



**PORT TAMPA BAY  
MONTHLY BUSINESS MEETING  
MARCH 25, 2025 - 9:30 AM**

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<b>APRIL 11, 2025: GREAT PORT CLEANUP</b>	
<b>K. DATE OF NEXT MEETING</b>	
<b>TUESDAY, APRIL 15, 2025, AT 9:30 AM IN PORT TAMPA BAY BOARDROOM</b>	
<b>L. ADJOURNMENT</b>	

**A. INVOCATION AND PLEDGE OF ALLEGIANCE**

**PUBLIC COMMENT**

**B. APPROVAL OF MINUTES**

**RECEIPT OF MINUTES OF THE  
FEBRUARY 18, 2025, BOARD MEETING**

**PRESENTATION AND RECEIPT OF  
FINANCIAL STATEMENT**

**PRESENTATION AND RECEIPT OF THE  
ANNUAL AUDIT REPORT FOR FISCAL YEAR  
2024**

**BUSINESS MEETING  
FEBRUARY 18, 2025, 9:30 AM**

Mr. Chad Harrod, Chairman, called the Port Tampa Bay (PTB) Business Meeting to order at 9:34 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. Patrick H. Allman, Secretary/Treasurer; Mr. Ted Conner, Commissioner; The Honorable Mayor Jane Castor, Commissioner; and The Honorable Christine Miller, Commissioner. Port Tampa Bay Commissioner Seats #2 and #4 are currently vacant.

The following PTB senior management staff members were in attendance; Mr. Paul Anderson, President and CEO; Mr. Charles Klug, Principal Counsel; Mr. Raul Alfonso, Executive Vice President and Chief Commercial Officer; Mr. Michael Poole, Chief Financial Officer; Mr. Brian Giuliani, Chief Operating Officer; Mr. Greg Lovelace, Senior Vice President of Marketing and Business Development; Mr. Patrick Blair, Vice President of Engineering; Mr. Ed Washington, Vice President of Real Estate; Mr. Karl Strauch, Vice President of Marketing; Ms. Joanne Toledo, Vice President of Human Resources; Mrs. Ryan Fierst, Vice President of Legal Affairs; Mr. Matt Thompson, Vice President of Operations; Mr. Thomas Hobbs, Chief of Staff; and Mr. Jorge Torres, Senior Director of Security and Safety Compliance.

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 JANUARY 21, 2025, BOARD MEETING**

Mayor Castor, seconded by Commissioner Conner, moved to approve the minutes as presented. The motion was carried unanimously.

**CARGO AND CRUISE QUARTERLY REPORT**

Mr. Greg Lovelace outlined the Cargo and Cruise Quarterly Report.

In response to Chairman Harrod's question regarding which of the top ten shipping lines did not call on Tampa, Mr. Lovelace stated that ONE (Ocean Network Express), HMM Company Ltd (formerly known as Hyundai Merchant Marine) and Yang Ming Marine Transport Corp. currently do not call on Tampa.

**PRESENTATION AND RECEIPT OF THE FINANCIAL STATEMENT FOR FOUR MONTHS ENDING JANUARY 31, 2025**

Mr. Michael Poole presented the financial statement and reviewed specific line items.

There being no comments, Commissioner Conner, seconded by Mayor Castor, moved to receive the Financial Statement for Four Months Ending January 31, 2025. The motion was carried unanimously.

Chairman Harrod stated that Commissioner Mai had been appointed to the Florida Transportation Commission and will no longer be serving on this Board. Chairman congratulated Mr. Mai and noted that Port Tampa Bay would honor Mr. Mai at a future meeting.

**C. APPROVAL OF THE CONSENT AGENDA**

- 1. APPROVAL OF SITE IMPROVEMENTS PERMIT FOR MARTIN TRANSPORT TERMINAL**
- 2. APPROVAL OF SITE IMPROVEMENTS PERMIT TO SPECTRUM SUNSHINE STATE LLC**
- 3. APPROVAL OF EXTENSION OF OPTION TO LEASE AGREEMENT WITH PURAGLOBE USA, LLC**
- 4. APPROVAL OF EPC MINOR WORK PERMIT NO. 78835 – REQUEST FOR VARIANCE FOR AFTER-THE-FACT CANVAS ROOF OVER EXISTING BOAT LIFT AT 1101 APOLLO BEACH BLVD., APOLLO BEACH, FLORIDA**
- 5. APPROVAL OF EPC MINOR WORK PERMIT NO. 78402 (REVISION NO. 1) – REQUEST FOR VARIANCE TO ADD BOAT LIFT TO DOCK AT 1117 ABBEYS WAY, TAMPA, FLORIDA**
- 6. APPROVAL OF NOMINATION OF DIRECTOR – TAMPA BAY INTERNATIONAL TERMINALS, INC.**

Commissioner Allman, seconded by Commissioner Conner, moved to approve Consent Agenda items C1, C2, C4, C5, and C6 and pulled item C3. The motion was carried unanimously.

With Item C3 having been pulled for discussion, Commissioner Allman stated that he is in support of the item as presented and asked what can be done to move the project forward. Mr. Ed Washington stated that Puraglobe has been working on obtaining funding and has recently received \$64 million in tax credits. Mr. Anderson stated that staff frequently hold robust conversations with Puraglobe management to keep up to date with the project status and help advocate for them. Chairman Harrod stated he had similar concerns as Commissioner Allman and suggested that if there is another six-month extension that Puraglobe have more financial investment. Commissioner Allman agreed with Chairman Harrod's comments and continued that Port Tampa Bay needs to help Puraglobe at the national level, and asked for a fact sheet that Commissioners could use as reference to advocate on behalf of Puraglobe.

There being no further comments, Commissioner Allman, seconded by Mayor Castor, moved to approve item C3 as presented. The motion was carried unanimously.

**D. REGULAR AGENDA**

**1. APPROVAL OF RESOLUTION AUTHORIZING A LINE OF CREDIT**

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

In response to Commissioner Miller's question regarding why the change to variable rate from the 2011 stated fixed rate, Mr. Poole stated that a line of credit allows flexibility. A line of credit requires a flexible rate. When banks offer a fixed rate loan, it must be a fixed term. Mr. Poole continued that fixed term loans have higher interest rates, and the full amount of the loan must be borrowed at once and up front and PTB would need to know the projects the money would be used for and whether the projects were tax-exempt or taxable.

In response to Commissioner Miller's question as to why PTB selected Truist as its lender, Mr. Poole stated it is because Truist is the current banker for Port Tampa Bay having been the highest ranked by a committee through a Request for Proposals process a few years ago. There was further discussion regarding the time remaining on the Truist banking services contract with Port Tampa Bay with Mr. Poole stating that PTB is in year four of a five-year agreement.

In response to Commissioner Miller's question regarding what vote is required to pass this item, Mr. Klug explained that an affirmative vote by a majority of four members would be needed. With only five current members seated, there is still a requirement of four members for a quorum.

Commissioner Allman stated that the Board's mission is to make sure that the PTB staff is 100% economic development. There is a current need to acquire land, and a line of credit serves this purpose better than obtaining a fixed rate loan and paying debt service before a purchase is made. A line of credit will also provide flexibility to purchase cranes. The 3.8% interest rate is also better than what interest on a fixed rate loan would be.

Chairman Harrod noted that Board approval will be required prior to any dollars being expended from this line of credit.

In response to Chairman Harrod's question regarding whether staff can speak to the rating agencies to determine if PTB's rating would be affected if a partial or full \$50 million would be expended, Mr. Poole stated that per the 2023 rating by Fitch, PTB staff had already discussed a potential \$50 million loan and Fitch incorporated that into its modeling and still upgraded PTB's rating from A to A+.

Mayor Castor commended Mr. Anderson and staff and noted that this is the right time to take this action.

There being no further comments, Commissioner Allman, seconded by Commissioner Conner, moved to approve the attached Resolution which authorizes the issuance of all documents related to the \$50 million line of credit agreement with Truist Bank in accordance with the terms set forth in this agenda item, subject to review Port counsel. The motion was carried unanimously.

**2. APPROVAL OF REVISED BOARD POLICY ON FINANCIAL AUDITING SERVICES**

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

Commissioner Conner noted that he reviewed Section 218.391 (FL Statute) and stated that this item will bring PTB in line with the Statute.

In response to Chairman Harrod's question regarding when the next procurement for financial auditor is due, Mr. Klug stated that a one-year extension was approved in 2024 and that as soon as this item is adopted, PTB will begin the procurement process and the RFQ should be in place by August 2025.

There being no further comments, Commissioner Conner, seconded by Commissioner Miller, moved to adopt the attached revised policy on Financial Auditing Services. The motion was carried unanimously.

**3. APPROVAL OF REVISED BOARD POLICY WAIVING PORT AND LEASE CHARGES**

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

In response to Chairman Harrod's question regarding the change in this policy, Mr. Klug noted that prior to this change, Board approval was required for anything above \$5,000. This policy change will increase that amount to up to \$15,000, with anything over \$10,000 being reported to the Board.

Commissioner Conner commended staff for reviewing its policies and noted that it is healthy as an organization to review policies.

There being no further comments, Commissioner Allman, seconded by Commissioner Miller, moved to adopt the attached policy on Waiving Port and Lease Charges. The motion was carried unanimously.

**4. APPROVAL OF REVISED BOARD POLICY ON SMALL BUSINESS ENTERPRISES**

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

Commissioner Allman commended staff for bringing this policy update to the Board and noted that the increased limits are in line with Hillsborough County's Small Business Enterprise (SBE) policy.

In response to Chairman Harrod's question regarding whether there were other entities that had similar SBE policy limits, Mr. Klug stated that the City of Tampa had lower limits and that PTB is trying to be consistent with Hillsborough County.

There being no further comments, Commissioner Allman, seconded by Commissioner Conner, moved to adopt the attached policy on Small Business Enterprises. 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**

Mayor Castor, seconded by Commissioner Conner, moved to receive reports as presented. The motion was carried unanimously.

**F. EXECUTIVE DIRECTOR REPORT**

Mr. Anderson reported that PTB hosted members of the President's cabinet to educate them on PTB's influence as a job creator and economic driver. As a Tampa native and Florida's former Attorney General, Pam Bondi is very familiar with the importance of our state's seaports and has visited Port Tampa Bay several times. In her new role as the new U.S. Attorney General, PTB staff were pleased to update her on topics such as cybersecurity, safety, security, combating human trafficking, securing the Panama Canal, resiliency and infrastructure and growth.

Mr. Anderson stated that earlier this month, PTB's Chief Operating Officer, Brian Giuliani, spoke to Florida's Senate Committee on Commerce and Tourism in Tallahassee. The port community routinely works with local, state and federal lobbyists to help decision makers understand the economic impact of our operations and advocate for assistance and resources to keep Port Tampa Bay globally competitive. Mr. Anderson continued that Mr. Raul Alfonso will testify later this week before the House of Representatives Economic Infrastructure Subcommittee as one of three ports testifying before that subcommittee.

Mr. Anderson stated that it is always a privilege to be invited to testify before our nation's lawmakers about the state of U.S. Seaports. Earlier this month Mr. Anderson spoke to the U.S. House Subcommittee on – "America Builds: Maritime Infrastructure" about port resiliency, growing cybersecurity threats and the need to improve the grant and permitting process to help ports meet the challenges of a global economy and improving supply chains. Mr. Anderson also met with members of Florida's congressional delegation, including U.S. Representative Dan Webster, staff from U.S. Senator Ashley Moody's office, U.S. Representative Mike Haridopolos, U.S. Representative Kat Kammack, and U.S. Representative Kathy Castor.

Mr. Anderson stated that in the first week of this month Port Tampa Bay and its partners at Steel Market Update hosted the 36<sup>th</sup> Annual Tampa Steel Conference. Born from a Port steel customer appreciation reception, this is not only Port Tampa Bay's signature event, but also one of the nation's oldest and largest steel conferences. As the movement of iron and steel products is extremely important to the U.S. economy, this event recognizes that importance and provides a wide array of topical information, as well as a forum to discuss the fast-changing steel market. With Mayor Castor and Greg Lovelace welcoming guests, this year's event enjoyed record attendance with nearly 600 attendees hearing from a variety of industry experts, expanded content and several panels designed to share industry trends and predictions. Guests also had

many networking opportunities with added events like a golf tournament, port harbor tour on the *Yacht Starship III*, and special networking socials to enhance the overall experience.

Mr. Anderson reported that Port Tampa Bay hosted the International Association of Maritime Port Executives as they presented the Maritime Port Manager and Maritime Port Executive programs. In addition to participants from around the country, several PTB staff took part in the program. The class completed the program and held graduation on Friday, February 7, 2025. Mr. Anderson congratulated the graduates, who now have a vast understanding of port operations and best practices.

Mr. Anderson stated that part of PTB's role as an economic driver is educating elected officials on its capabilities as a major seaport. In the week prior to this meeting, PTB staff hosted several congressional staff members from the House Transportation and Infrastructure Committee, as well as top brass from the U.S. Coast Guard Southeast District Seven.

Mr. Anderson stated that PTB hosted a trade show for companies from Mexico, Colombia, and the Dominican Republic, which took place on February 13, 2025, at Cruise Terminal 6. This is the fourth year Port Tampa Bay has worked with the Mexican Consulate in Orlando to help organize this event. More than 100 vendors promoting agriculture and trade products from the three countries participated in the expo. PTB's Chief Commercial Officer, Brian Giuliani, offered welcome remarks, and PTB's Director of Foreign Trade Zone 79, Torrey Chambliss, helped to organize the event. Mr. Anderson also thanked Mr. Raul Alfonso who was traveling abroad representing PTB in Germany and Chile, meeting with new customers as well as new participants in PTB's new weekly ocean service.

Mr. Charles Klug congratulated Mr. Anderson on once again being named to the *Tampa Bay Business Journal's Power 100*. This award celebrates the innovative and inspiring leaders in the region. Mr. Anderson has been awarded this honor many times in the past during his tenure at Port Tampa Bay.

In response to Chairman Harrod's question as to why Port Tampa Bay hosts a steel conference, Mr. Anderson stated that PTB staff participates in many other conferences and that the Steel Conference is part of an evolution having grown from a networking conference.

## **G. PRESENTATIONS: HURRICANE RESILIENCY**

Mr. Matt Thompson, and Mr. Shawn Brown (PTB Director of Cruise Operations and Emergency Management), outlined a presentation on Hurricane Resiliency.

Mr. Patrick Blair stated that PTB contractor, Hypower, Inc., will install over five miles of underground conduit and as part of an agreement, TECO will pull wire through the conduit and install switch gears and transformers underground. The overhead lines will be left in place for redundancy. Mr. Anderson added that those underground lines will be pulled directly outside the gates of the fuel terminals and staff members have been working very closely with the individual fuel terminals to make that connectivity. In some cases they had redundancy only in the form of generators, which would only recover the terminal to approximately 25% power supply. PTB staff will continue to work with the fuel terminal operators to make a decision to connect into this resiliency. In response to Commissioner Allman's question about whether the fuel terminal operating companies will cooperate, Mr. Anderson affirmed that staff aspired to obtain 100% participation.

In response to Chairman Harrod's question regarding whether PTB staff communicated to fuel terminal staff that they and their families will be offered shelter during a storm event, Mr. Anderson stated that the information has and will be communicated, as well as PTB amending the letter of agreement with the shelter hotel to be able to accommodate the fuel terminal staff and families as needed. Another example of efficiency is PTB staff coordinating with the Army Corps of Engineers and NOAA to have those organizations store their boats at the storm-hardened building and house their staff at the shelter hotel. There was continued discussion regarding communication with the Governor's office to coordinate support and cooperation between PTB leadership and fuel terminal operators.

Mayor Castor stated that no one had seen the likes of Helene and then Milton and the effects it had on the area. Many were without power, which made the need to power terminals for fuel supply a higher priority. Not only did people need fuel for their vehicles, but more specifically they needed fuel for their generators to be able to keep the necessities running in their homes. Mayor Castor added that this issue needs to be addressed on the state level and she commended PTB staff for handling that. Mayor Castor continued her comments regarding fuel terminal operator agreements perhaps being addressed in the Lease Agreements.

Mr. Anderson stated that PTB staff would participate in the Governor's Hurricane Conference in May in addition to holding PTB's annual Hurricane Tabletop Exercise.

In response to Mayor Castor's question regarding dock and seawall repair applications and whether those were being expedited after the hurricanes, PTB Environmental Director, Mr. Chris Cooley, affirmed that those applications were being expedited as a result of the Board authorization in November 2024 that followed the practices used by the Stat. When the Governor declares a state of emergency, that then allows different departments to reduce permitting costs, waive fees, expedite permitting, etc.

The Hurricane Resiliency presentation is [Attachment 2](#).

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

Commissioner Allman commended staff for the Hurricane Resiliency presentation emphasized the importance of obtaining fuel terminal operator cooperation. Commissioner Allman also mentioned the need to raise the TECO substation to 15 feet and asked if Hillsborough County boats could assist with clearing channels after storm events. Mr. Patrick Blair explained that it is the Army Corps of Engineers' (ACOE) responsibility to survey the channel after it opens and that over time a partnership has developed between the ACOE, NOAA and Port Tampa Bay. Along with hired consultants, there are typically five boats in the water surveying. There was continued discussion regarding boat size and that larger boats could better handle post-storm swales. Mr. Anderson explained that PTB purchased tow-fish through a security grant and that Hillsborough County Sheriff's boats have been utilized in past post-storm surveys.

#### **I. FUTURE PROPOSED PROJECTS**

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

**CALENDAR OF EVENTS**

Mr. Anderson announced the following events:

February 25, 2025: Propeller Club’s Maritime Industry Night – *University Club*

February 27, 2025: Tampa Downtown Partnership Presents – Urban Excellence Awards – *Hotel Flor*

April 11, 2025: Great Port Clean-Up – *Save the Date*

**J. NEXT MEETING**

Chairman Harrod announced the next regular business meeting will be on Tuesday, March 25, 2025, at 9:30 am and noted that date is the fourth Tuesday of the month. Chairman Harrod also stated information regarding that meeting will be posted online at [www.porttb.com](http://www.porttb.com).

**K. ADJOURNMENT**

With no further business, the meeting was adjourned at 11:18 a.m.

\_\_\_\_\_  
Chad Harrod, Chairman

ATTEST:

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

PORT TAMPA BAY BUSINESS MEETING  
FEBRUARY 18, 2025 - 9:30 a.m.

PUBLIC ATTENDANCE SIGN-IN SHEET

NAME

BUSINESS

ANTHONY WASHINGTON

Allied Universal LLC

HARREN J. SPRATING, ESQ

BMO, Bond Copter-

Sam Lazzara

RG + Co.

Steve Finney

Tampa Seafarers Center

Philip Erbland

Stantec

Denise Young

Turner Construction

Hope Scarpinato

PFM

Brady Brewx

Mosaic

Michelle Egusa

Colliers Engineering + Design

Brian Moore

GHD

JOHN GLASS

M&N

RAYMOND CLARK

FDOT

JEFF HOANING

FDOT

Xiaoyun Li

PFM

Arthur Savage

A. R. SAVAGE & Son

MELISSA WOLF

HALFF ASSOCIATES, INC.

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PORT TAMPA BAY BUSINESS MEETING  
FEBRUARY 18, 2025 - 9:30 a.m.

IN-PERSON PUBLIC ATTENDANCE SIGN-IN SHEET

NAME

BUSINESS

Bob Nathan

Moffatt & Nichol

David Ferraro

Colliers Engineering & Design

Nicole Humphreys

Boy Scouts

John Humphreys

Nicole Laura Humphreys

↓

TERRY FLUKE

TAMPA PILOTS

Marty Millburg

Ardaman

Billy Savage

ARSavage & Son

Beth Watson

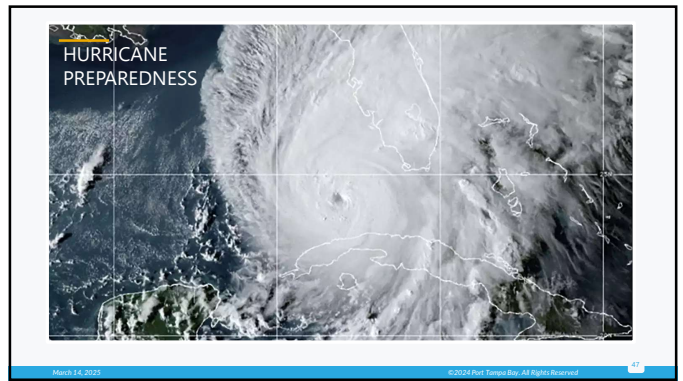
Nancy Lehr

M&N

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**What we're protecting:**

FLORIDA'S **LARGEST & MOST DIVERSIFIED PORT & HUB OF REGIONAL RESILIENCY**

- 35 million tons of cargo a year, 5000 acres
- Diverse mix of bulk, breakbulk, and containers
- Huge and Expanding Local Market
- Energy Products Gateway for Central Florida
- Major Fertilizer Export Port
- Hub for Shipbuilding and Repair Center
- Major Cruise Homeport
- Expanding Container Gateway for Distribution Centers and Manufacturers
- Solid financial performance: Fitch 'A' Rating & Positive Outlook
- Over \$34.6B in economic impact supporting more than 192,000 jobs

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**Hurricane Helene Snapshot**

- Made landfall as a Category 4 Hurricane near Perry, FL late on September 26<sup>th</sup>.
- Produced historic storm surge along the west coast of Florida with values of 5-11 ft MHHW.
- Destructive path across several states.

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**Hurricane Helene Snapshot**

- Storm surge could be seen 7-8 feet above the tide cycle throughout the Tampa Bay.
- This was the most significant storm surge in the area in over 100 years. Since the 1921 hurricane.

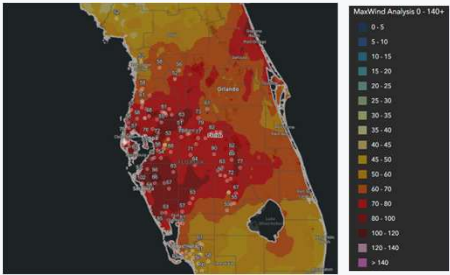
50

**Hurricane Milton Snapshot**

- Made landfall as a Category 3 Hurricane near Siesta Key, FL late on October 9<sup>th</sup>.
- Milton's central pressure dropped to 897 mb making it the fifth most intense Atlantic Hurricane on record.
- Due to it passing just south of Tampa Bay surge values were only around 1 to 2 feet.

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### Hurricane Milton Snapshot



- Numerous wind gusts of 100-105 mph measured along the coast.
- The Tampa Airport recorded a wind gust of 97 mph making it the 2<sup>nd</sup> highest wind gust on record (going back to 1940).
- Highest marine gusts were Egmont Channel with 105 mph gust and Skyway Fishing Pier with 104 mph.

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### HURRICANE PREPAREDNESS


Where does it start?



Comprehensive Emergency Management Plan (CEMP)

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### ANNUAL HURRICANE EXERCISE



- Port Tampa Bay hosted the 12<sup>th</sup> annual Hurricane Preparedness Tabletop Exercise on May 7, attending by more than 100 port community members. In partnership with National Weather Service.
- This annual exercise allows us to refine and enhance our response strategies.
- It is a collaborative exercise involving key stakeholders including the City of Tampa, the United States Coast Guard, NOAA, U.S. Army Corps of Engineers, Customs and Border Protection, the Hillsborough County Sheriff's Office, and various local, state, and federal emergency management offices.
- This comprehensive approach ensures that all relevant agencies are prepared to coordinate effectively during a severe storm.

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### ANNUAL SAFETY SUMMIT




- Port Tampa Bay hosted the 9<sup>th</sup> annual Safety Summit on June 11 in collaboration with the Tampa International Airport. Approximately 100 PTB and TPA partners attended
- This event included a vast range of local, state, and federal representatives. In addition to our government professionals, we gathered a variety of industry experts to engage participants in presentations and panel discussions relating to safety, security, cybersecurity, and operational readiness, in an open forum setting
- The 10<sup>th</sup> anniversary summit will be held at Port Tampa Bay in 2025
- We have had guest speakers including: GEN Frank McKenzie, Sheriff Chad Chronister, MG "Hammer" Hartsell, etc.

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### PORT HEAVY WEATHER ADVISORY GROUP (PHWAG)


Sub-committee of TBHSSC

- PTB, USCG, Manatee PA, Port of St. Pete, Marine Towing, Seabulk Towing, Tampa Bay Pilots, National Weather Service Ruskin and others



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### ROLES AND RESPONSIBILITIES OF THE PORT AND COAST GUARD



APPROXIMATE TIME	PORT CONDITION
Jun 1 – Nov 30	Port Condition IV – Seasonal Alert
72 Hrs.	Whiskey
48 Hrs.	X-Ray
24 Hrs.	Yankee
12 Hrs.	Zulu
After Landfall	Recovery
Dec 01 – May 31	Port Condition V - End of Hurricane Season

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**What We've Learned & Next Steps:**

- Build out of **PTB Hardened Site** for enhanced functionality and readiness (furniture, equipment, supplies, etc.)
- Fuel Cell capacity at Hardened Site - Belfor
- Fuel Terminal Operators engagement:
  - Dialogue via REK Fuel Gov Board Mtg - 05Nov24
  - Assessed storage & equip needs at PTB Hardened Site - 17Jan25
- New Kimmins commitment to provide (5) large pumps and hoses for post-storm recovery.
- Foster ability of ACOE & NOAA to store survey vessels at Hardened Site.
- ATON Recovery Plans (USCG, Port, Pilots).
- LOI with Cat-5 rated hotel for PTB use during hurricanes, engaged hotel, draft in review/process.
- IT Source of Truth authentication shifted from 1101 server to cloud.
- Pursue larger Engineering vessel with installed survey and assessment equipment and capabilities.

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The image block contains four sub-images: an aerial view of the PTB Hardened Site showing various structures and parking areas; a group of approximately ten people standing in front of a modern building; a view of an office interior with a desk and chairs; and another view of an office interior with a conference table and chairs. The PTB Tampa Bay logo is visible in the bottom left of the office views.

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**HURRICANE PREPAREDNESS**

**Questions**

The image shows a satellite view of a large hurricane system over the ocean, with a white grid overlay. The word "Questions" is written in a yellow box over the center of the storm.

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**Port Tampa Bay**  
**Budgetary Comparative Statement of Revenues and Expenses**  
**For the five (5) months ending February 2025**

	Budget	Actual	Favorable (Unfavorable)	%
<b>Description</b>				
Port Usage Fees	30,725,402	29,656,005	(1,069,397)	-3.5%
Rentals	10,266,824	10,820,248	553,424	5.4%
Other Operating	206,448	235,644	29,196	14.1%
<b>Operating Revenue</b>	<b>41,198,674</b>	<b>40,711,897</b>	<b>(486,777)</b>	<b>-1.2%</b>
Personnel	10,781,915	10,497,916	283,999	2.6%
Promotional	1,055,446	645,921	409,525	38.8%
Administrative	12,108,013	10,641,899	1,466,114	12.1%
<b>Operating Expense</b>	<b>23,945,374</b>	<b>21,785,736</b>	<b>2,159,638</b>	<b>9.0%</b>
<b>Operating Income</b>	<b>17,253,300</b>	<b>18,926,161</b>	<b>1,672,861</b>	<b>9.7%</b>
	42%	46%		
Interest Income	1,858,250	2,159,249	300,999	16.2%
Interest Expense	(1,448,460)	(1,450,626)	(2,166)	0.1%
Ad Valorem Tax Receipts	12,073,891	11,108,512	(965,379)	-8.0%
Other, net	(1,082,931)	(887,694)	195,237	-18.0%
<b>Non-Operating</b>	<b>11,400,750</b>	<b>10,929,441</b>	<b>(471,309)</b>	<b>-4.1%</b>
<b>Net Income</b>	<b>28,654,049</b>	<b>29,855,602</b>	<b>1,201,553</b>	<b>4.2%</b>

## **C. CONSENT AGENDA**

**SUBJECT: AMENDMENT TO LEASE AGREEMENT WITH MARTIN MARIETTA MATERIALS, INC.**

**BACKGROUND:**

Martin Marietta Materials, Inc. (Martin Marietta) has operated an aggregate distribution terminal on Hookers Point for more than twenty-five (25) years, utilizing Berth 220 pursuant to a lease agreement with Port Tampa Bay (PTB) dated June 1, 2010 (Lease). The current premises is comprised of a southern parcel consisting of approximately 15.62 acres of land (Parcel A) and a northern parcel consisting of approximately 4.78 acres of land (Parcel B) separated by Studebaker Drive totaling approximately 20.4 acres of land (Premises). In order to enhance operations at Berth 219, Martin Marietta has agreed to reduce Parcel A from 15.62 acres to approximately 12.28 acres.

PTB Staff and Martin Marietta have negotiated an amendment to the Lease to remove approximately 3.34 acres of vacant land along the southern boundary of Parcel A (Released Premises), in exchange for adding an Overflow Parcel consisting of approximately 1.50 acres of vacant land immediately east of the Parcel.

**FACTS/COMMENTS:**

PTB staff and Martin Marietta have negotiated the following terms for the reconfiguration of the Premises.

**Premises:** Currently approximately 20.4 acres, which would be modified to remove approximately 3.34 acres, resulting in a Premises of 17.06 acres. The Premises is divided into two parcels, Premises "A" and Premises "B". Premises "A" would be reduced from approximately 15.62 acres to approximately 12.28 acres. Premises "B" would remain the same, approximately 4.78 acres, as depicted in attached Exhibit "A".  
Option Parcel (Overflow) – Approximately 1.50 acres.

**Rent:** The current Rent based on 20.4 acres for the period 06/01/2024 through 05/31/2025 is \$554,955.90, or \$46,246.32 per month. This is based on a current per acre rate for Premises "A" of \$25,225.27 and a per acre rate for Premises "B" of \$34,398.09. Rent for the Option Parcel (Overflow) would be at the same rate for Premises "B", pro-rated for any period of time utilized, but for the entire month. The rent is summarized as follows:

<u>Area / Term</u>	<u>Annual Rent</u>
<u>Eff. date thru 05/31/2025:</u>	
Revised Premises "A" (12.28 ac)	\$ 309,766.32
Premises "B" (4.78 ac)	<u>\$ 164,422.89</u>
Total Revised Rent	\$ 474,189.18
<u>06/01/2025 thru 05/31/2026:</u>	
Revised Premises "A" (12.28 ac)	Adj. each year by CPI
Premises "B" (4.78 ac)	Adj. each year by CPI

**Annual Tonnage Guarantee (ATG):**

Martin Marietta has guaranteed the movement of 1,020,000 tons of granite and limestone (Aggregates) each year (ATG) at the current PTB Tariff rate for Aggregates. The ATG will remain the same and not be reduced by this amendment.

**Environmental:**

Martin Marietta would be responsible for the environmental condition of the Released Premises through the date of the Lease amendment. The Lease amendment would be subject to satisfactory environmental assessments of the Released Premises in PTB's sole discretion.

**Lease Terms:** The remaining terms of the Lease would remain the same.

**RECOMMENDATION:**

Authorize the Port President/CEO, or his designee, to execute an amendment to the Ground Lease with Martin Marietta Materials, Inc., in accordance with the terms set forth in this agenda item, subject to review by Port counsel.

EXHIBIT "A"  
PREMISES



**SUBJECT:** SITE IMPROVEMENTS PERMIT FOR TRADEMARK METALS RECYCLING LLC

**BACKGROUND:**

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

**FACTS/COMMENTS:**

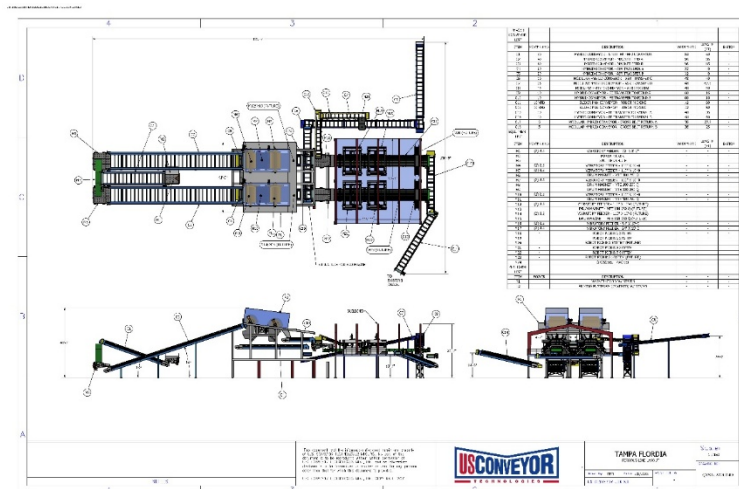
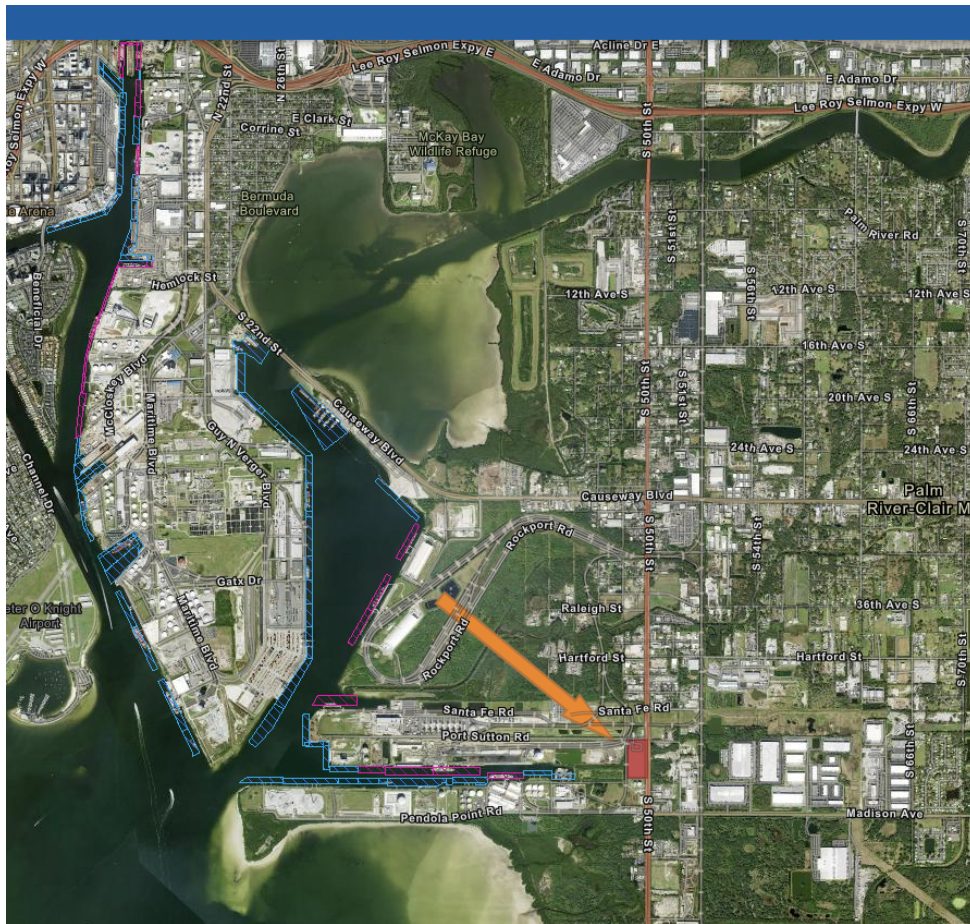
Trademark Metals Recycling LLC (Trademark Metals) leases certain real estate from PTB including approximately 9.44 acres of land along U.S. Highway 41 in Port Sutton. Trademark Metals has submitted a Site Improvements Permit for the replacement of the ferrous downstream system including new conveyors, drum magnets, and robotic pickers with picker building within the 9.44-acre site. Some existing concrete and infrastructure will be re-used, and demolition and removal of existing non-ferrous recovery plant. The estimated cost of construction is \$12,500,000.

PTB staff has reviewed the application, determined that there are no conflicts with the proposed improvements, and recommends approval of the site improvements permit.

**RECOMMENDATION:**

Approve the site improvements permit and authorize the Port Engineer to execute the Site Improvements Permit to Trademark Metals Recycling LLC for replacement of ferrous downstream system including new conveyors, drum magnets, and robotic pickers with picker building, subject to review by Port counsel.

Board Meeting  
March 25, 2025  
Engineering 448475



## **D. REGULAR AGENDA**

**SUBJECT: LEASE AGREEMENT WITH UNITED STATES COAST GUARD****BACKGROUND:**

The United States Coast Guard (USCG) is responsible for a wide range of missions including national security and rescue, law enforcement, environmental protection and maintaining navigational safety. The USCG office on Davis Islands serves as the permanent residence for 80 members of the service, including active-duty personnel, reservists, and civilians from Sector St. Petersburg's Prevention Department. This department oversees the marine safety program across 1,700 nautical miles of coastal and inland waters and maintains 1,800 aids to navigation in Western Florida. The property on Davis Islands was damaged by record-breaking flooding and wind damage from Hurricanes Helene and Milton in 2024. The scope and timeline of these repairs remains to be determined, but it's anticipated to be several years. USCG desires to lease approximately 12,637 sf (Premises) of office space from the Tampa Port Authority, d/b/a Port Tampa Bay (PTB), within the Joseph Garcia International Center located at 1101 Channelside Drive in Tampa, Florida.

**FACTS/COMMENTS:**

PTB staff and USCG have agreed to the following terms for the lease agreement:

**Premises:** Approximately 12,637 square feet of office space located at 1101 Channelside Drive, as depicted on Exhibit "A."

**Use:** Solely for general and executive offices.

**Term:** The initial term would be one (1) year with four (4) one (1) year lease extension options.

**Rent:** Rent for the Premises would be as follows:

<u>Lease Term</u>	<u>Annual Rent</u>
Year 1	\$252,740.00
Year 2-5	3% increase from Rent paid from previous lease year

**Parking:** USCG would have fifty (50) allocated unreserved parking spaces.

**Other:** USCG would be responsible for its own telephone and data services, and insurance requirements of PTB. PTB would provide janitorial service, electrical and water/sewer service, and maintenance of building common areas.

**Public**

**Hearing:** A public hearing was held on March 11, 2025, and there were no comments.

**RECOMMENDATION:**

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

Board Meeting  
March 25, 2025  
Real Estate 447002

Exhibit "A"





PORT TAMPA BAY

1101 Channelside Drive  
Tampa, Florida 33602

# Memorandum

To: A. Paul Anderson  
President and CEO

CC: Charles Klug  
Raul Alfonso

From: Heather Eblin-Crowe

Date: March 12, 2025

Subject: United States Coast Guard – Office 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 Tuesday, March 11, 2025 at 9:02 a.m. Attached is the transcription of the hearing along with copies of all exhibits.

Heather Eblin-Crowe  
Heather Crowe  
Hearing Officer

Date March 12, 2025

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 Office Lease Agreement with United States Coast Guard.

Lisa Payne  
Lisa Payne  
Real Estate Project Manager

Date March 12, 2025

Attachments

**PUBLIC HEARING TRANSCRIPT**  
**March 11, 2025 at 9:02 a.m.**  
**United States Coast Guard – Office Lease Agreement**

**ATTENDEES**

No Attendees

**HEARING OFFICER**

Heather Crowe

1 Good morning. Today is Tuesday, March 11, 2025 and this public hearing is called to order  
2 at 9:02 a.m. This hearing is held under the authority and pursuant to Chapter 95-488 of the Laws  
3 of Florida. The purpose of the hearing is to hear comments from the general public and interested  
4 parties regarding the following:

5 **OFFICE SPACE LEASE AGREEMENT WITH**  
6 **THE UNITED STATES COAST GUARD**  
7

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

12 **MRS. PAYNE:**

13 The United States Coast Guard is responsible for a wide range of missions including  
14 national security and marine rescue, law enforcement, environmental protection and maintaining  
15 navigational safety. The Coast Guard's office on Davis Islands served as the permanent residence  
16 for 80 members of the service, including active-duty personnel, reservists, and civilians from  
17 Sector St. Petersburg's Prevention Department. This department oversees the marine safety  
18 program across 1,700 nautical miles of coastal and inland waters and maintains 1,800 aids to  
19 navigation in Western Florida. The property on Davis Islands was damaged by record-breaking  
20 flooding and wind damage from Hurricanes Helene and Milton in 2024. The United States Coast  
21 Guard is interested in leasing office space from the Tampa Port Authority located at 1101  
22 Channelside Drive.

23 The Premises is approximately 12,637 square feet of office space located on the second  
24 floor of the Joseph Garcia International Center and the space would be used solely for general and  
25 executive office space.

26 The Initial Term would be one (1) year with four (4) one (1) year Lease Extension Options.

27 Base Rent will be \$252,740.00 annually or \$21,061.67 monthly. Annual Rent would  
28 increase by three percent (3%) each Lease Year from Rent paid in the previous Lease Year.

29 United States Coast Guard would be responsible for its telephone and data services, and  
30 insurance requirements of Port Tampa Bay. Port Tampa Bay would provide janitorial service,  
31 electrical and water/sewer service, and maintenance of building common areas.

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

33 Exhibit No. 1 – Depiction and Layout of the Premises.

1 Exhibit No. 2 – The Public Hearing Notice, along with the Publication Affidavit. The  
2 Public Hearing Notice was published in the February 16, 2025 issue of the Tampa Bay  
3 Times.

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

5 That is all.

6 **MRS. CROWE:**

7 Thank you Mrs. Payne. I will accept the exhibits and they will be entered into the record  
8 as presented.

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

10 Are there any comments? Hearing none.

11 A transcript will be made and furnished to the Port Authority Staff. The Staff will make a  
12 recommendation to our Board of Commissioners, which will meet on March 25, 2025. The Staff  
13 recommendation will be available on March 18, 2025. If there is nothing else to come before this  
14 hearing, I declare this hearing closed at 9:06 a.m.

15 I, Heather Crow, have read and approve the form of the attached transcript of the March  
16 11, 2025 Public Hearing for the Lease Agreement with United States Coast Guard.

17  
18  
19  
20  
21  
22  
23  
24

Dated on March 12, 2025.

Heather Eblin-Crowe  
Heather Crowe  
Public Hearing Officer



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

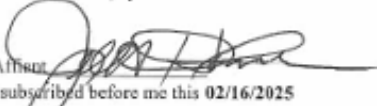
24323

**Tampa Bay Times**  
Published Daily

STATE OF FLORIDA } ss  
COUNTY OF HILLSBOROUGH County

Before the undersigned authority personally appeared Jill Harrison who on oath says that he/she is a Legal Advertising Representative of the Tampa Bay Times a daily newspaper printed in St. Petersburg, in Hillsborough County, Florida that the attached copy of advertisement being a Legal Notice in the matter US Coast Guard - Office Lease was published in said newspaper by print in the issues of 02/16/25 or by publication on the newspaper's website, if authorized.

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes. Affiant further says the said Tampa Bay Times is a newspaper published in Hillsborough County, Florida and that the said newspaper has heretofore been continuously published in said Hillsborough County, Florida each day and has been entered as a second class mail matter at the post office in said Hillsborough County, Florida for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Signature of Affiant   
Sworn to and subscribed before me this 02/16/2025

Signature of Notary of Public  
Personally known  or produced identification.  
Type of identification produced \_\_\_\_\_





**PORT TAMPA BAY  
NOTICE OF PUBLIC HEARING**

Notice is hereby given of a public hearing to be held on March 11, 2025 at 9:00 a.m., before the Tampa Port Authority, 6501 Port Tampa Bay at its offices located at 1301 Channelside Drive, Tampa, Florida 33602, to hear public comments regarding the following:

**UNITED STATES COAST GUARD – OFFICE LEASE AGREEMENT**

Additional information is available online at [www.tampaport.com](http://www.tampaport.com). All written comments and objections directed toward the foregoing matter should be filed with Port Tampa Bay, Real Estate Department, at 1301 Channelside Drive, Tampa, Florida 33602 by 12:00 noon on March 10, 2025. Oral comments and objections may be presented at the hearing.

In accordance with the federal Americans with Disabilities Act, and Section 206.26, Florida Statutes, persons with disabilities requiring reasonable accommodation to participate in this hearing should call (813) 903-5631 or fax (813) 903-5634 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.

2/16/2025 (140213)

# SIGN-IN SHEET

## PUBLIC HEARING FOR

### UNITED STATES COAST GUARD – OFFICE LEASE AGREEMENT

March 11, 2025 @ 9:00 A.M.

#### PLEASE PRINT THE FOLLOWING INFORMATION

	YOUR NAME (Please print)	COMPANY NAME (Please print full company name)	COMPLETE COMPANY ADDRESS (Please print full company address)	Do you plan to comment?
1.				
2.				
3.				
4.				
5.				
6.				
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10.				

**SUBJECT: CONTRACT EXTENSION WITH MERCURY PUBLIC AFFAIRS FOR STRATEGIC COMMUNICATIONS AND GOVERNMENT AFFAIRS CONSULTANT SERVICES**

**BACKGROUND:**

On February 20, 2024 the Port Tampa Bay (PTB) Board of Commissioners approved the contract award for communications consulting services to Mercury Public Affairs, LLC (Mercury) for a term of one (1) year with two (2) one-year extension options. The initial one-year term, at a fee of \$75,000, expires April 27, 2025.

**FACTS/COMMENTS:**

Throughout the year, Mercury has worked with senior PTB staff on a variety of issues, offering primary support for the Director of Communications, Lisa Wolf-Chason. Mercury has assisted with media requests, community affairs, special events, media relations, executive communications, social media, digital industry communications, and strategic communications strategies, among others.

Additionally, Mercury has been asked to assist the port on a variety of government affairs issues and strategy, as the firm has both public relations and government relations departments. PTB staff anticipates utilizing the firm in an expanded capacity during the next year and recommends an annual contract amount not to exceed \$165,000.

PTB staff recommends exercising the first one-year contract extension option with Mercury Public Affairs, LLC through April 27, 2026. The contract is non-exclusive and PTB retains the right to engage additional outside consulting services on an as-needed basis. All other terms and conditions of the original contracts, including the right to terminate upon thirty (30) days' written notice, would remain the same.

Funds for this extension are included in the FY25 Operating budget.

**RECOMMENDATION:**

Authorize the Port President/CEO, or his designee, to exercise the first one-year extension option to the communications consultant services contract with Mercury Public Affairs, LLC, through April 27, 2026, per the terms described in this agenda item and for an amount not to exceed \$165,000, subject to review by Port counsel.

Board Meeting  
March 25, 2025  
Communications 448960

**SUBJECT: PUBLIC TRANSPORTATION GRANT AGREEMENT (PTGA) WITH THE FLORIDA DEPARTMENT OF TRANSPORTATION – FSTED FUNDS (PTGA #455637-1-94-01)**

**BACKGROUND:**

Port Tampa Bay (PTB) secured \$112,500 of Florida Seaport Transportation Economic Development (FSTED) funds for Fiscal Year 2024-25 dedicated to security projects. 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 the FDOT concerning the disbursement of the funds.

**FACTS/COMMENTS:**

PTB's allotment of \$112,500 of FSTED funds may be utilized for approved FSTED security related projects. PTB staff have identified the primary usage of these funds for upgraded guard stations at security access points. PTB has allocated these funds for the procurement of perimeter physical security infrastructure and technologies. The funds would be used to procure guard facilities with related equipment. This funding requires a 25% match of \$37,500 from PTB revenue sources. The total project cost is \$150,000.

The Florida Ports Council (FPC), a non-profit Florida corporation, provides administrative services to the state's designated deep-water 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 the FPC a fee to 1.75% of the amount received. Thus, PTB is required to pay the FPC a fee of \$1,968.75 in return for the funding it receives from FSTED.

**RECOMMENDATION:**

Authorize the Port President/CEO, or his designee, to enter into Public Transportation Grant Agreement #455637-1-94-01 with the Florida Department of Transportation, District Seven, in the amount of \$112,500 for security enhancements, which requires a 25% match of \$37,500 from Port Tampa Bay revenues, and authorize the payment of \$1,968.75 to the Florida Ports Council, subject to review by Port counsel.

Board Meeting  
March 25, 2025  
Planning and Development/Security 449546

**SUBJECT: EXTENSION AND ASSIGNMENT OF PORT TAMPA BAY SECURITY SYSTEM MAINTENANCE AND REPAIR AGREEMENT FROM GSA SECURITY, INC. TO LAFORCE GSA LLC**

**BACKGROUND:**

On January 26, 2022, Port Tampa Bay (PTB) staff advertised a request for proposals for qualified security system maintenance and repair companies, and the PTB Board of Commissioners awarded the contract to GSA Security, Inc. (GSA) at its meeting on March 23, 2022. The Board approved an agreement with GSA (Agreement) to maintain, enhance, repair, and troubleshoot existing PTB camera systems, access control devices and other security network components for the period of three (3) years, at a cost not to exceed \$481,000 for the first year, which included a 5% contingency, beginning in April 2022; with two (2) one-year consecutive extension options at the sole discretion of PTB.

**FACTS/COMMENTS:**

On March 7, 2025, GSA, in accordance with the Agreement, notified PTB staff in writing that GSA would be acquired by LaForce GSA, LLC, a subsidiary of LaForce, LLC, a national company with annual sales of \$260,000,000. GSA further advised that all existing employees, project managers and equipment dedicated to the Agreement would remain the same and would be operating under LaForce GSA, LLC after the acquisition. GSA management also stated that the new entity, LaForce GSA, LLC would not request any changes to the Agreement, including the existing contract rates which have not changed since the Agreement was initially approved by the PTB Board.

GSA staff and management have remained responsive to all the needs of PTB and have met or exceeded all requirements of the existing contract. The Agreement has two remaining one-year extension options and PTB staff recommends extending the Agreement for the period of one (1) year, at a cost not to exceed \$481,000, which includes a 5% contingency, and consenting to the assignment of the Agreement to LaForce GSA, LLC.

Funds for this agreement were included in the fiscal year 2025 PTB operating budget.

**RECOMMENDATION:**

Authorize the Port President/CEO, or his designee, to exercise the first one-year extension option, at a cost not to exceed \$481,000, which includes a 5% contingency, and consent to the assignment of the Agreement to LaForce GSA, subject to review by Port counsel.

Board Meeting  
March 25, 2025  
Security 449565

**SUBJECT: PURCHASE OF LAND FROM TAMPA ELECTRIC COMPANY****BACKGROUND:**

The Port Tampa Bay (PTB) master plan identifies the need for acquisition of available industrial land within the Port Activity Center to accommodate growth in cargo, cruise and shipbuilding and repair businesses. Available industrial maritime land is limited and necessary for future port development.

PTB staff has negotiated a purchase and sale agreement (Agreement) with Tampa Electric Company (TECO) for the acquisition of approximately 15.541 acres of upland and approximately 6.26 acres of submerged lands (Property) located at the western end of Port Sutton between the TECO Bayside power plant and East Bay Channel. The purchase of the Property would provide industrial maritime land on deep water for the long-term future.

**FACTS/COMMENTS:**

The terms and conditions of the Agreement are as follows:

**PURCHASE PRICE:**

The purchase price for the Property is Twenty Million Three Hundred Seventy-Five Thousand Dollars (\$20,375,000). The parties obtained separate appraisals for the Property with a midpoint of Twenty-Two Million Three Hundred Thousand Dollars (\$22,300,000). The purchase will be funded from PTB's line of credit. Land Acquisition (for \$5 million) is included in PTB's FY 2025 Capital Budget. To facilitate this purchase, a budget amendment is required to increase this line item by \$15,375,000.

**DEPOSIT:**

Upon execution of the Agreement, PTB would make an earnest money deposit (Deposit) of Ten Thousand Dollars (\$10,000.00) to the escrow agent, Fidelity National Title Group, to hold in escrow. The Deposit would be applicable to the Purchase Price at Closing, fully refundable for any reason within the Inspection Period, and fully refundable prior to the Closing if any of the contingencies are not satisfied.

**INVESTIGATIONS:**

The Agreement would provide for a sixty (60) day period (Inspection Period) to allow PTB to conduct due diligence activities including an environmental assessment, site tests, survey and marketable title. In the event that the inspection of the property reveals unsatisfactory conditions, PTB may terminate the Agreement and receive a full refund of the earnest money deposit. PTB would accept the title to the Property subject to an FDEP Declaration of Restrictive Covenant on approximately 0.08-acre parcel (Restricted Parcel) within the northwest section of the Property restricting groundwater use under the Restricted Parcel and requiring a plan for dewatering and stormwater features within the Restricted Parcel. In addition, the Property would be subject to a separate Declaration of Restrictive Covenant restricting the construction of any new stormwater system on the Property, excluding any berth, wharf or bulkhead improvements, until PTB obtains a permit for such stormwater system.

**CLOSING DATE:**

This transaction would be closed within sixty (60) days after the receipt by each party of the approval of the terms and conditions of the Agreement by the other party's board, but in no event earlier than the expiration of the Inspection Period. The Agreement would terminate in the event each party's board has not approved the terms and conditions of the Agreement by April 30, 2025.

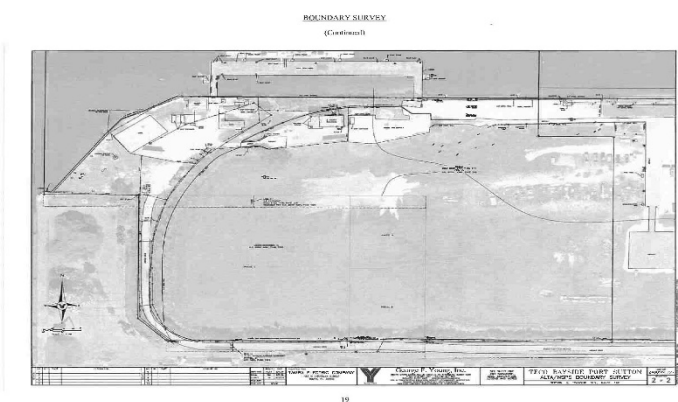
**CLOSING COSTS:**

TECO would obtain and pay for an owner's title insurance policy insuring PTB's interest in the Property, including the title commitment and title and lien searches, the cost of recording the deed and curing any title defects, and fifty percent of the escrow fees. PTB would obtain and pay for the cost of investigations undertaken by PTB, the cost of any updated surveys of the Property, the cost of transfer/documentary stamp taxes on the deed, and fifty percent of the escrow fees.

**RECOMMENDATION:**

Authorize the Port Director to execute a purchase and sale agreement with Tampa Electric Company to purchase the Property for the sum of \$20,375,000 and any applicable closing documents, in accordance with the terms set forth in this agenda item and increase the Capital Budget by \$15,375,000, subject to review by Port counsel.

Board Meeting  
March 25, 2025  
Legal 449517



## **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 28, 2025**

Customer Number	Customer Name	Current	31 - 60 Days	61 - 90 Days	91 & Over	Customer Balance
<b>Port Fees</b>						
D054	ANCHOR SANDBLASTING AND COATINGS, INC	140.00	-	-	-	140.00
Q228	ARCELORMITTAL INTERNATIONAL (IL)	320.14	-	10,825.63	-	11,145.77
A512	BEYEL BROTHERS INC	681.48	382.32	-	-	1,063.80
T201	BUCKEYE TERMINALS, LLC	213,797.02	-	-	-	213,797.02
T307	BUCKEYE TERMINALS, LLC (North Terminal Easement)	7,843.91	-	-	-	7,843.91
T003	CARGILL INC	(644.25)	-	-	-	(644.25)
D049	CARGILL SALT	(132.24)	-	-	-	(132.24)
T151	CARGILL SALT	32,484.76	-	-	-	32,484.76
T131	CARNIVAL CRUISE LINES	469,795.12	-	-	-	469,795.12
T198	CEMEX CONSTRUCTION MATERIALS FLORIDA, LLC	7,780.96	-	-	-	7,780.96
T399	CEMEX CONSTRUCTION MATERIALS FL-PENDOLA PT	(7,487.70)	-	-	-	(7,487.70)
T014	CENTRAL FLORIDA PIPELINE LLC	(4.34)	-	-	-	(4.34)
T109	CITRUS PRODUCTS	10,367.96	-	-	-	10,367.96
Q427	COLOSSAL TRANSPORT SOLUTIONS, LLC	-	706.86	-	-	706.86
Q502	CUSTOMS BROKER SUPPLIERS INC	-	-	-	107.30	107.30
A423	DANN OCEAN TOWING, INC	289.44	386.64	102.60	-	778.68
D063	DAVIS INDUSTRIAL	60.00	-	-	-	60.00
Q450	DOLE FRESH FRUIT COMPANY	20,144.00	-	-	-	20,144.00
Q127	DONGKUK INTERNATIONAL INC	1,932.77	-	-	-	1,932.77
Q513	DUFERCO STEEL INC (NJ)	1,988.26	-	-	-	1,988.26
S064	DV CONTAINER SERVICES	147.00	-	-	-	147.00
Q508	FERROSOURCE	1,752.52	-	-	-	1,752.52
A031	FILLETTE GREEN & CO, INC	4,227.78	7,820.98	-	1,104.20	13,152.96
T132	FLORIDA AQUARIUM	507.50	-	-	-	507.50
A429	GAC SHIPPING (USA) INC	172,568.34	75,237.13	-	-	247,805.47
S043	GLOBAL DISTRIBUTION INC	(619.50)	-	-	-	(619.50)
A527	GULF HARBOR SHIPPING, LLC	(25.00)	-	-	-	(25.00)
T063	GULF SULPHUR SERVICES	16,536.90	285.67	5,385.61	19,480.54	41,688.72
A549	HOST AGENCY, LLC	17,948.38	-	-	-	17,948.38
Q010	HUSTEEL USA INC	6,884.89	-	-	-	6,884.89

**TAMPA PORT AUTHORITY**  
**Monthly Aged Receivables**  
**February 28, 2025**

Customer Number	Customer Name	Current	31 - 60 Days	61 - 90 Days	91 & Over	Customer Balance
A306	INCHCAPE SHIPPING SERVICES	61,554.66	-	-	-	61,554.66
A078	INTERNATIONAL SHIP REPAIR	766.80	-	-	-	766.80
Q403	JFE SHOJI TRADE AMERICA CORP	3,163.38	-	-	-	3,163.38
Q355	K&K ENTERPRISES INC.	184.56	92.28	92.28	6,151.81	6,520.93
A350	KIMMINS CONTRACTING	40.00	-	-	-	40.00
A003	KIRBY OFFSHORE MARINE	499.45	-	127.05	120.75	747.25
A248	LA CARRIERS, LLC	302.94	-	-	-	302.94
Q410	LEE COMPANY CUSTOMS BROKER	244.19	-	-	-	244.19
T308	LOGISTEC GULF COAST LLC	67,123.41	-	-	-	67,123.41
Q052	MACSTEEL INTERNATIONAL USA GROUP	11,622.24	-	-	-	11,622.24
T328	MAJESTIC STEEL USA	4,195.68	-	-	-	4,195.68
T430	MARGARITAVILLE AT SEA	165,984.00	-	-	-	165,984.00
A360	MARTIN GAS MARINE	14,903.52	3,179.52	-	-	18,083.04
T134	MARTIN OPERATING PARTNERSHIP	306,698.33	1,779.79	-	20.00	308,498.12 <sup>42</sup>
Q364	MARUBENI ITOCHU STEEL AMERICA INC (TX)	218.52	-	-	-	218.52
A465	MASTER, OWNER & OPERATORS	40,098.30	-	-	-	40,098.30
D074	MCKENZIE CONTRACTING, LLC	-	-	-	20.00	20.00
Q487	METAL ROOF MASTER	-	507.43	-	373.60	881.03
Q338	MITSUI & COMPANY USA (IL)	308.89	-	-	-	308.89
S067	MKD LOGISTICS LLC	(100.00)	-	-	-	(100.00)
A509	MOBRO MARINE INC	50.76	-	-	-	50.76
A430	MORAN SHIPPING AGENCIES	(246.00)	-	-	-	(246.00)
A053	MORAN TOWING CORPORATION	16,841.53	-	-	-	16,841.53
T002	MOSAIC CROP NUTRITION, LLC	(1,917.15)	52.65	346.35	10,058.82	8,540.67
T011	MURPHY OIL USA INC	6,213.89	-	-	-	6,213.89
A071	NORTON LILLY INTERNATIONAL	141,640.15	-	-	-	141,640.15
T200	NORWEGIAN CRUISE LINE	167,289.00	-	-	-	167,289.00
A439	NOVA INTERNATIONAL SHIPPING	45,679.05	-	-	-	45,679.05
Q351	OPTIMA STEEL INTERNATIONAL, LLC	7,753.23	-	-	-	7,753.23
A341	ORION MARINE CONSTRUCTION	285.12	-	-	-	285.12
A069	OSG SHIP MANAGEMENT, INC	103.71	62.82	6,914.08	-	7,080.61
T205	PLAINS LPG SERVICES, L.P.	989,399.08	-	-	-	989,399.08

**TAMPA PORT AUTHORITY**  
**Monthly Aged Receivables**  
**February 28, 2025**

Customer Number	Customer Name	Current	31 - 60 Days	61 - 90 Days	91 & Over	Customer Balance
T318	PORT LOGISTICS TERMINAL OPERATIONS LLC	27,037.34	240.91	-	-	27,278.25
T006	PORTS AMERICA	1,128.00	-	-	-	1,128.00
T182	PORTS AMERICA	423,841.09	-	-	-	423,841.09
T292	PURAGLOBE FLORIDA LLC	1,001.29	-	-	-	1,001.29
Q511	QSL LOGISTICS & SERVICES	434.73	650.64	-	-	1,085.37
D086	QUICKER LOGISTICS INC/GREEN WAVE	(21.00)	-	-	-	(21.00)
D075	RELIABLE TAMPA PARTNERS	(40.00)	-	-	-	(40.00)
T202	ROYAL CARIBBEAN CRUISES LTD.	903,769.00	-	-	-	903,769.00
A064	SAVAGE & SON, AR	383,457.70	-	-	-	383,457.70
A531	SAVAGE MARINE MANAGEMENT COMPANY, LLC	10,477.49	-	-	-	10,477.49
A065	SEA & LAND SHIPPING	9,213.01	-	-	-	9,213.01
A486	SEACAT LINES C/O NAGA LOGISTICS	(847.14)	-	-	-	(847.14)
Q213	SEAH STEEL AMERICA CORP	-	118.92	-	-	118.92
T329	SESCO CEMENT OF FLORIDA LLC	417,103.21	-	-	-	417,103.21 <sup>43</sup>
T101	SULPHURIC ACID TRADING COMPANY	2,928.57	-	-	-	2,928.57
T137	TAMPA JUICE SERVICE INC	349.29	-	-	-	349.29
T021	TAMPA PORT SERVICES, LLC	16,552.05	488.21	354.70	33,406.52	50,801.48
Q428	TEXAS PIPE & SUPPLY CO. INC.	253.51	-	91.92	-	345.43
Q493	THE MILL STEEL COMPANY	142.76	-	-	-	142.76
T173	TITAN FLORIDA LLC	48,061.15	-	-	-	48,061.15
T150	TRADEMARK METALS RECYCLING FKA ONESTEEL	6,138.16	223.71	1,138.00	-	7,499.87
A497	TRANS-ATLANTIC AGENCIES INC	22,377.12	-	-	-	22,377.12
T020	TRANSMONTAIGNE INC	55,023.97	-	-	-	55,023.97
A553	VALHALLA SHIP AGENCY, LLC	525.00	-	-	-	525.00
T119	VULCAN MATERIALS COMPANY	483.40	241.70	-	19,261.59	19,986.69
T056	YARA NORTH AMERICA INC	20,038.87	-	-	-	20,038.87
<b>Subtotal Port Fees</b>		<b>5,379,615.91</b>	<b>92,458.18</b>	<b>25,378.22</b>	<b>90,105.13</b>	<b>5,587,557.44</b>

**TAMPA PORT AUTHORITY**  
**Monthly Aged Receivables**  
**February 28, 2025**

Customer Number	Customer Name	Current	31 - 60 Days	61 - 90 Days	91 & Over	Customer Balance
<b><u>Lease Charges</u></b>						
L252	AKHTAR TRUST FKA ISLEWORTH HOLDING LLC	1,025.00	-	-	-	1,025.00
L045	AMALIE OIL	160.04	-	-	-	160.04
L219	AMERICAN VICTORY SHIP MEMORIAL MUSEUM	12.57	-	-	-	12.57
L400	ARDENT MILLS, LLC	26.00	-	-	-	26.00
L011	CARGILL FINANCIAL SERVICE CTR	(1,458.34)	-	-	-	(1,458.34)
L207	CARGILL INC SALT FACILITY	1,349.85	1,349.85	1,363.02	-	4,062.72
L403	CELLCO PARTNERSHIP DBA VERIZON WIRELESS	(5.52)	-	-	-	(5.52)
L277	CEMEX CONSTRUCTION MATERIALS FLORIDA LLC	108,422.74	-	-	-	108,422.74
L399	CEMEX CONSTRUCTION MATERIALS FLORIDA LLC	23,469.11	-	-	359.40	23,828.51
L299	CEMEX CONSTRUCTION MATERIALS FLORIDA, LLC	-	-	-	313.55	313.55 <sup>44</sup>
L268	DANIEL, IAN & LORNA	(97.07)	-	-	-	(97.07)
L044	DIVERSIFIED MARINE TECH	558.97	-	-	-	558.97
L317	Exenet Systems, Inc	-	-	-	211.76	211.76
L260	GAETANO CACCIATORE LLC	(120.19)	-	-	-	(120.19)
L415	GLOVIS AMERICA, INC	5,953.20	-	-	-	5,953.20
L124	GULF MARINE REPAIR INC	132,690.91	-	-	-	132,690.91
L214	GULF SULPHUR SERVICES	(45,663.27)	450.81	450.81	54,135.55	9,373.90
L103	INTERNATIONAL SHIP REPAIR & MARINE SERVICES, INC	298.73	-	-	-	298.73
L308	LOGISTEC GULF COAST LLC	26.00	-	-	-	26.00
L328	MAJESTIC STEEL USA	162.88	312.17	-	-	475.05
L263	MARINE TOWING OF TAMPA	(78.86)	-	-	-	(78.86)
L173	MARTIN OPERATING PARTNERSHIP	(237.65)	-	-	-	(237.65)
L176	MID-AMERICA APARTMENTS, LP	4,329.14	-	-	-	4,329.14
L010	MOSAIC CROP NUTRITION, LLC	(22,304.25)	-	-	-	(22,304.25)
L251	MR & MRS JEFFREY AND RIEKA STROH	1,025.00	-	-	-	1,025.00
L039	MURPHY OIL USA INC	(1,109.69)	-	-	-	(1,109.69)
L408	NAV TRANSPORTATION LLC	(60.00)	-	-	-	(60.00)
L410	NORTH ATLANTIC INTERNATIONAL OCEAN CARRIER, INC	8,338.34	8,223.46	-	-	16,561.80
L057	OSG SHIP MANAGEMENT, INC	(98.22)	-	-	-	(98.22)

**TAMPA PORT AUTHORITY**  
**Monthly Aged Receivables**  
**February 28, 2025**

Customer Number	Customer Name	Current	31 - 60 Days	61 - 90 Days	91 & Over	Customer Balance
L418	PANGAEA FLORIDA LLC	2,562.50	-	-	-	2,562.50
L205	PLAINS LPG SERVICES	(224.62)	-	-	-	(224.62)
L318	PORT LOGISTICS TERMINAL OPERATIONS LLC	17,979.69	-	-	-	17,979.69
L264	PORTS AMERICA	51,888.04	534.57	-	-	52,422.61
L289	PROPELLER CLUB OF UNITED STATES	-	615.00	-	-	615.00
L292	PURAGLOBE FLORIDA LLC	(200.00)	-	-	-	(200.00)
L420	REDWING TERMINALS, LLC (BLUE WATER)	77,358.47	-	-	-	77,358.47
L196	SEABULK TOWING INC	(49.97)	24.00	-	-	(25.97)
L138	SHRIMP SVC DOCK ASSOCIATION	74.64	-	-	-	74.64
L235	STARSHIP CRUISE LINE	(19,947.01)	92.52	-	-	(19,854.49)
L413	SUNCOAST PORT SERVICES, LLC	739.03	-	-	-	739.03
L064	SUPERIOR SEAFOODS INC	154.24	-	-	-	154.24
L253	T C PORT YBOR LLC	(112.17)	-	-	-	(112.17)
L179	TAMPA JUICE SERVICE INC.	(138.28)	-	-	-	(138.28)
L258	TAMPA PORT SERVICES (FKA YARA NORTH AMERICA)	-	-	-	65.50	65.50
L049	TAMPA PORT SERVICES, LLC	11,659.37	11,760.47	11,701.52	56,034.92	91,156.28
L295	THE FLORIDA AQUARIUM	762.39	-	-	-	762.39
L239	TITAN FLORIDA LLC	50.11	-	-	-	50.11
L209	TRADEMARK METALS RECYCLING FKA ONESTEEL	(507.79)	-	-	-	(507.79)
L297	TRANSFLO TERMINAL SERVICES, INC.	(1,437.51)	-	-	-	(1,437.51)
L078	TRANSMONTAIGNE TERMINALING INC	(94.27)	-	-	-	(94.27)
L307	VERIZON WIRELESS PERSONAL COMMUNICATIONS LP	(119.72)	-	-	-	(119.72)
L079	VERSAGGI SHRIMP COMPANY	170.17	-	-	-	170.17
L146	VULCAN MATERIALS	(968.76)	-	-	-	(968.76)
<b>Subtotal Lease Charges</b>		<b>356,213.97</b>	<b>23,362.85</b>	<b>13,515.35</b>	<b>111,120.68</b>	<b>504,212.85</b>

**TAMPA PORT AUTHORITY**  
**Monthly Aged Receivables**  
**February 28, 2025**

Customer Number	Customer Name	Current	31 - 60 Days	61 - 90 Days	91 & Over	Customer Balance
<b><u>Accounts in Litigation/Renegotiation/Bankruptcy</u></b>						
R020	ATLANTIC SPECIALTY INSURANCE COMPANY	-	-	-	2,495.78	2,495.78
T183	CERES MARINE TERMINALS INC	-	-	-	1,144.30	1,144.30
L404	INTEGRAL ENERGY, LLC	-	-	-	274,733.00	274,733.00
R027	KHIRY BOYD	-	-	-	3,461.39	3,461.39
A538	WORK CAT TRANS GULF LLC	-	-	-	224,197.87	224,197.87
<b>Subtotal Accounts in Litigation/Renegotiation/Bankruptcy</b>		<b>-</b>	<b>-</b>	<b>-</b>	<b>506,032.34</b>	<b>506,032.34</b>
<b>Total Aged Receivables as of February 28, 2025</b>		<b>\$ 5,735,829.88</b>	<b>\$ 115,821.03</b>	<b>\$ 38,893.57</b>	<b>\$ 707,258.15</b>	<b>\$ 6,597,802.63</b>

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**TAMPA PORT AUTHORITY**  
**MONTHLY CONTRACT STATUS REPORT**  
**02/28/2025**

Project	Contractor	Contract Financial Record #	Original Bd App Date	Amt Approved Including Amendments	Costs Incurred to Date	Percent Complete
<b>OPERATING AND NON-CAPITAL CONTRACTS:</b>						
State Legislative Services	Advocacy Group at Cardenas Partners	25-29	08/16/22	\$ 60,000	\$ 25,000	41.7%
Uniformed Security Guard Services	Allied Universal	25-15	12/15/20	\$ 4,272,625	\$ 708,190	16.6%
Benefit Consulting Services	AON Consulting, Inc.	24-25	02/20/24	\$ 145,000	\$ 36,250	25.0%
Insurance Broker Services	Arthur J. Gallagher Risk Management Services, LLC	25-28	06/18/24	\$ 150,000	\$ 112,500	75.0%
Property, Liability, and Flood Insurance Coverage	Hugh Wood, Inc/Arthur Gallagher Risk Management Svc	24-42	04/16/24	\$ 6,078,544	\$ 5,717,564	94.1%
Strategic Communications Services Consultant	Bayview Public Relations	24-54	11/08/22	\$ 25,000	\$ 5,935	23.7%
Bond Council	Bryant Miller Olive, P.A.	25-16	10/01/23	\$ 60,000	\$ -	0.0%
State Legislative Services	Capital City Consulting, LLC	25-31	06/15/21	\$ 60,000	\$ 25,000	41.7%
Real Estate Consulting Services	Colliers International	25-17	06/15/21	\$ 75,000	\$ -	0.0%
Workers Compensation Insurance	Florida Insurance Alliance	25-05	09/17/24	\$ 194,748	\$ -	0.0%
Telecommunication Services	Frontier	25-38		\$ 54,770	\$ 30,726	56.1%
Security System Maintenance & Repair	GSA Security	24-03	03/23/22	\$ 481,000	\$ 480,277	99.8%
Drone Detection System	GSA Security	24-26	02/20/24	\$ 120,000	\$ 20,503	17.1%
Heavy Weather Building Switches	GSA Security	24-59	04/14/24	\$ 240,000	\$ 33,267	13.9%
Software Licensing - iSeaports	Harbour Mastery, Inc.	25-26	10/21/14	\$ 65,000	\$ 55,938	86.1%
Law Enforcement Services	Hillsborough County Sheriff's Office	25-39	09/20/22	\$ 4,115,373	\$ -	0.0%
SBE Uniformed Security Guard Service	Martinez & Company	25-21	06/18/19	\$ 401,265	\$ 186,118	46.4%
Strategic Communications Services Consultant	Mercury Public Affairs, LLC	24-14	02/20/24	\$ 75,000	\$ 54,548	72.7%
Website Development & Website Hosting Services	Pantheon Solutions	25-35	11/15/22	\$ 45,000	\$ 16,657	37.0%
Financial Advisory Services	PFM Financial Advisors LLC	25-40	09/20/22	\$ 30,000	\$ -	0.0%
Financial Audit Services	Rivero, Gordimer & Company, PA	25-19	08/18/24	\$ 87,000	\$ 39,500	45.4%
Video Production Services	Shooting Stars Post Inc	25-30	08/15/23	\$ 90,000	\$ 26,813	29.8%
Landscaping Services	TCC Enterprise Inc	25-06	09/21/21	\$ 138,100	\$ 47,550	34.4%
Grounds Maintenance	TCC Enterprise Inc	25-18	09/21/21	\$ 456,060	\$ 69,100	15.2%
Elevator/Escalator Maintenance & Repair Services	ThyssenKrupp Elevator	25-27	09/15/20	\$ 967,142	\$ 224,473	23.2%
Hosting and Support Services	Timmons Group	24-20	12/21/21	\$ 72,950	\$ 45,488	62.4%
Medical Insurance	United Healthcare	25-37	10/18/23	\$ 3,203,057	\$ 947,483	29.6%
Uniformed Security Guard Services	Universal Protection Service dba Allied Universal fka G4S	25-15	12/19/23	\$ 4,272,625	\$ 708,190	16.6%
Government Relations Consultant Services	Van Scoyoc & Associates	25-33	08/17/21	\$ 90,000	\$ 37,500	41.7%
Janitorial Services	Xtremely Clean	25-08	10/15/19	\$ 542,284	\$ 148,383	27.4%
				\$ 26,667,543	\$ 9,802,953	
<b>OPERATING AND NON-CAPITAL CONTRACTS:</b>						
<b>CONTINUING ANNUAL CONTRACTS:</b>						
Disaster Recovery services	Belfor USA Group (Year 4)	24-22	06/18/24	\$ 10,000	\$ 10,000	100.0%
Professional Service Contracts	Various	20-01-02	09/17/19	\$ 6,195,000	\$ 5,293,587	85.4%
Professional Service Contracts	Various	21-01-02	09/15/20	\$ 7,799,442	\$ 5,673,898	72.7%
Professional Service Contracts	Various	22-01-02		\$ 14,537,473	\$ 13,251,998	91.2%
Professional Service Contracts	Various	23-01-02		\$ 12,065,909	\$ 9,861,124	81.7%
Professional Service Contracts	Various	24-01-02		\$ 8,880,630	\$ 5,387,225	60.7%

**TAMPA PORT AUTHORITY**  
**MONTHLY CONTRACT STATUS REPORT**  
 02/28/2025

Project	Contractor	Contract Financial Record #	Original Bd App Date	Amt Approved Including Amendments	Costs Incurred to Date	Percent Complete
<b>CONTINUING ANNUAL CONTRACTS:</b>				\$ 49,488,454	\$ 39,477,833	
<b>CONSTRUCTION AND CAPITAL CONTRACTS:</b>						
Berth 268 Reconstruction	Orion Marine Construction	22-41	03/22/22	\$ 12,000,000	8,540,478	71.2%
Electrical improvements for Sumitomo Cranes	Global Rigging & Transport, Inc	23-45	08/16/22	\$ 3,000,000	2,549,622	85.0%
Redwing Access Rd	QGS Development, LLC	23-48	09/19/22	\$ 1,734,482	1,707,084	98.4%
Hookers Point ATONs (Range Markers)	Vecellio & Grogan, Inc	23-50		\$ 1,593,488	1,592,449	99.9%
Berth 214 Uplands Development	PCS Civil, Inc	23-51		\$ 20,154,697	18,654,200	92.6%
HP Resiliency Project	Hypower, LLC	23-52-2		\$ 6,576,845	-	0.0%
HP Resiliency Project	Tampa Electric Company (TECO)	23-52-3		\$ 7,000,000	-	0.0%
Passenger Bridge Replacements at Terminals 2 & 6	FMT Sweden AB	23-54		\$ 7,199,474	2,004,348	27.8%
Shrimp Dock Repairs	Tampa Bay Marine	24-22a		\$ 2,415,451	16,116	0.7%
Berth 218 Construction	Orion Marine Construction	24-43		\$ 21,496,775	6,831,757	31.8%
Hookers Point Vehicle Storage Area	PCS Civil, Inc	24-44		\$ 3,500,000	1,130,306	32.3%
Eastport Mitigation Credits	Tampa Bay Mitigation & Southern States Land & Timber	24-47		\$ 3,248,070	2,016,300	62.1%
Berth 301 Design Services	Moffatt & Nichol	24-55		\$ 600,000	586,551	97.8%
Electrical Power Generator at Hookers Point Security Complex	Austin Construction Group	24-56		\$ 750,000	696,062	92.8%
Metro Port Design	HDR Engineering, Inc.	24-57		\$ 500,000	137,916	27.6%
Berth 214 Wharf	Russell Marine, LLC	24-58		\$ 67,159,751	11,830,358	17.6%
Security Upgrades @ Heavy Weather Building	GSA Security	24-59		\$ 240,000	143,065	59.6%
Navigational Improvements - Maintenance Dredging	Orion Marine Construction	25-04		\$ 3,000,000	2,088,603	69.6%
Acquisition of 2 new container gantry cranes	Liebherr Crane Company	25-45		\$ 24,000,000	-	0.0%
PTB's Video Wall System Upgrade	GSA Security	25-60		\$ 143,200	-	0.0%
<b>CONSTRUCTION AND CAPITAL CONTRACTS:</b>				\$ 186,312,233	\$ 60,525,215	

## MINOR WORK PERMIT REPORT

2/1/2025 – 2/28/2025

### PERMITS ISSUED

24-040	Tampa Bay Water	Single Pile Supported Continuous Salinity Water Quality Monitoring Station/Big Bend Commercial Channel in Tampa Bay/Gibsonston
24-043	Allen Meyer	Dock/Non-covered boatlift/Apollo Beach Canal/Mirabay/Normandy Canal/Mirabay/Apollo Beach
24-054	Scott Bonavita	Dock/Non-covered boatlift/Apollo Beach Canal/Mirabay/Normandy Canal/Mirabay/Apollo Beach

### REVISIONS

24-017	Shell Point Marina	Double-Pile Private Aid to Navigation Information Sign/Little Manatee River/Ruskin
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### VIOLATIONS

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

### PENDING APPLICATIONS SUMMARY

Appl.#	M/S	Applicant	Proposed Work
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 - <b>Possible SSLs Lease Required</b>
23-035	S	Port Tampa Bay (TPA) Engineering Dept.	Offshore Breakwater @ West Side of Spoil Island 2D, Tampa, FL
23-044	S	RD RWD Tampa LLC Trustee	Walkway, Maintenance Dredge, floating dock, living shoreline @ 102 S. Parker St. Tampa, FL
05-257R2	S	Georgetown	Dock Modification @ 4801 W. Fair Oaks Avenue, Tampa
23-067	S	Davis Island Yacht Club	Rebuild Dock A, add new floating docks A-1, B-1, and D-1 to marina area ( <b>Existing SSLs Lease</b> )
23-068	S	MAA Westshore Exchange LLC	Docking Facility at 5440 W. Tyson Avenue, Tampa, FL
24-025	S	Westshore Marina Ventures, LLC	Add approx 23,666 sq ft of overwater structure to the existing Westshore Yacht Club to accommodate mooring 48 additional slips
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)
22-020	M	Pine Key Project, LLC	Dock @ Pine Key Island (aka One Beer Can Island), Gibsonston
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)
22-046	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
23-022	M	Jack Bartlett	Dock/lift @ 5605 Seagrass Place-Apollo Beach, 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
23-034	M	City of Tampa	Replace 1-Dock & Install 24 Mooring Anchors/Buoys @ 1002 Severn Avenue-Tampa, FL-Davis Island Seaplane Basin
23-043	M	Robert & Laura Fish	Dock @ 7520 Anna Avenue, Gibsonston, FL

<b>Appl.#</b>	<b>M/S</b>	<b>Applicant</b>	<b>Proposed Work</b>
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
23-065	M	Lee Gueffroy	Lift/Roof/Pilings @ 2619 Manatee Harbor Dr, Ruskin, FL 33570
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, F L
24-013	M	Michael Stine, Jr.	Replace Seawall @ 4937-4939 W. Melrose Avenue S, Tampa, FL
24-019	M	Sarah Blue	Dock Addition/Roof @ 3035 SW Manatee Avenue, Ruskin, FL 33570
24-021	M	Hillsborough County	Replace dock/boardwalk/kayak launch @12702 N HWY 301, Thonotosassa, FL
24-028	M	Faindav,LLC (Attn: David Simonson)	Dock/lift/dredging @ 5606 Tybee Island Drive, Apollo Beach, FL (Mirabay)
24-029	M	Bistro Builders	Dock/Boatlift @ 5603 Tybee Island Drive, Apollo Beach, FL (Mirabay)
24-030	M	Smart Communication Holdings, LLC	Dock/Boatlift @ 5717 Tybee Island Drive, Apollo Beach, FL (Mirabay)
24-031	M	Smart Communication Holdings, LLC	Dock/Boatlift @ 5718 Tybee Island Drive, Apollo Beach, FL (Mirabay)
24-036	M	Riverside MHP LLC (Brian Sweat)	Seawall @ 1501 Susie Circle, Ruskin, FL 33570
24-039	M	Tampa Electric Company (TECO)	Maintenance Dredge - 13031 Wyandotte Road (Big Bend Power Station) Gibsonton, FL
24-045	M	Book of Sail LLC	Dock/Rip Rap @ 840 Signet Drive, Apollo Beach, FL 33572 (Mirabay)
24-047	M	Samuel & Brittany Fulwilder	Dock/boatlift @ 1058 Signet Dr, Apollo Beach, FL 33572 (Mirabay)
24-048	M	Egypt Shrine Holdings Corp	Dock @ 5017 E. Washington Street, Tampa, FL
24-049	M	Hillsborough County	Replace Dock/shade overhang @ Williams Park Boat ramp, 9425 S. Hwy 41, Riverview, FL
24-050	M	Harbor Bay CDD	Replace Seawall @ 5701 Tybee Island Drive, Apollo Beach, FL (Mirabay)
24-052	M	Daniel Pator	ATF Jet Ski Lifts @ 603 Pinckney Drive, Apollo Beach, FL (Mirabay)
24-053	M	Harbor Bay CDD	Seawall @ Ibisview Lane, Apollo Beach, FL (Mirabay)
24-055	M	Tyson Apartments	Dock Demolition @ 5301 W. Tyson Avenue Tampa, FL 33611
24-056	M	Kinder Morgan	Replace Seawall @ Tampaplex Terminal, 4801 Port Sutton Road, Tampa, FL
24-057	M	Beverly Babuka	Install Approx. 151 CY / 254.5 LF Rip-Rap For Captain's Landing MHP @ 105 21st Street NW, Ruskin, Canal off LMR
25-001	M	Kevin& Nadia Persaud	L-Dock/Non-Covered Boatlift/Kayak@1090 Signet Drive, Apollo Beach, FL (Mirabay)
25-002	M	James & Peggy Lawrence (Living Trust)	L-Dock/Non-covered Boatlift @ 1088 Signet Drive, Apollo Beach, FL (Mirabay)
25-003	M	Zachary Brazzel	Dock & Lift @ 1022 Signet Drive, Apollo Beach, FL (Mirabay)

<b>Appl.#</b>	<b>M/ S</b>	<b>Applicant</b>	<b>Proposed Work</b>
25-004	M	Edward Hagan	Dock & Lift @ 5975 Blakeney Loop, Apollo Beach, FL (Mirabay)
25-005	M	Jack Bartlett	Dock & Lift @ 5708 Tybee Island Drive, Apollo Beach, FL (Mirabay)
25-006	M	Tampa Port Authority	Re-Development of Metro Port Slip @ Harbor Street and Channelside Drive/Tampa
25-007	M	Tampa Hillsborough Expressway Authority	Selmon Expressway Bridge Widening/Tampa

Board Meeting  
 March 25, 2025  
 Environmental Department 449482

**EXPENDITURES**

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

02/01/2025 - 02/28/2025

COMPANY	DESCRIPTION	AMOUNT	FUNDING	ADDITIONAL INFORMATION
Dana Safety Supply, Inc	Specialized Equipment for security vehicles	133,690.50	Operating	
Box, Inc.	I.T. Document Management	55,908.33	Operating	

Board Meeting  
March 25, 2025  
ID149166

**F. EXECUTIVE DIRECTOR REPORT**

**G. PRESENTATIONS**

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

**I. FUTURE PROPOSED PROJECTS**

# Future Proposed Projects

March 2025

Project Name	Current Contractor / Consultant	Estimated Proposal/Bid Release	Estimated Board Approval
<b>Financial Auditing Services</b>	<b>Rivero, Gordimer &amp; Company, P.A.</b>	<b>April</b>	<b>June</b>
Hooker's Point Lumber Warehouse	NEW PROJECT	February	April
Unit Price Environmental Remediation Services	Tank Tek, LLC d/b/a Action Environmental	March	May
FY 26-28 Navigational Improvements	Orion Marine Construction, Inc.	April	May
Port Redwing Berth 301 Wharf	NEW PROJECT	TBD*	TBD*
South Bay Signal	NEW PROJECT	TBD*	TBD*

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

\* - To Be Determined

**J. CALENDAR OF EVENTS**

**MARCH 26, 2025: PROPELLER CLUB'S SHRIMPEROO,  
*PORT TAMPA BAY CRUISE TERMINAL 2***

**APRIL 11, 2025: GREAT PORT CLEANUP**

**K. DATE OF NEXT MEETING**

**TUESDAY, APRIL 15, 2025, 9:30 AM**

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

**L. ADJOURNMENT**