acres. Rent
28 during Operational Period Years 4 through 6 would be \$35,000 per acre, per year; or \$525,000
29 based on 15 acres; or, \$1,155,000 based on 33 acres. Rent during Operational Period Years 7
30 through the end of the initial term would be \$40,000 per acre, per year; or \$60,000, sorry, \$600,000
31 based on 15 acres; or, \$1,320,000 based on 33 acres.

32 Rent during the first Extension Option would be adjusted by CPI. Rent during the second
33 Extension Option would be adjusted by CPI.

1 Uh, Port Tampa Bay owns approximately 18.25 acres of lands adjacent to the Premises as
2 shown on **Exhibit No. B**. When Port Tampa Bay decides to elect. [**Mrs. Crowe: B or 2?**] Exhibit
3 No. 2, sorry. When Port Tampa Bay decides to lease the entire Phase II Opportunity Parcel during
4 the first five (5) years of the Term for construction and operation of a marine cargo terminal to
5 service break-bulk, Ro/Ro and bulk vessels, Tenant would have the right of first opportunity.

6 Rent for the Phase II Opportunity Parcel would be at the then prevailing rental rate on a
7 per acre basis for the initial Premises. Wharfage fees and/or annual tonnage guarantees would be
8 included in the Offer Letter from Authority.

9 Port Tampa Bay owns an intermodal yard, consisting of approximately 12.3 acres shown
10 on **Exhibit No. 2**. Agunsa would have the right of first opportunity on the 12.3 acre Intermodal
11 Yard Opportunity Parcel during the first five (5) years of the Term.

12 For both the Hookers Point and Eastport Leases, Agunsa would take the Premises "AS-IS",
13 "WHERE-IS" in all respects. All appropriate environmental restrictions would be applied to the
14 Lease, including, without limitation, odor and emissions control as required in the vicinity of the
15 Premises. Agunsa will be responsible for all improvements to the Premises. Agunsa will be
16 responsible for all utilities, real estate taxes, site improvements, insurance, and maintenance of the
17 Premises. Agunsa shall comply with all seaport security laws and regulations, environmental laws
18 and regulations, and all other applicable regulations and laws.

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

20 Exhibit No. 1 – Depiction of the Eastport Lease Premises and Phase II Opportunity Parcel.

21 Exhibit No. 2 – Depiction of the Hooker’s Point Lease Premises, Phase II Opportunity
22 Parcel and Intermodal Yard Opportunity Parcel.

23 Exhibit No. 3 – The Public Hearing Notice, along with the Publication Affidavit. The
24 Public Hearing Notice was published in the January 28, 2024 issue of the Tampa Bay
25 Times.

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

27 That is all.

28 **MRS. CROWE:**

29 Thank you Mr. Roberts. The exhibits will be entered into the record as presented.

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

1 Are there any comments? Alright, hearing none. Oh. [Indistinct voice]. Okay, just step
2 up and state your name and.

3 **Mr. Savage.** Arthur Savage, A.R. Savage & Son. I'm here to discuss, support the leases
4 and say that I'm for them. I think they will be a great benefit to the port.

5 **Ms. Crowe.** Okay. Thank you. Anybody else? Just state your name and which company
6 you are with.

7 **Mr. Mootoor.** Harry Mootoor, Argus USA Cement Materials. I'm here to support and
8 voice support of the leases that were read, however, I have a few concerns and questions. One is
9 that um, the availability of the berth, berth 150. Uh, the fact that my company move cargo through
10 that berth, sometimes the cargo is staged at that area. And then we have some time to move the
11 cargo. The main issue surrounding berth 150 for us is that the ability first come first serve in the
12 queuing, the queuing line for vessel. Will the vessels take first priority that is being operated by
13 Agunsa? Or it will be first come first serve by my vessel is on the queue first, will I get that
14 priority? I'm saying this because I operated some berths in the Port of Mobile and we had a
15 company in Mobile occupy the property just in front of our property using the same berth and it
16 was never first come first serve. We had to book months in advance and was scheduled before we
17 could get a [inaudible word] which caused us unnecessary demurrage. So my concern is, if the
18 property is leased for 20 years to a company like Agunsa, would there be a berthing of first come
19 first serve and how would all company operating within the port facilities be able to move the
20 cargo from the berth? That's the first question.

21 The second concern is that, we currently use our stevedoring companies, and in particular
22 Ace Stevedoring and [inaudible word] Maritime, is the shipment [inaudible word] under
23 stevedoring. If berth 150 is occupied by Agunsa, would we have, what would companies like
24 myself, have the opportunity to have their own stevedoring in that facility or must we use using
25 Agunsa stevedoring? And that is pretty much what I have as I said for Argos and improvements
26 at the same time just want to understand better how it will operate for people like myself who bring
27 ships into berth 150. Thank you.

28 **Ms. Crowe.** Thank you. Speaking to Mr. Roberts, do you want me [indistinct chatter].
29 So, at this time, this is, um, a public hearing to go over the business terms not to specifically answer
30 questions. Those questions will need to be answered with the appropriate people at the port. This
31 hearing is just to go, just to announce the business terms. Is there anybody else who wants to?
32 Again, just state your name and your company.

33 **Mr. Christensen.** My name is Andres Christensen. I'm with Agunsa USA, Inc. and I
34 would like to to say that as a company that we are looking forward to uh, investments in both uh,

1 projects and bringing cargo into the area uh, working not only with the existing uh partners that
2 are locally established here but, but also bringing more cargo into the area using the network of
3 companies that Agunsa has in different locations worldwide. We would like to thank you for the
4 opportunity and we look forward to work together not only with the Port Authority but also with
5 the community of Tampa Bay.

6 **Ms. Crowe.** Thank you. Thank you. Anybody else? Anybody else? Okay, thank you.

7 A transcript will be made and furnished to the Port Authority Staff. The Staff will make a
8 recommendation to our Board of Commissioners, which will meet on March 19, 2024. The Staff
9 recommendation will be available on March 12, 2024. If there is nothing else to come before this
10 hearing, I declare this hearing closed at 3:19 p.m.

11 I, Heather Crow, have read and approve the form of the attached transcript of the February
12 22, 2024 Public Hearing for the Lease Agreement with Agunsa USA, Inc.

13
14
15
16
17
18
19
20

Dated on February 28, 2024.

Heather Eblin-Crowe
Heather Eblin-Crowe
Public Hearing Officer

**EXHIBIT NO. 1
EASTPORT PREMISES**



TAMPA PORT AUTHORITY PUBLIC HEARING
Agunsa USA, Inc.
February 22, 2024 @ 3:04 p.m.
PTB ID# 427870

**EXHIBIT NO. 2
HOOKER'S POINT PREMISES**



EXHIBIT NO. 3
PUBLIC HEARING NOTICE – TAMPA BAY TIMES

0000327338-01

Tampa Bay Times
Published Daily

STATE OF FLORIDA
COUNTY OF Hillsborough

**PORT TAMPA BAY
NOTICE OF PUBLIC HEARING**

Notice is hereby given of a public hearing to be held at 3:00 p.m., February 22, 2024 before the Tampa Port Authority, 613/1/2 Port Tampa Bay at its office located at 1101 Channelside Drive, Tampa, Florida 33602, to hear public comments regarding the following:

AGUNSA USA, INC. - LEASE AGREEMENTS

Additional information is available online at www.DOTMFDPT.COM. All written comments and objections directed toward the foregoing matter should be filed with Port Tampa Bay, Real Estate Department, at 1101 Channelside Drive, Tampa, Florida 33602 by 12:00 noon on February 21, 2024. 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) 906-5031 or fax (813) 905-5229 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.

01/28/2024 0000327338

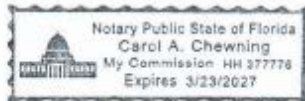
Before the undersigned authority personally appeared **Jill Harrison** who on oath says that he/she is **Legal Advertising Representative of the Tampa Bay Times** a daily newspaper printed in St. Petersburg, in Pinellas County, Florida; that the attached copy of advertisement, being a Legal Notice in the matter **RE: Agunsa USA, Inc. - Lease Agreements** was published in said newspaper by print in the issues of: 1/28/24 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

Subscribed and sworn to before me this 01/28/2024

Signature of Notary Public
Personally known or produced identification
Type of identification produced _____



SIGN-IN SHEET

PUBLIC HEARING FOR

AGUNSA USA, INC. - LEASE AGREEMENT

Thursday, February 22, 2024 @ 3:00 P.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. Arthur Savage	A.R. Savage & Son	201 W. Newman Ave T, FL 33609	Y
2. Harry Mootoor	AECOS - Summit MA	200 MARITIME BLVD TAMPA	Y
3. HARINDER MOOTOOR	AECOS READY MIX	2007 MARITIME BLVD TAMPA	N
4. ANDRES CHRISTENIEY	AGUNSA USA	1200 BRICKEN AVE, MIAMI	Y
5. TULIO Tapel	STING FAX	440 And St W St. Pete	N
6. Martin de la Cruz	AGUNSA USA	1200 Brickell Ave Miami, 33130	Y
7. B. Savage	A.R. Savage & Son	201 N. Armenia Ave, Tampa 33609	N
8. RON GLESSING	PTB	1101 Channelside Dr, Tampa, FL	N
9. Brian Gribben	PTB	1101 Channelside Dr, Tampa, FL	N
10.			

SUBJECT: LEASE AGREEMENT WITH AGUNSA USA, INC (HOOKER'S POINT)**BACKGROUND:**

Agunsa USA, INC. (Agunsa) is a multinational shipping company founded over fifty (50) years ago that provides port services to ports in over 20 countries. Agunsa desires to expand operations to Tampa and lease land at Hooker's Point from Port Tampa Bay (PTB).

FACTS/COMMENTS:

PTB staff and Agunsa have negotiated the following terms for a Lease Agreement:

Premises: Approximately 15.0 acres of vacant land located on Hooker's Point. In addition, during the first five years of the Lease, Agunsa would have the Right of First Opportunity (ROFO) on two parcels of land as follows. All three parcels are depicted in attached Exhibit "A".

- Phase II – ROFO; Approximately 18.0 acres of vacant land
- Intermodal Yard – ROFO; Approximately 12.3 acres of vacant land

Use: Construction and operation of a trans-load distribution facility, with one or more warehouses, outdoor container storage, truck parking, and other related trans-load and distribution and logistics uses.

Term: Initial term would be 20 years with 1 Lease Extension Option of 10 years.

Rent: Rent would be as follows for each phase of the Development Period, Operational Period and Extension Option Periods.

Pre-Development Period: The Pre-Development Period would be for a period of nine (9) months, or commencement of construction, whichever occurs first. Annual Rent would be \$0.00.

Development Period: The Development Period would commence upon the end of the Pre-Development Period and end on the earlier of (a) two (2) years after the effective date, (b) possession of the premises, or (c) the issuance of a certificate of occupancy. Annual rent would be \$15,000 per acre.

Operational Period: During the Operational Period, Annual Rent would be as follows:

Operational Years 1-3	\$30,000/acre/year
Operational Years 4-6	\$35,000/acre/year
Operational Years 7-end of initial term	\$40,000/acre/year

Extension Option: Each year during the extension option, Annual Rent would be adjusted by CPI but not less than 2% nor more than 5%.

Opportunity Parcels – Rent and other financial terms for the opportunity parcels would be at the then prevailing rental rate as detailed in an Opportunity Notice from PTB to Agunsa.

Other: Agunsa would take the Premises “AS-IS” and would be responsible for all utilities, real estate taxes, site improvements, insurance, and maintenance of the Premises. In addition, Agunsa must comply with all seaport security and environmental regulations and laws and all other applicable regulations and laws.

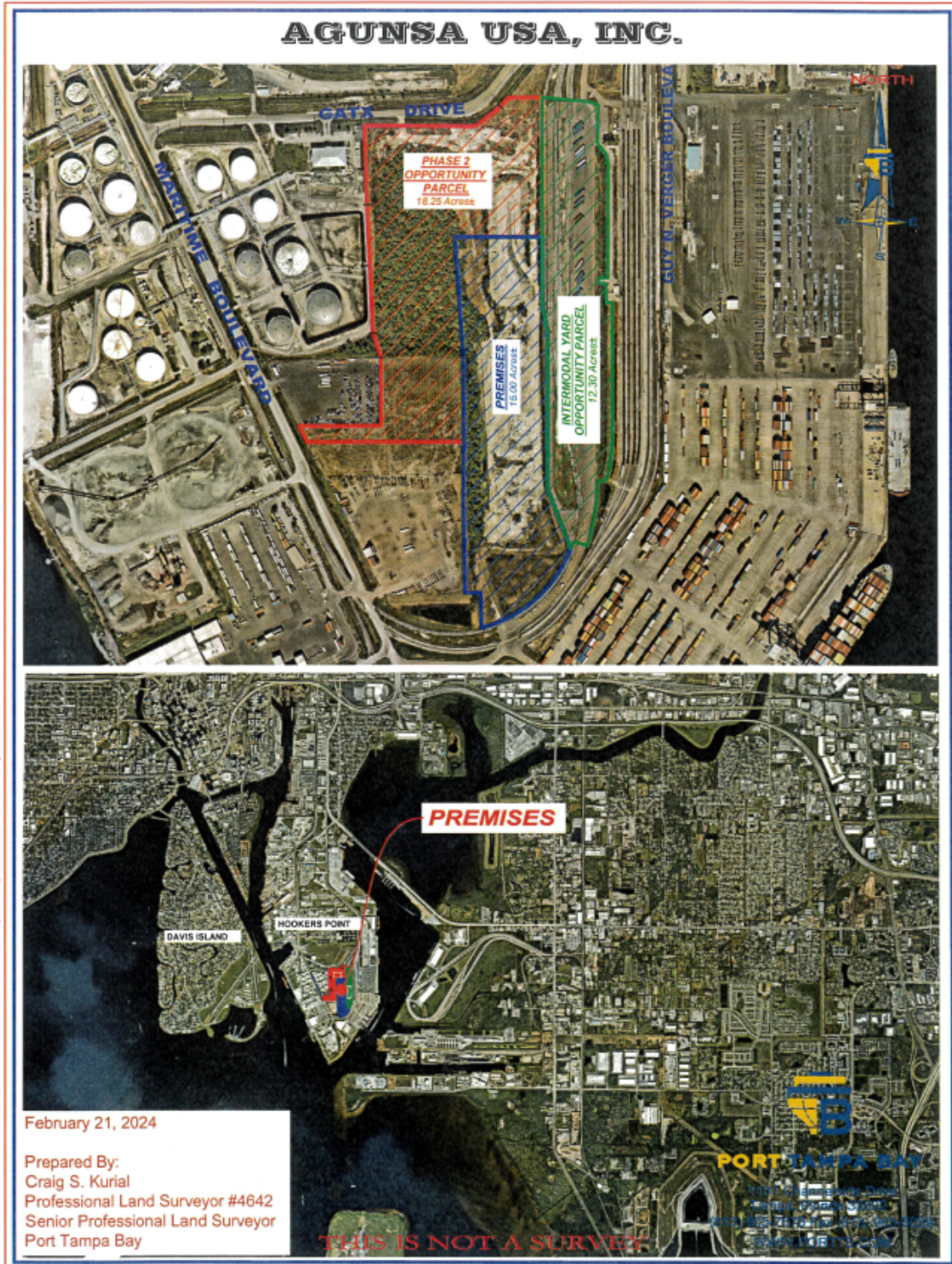
Public Hearing: PTB held a public hearing on February 22, 2024, and there were public comments.

RECOMMENDATION:

Authorize the Port President /CEO, or his designee, to execute a lease agreement with Agunsa USA, Inc., in accordance with the terms set forth in this agenda item, subject to review by Port counsel.

Board Meeting
March 19, 2024
Real Estate 428118

EXHIBIT "A"
PREMISES





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: February 28, 2024

Subject: Agunsa USA, Inc. – Lease Agreement - Public Hearing

This public hearing was held in accordance with procedures specified in Chapter 95-488, Laws of Florida. The subject public hearing was held before me on Thursday, February 22, 2024 at 3:04 p.m. Attached is the transcription of the hearing along with copies of all exhibits.

Heather Eblin-Crowe
Heather Eblin-Crowe
Hearing Officer

Date February 28, 2024

I hereby concur with the Hearing Officer’s statement and recommend the President and CEO request approval by the Tampa Port Authority Board of Commissioners to approve the Lease Agreement with Agunsa USA, Inc.

Craig Roberts
Craig Roberts
Real Estate Project Manager

Date February 28, 2024

Attachments

PUBLIC HEARING TRANSCRIPT
February 22, 2024 at 3:04 p.m.
Agunsa USA, Inc. – Lease Agreement

ATTENDEES

Arthur Savage - A.R. Savage & Son
Harry Mootoor - Argos-Summit MAI
Harinder Mootoor - Argus Ready Mix
Andres Christensen - Agunsa USA
Rick Tager - Sting Ray
B. Savage - A.R. Savage & Son
Ron Glessing - Port Tampa Bay
Brian Giuliani - Port Tampa Bay

HEARING OFFICER

Heather Eblin-Crowe

1 Good afternoon. Today is Thursday, February 22, 2024 and this public hearing is called to
2 order at 3:04 p.m. This hearing is held under the authority and pursuant to Chapter 95-488 of the
3 Laws of Florida. The purpose of the hearing is to hear comments from the general public and
4 interested parties regarding the following:

5 **LEASE AGREEMENT WITH AGUNSA USA, INC.**

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

10 **MR. ROBERTS:**

11 Agunsa USA, Inc., hereinafter referred to as Agunsa, is a multinational shipping company
12 founded over fifty (50) years ago that provides port services to ports in over 20 countries. Port
13 Tampa Bay and Agunsa have agreed to the following terms for two new lease agreements, both
14 subject to approval by Port Tampa Bay's Board of Commissioners.

15 First, I will present the terms of the Lease Agreement for the Eastport Location.

16 The Premises would consist of approximately 18.0 acres of improved uplands and a Phase
17 II Opportunity Parcel consisting of 9.68 acres, which are currently submerged lands, both located
18 at Eastport as outlined in the "Exhibit No. 1". The Premises would be used as a marine cargo
19 terminal to service break-bulk, Ro/Ro and bulk vessels.

20 The Initial Term would be for twenty (20) years with two (2) lease extension options of ten
21 (10) years each.

22 Rent for Lease Year 1 would be \$55,000 per acre, annually, or \$990,000 based on 18 acres,
23 annually. Commencing in Lease Year 2, the Rent would increase by 3% each year throughout the
24 remainder of the Initial Term and each Extension Option.

25 Each Lease Year, Tenant shall guarantee the minimum financial payment, known as a
26 "**Minimum Financial Guarantee**" or "**MFG**" to Port Tampa Bay of Base Rent and "Port Fees",
27 Port Fees consisting of dockage, wharfage and harbor master fees. The MFG for Years 1 through
28 3 would be \$1,790,000 per year. If the Phase II Opportunity Parcel is exercised, the MFG would
29 increase to \$2,490,000 per year for years 4 through 10 and to \$3,000,000 per year for Years 11
30 through 20 and for both extension options.

31 Agunsa would have the right of first opportunity on the 9.68 acre Phase II Opportunity
32 Parcel during the first five (5) years of the Term. Rent and other financial terms for the Phase II

TAMPA PORT AUTHORITY PUBLIC HEARING

Agunsa USA, Inc.

February 22, 2024 @ 3:04 p.m.

PTB ID# 427870

1 Opportunity Parcel would be at Authority’s then-prevailing rental rates as outlined in an offer letter
2 from Authority.

3 Next, I will present the terms of the Lease Agreement for the Hooker’s Point Location.

4 The Premises would consist of approximately 15.0 acres of land located on Hooker’s Point;
5 a Phase II Right of Opportunity, Right of First Opportunity parcel consisting of approximately
6 18.25 acres of land; and an Intermodal Yard Opportunity parcel consisting of approximately 12.30
7 acres, outlined in “Exhibit No. 2”. The Premises would be used as a transload distribution facility
8 with one or more warehouses, outdoor container storage, truck parking, and other related trans-
9 load and distribution and logistics uses.

10 The Initial Term would be twenty (20) years with one (1) lease extension option of ten (10)
11 years.

12 The “Pre-Development of this, sorry, the Pre-Development Period” of this Lease will
13 commence on the “Effective Date” and will expire on the earlier of (a) the nine (9) month
14 anniversary of the Effective Date, or (b) the commencement of construction on the Premises.
15 During the Pre-Development Period, the Rent for the use of the Premises will be \$0.00 per acre,
16 per year; provided, however, Tenant will remain responsible for all applicable taxes and other costs
17 and expenses resulting from Tenant’s use of the Premises.

18 The “Development Period” of this Lease will commence upon the end of the Pre-
19 Development Period and end on the earlier of (a) the twenty-four, twenty-fourth (24) month
20 anniversary of the Effective Date, or (b) taking or Tenant taking possession of the Premises (other
21 than for pre-development work or construction purposes), or (c) the issuance of a certificate of
22 occupancy for the Intermodal Yard, whichever comes first.

23 The “Operational Period” of this Lease will commence upon the end of the Development
24 Period which will run through the remaining Term of the Lease and any extension options.

25 Rent during the Development Period would be \$15,000 per acre, per year; or \$225,000
26 based on 15 acres; or, \$495,000 based on 33 acres. Rent during Operational Period Years 1 through
27 3 would be \$30,000 per acre; or \$450,000 based on 15 acres; or, \$990,000 based on 33 acres. Rent
28 during Operational Period Years 4 through 6 would be \$35,000 per acre, per year; or \$525,000
29 based on 15 acres; or, \$1,155,000 based on 33 acres. Rent during Operational Period Years 7
30 through the end of the initial term would be \$40,000 per acre, per year; or \$60,000, sorry, \$600,000
31 based on 15 acres; or, \$1,320,000 based on 33 acres.

32 Rent during the first Extension Option would be adjusted by CPI. Rent during the second
33 Extension Option would be adjusted by CPI.

1 Uh, Port Tampa Bay owns approximately 18.25 acres of lands adjacent to the Premises as
2 shown on **Exhibit No. B**. When Port Tampa Bay decides to elect. [**Mrs. Crowe: B or 2?**] Exhibit
3 No. 2, sorry. When Port Tampa Bay decides to lease the entire Phase II Opportunity Parcel during
4 the first five (5) years of the Term for construction and operation of a marine cargo terminal to
5 service break-bulk, Ro/Ro and bulk vessels, Tenant would have the right of first opportunity.

6 Rent for the Phase II Opportunity Parcel would be at the then prevailing rental rate on a
7 per acre basis for the initial Premises. Wharfage fees and/or annual tonnage guarantees would be
8 included in the Offer Letter from Authority.

9 Port Tampa Bay owns an intermodal yard, consisting of approximately 12.3 acres shown
10 on **Exhibit No. 2**. Agunsa would have the right of first opportunity on the 12.3 acre Intermodal
11 Yard Opportunity Parcel during the first five (5) years of the Term.

12 For both the Hookers Point and Eastport Leases, Agunsa would take the Premises "AS-IS",
13 "WHERE-IS" in all respects. All appropriate environmental restrictions would be applied to the
14 Lease, including, without limitation, odor and emissions control as required in the vicinity of the
15 Premises. Agunsa will be responsible for all improvements to the Premises. Agunsa will be
16 responsible for all utilities, real estate taxes, site improvements, insurance, and maintenance of the
17 Premises. Agunsa shall comply with all seaport security laws and regulations, environmental laws
18 and regulations, and all other applicable regulations and laws.

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

20 Exhibit No. 1 – Depiction of the Eastport Lease Premises and Phase II Opportunity Parcel.

21 Exhibit No. 2 – Depiction of the Hooker’s Point Lease Premises, Phase II Opportunity
22 Parcel and Intermodal Yard Opportunity Parcel.

23 Exhibit No. 3 – The Public Hearing Notice, along with the Publication Affidavit. The
24 Public Hearing Notice was published in the January 28, 2024 issue of the Tampa Bay
25 Times.

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

27 That is all.

28 **MRS. CROWE:**

29 Thank you Mr. Roberts. The exhibits will be entered into the record as presented.

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

1 Are there any comments? Alright, hearing none. Oh. [Indistinct voice]. Okay, just step
2 up and state your name and.

3 **Mr. Savage.** Arthur Savage, A.R. Savage & Son. I'm here to discuss, support the leases
4 and say that I'm for them. I think they will be a great benefit to the port.

5 **Ms. Crowe.** Okay. Thank you. Anybody else? Just state your name and which company
6 you are with.

7 **Mr. Mootoor.** Harry Mootoor, Argus USA Cement Materials. I'm here to support and
8 voice support of the leases that were read, however, I have a few concerns and questions. One is
9 that um, the availability of the berth, berth 150. Uh, the fact that my company move cargo through
10 that berth, sometimes the cargo is staged at that area. And then we have some time to move the
11 cargo. The main issue surrounding berth 150 for us is that the ability first come first serve in the
12 queuing, the queuing line for vessel. Will the vessels take first priority that is being operated by
13 Agunsa? Or it will be first come first serve by my vessel is on the queue first, will I get that
14 priority? I'm saying this because I operated some berths in the Port of Mobile and we had a
15 company in Mobile occupy the property just in front of our property using the same berth and it
16 was never first come first serve. We had to book months in advance and was scheduled before we
17 could get a [inaudible word] which caused us unnecessary demurrage. So my concern is, if the
18 property is leased for 20 years to a company like Agunsa, would there be a berthing of first come
19 first serve and how would all company operating within the port facilities be able to move the
20 cargo from the berth? That's the first question.

21 The second concern is that, we currently use our stevedoring companies, and in particular
22 Ace Stevedoring and [inaudible word] Maritime, is the shipment [inaudible word] under
23 stevedoring. If berth 150 is occupied by Agunsa, would we have, what would companies like
24 myself, have the opportunity to have their own stevedoring in that facility or must we use using
25 Agunsa stevedoring? And that is pretty much what I have as I said for Argos and improvements
26 at the same time just want to understand better how it will operate for people like myself who bring
27 ships into berth 150. Thank you.

28 **Ms. Crowe.** Thank you. Speaking to Mr. Roberts, do you want me [indistinct chatter].
29 So, at this time, this is, um, a public hearing to go over the business terms not to specifically answer
30 questions. Those questions will need to be answered with the appropriate people at the port. This
31 hearing is just to go, just to announce the business terms. Is there anybody else who wants to?
32 Again, just state your name and your company.

33 **Mr. Christensen.** My name is Andres Christensen. I'm with Agunsa USA, Inc. and I
34 would like to to say that as a company that we are looking forward to uh, investments in both uh,

1 projects and bringing cargo into the area uh, working not only with the existing uh partners that
2 are locally established here but, but also bringing more cargo into the area using the network of
3 companies that Agunsa has in different locations worldwide. We would like to thank you for the
4 opportunity and we look forward to work together not only with the Port Authority but also with
5 the community of Tampa Bay.

6 **Ms. Crowe.** Thank you. Thank you. Anybody else? Anybody else? Okay, thank you.

7 A transcript will be made and furnished to the Port Authority Staff. The Staff will make a
8 recommendation to our Board of Commissioners, which will meet on March 19, 2024. The Staff
9 recommendation will be available on March 12, 2024. If there is nothing else to come before this
10 hearing, I declare this hearing closed at 3:19 p.m.

11 I, Heather Crow, have read and approve the form of the attached transcript of the February
12 22, 2024 Public Hearing for the Lease Agreement with Agunsa USA, Inc.

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Dated on February 28, 2024.

Heather Eblin-Crowe
Heather Eblin-Crowe
Public Hearing Officer

**EXHIBIT NO. 1
EASTPORT PREMISES**



TAMPA PORT AUTHORITY PUBLIC HEARING
Agunsa USA, Inc.
February 22, 2024 @ 3:04 p.m.
PTB ID# 427870

**EXHIBIT NO. 2
HOOKER'S POINT PREMISES**



TAMPA PORT AUTHORITY PUBLIC HEARING
Agunsa USA, Inc.
February 22, 2024 @ 3:04 p.m.
PTB ID# 427870

EXHIBIT NO. 3
PUBLIC HEARING NOTICE – TAMPA BAY TIMES

0000327338-01

Tampa Bay Times
Published Daily

STATE OF FLORIDA
COUNTY OF Hillsborough

**PORT TAMPA BAY
NOTICE OF PUBLIC HEARING**

Notice is hereby given of a public hearing to be held at 3:00 p.m., February 22, 2024 before the Tampa Port Authority, 613/1/1 Port Tampa Bay at its office located at 1101 Channelside Drive, Tampa, Florida 33602, to hear public comments regarding the following:

AGUNSA USA, INC. - LEASE AGREEMENTS

Additional information is available online at www.DOTMFDPT.COM. All written comments and objections directed toward the foregoing matter should be filed with Port Tampa Bay, Real Estate Department, at 1101 Channelside Drive, Tampa, Florida 33602 by 12:00 noon on February 21, 2024. 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) 906-5031 or fax (813) 905-5229 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.

01/28/2024 0000327338

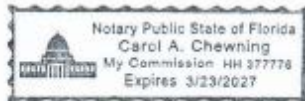
Before the undersigned authority personally appeared **Jill Harrison** who on oath says that he/she is **Legal Advertising Representative** of the **Tampa Bay Times** a daily newspaper printed in St. Petersburg, in Pinellas County, Florida; that the attached copy of advertisement, being a Legal Notice in the matter **RE: Agunsa USA, Inc. - Lease Agreements** was published in said newspaper by print in the issues of: 1/28/24 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

Subscribed and sworn to before me this 01/28/2024

Signature of Notary Public
Personally known or produced identification
Type of identification produced _____



SIGN-IN SHEET

PUBLIC HEARING FOR

AGUNSA USA, INC. - LEASE AGREEMENT

Thursday, February 22, 2024 @ 3:00 P.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. Arthur Savage	A.R. Savage & Son	201 W. Newman Ave T, FL 33609	Y
2. Harry Mootoor	AECOS - Summit MA	200 MARITIME BLVD TAMPA	Y
3. HARINDER MOOTOOR	AECOS READY MIX	2007 MARITIME BLVD TAMPA	N
4. ANDRES CHRISTENIEY	AGUNSA USA	1200 BRICKEN AVE, MIAMI	Y
5. TULIO Tapel	STING FAX	440 And St W St. Pete	N
6. Martin de la Cruz	AGUNSA USA	1200 Brickell Ave Miami, 33130	Y
7. B. Savage	A.R. Savage & Son	201 N. Armenia Ave, Tampa 33609	N
8. RON GLESSING	PTB	1101 Channelside Dr, Tampa, FL	N
9. Brian Gribben	PTB	1101 Channelside Dr, Tampa, FL	N
10.			

SUBJECT: PUBLIC TRANSPORTATION GRANT AGREEMENT (PTGA) WITH THE FLORIDA DEPARTMENT OF TRANSPORTATION – FSTED FUNDS (PTGA #444908-29404)

BACKGROUND:

Port Tampa Bay (PTB) secured \$180,000 in Florida Seaport Transportation and Economic Development (FSTED) funds for Fiscal Year 2023-24 dedicated to security projects in addition to other allocations. The Florida Department of Transportation (FDOT), District Seven, is authorized to administer the disbursement of the FSTED funds and requires PTB to enter into a Public Transportation Grant Agreement (PTGA), with FDOT concerning the disbursement of the funds.

FACTS/COMMENTS:

PTB's allotment of \$180,000 FSTED funds can be utilized for approved FSTED security related projects. PTB staff has identified the primary usage of these funds for perimeter security equipment dedicated to the Port Hardened Heavy Weather Building.

PTB has allocated these funds for the procuring of perimeter physical security infrastructure and technologies. The funds will be used to procure hardware, software/software licenses, and installation to facilitate these enhancements. The total award value under this PTGA #444908-29404 is \$225,000, which includes the 25% required match of the total project cost.

PTB will pay the required funds from its revenue sources and funds are included in the Fiscal Year 2024 Port Budget.

The Florida Ports Council (FPC), a non-profit Florida corporation, provides administrative services to ports to ensure compliance with the rules and procedures in order for ports to receive monies from the FSTED fund. In addition, FPC hires consultants and pays legal services to support FSTED. All ports receiving such funding have agreed to pay FPC a fee to 1.75% of the amount received. Thus, PTB is required to pay FPC a fee of \$3,150 in return for the funding it receives from FSTED. These costs are considered fair and reasonable for the performance of the defined work.

RECOMMENDATION:

Authorize the Port President/CEO, or his designee, to enter into Public Transportation Grant Agreement #444908-29404 with FDOT, District Seven in the amount of \$180,000 for security enhancements, which requires a 25% match (\$45,000) from Port Tampa Bay revenues. Also authorize the payment of \$3,150 to the Florida Ports Council, subject to review by Port counsel.

Board Meeting
March 19, 2024
Planning and Development/Security 428269

SUBJECT: AUTHORIZE FUNDS FOR THE ON-CALL CONSTRUCTION SERVICES IMPROVEMENTS CONTRACT WITH AUSTIN CONSTRUCTION GROUP, LLC – TO CONSTRUCT IMPROVEMENTS TO THE BREAK-BULK TERMINAL

BACKGROUND:

Port Tampa Bay (PTB) entered into a Break-Bulk Terminal Concession Agreement with Ports America Florida, Inc. (Ports America) on July 22, 2016 (Break-Bulk Terminal Agreement) to use approximately forty acres (40) of break-bulk terminal area located on the West side of Hookers Point (Break-Bulk Terminal) for storage and handling of break-bulk cargo including wood and steel products. These commodities are preferred to be stored under cover and, in some cases, require covered storage. Due to new construction costs being highly inflated, it is desired to repair an existing building no longer in use to add additional storage at a reduced cost when compared to building new.

Building 302 is an approximately 40,000 square feet pre-engineered metal building with asphalt paved flooring, built in 1981. The metal wall panels, and metal roof are heavily corroded allowing water to enter the building envelope, the moisture intrusion has corroded some of the roof struts and bar joists. The asphalt flooring is failing in some locations causing uneven flooring.

The Break-Bulk Terminal is included in Ports America’s Facility Security Plan (FSP). This makes it more difficult for lumber and steel beneficial users to pick up the materials.

FACTS/COMMENTS:

PTB staff has negotiated with Ports America to cost share in the improvements to the Break-Bulk Terminal, including repairing and re-skinning the pre-engineered metal Building 302, repaving the asphalt flooring inside the building, and new fencing to segregate portions of the Break-Bulk Terminal outside of Ports America’s FSP making it quicker and more efficient for beneficial users to pick-up break-bulk materials.

PTB proposes to repair and replace damaged bar joists, roof struts, insulation, standing seam roof panels, wall panels and other ancillary items to improve Building 302 envelope in an amount not to exceed \$600,000. Ports America has agreed to milling and resurfacing the existing asphalt floor inside Building 302 and fencing the lumber yard outside of its FSP for approximately \$300,000.

The PTB Board authorized an On-Call Unit Price Construction Services Contract (#21-01221-02) with Austin Construction Group (ACG) at its September 21, 2021 Board meeting and PTB staff proposes to use ACG to make the improvements to Building 302 with available funds in the FY 24 Capital Budget.

RECOMMENDATION:

Authorize a change order to the Austin Construction Group, LLC, On-Call Construction Services Contract No. 21-01221-02, for Improvements to Building 302 for a lump sum amount of \$600,000 and authorize the available funds in the FY2024 Capital Improvement Program to be re-allocated to the Unit Price Upland Contract as referenced in this agenda item, subject to review by Port counsel.

Board Meeting
March 19, 2024
Engineering 428461



SUBJECT: AWARD OF CONTRACT TO CONSTRUCT BERTH 218 WHARF, ITB NO. B-002-24

BACKGROUND:

The FY2024 Capital Program includes a project to construct a new 481ft. by 125ft. wharf along Berth 218. The Berth 218 Wharf will be constructed of a steel sheet pile combination wall with reinforced concrete cap and approximately 54,000 cubic yards of imported structural fill will be utilized to fill the interior portion and a steel reinforced concrete slab. The project also consists of two breasting dolphins, connected to the shore by concrete walkways and two barge breasting dolphins for the existing cement unloader barge at 219, which will be relocated from Berth 219 to Berth 218, as well as pile supported high wind mooring points. mooring bollards fender systems and upland improvements include grading, utilities (electrical, water and stormwater), and lighting.

FACTS/COMMENTS:

PTB staff advertised an Invitation to Bid for Phase one on Friday, December 1, 2023, in the Tampa Bay Times, Florida Sentinel Bulletin, and LaGaceta as well as on Onvia-DemandStar (e-procurement database system). Staff held a non-mandatory pre-bid conference on Thursday, December 7, 2023. On February 22, 2024, PTB received the following complete bids:

<u>Bidder (Office Location)</u>	<u>Bid Amount</u>	<u>SBE %</u>
Orion Marine Construction	\$19,997,000	7.6%
RUSH Marine LLC	\$25,114,469.63	3.98%
Russel Marine LLC	\$26,756,262	5.72%
Vecellio & Grogan	\$29,321,167.55	10.1%
Vortex Marine Construction	\$41,878,581.30	2.4%

Orion Marine Construction (Orion) is the apparent low responsive and responsible bidder for the project. Orion is a state licensed general contractor that is experienced, licensed, and qualified to perform marine construction, and has previously worked on projects of similar size and complexity and has committed to partner with Small Business Enterprise (SBE) firms to achieve a 7.6% SBE participation on this project.

The total requested authorization would be for an amount not to exceed \$21,500,000, which includes a contingency of 7.5% of the Contract amount for any unforeseen conditions that may arise during construction.

Funding for this project was included in the FY 2024 Capital budget in the amount of \$19,500,000 and is partially funded by a matching State FDOT grant up to a maximum FDOT participation of \$7,650,000.

RECOMMENDATION:

Authorize the Port President/CEO, or his designee, to execute a contract with Orion Marine Construction for the Berth 218 Wharf, in an amount not to exceed \$19,997,000, and authorize contingency funds in an amount not to exceed 7.5% (\$1,499,775) of the Contract price for any unforeseen conditions that may arise during construction, all subject to final review by Port counsel.

SUBJECT: PROPOSED EXTENSION OF BROKERAGE SERVICE AGREEMENT WITH CLOCKTOWER TAX CREDITS, LLC AND SALE OF ADDITIONAL PORT TAMPA BAY'S VOLUNTARY CLEANUP TAX CREDITS

BACKGROUND:

The Port Tampa Bay (PTB) Board approved an agreement with Clocktower Tax Credits, LLC (Clocktower) at its June 20, 2023 Board meeting for the sale of Voluntary Cleanup Tax Credits (VCTC) for a term of one (1) year. The State of Florida offers VCTC as an incentive through the Brownfield Program. The Brownfield Program is a voluntary environmental cleanup program originating out of the U.S. Environmental Protection Agency and is implemented by the Florida Department of Environmental Protection. The Brownfield Program is a voluntary cleanup program that encourages landowners and developers to rehabilitate contaminated properties to create jobs and get these properties back on the tax rolls. Federal, state, and local governments offer incentives to those redeveloping Brownfield sites such as grants to pay for sampling and cleanup activities, tax incentives, and liability protections.

After signing a Brownfield Site Rehabilitation Agreement with the State or County, each site is eligible for VCTC for up to 50% of the expenses necessary for site rehabilitation spent each calendar year up to \$1,000,000 or \$500,000 in Tax Credits (50% of \$1,000,000). Since local municipalities and special districts typically do not pay Florida Corporate Tax, these certificates need to be transferred to a third party through sale in a secondary market. Several firms across the country specialize in the resale of tax credits including VCTC.

FACTS/COMMENTS:

PTB has dozens of Voluntary Cleanup Tax Credits that need to be transferred/sold to a third party. Under the existing agreement with Clocktower, Clocktower has guaranteed the rate of \$0.91 on the dollar for PTB's VCTC, which is above PTB's previous broker rate of \$0.88. The market rate for selling these credits is between \$0.925 and \$0.94 on the dollar. Clocktower secures a purchaser for PTB's VCTC and completes the transfer paperwork with the State, and the purchaser pays PTB which, in turn pays Clocktower the difference between \$0.91 and the sales price. Thus, PTB would need to enter into separate agreements with each third-party purchaser of PTB's VCTC.

PTB successfully transferred 27 VCTC through this agreement last year for a total of \$418,040.37 and received \$392,957.95 in return. PTB staff have been very satisfied with Clocktower's customer service and work product and recommend extending the agreement for an additional term of one (1) year with two one-year extensions. PTB anticipates transferring between \$500,000 and \$1,000,000 in VCTC over the next two years.

RECOMMENDATION:

Authorize the Port President/CEO, or his designee, to extend the current VCTC brokerage agreement with Clocktower Tax Credits, LLC for an additional one (1) year term with two one-year extensions with a guaranteed payment rate of no less than \$0.91 on the dollar and agreements with the third-party purchasers of Port Tampa Bay's Voluntary Cleanup Tax Credits, subject to review by Port counsel.

Board Meeting
March 16, 2024
Environmental 428472

**SUBJECT: **AMENDMENT TO GARRISON LOT LEASE AGREEMENT WITH
CBP DEVELOPMENT LLC****

BACKGROUND:

On March 20, 2018, the Port Tampa Bay (PTB) Board authorized the lease of the surface lot at the corner of Beneficial Drive and Channelside Drive shown on Exhibit "A" (Garrison Lot Agreement) to CBP Development LLC (CBP Development) with an effective date of November 1, 2018 (Effective Date). The Board also approved the sale of approximately 20,000 s.f. of land within the Garrison Lot (Purchase Parcel) to CBP Development with an effective date of November 1, 2018 (the Purchase and Sale Agreement), for the sales price of \$9,868,120; payable to PTB in equal monthly installments (\$82,234/mo.). The Board approval provided that the Garrison Lot Agreement would automatically terminate if CBP Development fails to commence development on the Garrison Lot (Commencement Date) within 5 years from the November 1, 2018 effective date. At the April 21, 2020 PTB Board meeting, the Board approved an amendment to the Garrison Lot Agreement to extend the Commencement Date by one year from 5 years to 6 years from the Effective Date (November 1, 2024).

FACTS/COMMENTS:

CBP Development has substantially renovated Sparkman Wharf, f/k/a Channelside Bay Plaza, as well as made improvements to the Garrison Lot and significantly increased the ground rent it is paying PTB for the Garrison Lot in parking revenues. CBP Development has requested additional time to commence construction on the Garrison Lot and has requested an amendment to the Garrison Lot Agreement to extend the Commencement Date by 3 years from 6 years to 9 years from the Effective Date (from November 1, 2024 to November 1, 2027). The extension of the Commencement Date will allow PTB to continue utilizing the Garrison Lot for cruise provisioning and operations while collecting increased revenues from parking. CBP Development would work cooperatively with PTB during the next 3 years toward a site plan that is in the best interests of both parties.

RECOMMENDATION:

Authorize the Port President/CEO, or his designee, to amend the Garrison Lot Agreement with CBP Development, LLC to extend the Commencement Date by 3 years to the ninth anniversary of the Effective Date (November 1, 2027), all in accordance with the terms set forth above, subject to review by the Port counsel.

Board Meeting
March 19, 2024
Legal 428452

E. RECEIPT OF REPORTS

- 1. REPORT OF MONTHLY AGED RECEIVABLES**
- 2. REPORT OF MONTHLY CONTRACT STATUS**
- 3. REPORT OF MONTHLY WORK PERMITS ISSUED**
- 4. REPORT OF MONTHLY EXPENDITURES BETWEEN
\$50,000 - \$100,000**

TAMPA PORT AUTHORITY
Monthly Aged Receivables
February 29, 2024

Customer Number	Customer Name	Current	31 - 60 Days	61 - 90 Days	91 & Over	Customer Balance
Port Fees						
D073	470 BULK PRODUCTS LLC	40.00	-	-	-	40.00
Q416	AA METALS INC	219.86	-	-	-	219.86
S080	AGUNSA TRUCKING LLC	10.50	-	-	-	10.50
D082	ALLIANCE MECHANICAL SOLUTIONS, LLC	40.00	-	-	-	40.00
S036	ALTAMAR SHIPPING	1,165.50	399.00	-	-	1,564.50
T012	AMALIE OIL COMPANY	1,000.00	-	-	-	1,000.00
D081	AMERICAN MARINE EXPRESS, INC	483.00	-	-	-	483.00
D054	ANCHOR SANDBLASTING AND COATINGS, INC	140.00	240.00	-	-	380.00
T400	ARDENT MILLS, LLC	1,038.63	-	-	-	1,038.63
S041	BRONCO TRANSPORT	252.00	-	-	-	252.00
T201	BUCKEYE TERMINALS, LLC	120,895.86	4,358.28	-	-	125,254.14
T003	CARGILL INC	-	-	-	644.25	644.25
D049	CARGILL SALT	(7.70)	-	-	-	(7.70)
S025	CARGILL SALT DIVISION	882.00	-	-	-	882.00
T131	CARNIVAL CRUISE LINES	557,989.64	-	-	-	557,989.64
T198	CEMEX CONSTRUCTION MATERIALS FLORIDA, LLC	30,413.07	-	-	-	30,413.07
T014	CENTRAL FLORIDA PIPELINE LLC	554,439.53	-	-	-	554,439.53
Q414	CENTURY METALS & SUPPLIES INC	1,684.94	-	-	-	1,684.94
Q494	CHIPOLBROK AMERICA, INC.	-	12,316.06	-	-	12,316.06
T032	CITGO PETROLEUM CORPORATION	49,200.29	-	-	-	49,200.29
T109	CITRUS PRODUCTS	103,680.63	-	-	-	103,680.63
D047	CITY OF TAMPA	980.00	-	-	-	980.00
D048	CITY OF TAMPA MOBILITY DEPARTMENT	160.00	-	-	-	160.00
Q427	COLOSSAL TRANSPORT SOLUTIONS, LLC	747.67	-	-	-	747.67
D063	DAVIS INDUSTRIAL	40.00	-	-	-	40.00
M147	DELTACORP INDUSTRIES, LLC	(60.00)	-	-	-	(60.00)
A084	DIVERSIFIED MARINE TECH	-	-	-	646.80	646.80
Q450	DOLE FRESH FRUIT COMPANY	25,329.13	-	-	-	25,329.13
Q081	DONGKUK INTERNATIONAL INC	430.08	-	-	-	430.08
Q032	DUFERCO STEEL, INC (TX)	4,961.86	-	-	-	4,961.86

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TAMPA PORT AUTHORITY
Monthly Aged Receivables
February 29, 2024

Customer Number	Customer Name	Current	31 - 60 Days	61 - 90 Days	91 & Over	Customer Balance
S064	DV CONTAINER SERVICES	280.00	-	-	-	280.00
S074	EDGE METALS RECYCLING, INC	1,092.00	-	-	-	1,092.00
A418	EXPRESS MARINE	7,265.05	-	-	-	7,265.05
A031	FILLETTE GREEN & CO, INC	640.01	-	-	-	640.01
T132	FLORIDA AQUARIUM	491.75	-	-	-	491.75
M104	FOREIGN TRADE ZONE NO 79	11,657.23	-	-	-	11,657.23
A429	GAC SHIPPING (USA) INC	113,752.43	23,364.24	-	-	137,116.67
S043	GLOBAL DISTRIBUTION INC	1,501.50	672.00	-	-	2,173.50
A527	GULF HARBOR SHIPPING, LLC	(25.00)	-	-	-	(25.00)
A264	GULF MARINE REPAIR INC	753.90	-	-	-	753.90
T063	GULF SULPHUR SERVICES	26,176.98	-	-	-	26,176.98
A549	HOST AGENCY, LLC	39,229.10	-	-	-	39,229.10
Q125	HYUNDAI CORPORATION USA (TX)	270.14	-	-	-	270.14
A306	INCHCAPE SHIPPING SERVICES	61,181.40	46.93	-	-	61,228.33
S068	INTERNATIONAL CORE SUPPLY OF TAMPA	21.00	-	-	-	21.00
A078	INTERNATIONAL SHIP REPAIR	257.25	-	-	-	257.25
Q403	JFE SHOJI TRADE AMERICA CORP	339.89	713.18	-	-	1,053.07
D078	KAG SPECIALTY PRODUCTS GROUP, LLC	283.50	-	-	-	283.50
A350	KIMMINS CONTRACTING	40.00	-	-	-	40.00
D036	KINDER MORGAN BULK	40.00	-	-	-	40.00
A003	KIRBY OFFSHORE MARINE	8,458.79	-	-	-	8,458.79
A248	LA CARRIERS, LLC	550.90	-	-	-	550.90
D065	LAKELAND PAVING COMPANY	20.00	-	-	-	20.00
Q410	LEE COMPANY CUSTOMS BROKER	2,457.98	1,565.85	-	-	4,023.83
T319	LINEA PENINSULAR, INC	2,987.30	-	-	-	2,987.30
T308	LOGISTEC GULF COAST LLC	35,539.68	-	-	-	35,539.68
T328	MAJESTIC STEEL USA	17,112.16	-	-	-	17,112.16
S079	MARINE TRANSPORT INC	52.50	-	-	-	52.50
A360	MARTIN GAS MARINE	4,756.96	-	-	-	4,756.96
T134	MARTIN OPERATING PARTNERSHIP	8,302.83	-	-	-	8,302.83
A465	MASTER, OWNER & OPERATORS	54,802.34	-	-	-	54,802.34
D074	MCKENZIE CONTRACTING, LLC	40.00	-	-	-	40.00

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TAMPA PORT AUTHORITY
Monthly Aged Receivables
February 29, 2024

Customer Number	Customer Name	Current	31 - 60 Days	61 - 90 Days	91 & Over	Customer Balance
S067	MKD LOGISTICS LLC	556.50	210.00	-	-	766.50
A430	MORAN SHIPPING AGENCIES	(246.00)	-	-	-	(246.00)
A053	MORAN TOWING CORPORATION	22,966.08	564.90	-	-	23,530.98
T002	MOSAIC CROP NUTRITION, LLC	5,240.60	-	-	3,106.35	8,346.95
T011	MURPHY OIL USA INC	7,755.58	-	-	-	7,755.58
M148	Navy League	11,977.50	-	-	-	11,977.50
A486	NORTH AMERICAN GENERAL AGENTS	(161.44)	-	-	-	(161.44)
A071	NORTON LILLY INTERNATIONAL	115,984.41	-	-	1,989.09	117,973.50
T200	NORWEGIAN CRUISE LINE	156,299.39	-	-	-	156,299.39
A439	NOVA INTERNATIONAL SHIPPING	23,354.87	4,385.36	-	-	27,740.23
A069	OSG SHIP MANAGEMENT, INC	822.71	-	-	-	822.71
Q397	PACIFIC METALS TRADING INC	958.11	418.39	-	-	1,376.50
T205	PLAINS LPG SERVICES, L.P.	806,391.39	-	-	-	806,391.39
T318	PORT LOGISTICS TERMINAL OPERATIONS LLC	11,024.96	17,242.85	9,457.07	-	37,724.88
T006	PORTS AMERICA	3,812.97	-	-	-	3,812.97
T182	PORTS AMERICA	437,331.83	-	-	-	437,331.83
Q359	POSCO INTERNATIONAL AMERICA (NJ)	-	682.97	-	-	682.97
T311	Precision Build Solutions, LLC	20.00	-	-	-	20.00
A283	PRO TRANSPORT INC, TAMPA	201.50	94.50	-	-	296.00
T292	PURAGLOBE FLORIDA LLC	2,197.56	-	-	-	2,197.56
Q012	R W SMITH & COMPANY	718.03	-	-	-	718.03
D075	RELIABLE TAMPA PARTNERS	120.00	-	-	-	120.00
T202	ROYAL CARIBBEAN CRUISES LTD.	674,727.61	759,035.26	307,818.51	-	1,741,581.38
A064	SAVAGE & SON, AR	428,043.24	-	-	-	428,043.24
A531	SAVAGE MARINE MANAGEMENT COMPANY, LLC	48,884.27	-	-	-	48,884.27
A065	SEA & LAND SHIPPING	48,609.05	-	-	-	48,609.05
Q202	SEAH STEEL AMERICA	2,344.78	-	-	-	2,344.78
T329	SESCO CEMENT OF FLORIDA LLC	130,760.05	-	-	-	130,760.05
S069	SOUTHERN CARTAGE, INC	283.50	-	-	-	283.50
A541	SPACE EXPLORATION TECHNOLOGIES CORP	8,871.71	-	-	-	8,871.71
T101	SULPHURIC ACID TRADING COMPANY	6,392.97	-	-	-	6,392.97
Q396	SUMMIT GLOBAL TRADING	657.84	-	-	-	657.84
S055	TAMPA CONTAINER TRANSPORT	10.50	-	-	-	10.50

TAMPA PORT AUTHORITY
Monthly Aged Receivables
February 29, 2024

Customer Number	Customer Name	Current	31 - 60 Days	61 - 90 Days	91 & Over	Customer Balance
T137	TAMPA JUICE SERVICE INC	1,285.23	-	-	-	1,285.23
T021	TAMPA PORT SERVICES, LLC	6,249.29	-	-	-	6,249.29
Q191	TERNIUM USA INC	619.97	184.26	-	-	804.23
Q215	THYSSENKRUPP MATERIALS TRADING NORTH AMERICA-MI	-	1,278.85	-	-	1,278.85
T173	TITAN FLORIDA LLC	56,116.96	-	-	-	56,116.96
Q413	TOYOTA TSUSHO AMERICA, INC	2,387.00	2,681.10	-	-	5,068.10
T150	TRADEMARK METALS RECYCLING FKA ONESTEEL	126,810.20	-	-	-	126,810.20
A251	TRADEMARK METALS RECYCLING LLC	20.00	-	-	-	20.00
A497	TRANS-ATLANTIC AGENCIES INC	72,626.57	-	-	-	72,626.57
T197	TRANSFLO TERMINAL SERVICES, INC.	42,853.00	728.30	-	49,437.92	93,019.22
T020	TRANSMONTAIGNE INC	51,795.14	-	-	-	51,795.14
S021	TRX SOUTHEAST (TAMPA #770)	42.00	-	-	-	42.00
A457	US COAST GUARD	-	3,774.21	-	-	3,774.21
Q163	USP HOLDINGS, INC	1,749.65	-	-	-	1,749.65
T119	VULCAN MATERIALS COMPANY	55,300.56	56,517.29	-	8,395.56	120,213.41
Q435	WEST COAST METALS	995.79	-	-	-	995.79
A532	WORLD FUEL SERVICES, INC.	40,435.61	12,439.54	-	-	52,875.15
Subtotal Port Fees		5,272,685.10	903,913.32	317,275.58	64,219.97	6,558,093.97

Lease Charges

L252	AKHTAR TRUST FKA ISLEWORTH HOLDING LLC	1,060.00	-	-	-	1,060.00
L280	ALAFIA RIVER ESTATES HOMEOWNERS ASSOCIATION	450.46	-	-	-	450.46
L045	AMALIE OIL	108.38	-	-	-	108.38
L219	AMERICAN VICTORY SHIP MEMORIAL MUSEUM	(4.48)	-	-	-	(4.48)
L400	ARDENT MILLS, LLC	174.12	-	-	-	174.12
L011	CARGILL FINANCIAL SERVICE CTR	(6,041.66)	-	-	-	(6,041.66)
L207	CARGILL INC SALT FACILITY	(2,008.89)	-	-	-	(2,008.89)
L403	CELLCO PARTNERSHIP DBA VERIZON WIRELESS	42.78	1,405.32	-	-	1,448.10
L277	CEMEX CONSTRUCTION MATERIALS FLORIDA LLC	109,781.96	-	-	-	109,781.96
L399	CEMEX CONSTRUCTION MATERIALS FLORIDA LLC	24,406.95	-	-	-	24,406.95

TAMPA PORT AUTHORITY
Monthly Aged Receivables
February 29, 2024

Customer Number	Customer Name	Current	31 - 60 Days	61 - 90 Days	91 & Over	Customer Balance
L299	CEMEX CONSTRUCTION MATERIALS FLORIDA, LLC	(2.55)	-	-	-	(2.55)
L044	DIVERSIFIED MARINE TECH	42.00	-	-	-	42.00
L415	GLOVIS AMERICA, INC	(1,725.00)	-	-	14,700.93	12,975.93
L305	GREAT LAKES DREDGE & DOCK	-	141.56	-	94.37	235.93
L124	GULF MARINE REPAIR INC	560.00	-	-	-	560.00
L214	GULF SULPHUR SERVICES	460.60	230.30	-	15,353.43	16,044.33
L287	HCP ASSOCIATES, INC	5,070.99	-	-	-	5,070.99
L309	HILLSBOROUGH COUNTY SHERIFF'S OFFICE	8.00	-	-	-	8.00
L103	INTERNATIONAL SHIP REPAIR & MARINE SERVICES, INC	617.62	-	-	-	617.62
L412	KAREN GONZALEZ PITTMAN	3,055.95	-	-	-	3,055.95
L104	LITTLE HARBOR SMI, LLC	241.77	-	-	-	241.77
L308	LOGISTEC GULF COAST LLC	1,227.08	-	-	-	1,227.08
L328	MAJESTIC STEEL USA	17,237.91	2,215.14	-	-	19,453.05
L057	MARITRANS OPERATING CO LP	(467.49)	-	-	-	(467.49)
L174	MARTIN MARIETTA AGGREGATES	-	-	2,685.75	-	2,685.75
L173	MARTIN OPERATING PARTNERSHIP	28,961.06	-	-	-	28,961.06
L176	MID-AMERICA APARTMENTS, LP	4,299.95	-	-	-	4,299.95
L251	MR & MRS JEFFREY AND RIEKA STROH	1,060.00	-	-	-	1,060.00
L039	MURPHY OIL USA INC	(244.69)	-	-	-	(244.69)
L408	NAV TRANSPORTATION LLC	(60.00)	-	-	-	(60.00)
L410	NORTH ATLANTIC INTERNATIONAL OCEAN CARRIER, INC	8,221.35	8,108.85	-	-	16,330.20
L405	PORT HENDRY D, LLC	811.95	-	-	-	811.95
L318	PORT LOGISTICS TERMINAL OPERATIONS LLC	18,198.48	18,072.07	-	-	36,270.55
L264	PORTS AMERICA	40,750.00	-	-	-	40,750.00
L292	PURAGLOBE FLORIDA LLC	(120.00)	-	-	-	(120.00)
L216	RIVERSIDE GOLF COMMUNITY LLC	13,311.20	-	-	-	13,311.20
L196	SEABULK TOWING INC	24.00	-	-	-	24.00
L111	SHELL POINT MARINA	9,248.98	-	-	-	9,248.98
L138	SHRIMP SVC DOCK ASSOCIATION	23.52	-	-	-	23.52
L235	STARSHIP CRUISE LINE	106.25	89.82	-	-	196.07
L064	SUPERIOR SEAFOODS INC	160.48	-	-	-	160.48
L407	TAMPA PILOTS, LLC	(10.00)	-	-	-	(10.00)
L258	TAMPA PORT SERVICES (FKA YARA NORTH AMERICA)	-	67.72	-	-	67.72

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TAMPA PORT AUTHORITY
Monthly Aged Receivables
February 29, 2024

Customer Number	Customer Name	Current	31 - 60 Days	61 - 90 Days	91 & Over	Customer Balance
L049	TAMPA PORT SERVICES, LLC	(11,629.76)	-	-	-	(11,629.76)
L190	TAMPA SHIP LLC	7,000.00	-	-	-	7,000.00
L239	TITAN FLORIDA LLC	2,693.94	2,553.94	-	-	5,247.88
L209	TRADEMARK METALS RECYCLING FKA ONESTEEL	(1,606.56)	-	-	-	(1,606.56)
L297	TRANSFLO TERMINAL SERVICES, INC.	(575.81)	198.16	-	-	(377.65)
L078	TRANSMONTAIGNE TERMINALING INC	8.67	-	-	-	8.67
L307	VERIZON WIRELESS PERSONAL COMMUNICATIONS LP	(155.28)	195.16	-	-	39.88
L079	VERSAGGI SHRIMP COMPANY	88.05	-	-	-	88.05
L146	VULCAN MATERIALS	(423.72)	-	-	-	(423.72)
L100	YARA NORTH AMERICA	84.33	-	-	-	84.33
Subtotal Lease Charges		274,522.89	33,278.04	2,685.75	30,148.73	340,635.41
<u>Accounts in Litigation/Renegotiation/Bankruptcy</u>						
T183	CERES MARINE TERMINALS INC	-	-	-	1,144.30	1,144.30
R020	FELIPES PAVEL	-	-	-	2,495.78	2,495.78
L404	INTEGRAL ENERGY, LLC	-	-	-	274,733.00	274,733.00
R026	NICOLE M. MERILL	645.68	-	-	-	645.68
A538	WORK CAT TRANS GULF LLC	-	-	-	224,197.87	224,197.87
Subtotal Accounts in Litigation/Renegotiation/Bankruptcy		645.68	-	-	502,570.95	503,216.63
Total Aged Receivables as of February 29, 2024		\$ 5,547,853.67	\$ 937,191.36	\$ 319,961.33	\$ 596,939.65	\$ 7,401,946.01

TAMPA PORT AUTHORITY
MONTHLY CONTRACT STATUS REPORT
 02/29/24

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	\$ 25,093	35.7%
Software Licensing - iSeaports	Harbour Mastery, Inc.	22-06	10/21/14	\$ 65,000	\$ 24,951	38.4%
Security System Maintenance & Repair	GSA Security	23-03	03/23/22	\$ 481,000	\$ 432,819	90.0%
SBE Uniformed Security Guard Service	Martinez & Company	23-21	06/18/19	\$ 370,000	\$ 173,919	47.0%
Real Estate Consulting Services	Colliers International	24-17	06/15/21	\$ 75,000	\$ -	0.0%
Government Relations Consultant Services	Van Scoyoc & Associates	24-33	08/17/21	\$ 90,000	\$ 30,000	33.3%
State Legislative Services	Advocacy Group at Cardenas Partners	24-29	08/16/22	\$ 60,000	\$ 30,000	50.0%
Elevator/Escalator Maintenance & Repair Services	ThyssenKrupp Elevator	24-27	09/15/20	\$ 427,084	\$ 121,815	28.5%
Website Development & Website Hosting Services	Pantheon Solutions	24-35	11/15/22	\$ 45,000	\$ 2,375	5.3%
Video Production Services	Shooting Stars Post Inc	24-30	08/15/23	\$ 90,000	\$ 55,093	61.2%
Software Licensing - Concur	Carahsoft Technology Corp	24-10	04/21/20	\$ 78,569	\$ 78,569	100.0%
Law Enforcement Services	Hillsborough County Sheriff's Office	24-39	09/20/22	\$ 3,067,804	\$ 742,860	24.2%
Workers Compensation Insurance	PGIT (Preferred Governmental Insurance Trust)	24-05	09/19/23	\$ 99,047	\$ 49,604	50.1%
Landscaping Services	TCC Enterprise Inc	24-06	09/21/21	\$ 120,000	\$ 30,067	25.1%
Grounds Maintenance	TCC Enterprise Inc	24-18	09/21/21	\$ 341,009	\$ 129,170	37.9%
HVAC Monitoring, Routine Service & Repair	Tampa Bay Trane	24-12	09/17/19	\$ 84,200	\$ 25,123	29.8%
Uniformed Security Guard Services	Allied Universal	24-15	12/15/2020	\$ 4,272,625	\$ 225,117	5.3%
State Legislative Services	Capital City Consulting, LLC	24-21	06/15/21	\$ 60,000	\$ 30,000	50.0%
I.T. Consultant	Computer Science Corporation	23-23	09/18/18	\$ 85,000	\$ 27,090	31.9%
Janitorial Services	Xtremely Clean	24-08	10/15/19	\$ 468,727	\$ 113,993	24.3%
Insurance Broker Services	Hugh Wood, Inc	24-28	08/17/21	\$ 50,000	\$ 50,000	100.0%
Property & Liability Insurance	Hugh Wood, Inc	23-42	04/19/22	\$ 4,500,000	\$ 4,456,343	99.0%
Hosting and Support Services	Timmons Group	23-20	12/21/21	\$ 72,950	\$ 70,680	96.9%
Financial Audit Services	Rivero, Gordimer & Company, PA	23-19	09/19/22	\$ 92,000	\$ 50,425	54.8%
Financial Advisory Services	PFM Financial Advisors LLC	23-40	09/20/22	\$ 30,000	\$ 4,150	13.8%
Medical Insurance	United Healthcare	24-37	10/18/23	\$ 3,203,057	\$ 554,063	17.3%
OPERATING AND NON-CAPITAL CONTRACTS:				\$ 18,398,391	\$ 7,533,314	
CONTINUING ANNUAL CONTRACTS:						
Disaster Recovery services	Belfor USA Group (Year 4)	21-24	04/17/18	\$ 10,000	\$ 10,000	100.0%
Professional Service Contracts	Various	20-01-02	09/17/19	\$ 7,895,000	\$ 6,392,394	81.0%
Professional Service Contracts	Various	21-01-02	09/15/20	\$ 7,049,422	\$ 5,402,948	76.6%
Professional Service Contracts	Various	22-01-02		\$ 14,287,473	\$ 12,775,419	89.4%
Professional Service Contracts	Various	23-01-02		\$ 11,466,132	\$ 8,577,915	74.8%
CONTINUING ANNUAL CONTRACTS:				\$ 40,708,027	\$ 33,158,676	

TAMPA PORT AUTHORITY
MONTHLY CONTRACT STATUS REPORT
02/29/24

Project	Contractor	Contract Financial Record #	Original Bd App Date	Amt Approved Including Amendments	Costs Incurred to Date	Percent Complete
CONSTRUCTION AND CAPITAL CONTRACTS:						
Navigational Improvements - Turning Basin Widening	Orion Marine Construction	24-04	06/21/22	\$ 3,000,000	1,372,954	45.8%
Cruise Terminal 2 Office of Information Technology	US Customs and Border Patrol	19-22	06/18/19	\$ 483,718	-	0.0%
Terminal 3 Access Road	Kimmins Contracting Corporation	21-39	05/18/21	\$ 1,523,424	1,357,707	89.1%
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	786,249	78.6%
12,000 Sq Ft Storm hardened vehicle storage building	Blackwater Construction Services	22-38	10/19/21	\$ 3,000,000	2,978,706	99.3%
Berth 268 Reconstruction	Orion Marine Construction	22-41	03/22/22	\$ 12,000,000	11,646,315	97.1%
Berth 218 Marine Infrastructure Engineering Services	Moffatt & Nichol	22-43	05/17/22	\$ 600,000	595,320	99.2%
Electrical improvements for Sumitomo Cranes	Global Rigging & Transport, Inc	23-45	08/16/22	\$ 3,000,000	2,431,820	81.1%
Sanitary Sewer System	Causeway Development Partners	23-46	08/16/22	\$ 500,000	-	0.0%
Redwing Access Rd	QGS Development, LLC	23-48	09/19/22	\$ 1,734,482	1,576,768	90.9%
Cruise Terminal 3 Anode project	Orion Marine Construction	23-49	01/17/23	\$ 357,500	325,000	90.9%
Berth 214 Uplands Development	PCS Civil, Inc	23-51		\$ 20,154,697	6,794,055	33.7%
Hookers Point ATONs (Range Markers)	Vecellio & Grogan, Inc	23-50		\$ 1,448,625	281,417	19.4%
Design of project to increase reliability to the electrical grid system	Tampa Electric Company (TECO)	23-52		\$ 500,000	-	0.0%
Eastport Mitigation Credits	Tampa Bay Mitigation & Southern States Land & Timber	24-47		\$ 3,248,070	2,016,300	62.1%
GUY N Verger Roadway Impr Phase II	PCS Civil, Inc	23-53		\$ 2,000,000	1,362,861	68.1%
Berth 301 Design Services	Moffatt & Nichol	24-55		\$ 600,000	147,800	24.6%
Passenger Bridge Replacements at Terminals 2 & 6	FMT Sweden AB	23-54		\$ 7,199,474	652,806	9.1%
Shrimp Dock Repairs	Tampa Bay Marine	24-16		\$ 2,415,451	-	0.0%
Electrical Power Generator at Hookers Point Security Complex	Austin Construction Group	24-56		\$ 750,000	-	0.0%
CONSTRUCTION AND CAPITAL CONTRACTS:				\$ 67,090,441	\$ 35,376,076	
GRAND TOTAL:				\$ 126,196,859	\$ 76,068,066	

MINOR WORK PERMIT REPORT

2/1/2024 – 2/29/2024

PERMITS ISSUED

23-003	Mark Nelson	ATF Maintenance Dredge/Little Manatee River/Ruskin
23-016	Kevin Eppel	Dock/Non-covered Boatlift/Apollo Beach Canal/Apollo Beach (Mirabay)
23-020	Mosaic Crop Nutrition	Replacement of Sheet pile Bulkhead/Seawall/Hillsborough Bay/Big Bend Channel/Gibsonston
23-021	Scott Jorgensen	Dock/Non-covered boatlift & Jet Ski / PWC Lift/Little Manatee River/ARPA/CBAP/Ruskin
23-032	Richard Lazar	Dock/Non-covered Boatlift/Apollo Beach Canal/Apollo Beach (Mirabay)
23-036	Spray Miser International LLC	Replace Seawall/Port Tampa Channel/Tampa
23-049	Angelo Fernandes	Dock/Non-covered Boatlift/Apollo Beach Canal/Apollo Beach (Mirabay)
23-050	Anthony & Gina Ricottone	Dock/Non-covered Boatlift/Apollo Beach Canal/Apollo Beach (Mirabay)
23-052	Samuel Gindville	Dock/Non-covered Boatlift/Apollo Beach Canal/Apollo Beach (Mirabay)
23-053	Jessica Harris	Dock/Non-covered Boatlift/Apollo Beach Canal/Apollo Beach (Mirabay)
23-061	Adam Goldstone	Dock/Non-covered Boatlift/Apollo Beach Canal/Apollo Beach (Mirabay)
23-064	Park Square Enterprises	Dock/Non-covered Boatlift/Apollo Beach Canal/Apollo Beach (Mirabay)
23-066	Liveringhouse Ringhouse Real Estates LLC	Dock/Non-covered Boatlift/Apollo Beach Canal/Apollo Beach (Mirabay)
23-004R1	Chad Kelly	2nd Dock Modification -remove part of wrap-around catwalk & add PWC/jet ski platform/Apollo Beach Canal/Apollo Beach, FL
23-031R1	Gary Cameron	Dock Addition/Little Manatee River/Ruskin

VIOLATIONS

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*Indicates that permit was issued After-The-Fact

PENDING APPLICATIONS SUMMARY

Appl.#	M/S	Applicant	Proposed Work
20-010	S	Port Tampa Bay	Bulkhead wall, fill, dredge Berth 214
23-006	S	Bridgeview Estates HOA	Add 7 Boatlifts & 7 Finger Piers To Existing Private Multi-family Residential Dock @ 3909/ 3911 Snapper Pointe DR, Tampa, FL - Old Tampa Bay - Possible SSLs Lease Required
23-048	S	TPA/ Port Tampa Bay	Bulkhead wall & Pile Supported Wharf - Berth 218 -Cut D Channel - SW Corner @ Hookers Point
23-035	S	Port Tampa Bay (TPA) Engineering Dept.	Offshore Breakwater @ West Side of Spoil Island 2D, Tampa, FL

Appl.#	M/S	Applicant	Proposed Work
23-067	S	Davis Island Yacht Club	Rebuild Dock A, add new floating docks A-1, B-1, and D-1 to marina area (Existing SSLs Lease)
23-068	S	MAA Westshore Exchange LLC	Docking Facility at 5440 W. Tyson Avenue, Tampa, FL
20-015	M	Brett Emes	Maintenance dredging-Lot 57 Len-Little Harbor
21-041	M	Elliott Glazer	Kayak lift @ 507 Islebay Drive-Apollo Beach, FL (Mirabay)
21-092	M	Michael Angel	Dock-lift @ 711 Pinckney Dr – Apollo Beach
22-020	M	Pine Key Project, LLC	Dock @ Pine Key Island (aka One Beer Can Island), Gibsonton
22-030	M	Hillsborough County	Bridge Maintenance-Channel Armoring Fletcher Avenue over Hillsborough River-COT/COTT/Unincorp.
22-035	M	Mirasol Davis Islands LLC – Carrier 2 – Mirasol LLC	Dock/finger pier/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
22-046	M	Paradise Group of Countryside LLC	Floating Docks@9022 W. Hillsborough Avenue-Tampa
22-054	M	Florida Fish & Wildlife	Data Buoy – NE Side of Egmont Key
23-003	M	Mark Nelson	Maintenance Dredge @3023 Christophers Watch Lane-Ruskin
23-009	M	6400 Apollo Beach Blvd Holdings	Boatramp @ 6400 Apollo Beach Blvd., Apollo Beach FL
23-011	M	Keith Wickizer	Dock/non-covered boatlift@5711 Tybee Island Dr (Mirabay), Apollo Beach, FL
23-012	M	Hillsborough County	Repair Bridge/Twin Branch Acres/Tampa
23-022	M	Jack Bartlett	Dock/lift @ 5605 Seagrass Place-Apollo Beach, FL
23-024	M	S. Chad Fulwood	Dock/lift @ 998 Signet Drive-Apollo Beach, FL 33572
23-026	M	Tampa Bay Watch	Living Shoreline NE o Fantasy Island @ 5 Fantasy Island, Tampa, FL
23-028	M	Nathan Vlasaty	Maintenance Dredge @ 3109 Christopher’s Watch Lane-Ruskin, FL
23-029	M	Brett Emes	Maintenance Dredge @ 3029 Christopher’s Watch Lane, Ruskin, FL
22-036R	M	Kurt Kwiatkowski	PWC lift @5710 Tybee Island Dr.-Apollo Beach
23-034	M	City of Tampa	Replace 1-Dock & Install 24 Mooring Anchors/Buoys @ 1002 Severn Avenue-Tampa, FL-Davis Island Seaplane Basin
23-037	M	Trans Continental Marine Repair & Drydock Corp	Steel sheetpiling, backfilling @ 1616 Penny Street, Tampa , FL
23-039	M	Current Rocky Point LLC (Current Hotel)	Observation Deck @ 2545 Rocky Point Dr, Tampa , FL. Possible SSLs Lease Required
23-040	M	Timothy Hatch (Park Square Enterprises Inc.)	Dock, boatlift, jet ski lift @ 984 Signet Drive, Apollo Beach (Mirabay)
23-042	M	Tampa Sailing Squadron (Len Berkstresser)	Rebuild dock/boatslips @1250 Apollo Beach Blvd.S.-Apollo Beach, FL
23-043	M	Robert & Laura Fish	Dock @ 7520 Anna Avenue, Gibsonton, FL
23-044	M	RD RWD Tampa LLC Trustee	Walkway,Maintenance Dredge, floating dock, living shoreline @ 102 S. Parker St. Tampa, FL
23-045	M	Daniel Depalol	Dock/lift @ 1002 Signet Drive (Mirabay) Apollo Beach, FL
23-047	M	Culbreath Key Bayside Condo Assoc.	5000 Culbreath Key Way, Marina Slip #26, Tampa
23-065-R1	M	Tampa Electric Company (TECO)	Add Kayaker Access Geoweb Ramp @ Manatee Viewing Center Tidal Pier @ 6990 Dockman Rd, Apollo Beach, FL
23-051	M	SE Tampa Bay LLC	Repair Seawall @ 5411 W. Tyson Avenue, Tampa, FL
23-054	M	Walter McLaren	Dock/lift @ 954 Signet Drive, Apollo Beach, FL (Mirabay)
23-055	M	Shawn Brown	Dock/lift @ 976 Signet Drive, Apollo Beach, FL (Mirabay)

Appl.#	M/ S	Applicant	Proposed Work
23-057	M	Key West Landings Dock Assoc. Inc.	Extend Dock-install lift @ Marina Slip-Riverview, Alafia River
23-058	M	Hillsborough County Capital Programs	Replace/extend box culvert @ W of 6515 Riverview Drive, Riverview, FL
23-060	M	Tampa Electric Company (TECO)	Organism Return & Seawall @ 3602 Port Sutton Road, Tampa, FL
23-062	M	Park Square Enterprises, LLC	Dock/lift @ 5967 Blakeney Loop, Apollo Beach, FL (Mirabay)
23-063	M	Park Square Enterprises, LLC	Dock/lift @ 5961 Blakeney Loop, Apollo Beach, FL (Mirabay)
23-065	M	Lee Gueffroy	Lift/Roof/Pilings @ 2619 Manatee Harbor Dr, Ruskin, FL 33570
24-001	M	Michael Gitchel	Dock/lift @ 978 Signet Dr, Apollo Beach, FL (Mirabay)
24-002	M	Harbour Island Marina Association Inc.	Maintenance Dredge @ various sites
24-003	M	Uniti Fiber d/b/a Southern Light LLC	Fiber Optic Cable @ Old Morris Bridge Rd., Temple Terrace, FL
24-004	M	Bishop Toups	Dock/lift @ 1309 River Drive SW, Ruskin, FL 33570
24-005	M	Jeremy Baldwin	Dock/lift @ 960 Signet Drive, Apollo Beach, FL (Mirabay)
24-006	M	Wayne Gonzalez	Replace Seawall @ 801 Bayview Drive, Ruskin, FL
24-007	M	Manatee Property Services LLC - Attn: Curt Howell	Riprap @ 1305 River Drive SW, Ruskin, FL 33570 (LMR/CBAP)
24-008	M	Arcella Walters	Riprap @ 402 Frances Circle, Ruskin, FL 33570 (LMR/CBAP)
24-009	M	Bao-Toan Le Do	Dock/lift @ 1008 Signet Drive, Apollo Beach, FL 33572 (Mirabay)
24-010	M	Nicholes Sexton	Dock/boatlift @ 1014 Signet Drive, Apollo Beach, FL 33572 (Mirabay)
24-011	M	Alessandro Angelini	Dock/boatlift @ 982 Signet Drive Apollo Beach, FL 33572 (Mirabay)
24-012	M	Hillsborough County	Replace boardwalk @ 6920 E. Fletcher Avenue (Lettuce Lake Park) Tampa, FL 33637
24-013	M	Michael Stine, Jr.	Replace Seawall @ 4937-4939 W. Melrose Avenue S, Tampa, FL
24-014	M	Xioa Yu	Walkway/dock/non-covered boatlift @5943 Blakeney Loop, Apollo Beach, FL 33572
24-015	M	Emory Todd	Replace Seawall @ 5119 W. San Jose Street, Tampa, FL 33615

EXPENDITURES
Between \$50,000 - \$100,000
02/01/2024 - 02/29/2024

COMPANY	DESCRIPTION	AMOUNT	FUNDING	ADDITIONAL INFORMATION
WK McClendon Oil Company	Petroleum	83,952.75	Operating	

Board Meeting
March 19, 2024
ID149166

F. EXECUTIVE DIRECTOR REPORT

G. PRESENTATIONS

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

I. FUTURE PROPOSED PROJECTS

Future Proposed Projects

March 2024

Project Name	Current Contractor / Consultant	Estimated Proposal/Bid Release	Estimated Board Approval
Disaster Recovery Services	BELFOR	March	June
Insurance Broker Services	Hugh Wood	April	August
On-Call Upland Construction Services	Austin Construction Group & Universal Environmental Solutions	June	September
Grounds Maintenance Services	T.C.C Enterprise, Inc.	June	July
Landscaping Services	T.C.C Enterprise, Inc.	July	August
General Engineering Consultant Services	HDR, Inc., Moffatt & Nichol, WSP USA, Inc.	August	October
Berth 214 Wharf and Dredge	NEW PROJECT	May	June
Port Redwing Signalization	NEW PROJECT	August	September

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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

**APRIL 5, 2024 – QUARTERLY EDUCATIONAL HARBOR TOUR – YACHT STARSHIP, 9:30 AM – 12:00 NOON
REGISTER AT WWW.PORTTB.COM/HARBOR-TOURS**

APRIL 19, 2024 – 10TH ANNUAL PORT TAMPA BAY GOLF TOURNAMENT, THE EAGLES GOLF CLUB IN ODESSA, WWW.PORTTB.COM/PTB-GOLF-TOURNAMENT

APRIL 26, 2024 – 4TH ANNUAL GREAT PORT CLEANUP

K. DATE OF NEXT MEETING

**TUESDAY, APRIL 16, 2024, 9:30 AM
VISIT WWW.PORTTAMPABAY.COM FOR FURTHER INFORMATION**

L. ADJOURNMENT