

**PORT TAMPA BAY  
MONTHLY BUSINESS MEETING  
MARCH 24, 2026 - 9:30 AM**

<b>A. INVOCATION - PLEDGE OF ALLEGIANCE AND PUBLIC COMMENT</b>	
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<b>APRIL 7, 2026: SHRIMPAROO AT PORT TAMPA BAY, TERMINAL 2</b>	
<b>APRIL 17, 2026: 6TH ANNUAL GREAT PORT CLEAN UP AT PORT TAMPA BAY</b>	
<b>APRIL 24, 2026: PORT TAMPA BAY 12TH ANNUAL GOLF TOURNAMENT AT EAGLES GOLF CLUB</b>	
<b>K. DATE OF NEXT MEETING</b>	
<b>TUESDAY, APRIL 21, 2026, AT 9:30 AM IN PORT TAMPA BAY BOARDROOM</b>	
<b>L. ADJOURNMENT</b>	



## PORT TAMPA BAY MONTHLY BUSSINESS MEETING MINUTES

Meeting Date: February 17, 2026

Location: Port Tampa Bay Headquarters, 1101 Channelside Drive, Tampa, Florida

### PORT TAMPA BAY BOARD MEMBERS PRESENT

Chad W. Harrod	Chairman	Seat #1
Christopher Carrere	Commissioner	Seat #2
Ted Conner	Vice Chairman	Seat #3
Mark Kaplan	Commissioner	Seat #4
Patrick H. Allman	Secretary/Treasurer	Seat #5
The Honorable Christine Miller	Commissioner	Seat #6
The Honorable Mayor Jane Castor	Commissioner	Seat #7

### PORT TAMPA BAY SENIOR STAFF PRESENT

Paul Anderson	President & CEO
Raul Alfonso	Executive Vice President & Chief Commercial Officer
Charles E. Klug	Principal Counsel
Michael Poole	Chief Financial Officer
Brian Giuliani	Chief Operating Officer
Thomas Hobbs	Chief External Affairs Officer
Ken Washington	Vice President & Chief Information Officer
Greg Lovelace	Sr. Vice President of Marketing & Business Development
Patrick Blair	Vice President of Engineering
Ryan Fierst	Vice President of Legal Affairs
Ram Kancharla	Vice President of Planning and Economic Development
Matt Thompson	Vice President of Operations
Joanne Toledo	Vice President of Human Resources
Ed Washington	Vice President of Real Estate

The Public Attendance Sign-in Sheet is Attachment “A.”

Chairman Harrod called the meeting to order at 9:33 a.m. and welcomed attendees, staff, and the public.

**A. INVOCATION – PLEDGE OF ALLEGIANCE, COMMENDATION, AND PUBLIC COMMENT**

**A-1. INVOCATION – PLEDGE OF ALLEGIANCE**

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

**A-2. COMMENDATION FOR STEVE FINNESY**

On behalf of the Board of Commissioners, Chairman Harrod presented a commendation honoring Chaplain Steve Finnesy upon his retirement after more than fifteen years of dedicated service to the Tampa Port Ministries Seafarers Center. The Chairman highlighted Chaplain Finnesy’s longstanding commitment to the maritime community and his work providing spiritual guidance, humanitarian support, and essential services to visiting seafarers, such as access to free Wi-Fi and distribution of basic necessities. The Board further recognized Chaplain Finnesy’s role in expanding the Tampa Bay Maritime Scholarship Foundation, strengthening charitable initiatives such as the Anchor Ball, and fostering a partnership with the USF College of Nursing that resulted in onsite healthcare services for seafarers. The commendation was read into the record and awarded. Chaplain Finnesy addressed the Board and expressed his appreciation for the honor and opportunity to serve the Port Tampa Bay community.

**A-3. PUBLIC COMMENT**

No public comments were received.

**B. MINUTES AND FINANCIAL STATEMENTS**

**B-1. RECEIPT OF THE JANUARY 20, 2026 BOARD MEETING MINUTES**

Chairman Harrod received the January 20, 2026 Board Meeting minutes for approval:

Motion: Commissioner Ted Conner  
Second: The Honorable Mayor Castor  
Vote: Motion carried unanimously

**B-2. PRESENTATION OF CARGO AND CRUISE QUARTERLY REPORT**

Presenter: Greg Lovelace

Sr. Vice President of Marketing & Business Development, Greg Lovelace, presented an overview of Port Tampa Bay’s FY2026 first quarter cargo and cruise performance covering

October through December 2025. He noted that the report only reflected public dock activity due to a data collection issue affecting private facility reporting.

Mr. Lovelace reported total bulk and general cargo volumes of approximately 4.34 million tons, representing a 10% increase year over year. Growth was driven primarily by dry bulk commodities, which increased 38%, led by granite rock, prilled sulphur, and gabbro. Liquid bulk volumes totaled approximately 2.5 million tons, reflecting a 2% increase, with gains in anhydrous ammonia and juice concentrate offsetting declines in liquid sulphur.

General cargo volumes declined approximately 9%, largely due to reduced steel imports associated with tariffs. Containerized cargo increased 10% to 66,682 TEUs, and shipments of new vehicles nearly doubled to approximately 19,000 units. Cruise passenger volumes increased approximately 2%, following a record prior year.

Board discussion included the potential impacts of steel tariffs, cruise ship occupancy levels, budget comparisons, and weather-related operational disruptions. Staff responded to questions regarding cargo trends, forecasting, and operational management.

### **B-3. PRESENTATION AND RECEIPT OF THE FINANCIAL STATEMENT FOR MONTHS ENDING JANUARY 31, 2026**

Presenter: Michael Poole

Chief Financial Officer, Micheal Poole, presented the financial statements through January 31, 2026. He highlighted that approximately 95% of the Port's revenue base derived from cargo, leases, and cruise operations.

Mr. Poole reported operating revenues of approximately \$34 million, operating expenses of approximately \$18 million, and an operating income of \$16 million, resulting in an operating margin of 48%. After accounting for non-operating items, net income totaled approximately \$26 million. He further reviewed cargo volumes, cruise passenger activity, lease revenues, expense trends, and capital funding priorities.

Board members discussed revenue profitability, petroleum capacity, cruise operations, and expense controls.

Motion: Commissioner Kaplan  
Second: The Honorable Miller  
Vote: Motion carried unanimously

**C. CONSENT AGENDA**

**C-1. CONTRACT EXTENSION FOR GEOGRAPHIC INFORMATION SYSTEMS (GIS) ENTERPRISE MANAGED CLOUD SERVICES AGREEMENT**

**C-2. LEASE AMENDMENT WITH LOGISTEC GULF COAST, LLC**

Motion: The Honorable Miller  
Second: Commissioner Carrere  
Vote: Motion carried unanimously

**D. REGULAR AGENDA**

**D-1. EXTENSION OF PORT SECURITY SYSTEM MAINTENANCE AND REPAIR SERVICES AGREEMENT WITH LAFORCE GSA, LLC**

Presenter: Jorge Torres

Senior Director of Security & Safety Compliance, Jorge Torres, presented agenda item D-1 on behalf of Vice President of Security, Mark Dubina. Mr. Torres requested to exercise the final one-year extension of the Port's security system maintenance and repair services agreement with LaForce GSA, LLC. Extending the agreement through April 13, 2027, would be limited to a cost not to exceed \$547,545, which includes wage increases and contingency. Board discussion focused on wage adjustments, contract duration, and future procurement planning.

Motion: The Honorable Miller  
Second: Commissioner Kaplan  
Vote: Motion carried unanimously

**D-2. AWARD OF CONTRACT FOR SPOIL ISLAND 2D REHABILITATION (REBID) ITB NO. 003-26**

Presenter: Patrick Blair

Vice President of Engineering, Patrick Blair, requested authorization to execute a contract with Russell Marine, LLC for the rehabilitation of Spoil Island 2D in an amount not to exceed \$2,500,000. The project includes levee reconstruction, material mining, and shoreline stabilization. Staff noted the project's inclusion in the capital budget and potential FEMA cost share funding. Board members discussed project timing, contingency levels, contractor pricing, and safety considerations.

Motion: Commissioner Allman  
Second: The Honorable Mayor Castor  
Vote: Motion carried unanimously

**D-3. AWARD OF CONTRACT FOR RO-RO MILL AND RESURFACE OF TEN (10) ACRES (HOOKER'S POINT) ITB NO. 004-26**

Presenter: Patrick Blair

Mr. Blair presented a proposal to award a contract to C.W. Roberts Contracting for milling and resurfacing approximately ten acres at Hooker's Point to support continued growth in the Port's roll on/roll off vehicle business. The total authorized expenditure would not exceed \$1,600,000, inclusive of contingency. Board discussion addressed pavement conditions, project scope, and future capacity needs.

Motion: Commissioner Allman  
Second: Commissioner Carrere  
Vote: Motion carried unanimously

**D-4. SITE IMPROVEMENT PERMIT FOR PANGAEA FLORIDA, LLC**

Presenter: Patrick Blair

Mr. Blair requested approval of two site improvement permits and associated easements for Pangaea Florida, LLC, for the construction of elevated overhead conveyor systems at Port Redwing. The privately funded improvements, totaling approximately \$10,500,000, are intended to increase throughput and operational efficiency for multiple tenants. The Board discussed lease terms, shared use considerations, and operational coordination among tenants.

Motion: Commissioner Allman  
Second: Commissioner Kaplan  
Vote: Motion carried unanimously

**E. RECEIPT OF REPORTS**

**E-1. REPORT OF MONTHLY AGED RECEIVABLES**

**E-2. REPORT OF MONTHLY CONTRACT STATUS**

**E-3. REPORT OF MONTHLY WORK PERMITS**

**E-4. REPORT OF EXPENDITURES BETWEEN \$50,000 and \$250,000**

Motion: Commissioner Conner  
Second: Commissioner Carrere  
Vote: Motion carried unanimously

## F. EXECUTIVE DIRECTOR REPORT

President and CEO, Paul Anderson, delivered the Executive Director's Report and relayed the following items:

### **Gasparilla Cast Off from Port Tampa Bay**

Due to high winds and other adverse weather conditions during the Gasparilla Pirate Fest on Jan. 31, 2026, Port Tampa Bay served as the cast-off point for the *Jose Gasparilla II*. In collaboration with the U.S. Coast Guard, Ye Mystic Krew of Gasparilla altered the route from the traditional Ballast Point cast-off location. Sailing from Port Tampa Bay ensured the invasion followed a safer, shorter, and more protected route into downtown Tampa. The Port was pleased to work with the City of Tampa and its maritime partners to support the beloved event.

### **GLOVIS America, Inc**

The Port recently welcomed the first Glovis ship, *Summit*, which carried 500 Kia vehicles from Mexico. The *Summit's* arrival marked a milestone in a partnership that has delivered more than 150,000 vehicles through the Port since 2022. The occasion was commemorated with a plaque presentation aboard the ship, underscoring the trust, collaboration, and shared commitment between Port Tampa Bay and Glovis.

### **Anchor Ball 2026**

On January 24, 2026, Port Tampa Bay hosted the Anchor Ball, a gala fundraiser for seafarers and students pursuing maritime careers. Over \$65,000 was raised for Tampa Port Ministries Seafarers Center and the Tampa Bay Maritime Scholarship Fund. Kelly Hendry was recognized with the Captain James McKay Port Achievement Award, which honors outstanding contributions to the port and maritime community.

### **New Staff and Promotions**

Port Tampa Bay recently welcomed two new members: Director of Business Development, Stephanie Kinsey and Director of Communications, Merissa Lynn. Additionally, Thomas Hobbs was promoted to Chief External Affairs Officer. Other recent changes included the appointment of Craig Roberts to Director of Real Estate and Ronald Glessing to Director of Tenant Relations.

### **Port Tampa Bay Business Development Update**

In early 2026, Executive Vice President & Chief Commercial Officer, Raul Alfonso, met with key stakeholders and promoted the Port at some of the world's biggest trade and business development events. In Chile, he met with Brandon Judd, US Ambassador to Chile; Francisco Perez Mackenna, Chancellor of Chile; Jose Manuel Urenda, Chairman of Agunsa/GEN; and Maximiliano Urenda Ossa, CEO of AGS. He also attended the Fruit

Logistica tradeshow in Berlin, Germany, and the Manifest Conference in Las Vegas, Nevada.

Members of the Business Development team were also busy attending the Retail Industry Leaders Association (RILA) Conference in Orlando, Florida. Staff also participated in the Ritchie Bros. Auction in Davenport, Florida, and the locally hosted Tampa Steel Conference. Upcoming conferences for the team include the Southeast Produce Council's Southern Exposure 2026 (conference), TPM26, which is the premier global container shipping and supply chain conference, and CONEXPO, the largest construction trade show in North America.

### **Port Tampa Bay Advocacy in Washington, D.C.**

In January, Port leadership advocated in Washington, D.C., for continued federal investment in Port Tampa Bay's infrastructure. Port representatives met with key staff at the White House, the U.S. Army Corp of Engineers, and congressional leaders to advance priorities that drive economic growth across the Tampa Bay region.

### **Bird Island and Sunken Island Enhancements**

Port Tampa Bay recently enhanced critical nesting habitats for protected bird species on the two islands that make up the Richard T. Paul Alafia Bank Sanctuary. Bird Island and Sunken Island are owned by Port Tampa Bay and Mosaic Co. but managed in partnership with Audubon Florida. The Port invested in rehabilitation and remediation work on the islands to improve nesting conditions and support larger bird populations. Improvements made to the sanctuary restored suitable nesting areas and strengthened the islands' resilience to erosion, storms, and sea-level rise. Port Tampa Bay continues to integrate conservation into its operations and long-term planning, reinforcing its role as a steward of Tampa Bay's natural resources.

### **Jack H. & Ruby Lucas Scholarship**

The Jack H. & Ruby Lucas Scholarship is for higher education expenses and available to children and spouses of *U.S.S. Jack H. Lucas* sailors who have served aboard the ship for one year or more.

## **G. PRESENTATIONS**

### **G-1. FEDERAL GOVERNMENT AFFAIRS UPDATE**

Presenter: Harry Glenn, Vice President, Van Scoyoc & Associates

The Government Relations presentation provided a comprehensive update on federal advocacy efforts and legislative developments impacting Port Tampa Bay. Mr. Glenn outlined the Port's semi-annual federal government affairs activities and their alignment with the Port's long-term infrastructure and competitiveness goals.

The presentation highlighted active engagement with legislative partners and agency stakeholders to advance the Port's strategic priorities. Key topics included monitoring and supporting funding opportunities for infrastructure and resilience projects, coordinating with regional partners on transportation and environmental initiatives, and tracking relevant legislative proposals that could affect port operations and tenants. Mr. Glenn emphasized continued advocacy to align policy outcomes with the Port's long-term growth, safety, and competitiveness objectives, as well as maintaining strong relationships with elected officials and regulatory agencies.

## **G-2. MARITIME EXPO RECAP**

Presenter: Ashley O'Brien, Project Manager I, Port Tampa Bay

The Maritime Expo presentation detailed the planning, execution, and outcomes of the inaugural Port Tampa Bay Maritime Expo, held on January 21, 2026, at Cruise Terminal 6. The event was organized in partnership with the Tampa Bay Propeller Club, with Port Tampa Bay serving as a host sponsor alongside Overseas Shipholding Group (OSG). Ms. O'Brien described the Expo as a workforce-focused initiative designed to connect students and the community with career opportunities across the maritime industry.

The expo's primary objective was to introduce students to the full range of maritime career pathways. Nearly 600 people attended, including middle school students, high school students, young adults in early college programs, and chaperones. Schools from Hillsborough, Pinellas, and Pasco counties were represented. Over 40 exhibiting organizations participated, represented by 114 industry professionals, along with more than 20 volunteers.

A key outcome of the Expo was the launch of the first Port Tampa Bay Maritime Education Guide, developed with support from the Port's marketing team. Plans are already underway to expand the Expo in future years.

## **H. NEW BUSINESS**

There was no new business.

## **I. FUTURE PROPOSED PROJECTS**

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

## **J. CALENDAR OF EVENTS**

February 19, 2026: 20<sup>th</sup> Annual Maritime Industry Night Awards at University Club of Tampa

April 24, 2026: 12<sup>th</sup> Annual Port Tampa Bay & Partners Golf Tournament at The Eagles Golf Club

**K. DATE OF NEXT MEETING**

Chairman Harrod announced the next Board meeting would be Tuesday, March 24, 2026, at 9:30 a.m. Information is available at [www.porttb.com](http://www.porttb.com).

**L. ADJOURNMENT**

Chairman Harrod adjourned the meeting at 11:20 a.m.

Respectfully submitted,

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Chad W. Harrod  
Chairman

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Patrick Allman  
Secretary/Treasurer

Attachment A

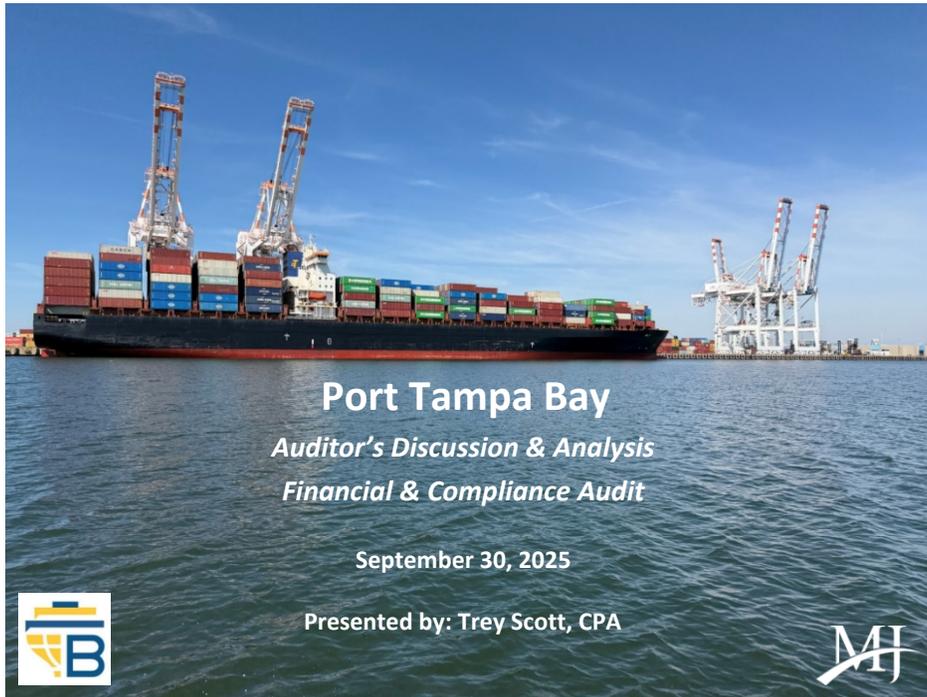
PORT TAMPA BAY BOARD MEETING  
February 17, 2026 - 9:30 A.M.

PUBLIC ATTENDANCE SIGN-IN SHEET

NAME	BUSINESS (if applicable)
Jere White	TBHSSE
Steve Finney	Tampa Port Ministries
Ray Childress	The STAR Network
Philip Erbland	Stantec
Bob Nathan	Moffatt & Nichol
Ric Kuznick	ANS/MA
Darren Richards	Tulha/Hali
Tammy Gordon	Mercury
Michiko Egua	CED
Raymond Clark	FDOT
Brian Moore	GHD
Brady Broux	Mosaic
ANTHONY WASHINGTON	Alfred Marshall

Additional spaces on next page.

**PRESENTATION AND RECEIPT OF THE ANNUAL AUDIT REPORT  
FOR FISCAL YEAR 2025**



**Port Tampa Bay**  
**Budgetary Comparative Statement of Revenues and Expenses**  
**For the five (5) months ending February 2026**

	Budget	Actual	Favorable (Unfavorable)	%
<b>Description</b>				
Port Usage Fees	33,299,536	32,991,075	(308,461)	-0.9%
Rentals	10,915,641	11,243,038	327,397	3.0%
Other Operating	245,867	244,554	(1,313)	-0.5%
<b>Operating Revenue</b>	<b>44,461,043</b>	<b>44,478,667</b>	<b>17,624</b>	<b>0.0%</b>
Personnel	10,186,502	9,805,006	381,496	3.7%
Promotional	1,048,912	648,626	400,286	38.2%
Administrative	13,507,302	12,015,089	1,492,213	11.0%
<b>Operating Expense</b>	<b>24,742,715</b>	<b>22,468,721</b>	<b>2,273,994</b>	<b>9.2%</b>
<b>Operating Income</b>	<b>19,718,328</b>	<b>22,009,946</b>	<b>2,291,618</b>	<b>11.6%</b>
	44%	49%		
Interest Income	1,115,835	1,258,760	142,925	12.8%
Interest Expense	(1,866,409)	(1,412,209)	454,200	-24.3%
Ad Valorem Tax Receipts	12,093,728	11,833,105	(260,623)	-2.2%
Other, net	(1,412,339)	(1,454,505)	(42,166)	3.0%
<b>Non-Operating</b>	<b>9,930,815</b>	<b>10,225,151</b>	<b>294,336</b>	<b>3.0%</b>
<b>Net Income</b>	<b>29,649,143</b>	<b>32,235,097</b>	<b>2,585,954</b>	<b>8.7%</b>

**SUBJECT: GVI-IP TAMPA HOTEL OWNER, LLC SUBMERGED LANDS LEASE AGREEMENT**

**BACKGROUND:**

GVI-IP Tampa Hotel Owner, LLC (GVI) owns property located at 2900 Bayport Drive in Tampa, Florida, and operates the Grand Hyatt Tampa Bay hotel and its waterfront restaurant, Oystercatchers. GVI has applied for a marine construction minor work permit which has been assigned Minor Work Permit Application No. 25-024 (Permit) from Port Tampa Bay (PTB)'s Environmental Department. The Permit is for in-kind repairs to portions of the existing approximately 2,095 square foot floating dock structure with five (5) transient mooring slips that were damaged during the 2024 hurricanes. GVI also submitted a Submerged Lands Lease application with PTB. The terms of the proposed Submerged Lands Lease (Lease) are set forth below:

**FACTS/COMMENTS:**

GVI-IP Tampa Hotel Owner, LLC (GVI) desires to enter into a new submerged lands lease, and has negotiated with PTB staff the following lease terms:

**Premises:** The Premises would consist of approximately 2,095 square feet of submerged lands.

**Use:** The Premises would be used solely for a multi-slip dock for employees, patrons, and/or other invitees of the Oystercatchers restaurant.

**Term:** An initial term of five (5) years, commencing upon the execution of the Lease, with two (2) lease extension options of five (5) years each, all subject to the review and approval of Port Tampa Bay.

**Rent:** No rent would be due as long as GVI does not charge patrons or invitees for the use of the dock. In the event that GVI charges patrons or invitees for the use of the dock, GVI would be obligated to pay PTB rent in accordance with PTB's Submerged Lands Management Rules.

**Other:** GVI would be responsible for all utilities, real estate taxes, site improvements, insurance, maintenance of the premises, and compliance with all applicable laws and regulations.

**Public**

**Hearing:** A public hearing was held on March 3, 2026, and there were no objections.

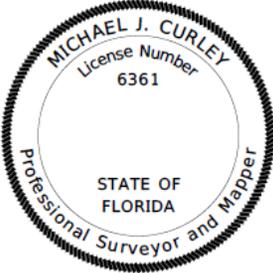
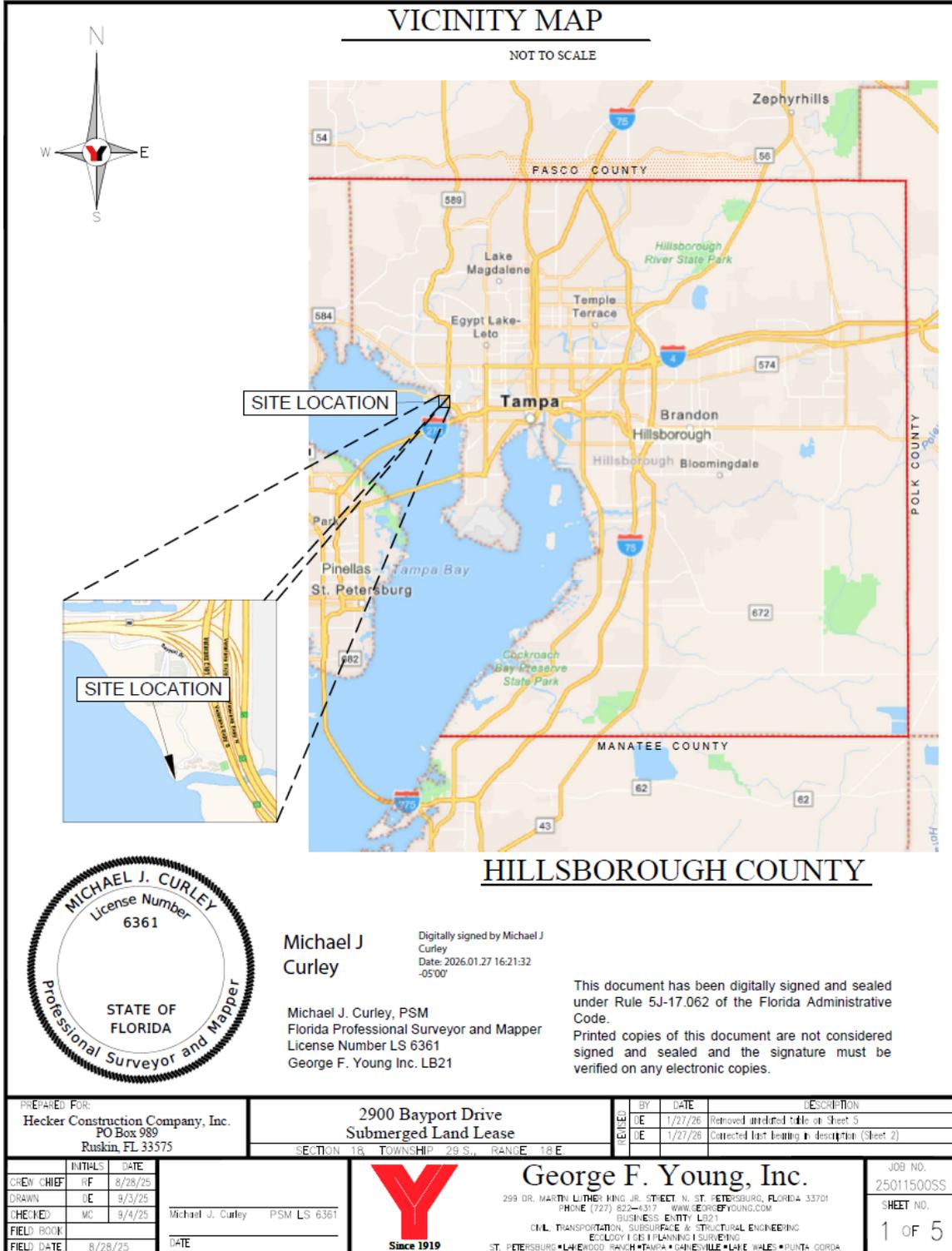
**RECOMMENDATION:**

Authorize the Port President/CEO, or his designee, to execute a Submerged Lands Lease with GVI-IP Tampa Hotel Owner, LLC in accordance with the terms set forth in this agenda item, subject to review by Port counsel.

Board Meeting  
March 24, 2026  
Real Estate

EXHIBIT "A"

VICINITY MAP



Michael J  
 Curley

Digitally signed by Michael J  
 Curley  
 Date: 2026.01.27 16:21:32  
 -05'00'

Michael J. Curley, PSM  
 Florida Professional Surveyor and Mapper  
 License Number LS 6361  
 George F. Young Inc. LB21

This document has been digitally signed and sealed  
 under Rule 5J-17.062 of the Florida Administrative  
 Code.  
 Printed copies of this document are not considered  
 signed and sealed and the signature must be  
 verified on any electronic copies.

PREPARED FOR:  
 Hecker Construction Company, Inc.  
 PO Box 989  
 Ruskin, FL 33575

2900 Bayport Drive  
 Submerged Land Lease

SECTION 18 TOWNSHIP 29 S., RANGE 18 E

BY	DATE	DESCRIPTION
DE	1/27/26	Removed unneeded table on Sheet 5
DE	1/27/26	Corrected last bearing in description (Sheet 2)

INITIALS	DATE
CREW CHIEF RF	8/28/25
DRAWN DE	9/3/25
CHECKED MC	9/4/25
FIELD BOOK	
FIELD DATE	8/28/25

Michael J. Curley PSM LS 6361  
 DATE



George F. Young, Inc.

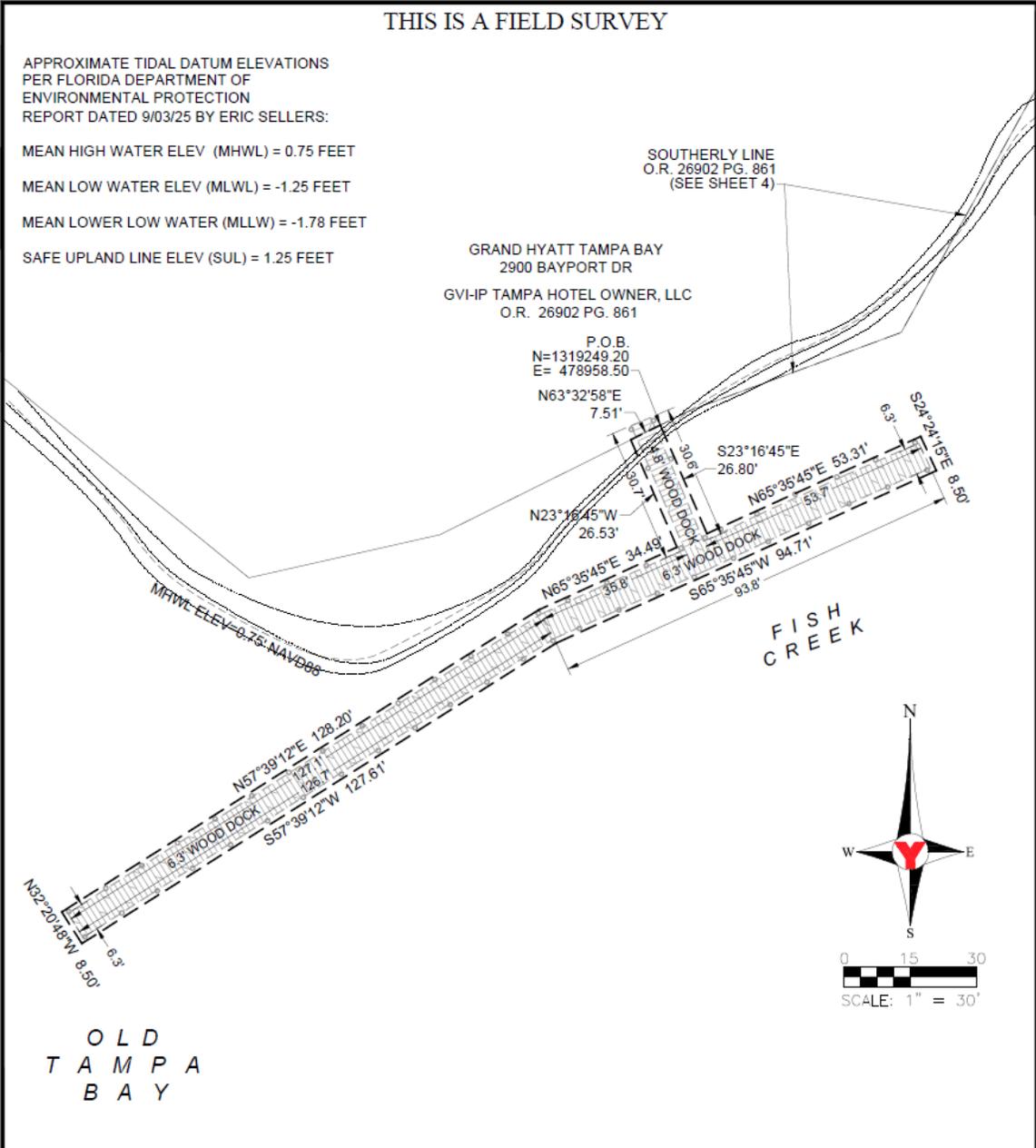
299 DR. MARTIN LUTHER KING JR. STREET N. ST. PETERSBURG, FLORIDA 33701  
 PHONE (727) 822-4317 WWW.GEORGEFYOUNG.COM  
 BUSINESS ENTITY LB21  
 CIVIL, TRANSPORTATION, SUBSURFACE & STRUCTURAL ENGINEERING  
 ECOLOGY / GIS / PLANNING / SURVEYING  
 ST. PETERSBURG • LAKEWOOD RANCH • TAMPA • DAPHNEVILLE • LAKE WALES • PUNTA GORDA

JOB NO.  
 25011500SS  
 SHEET NO.  
 1 OF 5

FILE: I:\project\sur\sp\2025\25011500SS - Grand Hyatt Tampa Bay - Grand Hyatt Tampa Bay - Baypoint Dr\DWG\25011500SS-SLL-GRAND HYATT-DOCK.dwg  
 LOGIN: Ellier, Daniel  
 PLOTTED: 1/27/2026 3:53 PM

EXHIBIT "B"

SUBMERGED LAND USE DIAGRAM



SUBMERGED LAND LEASE DETAIL

PREPARED FOR: <b>Hecker Construction Company, Inc.</b> PO Box 989 Ruskin, FL 33575		<b>2900 Bayport Drive</b> <b>Submerged Land Lease</b> SECTION 18 TOWNSHIP 29 S., RANGE 18 E		BY DATE DESCRIPTION DE 1/27/26 Removed unrelated table
CREW CHIEF: RF 8/28/25 DRAWN: DE 9/3/25 CHECKED: MC 9/4/25 FIELD BOOK: FIELD DATE: 8/28/25	Michael J. Curley PSM LS 6361 DATE:	 <b>George F. Young, Inc.</b> 299 DR. MARTIN LUTHER KING JR. STREET N. ST. PETERSBURG, FLORIDA 33701 PHONE (727) 822-4317 WWW.GEORGEFYOUNG.COM BUSINESS ENTITY LEO1 CIVIL, TRANSPORTATION, SUBSURFACE & STRUCTURAL ENGINEERING ECOLOGY / GIS / PLANNING / SURVEYING ST. PETERSBURG • LAKEWOOD RANCH • TAMPA • GAINESVILLE • LAKE WALES • PUNTA GORDA		JOB NO. 25011500SS SHEET NO. 5 OF 5

FILE: I:\project\sur\stp\2025\25011500SS - Grand Hyatt Tampa Bay - Grand Hyatt Tampa Bay - Bayport DR\DWG\25011500SS-3LL\_Grand Hyatt Dock.dwg  
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PORT TAMPA BAY

1101 Channelside Drive  
Tampa, Florida 33602

# Memorandum

To: A. Paul Anderson  
President and CEO

CC: Charles Klug  
Raul Alfonso

From: Heather Eblin-Crowe

Date: March 11, 2026

Subject: GVI-IP Tampa Hotel Owner, LLC – Submerged Land 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 3, 2026 at 9:30 a.m. Attached is the transcription of the hearing along with copies of all exhibits.

Heather Eblin-Crowe  
Heather Eblin-Crowe  
Hearing Officer

Date March 11, 2026

I hereby concur with the Hearing Officer's statement and recommend the President and CEO request approval by the Tampa Port Authority Board of Commissioners to approve the Submerged Land Lease Agreement with GVI-IP Tampa Hotel Owner, LLC.

Lisa Payne  
Lisa Payne  
Real Estate Project Manager

Date March 11, 2026

Attachments

**PUBLIC HEARING TRANSCRIPT**  
**March 3, 2026, at 9:30 a.m.**  
**GVI-IP Tampa Hotel Owner, LLC – Submerged Land Lease Agreement**

**ATTENDEES**

Jessica Cain – Grand Hyatt Tampa Bay  
Christopher Miuer – RVI Planning  
AJ Gross – Russell Marine  
Scott - Hecker

**HEARING OFFICER**

Heather Eblin-Crowe

1 **MRS. CROWE:**

2  
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Good morning. Excuse me. Today is Tuesday, March 3, 2026 and this public hearing is called to order at 9:30 a.m. This hearing is held under the authority and pursuant to Chapter 95-488 of the Laws of Florida. The purpose of the hearing is to hear comments from the general public and interested parties regarding the following:

**SUBMERGED LAND LEASE WITH GVI-IP TAMPA HOTEL OWNER, LLC**

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

**MRS. PAYNE:**

GVI-IP Tampa Hotel Owner, LLC, hereinafter referred to as “GVI” owns property located at 2900 Bayport Drive in Tampa, Florida and operates the Grand Hyatt Tampa Bay hotel and its waterfront restaurant - Oystercatchers. GVI has applied for a marine construction minor work permit which has been assigned Minor Work Permit No. 25-024 from Port Tampa Bay’s Environmental Department for in-kind repairs to portions of the existing floating dock that were damaged during the 2024 hurricanes. GVI seeks to enter into a Submerged Lands Lease with Port Tampa Bay, as set forth below:

The Premises would consist of approximately 2,095 square feet of submerged lands.

The Premises would be used solely for a multi-slip dock for employees, patrons, and/or other invitees of the restaurant - Oystercatchers.

An initial term of five (5) years commencing upon the execution of the Lease with two (2) lease extension options of five (5) years each, all subject to the review and approval of Port Tampa Bay.

There would be no Rent due as long as GVI does not charge patrons or invitees for the use of the dock. In the event that GVI begins charging patrons or invitees for the use of the dock, PTB would invoice GVI for Rent in accordance with PTB Submerged Lands Management Rules.

GVI would be responsible for all utilities, real estate taxes, site improvements, insurance, maintenance of the premises, and compliance with all applicable laws and regulations.

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

Exhibit No. 1, which is the Vicinity Map that shows the location of the project.

Exhibit No. 2, which is the Submerged Land Use Diagram that shows the schematic and layout of the dock.

Exhibit No. 3, which is the Public Hearing Notice that was published in the February 8, 2026 issue of the Tampa Bay Times advising of this Public Hearing.

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

That is all.

**MRS. CROWE:**

Thank you, Mrs. Payne. The exhibits and they will be entered into the record as presented.

At this time we will take comments concerning this issue.

Are there any comments? Hearing none.

A transcript will be made and furnished to the Port Authority Staff. The Staff will make a recommendation to our Board of Commissioners, which will meet on March 24, 2026. The Staff recommendation will be available on March 17, 2026. If there is nothing else to come before this hearing, I declare this hearing closed at 9:34 a.m.

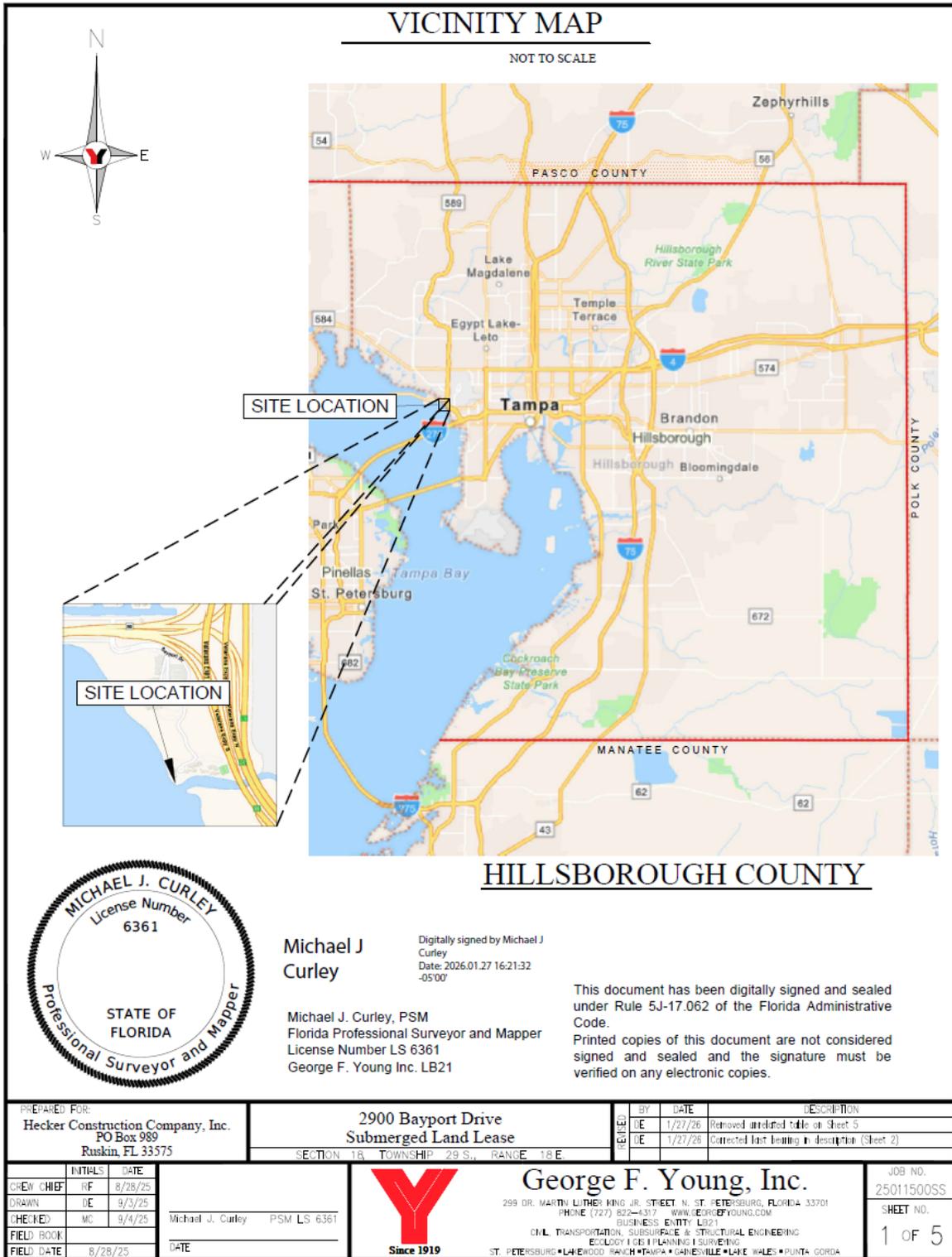
I, Heather Eblin-Crowe, have read and approve the form of the attached transcript of the March 3, 2026 Public Hearing for the Submerged Land Lease Agreement with GVI-IP Tampa Hotel Owner, LLC.

Dated on March 11, 2026.

*Heather Eblin-Crowe*

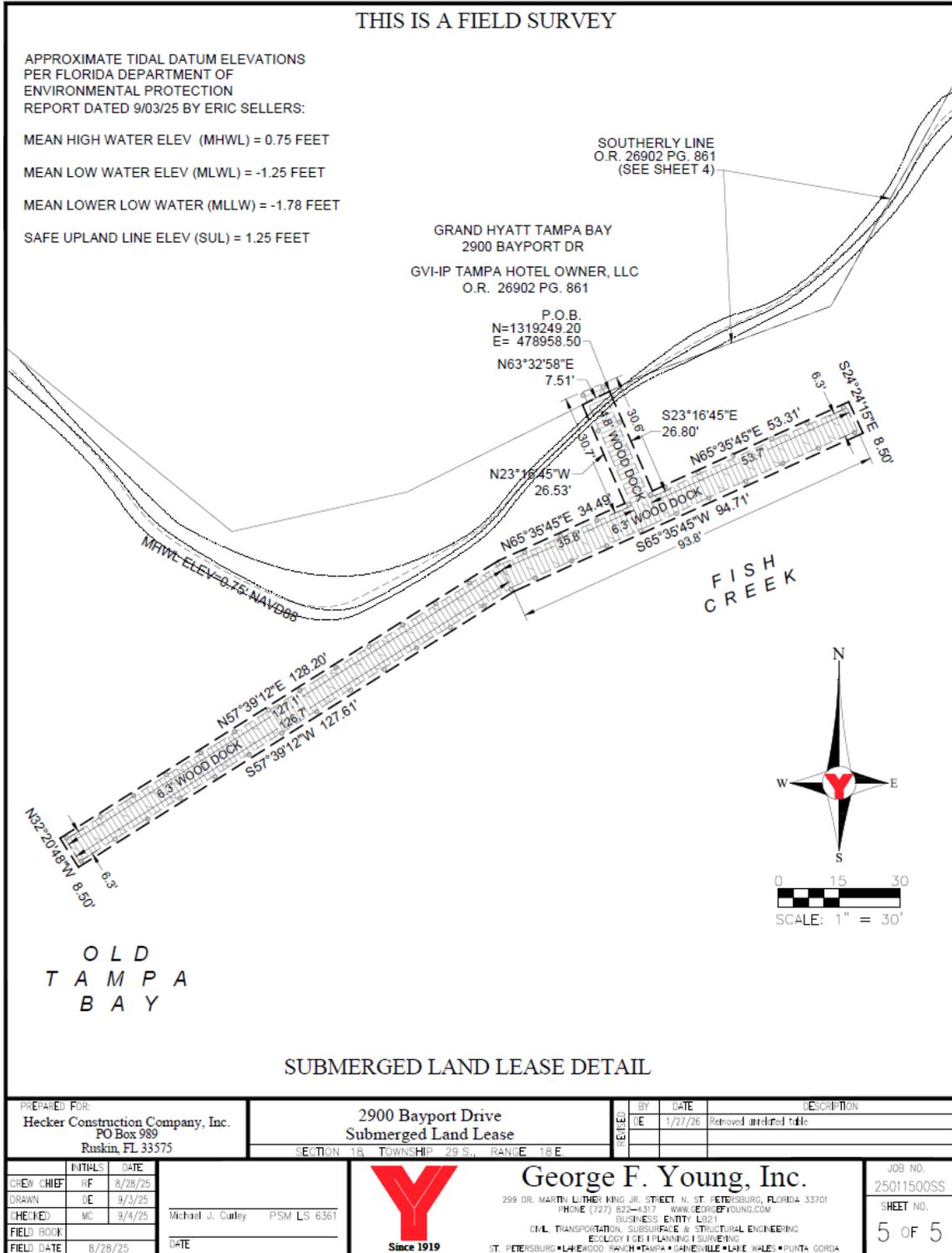
Heather Eblin-Crowe  
Public Hearing Officer

**EXHIBIT NO. 1  
VICINITY MAP**



FILE: I:\project\sur\sp\2025\25011500SS - Grand Hyatt Tampa Bay - Bayport Dr\DWG\25011500SS-SLL GRAND HYATT DOCK.dwg  
LOGIN: Ellen, Daniel  
PLOTED: 1/27/2026 3:53 PM

## EXHIBIT NO. 2 SUBMERGED LAND USE DIAGRAM



FILE: I:\project\year\ytp\2025\25011500SS - Grand Hyatt Tampa Bay - Bayport of DWG\25011500SS-SLL GRAND HYATT DOCK.dwg LOGIN: Elter, Daniel

**TAMPA PORT AUTHORITY PUBLIC HEARING**  
**GVI-IP Tampa Hotel Owner, LLC – Submerged Land Lease Agreement**  
 March 3, 2026 @ 9:30 a.m.

**EXHIBIT NO. 3  
LEGAL AD – TAMPA BAY TIMES**

75478

**Tampa Bay Times**

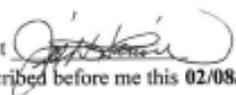
Published Daily

STATE OF FLORIDA) ss

COUNTY OF HILLSBOROUGH County

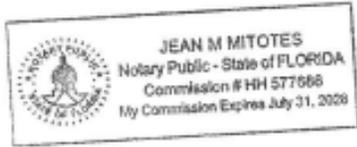
Before the undersigned authority personally appeared Jill Harrison who on oath says that he/she is a Legal Advertising Representative of the Tampa Bay Times a daily newspaper printed in St. Petersburg, in Hillsborough County, Florida that the attached copy of advertisement being a Legal Notice in the matter PH GVI-IP Tampa Hotel Owner, LLC was published in said newspaper by print in the issues of 02/08/26 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 **02/08/2026**

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 3, 2026 at 9:30 a.m. before the Tampa Port Authority, d/b/a Port Tampa Bay at its offices located at 1301 Channelside Drive, Tampa, Florida 33602, to hear public comments regarding the following:

**GVI-IP Tampa Hotel Owner, LLC – Submerged Land 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 2, 2026. Oral comments and objections may be presented at the hearing.

In accordance with the federal Americans with Disabilities Act and Section 394.36, Florida Statutes, persons with disabilities requiring reasonable accommodation to participate in this hearing should call (813) 905-5031 or fax (813) 905-5029 not later than 48 hours prior to the hearing.

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

2/8/2026 (75478)

# SIGN-IN SHEET

## PUBLIC HEARING FOR

### SUBMERGED LAND LEASE AGREEMENT WITH GVI-IP TAMPA HOTEL OWNER, LLC

Tuesday, March 3, 2026 @ 9:30 A.M.

#### PLEASE PRINT THE FOLLOWING INFORMATION

	YOUR NAME (Please print)	COMPANY NAME (Please print full company name)	COMPLETE COMPANY ADDRESS (Please print full company address)	Do you plan to comment?
1.	Jessica Cain	Grand Hyatt Tampa Bay	2900 Bayport Dr. Tampa FL	Yes
2.	CHRISTOPHER MINER	R-VI Planning	8725 Pendergast Place Bradenton FL	Yes
3.	AJ GROSS	RUSSELL MARINE	Tampa FL	No.
4.	Suff	Hecker	Ruskin, FL	No
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10.				

**SUBJECT: TECO PEOPLES GAS SYSTEM, INC. SITE IMPROVEMENTS PERMIT FOR INSTALLATION OF NATURAL GAS LINE TO REDWING MATERIALS I, 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 approve all improvements or modifications on PTB lands with an estimated construction cost in excess of \$200,000 or that involve granting of an easement.

**FACTS/COMMENTS:**

Redwing Materials I, LLC, (Redwing Materials) is a division of Maschmeyer Concrete (Maschmeyer), a producer of ready-mix concrete and concrete block. Maschmeyer currently operates twenty-three (23) ready mix concrete plants and five (5) block plants in Florida. Redwing Materials leases approximately 14.5 acres of land with conveyor access to Berth 302 for the importation of building materials pursuant to a lease agreement with PTB dated August 19, 2025. TECO Peoples Gas System, Inc., has submitted a site improvements permit application for the installation of approximately 4,185 linear feet (LF) of 2 inch carbon steel (CS) main tied into an existing 6 inch CS gas main (T-1) and installation of new commercial service approximately 10 LF of 2 inch CS service for 6035 Diana Toledo Almeida Road tied into new 2 inch CS gas main (I-3).

PTB staff has reviewed the application, determined that the proposed location of improvements does not have any conflicts, and recommends approval of the site improvements permit and the granting of the associated utility easement.

**RECOMMENDATION:**

Authorize the Port President/CEO, or his designee, to approve the site improvements permit and execute the applicable utility easement with TECO Peoples Gas System, Inc., for the installation of new gas service to Redwing Materials, LLC, as described in this agenda item, subject to review by Port counsel.



**SUBJECT: TITAN FLORIDA, LLC SITE IMPROVEMENTS PERMIT FOR INSTALLATION OF NEW CEMENT TRANSFER PIPING**

**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 or that involve granting of an easement.

**FACTS/COMMENTS:**

Titan Florida, LLC (Titan) leases approximately thirty-three (33) acres at the southern end of Hooker's Point located near Berth 219 for its cement operations pursuant to a lease agreement with PTB dated January 1, 2022. Titan has been a tenant of Port Tampa Bay (PTB) since December of 2006.

At the October 19, 2021 Board meeting, the PTB Board approved a Site Improvements Permit for the installation of a ready-mix plant on Titan's leasehold premises. On January 18, 2022, the Board approved an additional Site Improvements Permit application for the expansion of its cement terminal on Hookers Point.

Titan Florida, LLC has submitted a Site Improvements Permit application to PTB staff for installation of new cement transfer piping from Berth 218 to Titan Cement Storage dome and terminal at the location shown on the attached exhibit.

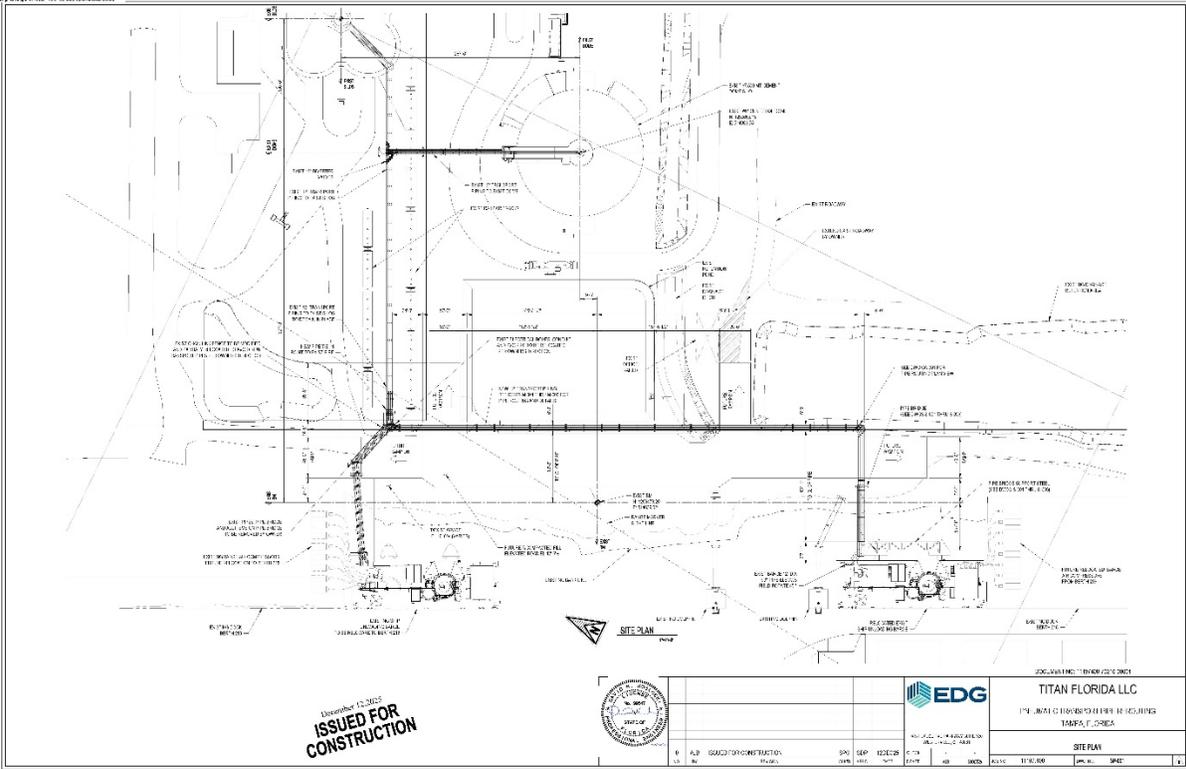
PTB staff has reviewed the application, determined that the proposed location of the transfer piping does not have any conflicts, and recommends approval of the Site Improvements Permit and any applicable easements.

**RECOMMENDATION:**

Authorize the Port President/CEO, or his designee, to execute the Site Improvements Permit to Titan Florida, LLC for the construction of the site improvements described in this agenda item and any applicable easements, subject to review by Port counsel.

Board Meeting  
March 24, 2026  
Engineering





**SUBJECT: PORTS AMERICA FLORIDA INC. SITE IMPROVEMENTS PERMIT FOR  
DISMANTLING STS CRANE SUMITOMO #1**

**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 or that involve the granting of an easement.

**FACTS/COMMENTS:**

Ports America Florida, Inc. (Ports America) operates the container terminal on Hooker's Point pursuant to a Container Terminal Agreement dated May 30, 2006, as amended (Container Terminal Agreement). Pursuant to the Container Terminal Agreement, Ports America owns and operates three Ship to Shore (STS) Sumitomo cranes. Ports America has submitted a site improvements permit application to PTB staff for the dismantling of STS Crane Sumitomo #1 by ZPMC USA at Berth 211 as shown on the attached exhibit. The estimated cost of construction is \$680,000.

PTB staff has reviewed the application, determined that the proposed location of improvements does not have any conflicts, and recommends approval of the site improvements permit.

**RECOMMENDATION:**

Authorize the Port President/CEO, or his designee, to execute the Site Improvements Permit to Ports America Florida Inc. for the dismantling of STS Crane Sumitomo #1 as described in this agenda item, subject to review by Port counsel.



- NOTES:**
- Crane #1 demolition work site: 400' x 500' (south light pole to access road as discussed during site visit)
  - The crane will be demolished between the North and South light poles
  - CR#1 will be placed on temporary rails

**SUBJECT: IOS HEMLOCK TITLEHOLDER, LLC SITE IMPROVEMENTS PERMIT AND UTILITY DRAINAGE EASEMENT**

**BACKGROUND:**

Port Tampa Bay's (PTB) policy for Site Improvements Permits establishes guidelines for tenants and other users of 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 or that involve the granting of an easement.

**FACTS/COMMENTS:**

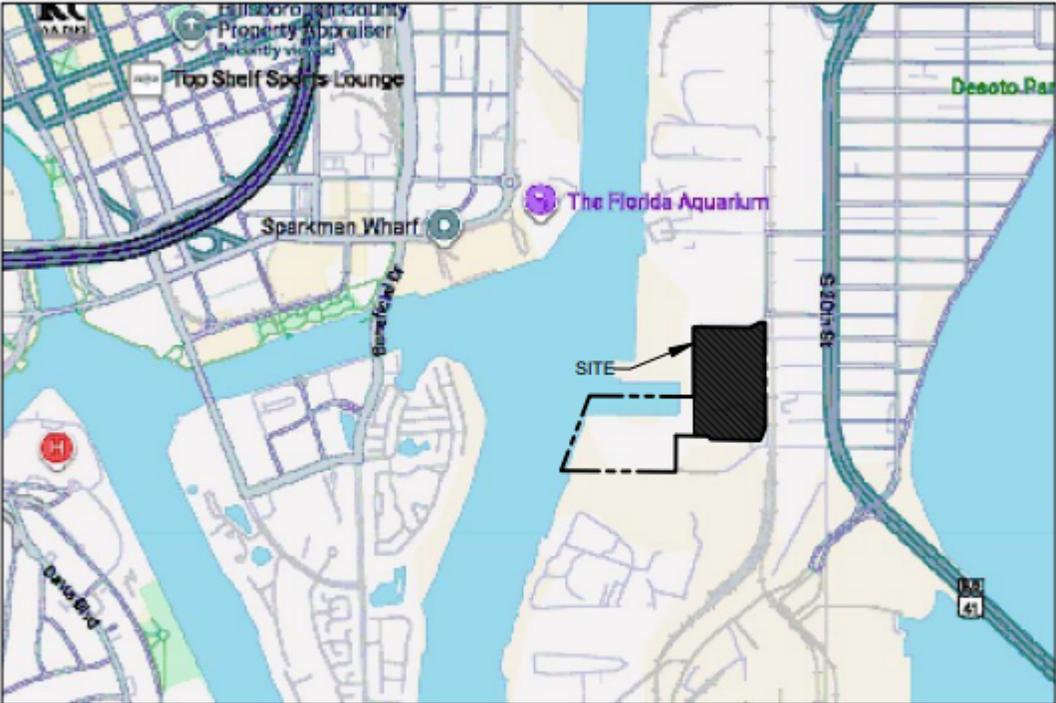
IOS Hemlock Titleholder, LLC (IOS Hemlock) has recently purchased from Port Hendry, LLC property located at 1650 Hemlock Street, Tampa, FL 33605. IOS Hemlock is proposing to develop approximately sixteen (16) acres for an industrial and outdoor storage yard compatible with port activities on the site. The work proposed under the development includes installation of a gravel surface, perimeter fencing, lighting fixtures, an on-line retention system consisting of a closed bottom biofilter box, and the installation of a new stormwater drainage pipe connecting to an existing PTB owned and maintained stormwater outfall structure. This would require a drainage easement and a temporary construction easement.

IOS Hemlock has submitted a Site Improvements Permit application requesting approval to install the drainage improvements along with the necessary easements. The applicant estimates the overall project cost to be \$5.5 million. The stormwater drainage easement would include a restrictive easement that would restrict its use to industrial and outdoor storage purposes and would terminate in the event there was a change in use.

PTB staff have reviewed the application and determined that the location of the proposed work and easement is acceptable.

**RECOMMENDATION:**

Authorize the Port President/CEO, or his designee, to execute the Site Improvements Permit and execute a utility drainage easement with IOS Hemlock Titleholder, LLC for construction and maintenance of underground utility infrastructure as described in this agenda item, subject to review by Port counsel.



SITE LOCATION MAP  
N.T.S.

**SUBJECT: AWARD OF CONTRACT FOR DESIGN OF 20 ACRES OF AUTO STORAGE (HOOKER'S POINT) RFQ 001-26**

**BACKGROUND:**

On May 16, 2023, Port Tampa Bay's (PTB) Board approved a lease agreement with Glovis America Inc. for the lease of approximately ten (10) acres of vacant land for use as automobile storage in support of Roll On Roll Off (Ro-Ro) vessel operations. In June of 2025, PTB completed the ten (10) acres of new Ro-Ro vehicle storage at 203 Uplands. On February 17, 2026, PTB Board approved the rehabilitation of approximately twelve (12) acres of old paving for additional vehicle storage, with completion anticipated in July of 2026. Glovis has requested an additional twenty (20) acres for vehicle storage to satisfy increasing demand. The engineering services for the Design Of 20 Acres of Auto Storage were included in the FY26 Capital Improvement Program.

**FACTS/COMMENTS:**

PTB staff advertised a Request for Qualifications (RFQ) to perform the engineering services for the Design of 20 Acres of Auto Storage on January 9, 2026, in the Tampa Bay Times, LaGaceta, Florida Sentinel Bulletin, as well as posted electronically on Onvia (DemandStar). Six (6) proposals were received on February 5, 2026. On February 19, 2026, an evaluation committee consisting of Jose DeJesus, Director of Engineering; Norberto Sanchez, Director of Facilities Management, and Craig Roberts, Director of Real Estate, reviewed the proposals and ranked the firms as follows:

<b><u>Ranked</u></b>	<b><u>Firm Name</u></b>	<b><u>Office Location</u></b>	<b><u>SBE PARTICIPATION</u></b>
1	Stantec Consulting Services, Inc.	Tampa	25%
2	WSP USA, Inc.	Tampa	9%
3	AtkinsRealis USA, Inc.	Tampa	30%
4	GHD Services, Inc.	Tampa	9%
5	Pennoni Associates, Inc.	Tampa	9%
6	Burns & McDonnell Engineering Co.	Maitland	9%

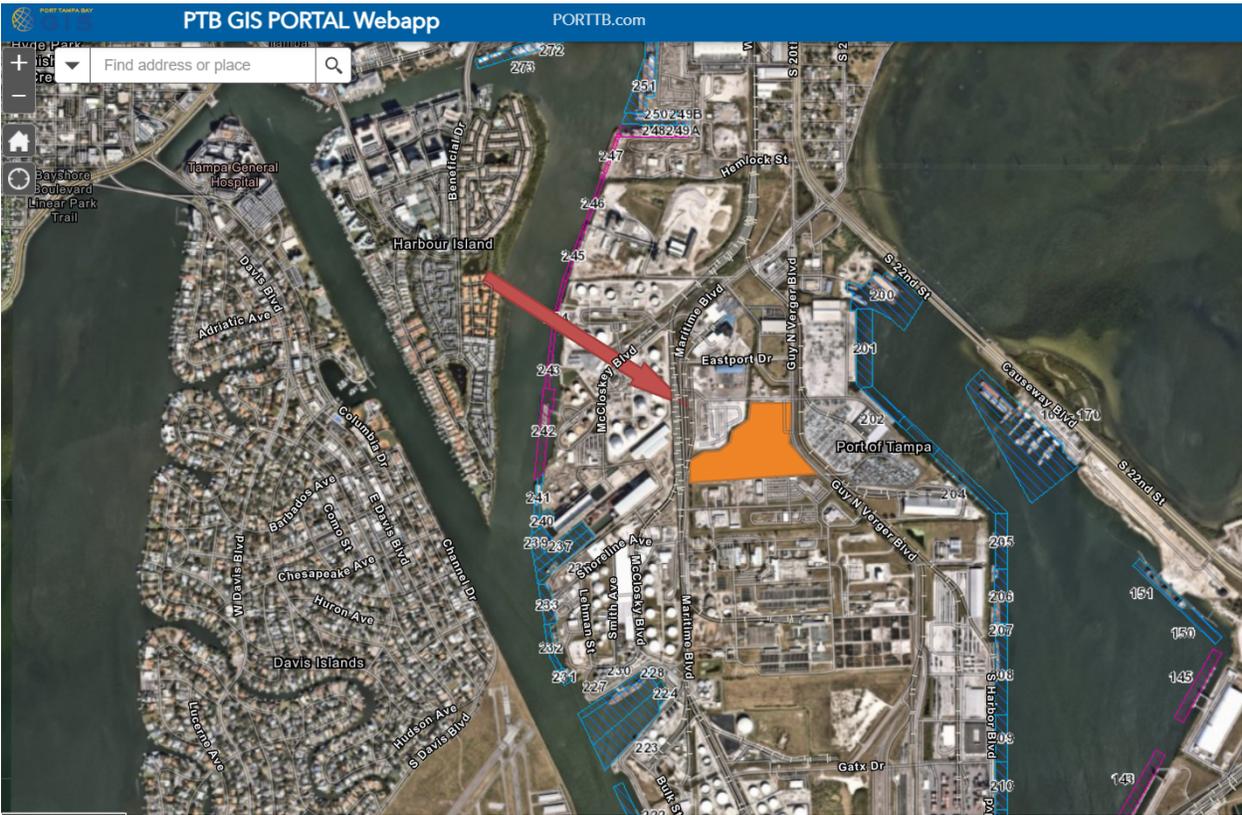
PTB staff recommends approval of this ranking and authorization to negotiate and execute an agreement for the Design of 20 Acres of Auto Storage in an amount not to exceed \$750,000 with the top-ranked firm. The agreement would also include a thirty (30) day termination clause for the convenience of PTB.

**RECOMMENDATION:**

Approve the final ranking of firms as shown in this agenda item for the Design of 20 Acres of Auto Storage, RFQ 001-26; 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 2026 in an amount not to exceed \$750,000, all subject to review by Port counsel. If PTB staff were unable to reach an agreement with the top-ranked firm, then staff would terminate negotiations with that firm and commence negotiations with the next highest-ranked firm.

Board Meeting  
March 24, 2026  
Engineering

### Project Location



**DESIGN OF 20 ACRES OF AUTO STORAGE (HOOKER'S POINT)  
RFQ 001-26**

**PROPOSAL EVALUATION**

Proposers						
Committee Members	AtkinsRealis USA, Inc.	Burns & McDonnell Engineering Company, Inc.	GHD Services, Inc.	Pennoni Associates, Inc.	Stantec Consulting Services, Inc.	WSP USA, Inc.
Evaluator # 1	3.30	4.80	3.65	5.75	1.30	1.85
Evaluator # 2	3.70	5.65	4.75	3.00	1.50	2.05
Evaluator # 3	3.85	5.25	3.25	5.05	1.25	1.90
<b>Total:</b>	<b>10.85</b>	<b>15.70</b>	<b>11.65</b>	<b>13.80</b>	<b>4.05</b>	<b>5.80</b>
<b>Ranking:</b>	<b>3</b>	<b>6</b>	<b>4</b>	<b>5</b>	<b>1</b>	<b>2</b>

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

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

**DESIGN OF 20 ACRES OF AUTO STORAGE (HOOKER'S POINT)**  
RFQ 004-26  
PROPOSAL EVALUATION

Evaluation Criteria	Weight	Proposers					
		AtkinsRealis USA, Inc.	Burns & McDonnell Engineering Company, Inc.	GHD Services, Inc.	Pennont Associates, Inc.	Stantec Consulting Services, Inc.	WSP USA, Inc.
<p><b>Qualifications / Experience of the Respondent (Firm); (i.e., responsible)</b></p> <ul style="list-style-type: none"> <li>Detail experience and qualifications of the firm.</li> <li>Demonstrate the firm's full understanding of the work to be performed in accordance with the Description of Services and specialized experience and / or qualifications for these tasks (Section B, Paragraph 1.2 &amp; 1.3).</li> <li>Specific credit will be given for proven experience in providing similar consulting services for Port or Maritime industry clients.</li> <li>Local presence – office location within fifty (50) miles of PTB</li> <li>Documentation of at least ten (10) years demonstrated experience as required by respondent minimum qualifications.</li> </ul>	20%	3	5	4	6	1	2
<p><b>Qualifications/Experience of Project Manager &amp; Key Personnel:</b></p> <ul style="list-style-type: none"> <li>Detail experience and individual qualifications for key personnel (supervisory personnel, and other relevant professional staff) who will specifically perform and/or oversee the work for specific tasks or areas of discipline as outlined in the Description of Services.</li> <li>Highlight key personnel qualifications, credentials, competence, experience and recent/current involvement in the various types of tasks proposed.</li> <li>Identify key personnel associated with the projects profiled in Form 7 who are still employed with the firm performing similar work and will be assigned to PTB's project.</li> <li>Identify the office location of each key personnel staff member.</li> <li>Provide copies of State of Florida professional engineering licenses and other relevant licenses and certifications.</li> </ul>	20%	4	5	3	6	1	2
<p><b>Services and Approach to be Utilized:</b></p> <ul style="list-style-type: none"> <li>Provide a description of the services to be provided and the approach that the firm will use for the work described in the Description of Services.</li> <li>Provide detailed information on completed projects that illustrate proposed team's qualifications for this contract.</li> <li>Identify key personnel associated with the profiled projects who are still employed with the firm performing similar work and will be assigned to PTB's project.</li> </ul>	20%	3	5	4	6	2	1
<p><b>Past Performance:</b></p> <ul style="list-style-type: none"> <li>Demonstrate past performance and record as it relates to the Minimum Qualifications and Description of Services in regard to projects of similar type, size and complexity.</li> <li>Consideration of references on major seaports projects or other similar marine projects.</li> <li>Evaluation of possible conflicts of interest as well as litigation resulting from any claim(s) of negligence (errors and/or omissions).</li> </ul>	15%	4	5	3	6	1	2
<p><b>Schedule / Budget Requirements / Workload:</b></p> <ul style="list-style-type: none"> <li>Demonstrated willingness and ability to meet and adhere to project schedules and budget.</li> <li>Consideration of recent, current, and projected workload as well as workforce availability to undertake PTB work.</li> </ul>	10%	3	5	4	6	2	1
<p><b>Respondent's Overall Responsiveness:</b></p> <ul style="list-style-type: none"> <li>Overall completeness, clarity and quality of the Proposal.</li> <li>Consideration of any other information, qualifications, or experience that you may consider significant, innovative, pertinent, or other relevant information.</li> </ul>	10%	3	5	4	6	1	2
<p><b>Volume of Work:</b></p> <ul style="list-style-type: none"> <li>The objective is affecting an equitable distribution of contracts among qualified Respondent. Points are based on actual fees PTB paid to a Respondent within the past three (3) years.</li> </ul>	5%	2	1	4	1	1	5
<b>Total</b>	<b>100%</b>	<b>3.30</b>	<b>4.80</b>	<b>3.65</b>	<b>5.75</b>	<b>1.30</b>	<b>1.85</b>

**Ranking Scale:** #1 is the highest score, #2 second highest, #3 third highest  
**Ranking Directions:** Each evaluator shall rank each respondent independently for each category based on the above referenced ranking scale.

**Evaluator Name:** \_\_\_\_\_ **Evaluator #1**

**Evaluator Signature:** \_\_\_\_\_ **[On File]**

**Date:** February 19, 2026

**DESIGN OF 20 ACRES OF AUTO STORAGE (HOOKER'S POINT)**  
RFQ 001-26  
**PROPOSAL EVALUATION**

		Proposers						
Evaluation Criteria		Weight	AtkinsRealis USA, Inc.	Burns & McDonnell Engineering Company, Inc.	GHD Services, Inc.	Penmoni Associates, Inc.	Stantec Consulting Services, Inc.	WSP USA, Inc.
1	<b>Qualifications / Experience of the Respondent (Firm); (i.e., responsible)</b> <ul style="list-style-type: none"> <li>• Detail experience and qualifications of the firm.</li> <li>• Demonstrate the firm's full understanding of the work to be performed in accordance with the Description of Services and specialized experience and / or qualifications for these tasks (Section B, Paragraph 1.2, &amp; 1.3).</li> <li>• Specific credit will be given for proven experience in providing similar consulting services for Port or Maritime industry clients.</li> <li>• Local presence – office location within fifty (50) miles of PTB.</li> <li>• Documentation of at least ten (10) years demonstrated experience as required by respondent minimum qualifications.</li> </ul>	20%	3	6	5	4	1	2
2	<b>Qualifications/Experience of Project Manager &amp; Key Personnel:</b> <ul style="list-style-type: none"> <li>• Detail experience and individual qualifications for key personnel (supervisory personnel, and other relevant professional staff) who will specifically perform and/or oversee the work for specific tasks or areas or discipline as outlined in the Description of Services.</li> <li>• Highlight key personnel qualifications, credentials, competence, experience and recent/current involvement in the various types of tasks proposed.</li> <li>• Identify key personnel associated with the projects profiled in Form 7 who are still employed with the firm performing similar work and will be assigned to PTB's project.</li> <li>• Identify the office location of each key personnel staff member.</li> <li>• Provide copies of State of Florida professional engineering licenses and other relevant licenses and certifications.</li> </ul>	20%	4	6	5	3	1	2
3	<b>Services and Approach to be Utilized:</b> <ul style="list-style-type: none"> <li>• Provide a description of the services to be provided and the approach that the firm will use for the work described in the Description of Services.</li> <li>• Provide detailed information on completed projects that illustrate proposed team's qualifications for this contract.</li> <li>• Identify key personnel associated with the profiled projects who are still employed with the firm performing similar work and will be assigned to PTB's project.</li> </ul>	20%	3	6	5	4	1	2
4	<b>Past Performance:</b> <ul style="list-style-type: none"> <li>• Demonstrate past performance and record as it relates to the Minimum Qualifications and Description of Services in regard to projects of similar type, size and complexity.</li> <li>• Consideration of references on major seaports projects or other similar marine projects.</li> <li>• Evaluation of possible conflicts of interest as well as litigation resulting from any claim(s) of negligence (errors and/or omissions).</li> </ul>	15%	4	6	5	3	1	2
5	<b>Schedule / Budget Requirements / Workload:</b> <ul style="list-style-type: none"> <li>• Demonstrated willingness and ability to meet and adhere to project schedules and budget.</li> <li>• Consideration of recent, current and projected workload as well as workforce availability to undertake PTB work.</li> </ul>	10%	6	5	3	1	4	2
6	<b>Respondent's Overall Responsiveness:</b> <ul style="list-style-type: none"> <li>• Overall completeness, clarity and quality of the Proposal.</li> <li>• Consideration of any other information, qualifications, or experience that you may consider significant, innovative, pertinent, or other relevant information.</li> </ul>	10%	4	6	5	2	3	1
7	<b>Volume of Work:</b> <ul style="list-style-type: none"> <li>• The objective is affecting an equitable distribution of contracts among qualified Respondent. Points are based on actual fees PTB paid to a Respondent within the past three (3) years.</li> </ul>	5%	2	1	4	1	1	5
<b>Total</b>		<b>100%</b>	<b>3.70</b>	<b>5.65</b>	<b>4.75</b>	<b>3.00</b>	<b>1.60</b>	<b>2.05</b>

**Ranking Scale:** #1 is the highest score, #2 second highest, #3 third highest, ...  
**Ranking Directions:** Each evaluator shall rank each respondent independently for each category based on the above referenced ranking scale.

**Evaluator Name:** \_\_\_\_\_ **Evaluator # 2**  
**Evaluator Signature:** \_\_\_\_\_ **On File**  
**Date:** February 19, 2026

**DESIGN OF 20 ACRES OF AUTO STORAGE (HOOKER'S POINT)**  
RFQ 001-26  
**PROPOSAL EVALUATION**

Evaluation Criteria	Proposers						Weight
	AtkinsRealis USA, Inc.	Burns & McDonnell Engineering Company, Inc.	GHD Services, Inc.	Pennomi Associates, Inc.	Startec Consulting Services, Inc.	WSP USA, Inc.	
<p><b>Qualifications / Experience of the Respondent (Firm): (i.e., responsible)</b></p> <ul style="list-style-type: none"> <li>Detail experience and qualifications of the firm.</li> <li>Demonstrate the firm's full understanding of the work to be performed in accordance with the Description of Services and specialized experience and / or qualifications for these tasks (Section B, Paragraph 1.2 &amp; 1.3).</li> <li>Specific credit will be given for proven experience in providing similar consulting services for Port or Maritime Industry clients.</li> <li>Local presence – office location within fifty (50) miles of PTB</li> <li>Documentation of at least ten (10) years demonstrated experience as required by respondent minimum qualifications.</li> </ul>	4	6	3	5	1	20%	
<p><b>Qualifications/Experience of Project Manager &amp; Key Personnel:</b></p> <ul style="list-style-type: none"> <li>Detail experience and individual qualifications for key personnel (supervisory personnel, and other relevant professional staff) who will specifically perform and/or oversee the work for specific tasks or areas of discipline as outlined in the Description of Services.</li> <li>Highlight key personnel qualifications, credentials, competence, experience and recent/current involvement in the various types of tasks proposed.</li> <li>Identify key personnel associated with the projects profiled in Form 7 who are still employed with the firm performing similar work and will be assigned to PTB's project.</li> <li>Identify the office location of each key personnel staff member.</li> <li>Provide copies of State of Florida professional engineering licenses and other relevant licenses and certifications.</li> </ul>	4	5	3	6	1	20%	
<p><b>Services and Approach to be Utilized:</b></p> <ul style="list-style-type: none"> <li>Provide a description of the services to be provided and the approach that the firm will use for the work described in the Description of Services.</li> <li>Provide detailed information on completed projects that illustrate proposed team's qualifications for this contract.</li> <li>Identify key personnel associated with the profiled projects who are still employed with the firm performing similar work and will be assigned to PTB's project.</li> </ul>	3	5	4	6	1	20%	
<p><b>Past Performance:</b></p> <ul style="list-style-type: none"> <li>Demonstrate past performance and record as it relates to the Minimum Qualifications and Description of Services in regard to projects of similar type, size and complexity.</li> <li>Consideration of references on major seaports projects or other similar marine projects.</li> <li>Evaluation of possible conflicts of interest as well as litigation resulting from any claim(s) of negligence (errors and/or omissions).</li> </ul>	5	6	3	4	2	15%	
<p><b>Schedule / Budget Requirements / Workload:</b></p> <ul style="list-style-type: none"> <li>Demonstrated willingness and ability to meet and adhere to project schedules and budget.</li> <li>Consideration of recent, current and projected workload as well as workforce availability to undertake PTB work.</li> </ul>	4	5	3	5	1	10%	
<p><b>Respondent's Overall Responsiveness:</b></p> <ul style="list-style-type: none"> <li>Overall completeness, clarity and quality of the Proposal.</li> <li>Consideration of any other information, qualifications, or experience that you may consider significant, innovative, pertinent, or other relevant information.</li> </ul>	4	6	3	5	2	10%	
<p><b>Volume of Work:</b></p> <ul style="list-style-type: none"> <li>The objective is affecting an equitable distribution of contracts among qualified Respondent. Points are based on actual fees PTB paid to a Respondent within the past three (3) years.</li> </ul>	2	1	4	1	1	5%	
<b>Total</b>	<b>3.85</b>	<b>5.25</b>	<b>3.25</b>	<b>5.05</b>	<b>1.25</b>	<b>100%</b>	

**Ranking Scale:** #1 is the highest score, #2 second highest, #3 third highest....  
**Ranking Directions:** Each evaluator shall rank each respondent independently for each category based on the above referenced ranking scale.

**Evaluator Name:** \_\_\_\_\_ **Evaluator # 3**  
**Date:** February 19, 2026

**Evaluator Signature:** \_\_\_\_\_ **(On File)**  
RFQ 001-26 Design of Auto Storage (Hooker's Point) - Proposal Evaluation (ID 462495).xlsx

**SUBJECT: FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) – PUBLIC TRANSPORTATION GRANT AGREEMENT (PTGA 420610-2-94-02) FOR ENGINEERING, PERMITTING, AND ENVIRONMENTAL STUDIES**

**BACKGROUND:**

Port Tampa Bay (PTB) secured \$1,000,000 from the Florida Department of Transportation (FDOT) FY 2025/26 for engineering, permitting, and environmental studies pursuant to the Seaport Grant Program. FDOT requires PTB to enter into a Public Transportation Grant Agreement (PTGA) concerning the disbursement of funds. A local match is not required.

**FACTS/COMMENTS:**

Revitalizing American shipbuilding has been identified at the federal level as a national priority for economic growth and national security. A February 2026 analysis highlighted the limited availability of undeveloped land near deepwater channels nationwide, constraining opportunities for new shipyard development. The Tampa Bay region was identified as well positioned to support shipbuilding due to its existing workforce and supplier base.

FDOT has awarded PTB \$1,000,000 to support engineering, environmental studies, and permitting, for shipyard designs and construction as outlined in the agreement scope. These funds do not require a local match. The project includes work required to complete on-port planning activities as well as environmental design and coordination work to complete the activities.

**RECOMMENDATION:**

Authorize the Port President/CEO, or his designee, to enter into Public Transportation Grant Agreement (PTGA 420610-2-94-02) with FDOT, District 7, for \$1,000,000 for design, permitting, and construction, with no required match from Port Tampa Bay, subject to review by the Port counsel.

**SUBJECT: FY 2026 COST SHARE HARBOR-DEEPENING CONTRACT WITH U.S. ARMY CORPS OF ENGINEERS FOR PRE-CONSTRUCTION, ENGINEERING, AND DESIGN (PED) – PHASE 1**

**BACKGROUND:**

The Port Tampa Bay (PTB) Board of Commissioners authorized execution of an agreement with the Department of the Army for the General Reevaluation Report of the Tampa Harbor Federal Navigation Project at its February 16, 2021 meeting. The project was authorized under the Water Resources Development Act. On September 16, 2025, PTB entered into a Design Agreement with the U.S. Army Corps of Engineers (USACE) for Pre-Construction, Engineering, and Design (PED) Phase 1 of the Tampa Harbor deepening and widening project (Project). Under this Design Agreement, PTB is responsible for providing the required local cost share to support the Corps' design work.

**FACTS/COMMENTS:**

The Design Agreement establishes the partnership between PTB and the USACE to carry out design activities for the Project. The Design Agreement outlines the scope, responsibilities, cost-sharing provisions, and schedule for completing the design phase, consistent with federal law and the USACE's policy. The execution of the Design Agreement ensures both parties' commitment to advancing the Project toward construction.

The total estimated cost for the PED Phase 1 (FY 2025–2027) is \$8,368,000, with \$6,276,000 in federal funding and \$2,092,000 in local matching funds. For FY 2026, PTB will contribute a cost-share installment of \$1,000,000 with the Corps' contribution match of \$3,000,000. The remaining federal and local contributions will be made in FY 2027.

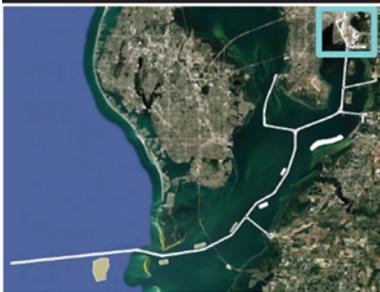
The funding request for PTB to contribute its cost-share installment of \$1,000,000 toward Phase 1 of the Harbor Deepening project is included in the FY 2026 Capital Budget.

**RECOMMENDATION:**

Authorize the Port President/CEO, or his designee, to commit the local match of \$1,000,000 in FY 2026 for the Harbor Deepening – PED Phase 1 Project with the U.S. Army Corps of Engineers, subject to review by Port Counsel.

Board Meeting  
March 24, 2026  
Planning and Development

**TAMPA HARBOR DEEPENING PROJECT - CONTRACT 1 EAST BAY EXPANSION**



**CONTRACT 1 CHANNEL DEEPENING**

- Hillsborough Cut D (HB Cut D)
- Port Sutton Channel & Turning Basin
- Port Sutton Terminal Channel (0+00 to 17+00)
- East Bay Channel & Turning Basin
- East Bay Extensions 1 & 2
- Dredge material placement: East Bay Fill Area
- Volume: Approx. 3.3 MCY
- Estimated Cost: \$222M

**BERTHING AREAS**

- Volume: Approx. 632,000 CY
- Estimated Cost: \$40M

**CONTRACT 1A (2D DMMA Dike Raising)**

- Estimated Cost: \$66M

**PROJECT TOTALS**

- Volume: Approx. 4.4 MCY
- Estimated Cost: \$328M (Contract 1 & 1A, Berthing Areas & 2D)

**KEY**

- Channel Cut Included in Contract
- Channel Cuts not included in Contract
- East Bay Fill Area



**U.S. Army Corps of Engineers and Port Tampa Bay**



**TAMPA PORT AUTHORITY**  
**Monthly Aged Receivables**  
**February 28, 2026**

Customer Number	Customer Name	Current	31 - 60 Days	61 - 90 Days	91 & Over	Customer Balance
<b>Port Fees</b>						
D073	470 BULK PRODUCTS LLC	20.00	-	-	-	20.00
T425	AGUNSA USA, INC (Eastport Lease)	(2,452.92)	-	-	-	(2,452.92)
S036	ALTAMAR SHIPPING	1,144.50	1,123.50	-	-	2,268.00
T012	AMALIE OIL COMPANY	3,375.47	-	-	-	3,375.47
D081	AMERICAN MARINE EXPRESS, INC	10.50	-	-	-	10.50
D054	ANCHOR SANDBLASTING AND COATINGS, INC	120.00	-	-	-	120.00
T400	ARDENT MILLS, LLC	17,967.37	-	-	-	17,967.37
S073	AUTOMOTIVE CORE SUPPLY, INC.	-	-	-	10.50	10.50
A512	BEYEL BROTHERS INC	299.16	-	613.44	-	912.60
A552	BIEHL & CO FLORIDA LLC	15,686.95	62,277.80	-	-	77,964.75
T201	BUCKEYE TERMINALS, LLC	291,683.27	8,781.24	-	-	300,464.51
T003	CARGILL INC	(644.25)	-	-	-	(644.25)
D049	CARGILL SALT	47.76	-	20.00	-	67.76
T131	CARNIVAL CRUISE LINES	440,223.99	-	-	-	440,223.99
T198	CEMEX CONSTRUCTION MATERIALS FLORIDA, LLC	11,639.44	-	-	-	11,639.44
T145	CENTRAL FLORIDA PIPELINE LLC	13,633.21	-	-	-	13,633.21
T109	CITRUS PRODUCTS	49,497.84	-	404.41	404.41	50,306.66
D047	CITY OF TAMPA (SW & WW)	920.00	-	-	-	920.00
D089	CITY OF TAMPA (WATER DPT BADGES)	20.00	-	-	-	20.00
D047	CITY OF TAMPA MOBILITY DEPARTMENT	200.00	-	-	-	200.00
Q502	CUSTOMS BROKER SUPPLIERS INC	-	-	-	107.30	107.30
A423	DANN OCEAN TOWING, INC	129.60	-	-	-	129.60
M147	DELTCORP INDUSTRIES, LLC	40.00	-	-	-	40.00
Q450	DOLE FRESH FRUIT COMPANY	22,204.00	-	-	-	22,204.00
Q127	DONGKUK INTERNATIONAL INC (CA)	753.39	-	-	-	753.39
Q081	DONGKUK INTERNATIONAL INC (NJ)	4,020.24	-	-	-	4,020.24
Q529	DONGKUK INTERNATIONAL, INC (TX)	1,393.27	-	-	-	1,393.27
S064	DV CONTAINER SERVICES	10.50	21.00	-	-	31.50

**TAMPA PORT AUTHORITY**  
**Monthly Aged Receivables**  
**February 28, 2026**

Customer Number	Customer Name	Current	31 - 60 Days	61 - 90 Days	91 & Over	Customer Balance
A418	EXPRESS MARINE	642.60	-	-	-	642.60
T132	FLORIDA AQUARIUM	507.50	-	-	-	507.50
A429	GAC SHIPPING (USA) INC	88,356.67	-	-	-	88,356.67
S043	GLOBAL DISTRIBUTION INC	-	-	-	10.50	10.50
A254	GREAT LAKES DREDGE & DOCK	-	-	638.28	-	638.28
T063	GULF SULPHUR SERVICES	12,862.63	7,942.18	284.73	4,947.00	26,036.54
A549	HOST AGENCY, LLC	9,310.45	637.20	-	-	9,947.65
Q039	HYUNDAI STEEL PIPE AMERICA, INC	1,530.01	-	-	-	1,530.01
A306	INCHCAPE SHIPPING SERVICES	33,938.79	-	-	1,898.53	35,837.32
T101	INTERACID NORTH AMERICA, INC	13,214.10	-	-	-	13,214.10
D078	KAG SPECIALTY PRODUCTS GROUP, LLC	10.50	-	-	-	10.50
Q480	KG STEEL USA INC	718.75	-	-	-	718.75
A350	KIMMINS CONTRACTING	20.00	-	-	-	20.00 <sup>45</sup>
A346	KIRBY CORPORATION	-	-	662.04	-	662.04
A003	KIRBY OFFSHORE MARINE	32,455.09	-	-	1,239.96	33,695.05
Q410	LEE COMPANY CUSTOMS BROKER	1,354.37	-	-	-	1,354.37
T308	LOGISTEC GULF COAST LLC	30,274.60	-	-	-	30,274.60
T328	MAJESTIC STEEL USA	18,887.85	-	-	-	18,887.85
T430	MARGARITAVILLE AT SEA	325,024.00	-	-	-	325,024.00
A360	MARTIN GAS MARINE	2,367.36	-	-	-	2,367.36
T135	MARTIN MARIETTA AGGREGATES	31,977.75	-	-	-	31,977.75
T134	MARTIN OPERATING PARTNERSHIP	14,644.16	-	-	-	14,644.16
A465	MASTER, OWNER & OPERATORS	156,194.89	47,624.56	-	-	203,819.45
Q487	METAL ROOF MASTER	-	-	-	881.03	881.03
S067	MKD LOGISTICS LLC	(58.00)	-	-	-	(58.00)
A509	MOBRO MARINE INC	50.76	87.48	-	-	138.24
A053	MORAN TOWING CORPORATION	17,427.12	-	-	-	17,427.12
T002	MOSAIC CROP NUTRITION, LLC	6,621.27	-	-	530.25	7,151.52
T011	MURPHY OIL USA INC	43,185.38	-	-	-	43,185.38
S075	NAV TRANSPORTATION/NORTHSTAR SVCS LTD	73.50	63.00	-	-	136.50

**TAMPA PORT AUTHORITY**  
**Monthly Aged Receivables**  
**February 28, 2026**

Customer Number	Customer Name	Current	31 - 60 Days	61 - 90 Days	91 & Over	Customer Balance
A071	NORTON LILLY INTERNATIONAL, US, INC	112,632.65	-	-	-	112,632.65
T200	NORWEGIAN CRUISE LINE	362,910.80	-	191.84	-	363,102.64
A439	NOVA INTERNATIONAL SHIPPING	18,771.16	-	-	-	18,771.16
T205	PLAINS LPG SERVICES, L.P.	989,529.85	-	-	-	989,529.85
T318	PORT LOGISTICS TERMINAL OPERATIONS LLC	15,416.45	-	-	-	15,416.45
T006	PORTS AMERICA	159.85	-	-	-	159.85
T182	PORTS AMERICA	239,051.49	-	-	-	239,051.49
Q359	POSCO INTERNATIONAL AMERICA (NJ)	2,727.44	-	-	-	2,727.44
D075	RELIABLE TAMPA PARTNERS	200.00	-	-	-	200.00
T202	ROYAL CARIBBEAN CRUISES LTD.	993,188.99	400,378.55	50,715.20	-	1,444,282.74
A064	SAVAGE & SON, AR	182,776.84	-	-	-	182,776.84
A531	SAVAGE MARINE MANAGEMENT COMPANY, LLC	21,001.77	-	-	-	21,001.77
A486	SEACAT LINES C/O NAGA LOGISTICS	28,794.98	158.29	-	-	28,953.27 <sup>46</sup>
T329	SESCO CEMENT OF FLORIDA LLC	301,448.99	21,077.66	-	-	322,526.65
D080	SOUTHERN SKILL TRADES INC	60.00	-	-	-	60.00
T021	TAMPA PORT SERVICES, LLC	(17,462.46)	8,882.28	-	2,292.82	(6,287.36)
A384	TAMPA SHIP LLC	135.00	-	-	-	135.00
D084	TITAN FLORIDA (TITAN CONCRETE-WEST COAST REGION)	240.00	200.00	-	-	440.00
T173	TITAN FLORIDA LLC	45,235.40	393.59	31,311.38	2,331.46	79,271.83
T150	TRADEMARK METALS RECYCLING FKA ONESTEEL	116,910.07	-	-	-	116,910.07
A251	TRADEMARK METALS RECYCLING LLC	40.00	-	-	-	40.00
A497	TRANS-ATLANTIC AGENCIES INC	56,370.67	-	-	-	56,370.67
T020	TRANSMONTAIGNE INC	42,312.69	-	-	-	42,312.69
A553	VALHALLA SHIP AGENCY, LLC	(58.74)	-	-	-	(58.74)
T119	VULCAN MATERIALS COMPANY	-	-	18,617.39	3,873.05	22,490.44
A333	WEEKS MARINE INC	176.04	-	-	-	176.04
T056	YARA NORTH AMERICA INC	8,292.99	-	-	-	8,292.99
Q492	YOUNGQUIST BROTHERS LLC	1,265.45	-	-	-	1,265.45
<b>Subtotal Port Fees</b>		<b>5,235,663.76</b>	<b>559,648.33</b>	<b>103,458.71</b>	<b>18,526.81</b>	<b>5,917,297.61</b>

**TAMPA PORT AUTHORITY**  
**Monthly Aged Receivables**  
**February 28, 2026**

Customer Number	Customer Name	Current	31 - 60 Days	61 - 90 Days	91 & Over	Customer Balance
<b><u>Lease Charges</u></b>						
L416	AJAX PAVING INDUSTRIES OF FL, LLC	25,000.00	-	-	-	25,000.00
L252	AKHTAR TRUST FKA ISLEWORTH HOLDING LLC	1,000.00	-	-	-	1,000.00
L045	AMALIE OIL	147.72	-	-	-	147.72
L011	CARGILL FINANCIAL SERVICE CTR	(677.08)	-	-	-	(677.08)
L207	CARGILL INC SALT FACILITY	(302.81)	-	-	-	(302.81)
L225G	CBP DEVELOPMENT, LLC (Garrison Lot)	82,234.33	-	-	-	82,234.33
L403	CELLCO PARTNERSHIP DBA VERIZON WIRELESS	22.62	-	-	-	22.62
L277	CEMEX CONSTRUCTION MATERIALS FLORIDA LLC	109,315.67	-	-	-	109,315.67
L399	CEMEX CONSTRUCTION MATERIALS FLORIDA LLC	19,499.97	-	-	-	19,499.97
L299	CEMEX CONSTRUCTION MATERIALS FLORIDA, LLC	(2,639.61)	-	-	-	(2,639.61) <sup>47</sup>
L419	CURRENT ROCKY POINT, LLC	1,138.66	-	-	-	1,138.66
L044	DIVERSIFIED MARINE TECH	60.77	-	-	-	60.77
L196	E.N. BISSO & SON INC	(28.53)	-	-	-	(28.53)
L317	Extenet Systems, Inc	111.04	111.04	-	-	222.08
L415	GLOVIS AMERICA, INC	4,758.48	1,528.50	-	1,465.77	7,752.75
L124	GULF MARINE REPAIR INC	440.00	-	-	-	440.00
L214	GULF SULPHUR SERVICES	22,591.11	22,155.18	105.18	9,787.79	54,639.26
L287	HCP ASSOCIATES, INC	4,773.85	-	-	-	4,773.85
L309	HILLSBOROUGH COUNTY SHERIFF'S OFFICE	(8.00)	-	-	-	(8.00)
L103	INTERNATIONAL SHIP REPAIR & MARINE SERVICES, INC	15,475.69	-	-	-	15,475.69
L308	LOGISTEC GULF COAST LLC	65,504.64	-	20.00	-	65,524.64
L328	MAJESTIC STEEL USA	16,078.00	-	-	-	16,078.00
L173	MARTIN OPERATING PARTNERSHIP	28,925.43	-	-	-	28,925.43
L176	MID-AMERICA APARTMENTS, LP	4,402.76	-	-	-	4,402.76
L550	MLS BC CRUISES, INC.	(260.00)	-	-	-	(260.00)
L010	MOSAIC CROP NUTRITION, LLC	29,164.33	-	-	-	29,164.33
L251	MR & MRS JEFFREY AND RIEKA STROH	1,000.00	-	-	-	1,000.00

**TAMPA PORT AUTHORITY**  
**Monthly Aged Receivables**  
**February 28, 2026**

Customer Number	Customer Name	Current	31 - 60 Days	61 - 90 Days	91 & Over	Customer Balance
L408	NAV TRANSPORTATION LLC	2,940.00	3,000.00	-	-	5,940.00
L410	NORTH ATLANTIC INTERNATIONAL OCEAN CARRIER, INC	8,058.41	-	-	-	8,058.41
L264	PORTS AMERICA	45,250.00	-	-	-	45,250.00
L311	Precision Build Solutions, LLC	(40.00)	-	-	-	(40.00)
L292	PURAGLOBE FLORIDA LLC	(200.00)	-	-	-	(200.00)
L435	REDWING MATERIALS I, LLC (Maschmeyer)	8,397.32	-	-	-	8,397.32
L329	SESCO CEMENT FLORIDA LLC	13.00	-	-	-	13.00
L138	SHRIMP SVC DOCK ASSOCIATION	8.00	-	-	-	8.00
L235	STARSHIP CRUISE LINE	(48,340.59)	-	-	-	(48,340.59)
L217	STILL WATERS DOCK OWNERS ASSOCIATION	2,276.37	-	-	-	2,276.37
L064	SUPERIOR SEAFOODS INC	69.56	-	-	-	69.56
L253	T C PORT YBOR LLC	(112.18)	-	-	-	(112.18)
L067	TAMPA BAY PIPELINE COMPANY	(174.08)	-	-	-	(174.08)
L179	TAMPA JUICE SERVICE INC.	6,987.58	-	-	-	6,987.58
L049	TAMPA PORT SERVICES, LLC	(110.70)	-	-	488.93	378.23
L190	TAMPA SHIP LLC	7,320.00	-	-	-	7,320.00
L297	TRANSFLO TERMINAL SERVICES, INC.	(454.22)	-	-	-	(454.22)
L078	TRANSMONTAIGNE TERMINALING INC	539.85	-	-	-	539.85
L440	UNITED STATES COAST GUARD	(284.58)	-	-	-	(284.58)
L307	VERIZON WIRELESS PERSONAL COMMUNICATIONS LP	(119.72)	-	-	-	(119.72)
L079	VERSAGGI SHRIMP COMPANY	19.50	-	-	-	19.50
L146	VULCAN MATERIALS	(1,537.92)	-	-	-	(1,537.92)
<b>Subtotal Lease Charges</b>		<b>458,234.64</b>	<b>26,794.72</b>	<b>125.18</b>	<b>11,742.49</b>	<b>496,897.03</b>

**Total Port Fees and Lease Charges as of February 28, 2026**

**\$ 5,693,898.40   \$ 586,443.05   \$ 103,583.89   \$ 30,269.30   \$ 6,414,194.64**

**TAMPA PORT AUTHORITY**  
**MONTHLY CONTRACT STATUS REPORT**  
**02/28/2026**

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	26-29	06/17/25	\$ 60,000	\$ 15,000	25.0%
State Legislative Services	Gray Robinson, P.A.	26-29	06/17/25	\$ 60,000	\$ 15,135	25.2%
Benefit Consulting Services	AON Consulting, Inc.	26-25	04/15/25	\$ 145,000	\$ -	0.0%
Insurance Broker Services	Arthur J. Gallagher Risk Management Services, LLC	26-28	08/19/25	\$ 150,000	\$ 112,500	75.0%
Property, Liability, and Flood Insurance Coverage	Arthur J. Gallagher Risk Management Services, LLC	26-42	04/15/25	\$ 4,471,896	\$ 5,611	0.1%
Strategic Communications Services Consultant	Bayview Public Relations	26-54	09/16/25	\$ 25,000	\$ 19,889	79.6%
Government Relations Consultant Services	Van Scoyoc & Associates	26-33	10/22/24	\$ 90,000	\$ 37,500	41.7%
Government Relations Consultant Services	Becker & Poliakoff, P.A.	26-33	04/15/25	\$ 90,000	\$ 37,500	41.7%
Bond Council	Bryant Miller Olive, P.A.	26-16	10/01/23	\$ 60,000	\$ 60,000	100.0%
Real Estate Consulting Services	Colliers International	26-17	09/02/25	\$ 75,000	\$ -	0.0%
Workers Compensation & Auto Insurance	Florida Insurance Alliance/PGIT	26-05	09/17/24	\$ 198,806	\$ 198,806	100.0%
Security System Maintenance & Repair	GSA Security/LaForce Holdings	25-03	03/23/22	\$ 481,000	\$ 347,464	72.2%
Drone Detection System	GSA Security	24-26	02/20/24	\$ 120,000	\$ 61,509	51.3%
Software Licensing - iSeaports	Harbour Mastery, Inc.	26-26	10/21/14	\$ 65,000	\$ 58,000	89.2%
Law Enforcement Services	Hillsborough County Sheriff's Office	26-39	09/20/22	\$ 3,754,165	\$ 691,086	18.4%
SBE Uniformed Security Guard Service	Martinez & Company	26-21	06/18/19	\$ 401,265	\$ 167,441	41.7%
Financial Audit Services	Mauldin & Jenkins, LLC	26-19	09/16/25	\$ 64,900	\$ 25,000	38.5%
Strategic Communications Services Consultant	Mercury Public Affairs, LLC	25-14	02/20/24	\$ 227,454	\$ 176,060	77.4%
Website Development & Website Hosting Services	Pantheon Solutions	26-35	11/15/22	\$ 45,000	\$ 11,250	25.0%
Financial Advisory Services	PFM Financial Advisors LLC	26-40	09/20/22	\$ 30,000	\$ -	0.0%
Video Production Services	Shooting Stars Post Inc	26-30	08/15/23	\$ 90,000	\$ 36,775	40.9%
Landscaping Services	TCC Enterprise Inc	26-06	09/21/21	\$ 138,100	\$ 42,700	30.9%
Grounds Maintenance	TCC Enterprise Inc	26-18	09/21/21	\$ 456,060	\$ 147,700	32.4%
Elevator/Escalator Maintenance & Repair Services	ThyssenKrupp Elevator	26-27	09/15/20	\$ 967,142	\$ 556,898	57.6%
Hosting and Support Services	Timmons Group	25-20	12/21/21	\$ 72,950	\$ 37,437	51.3%
Medical Insurance	United Healthcare	26-37	08/19/25	\$ 4,308,788	\$ 268,601	6.2%
Uniformed Security Guard Services	Universal Protection Service dba Allied Universal	26-15	12/19/23	\$ 4,272,625	\$ 435,756	10.2%
CBP IT equipment and service	US Customs & Border Patrol	25-65	05/20/25	\$ 450,399	\$ 49,307	10.9%
Annual recurring services	US Customs & Border Patrol	25-66	05/20/25	\$ 75,638	\$ 12,440	16.4%
Janitorial Services	Xtremely Clean	26-08	08/19/25	\$ 614,601	\$ 156,763	25.5%
				\$ 22,060,789	\$ 3,784,129	
<b>OPERATING AND NON-CAPITAL CONTRACTS:</b>						
<b>CONTINUING ANNUAL CONTRACTS:</b>						
Professional Service Contracts	Various	20-01-02		\$ 6,195,000	\$ 5,994,447	96.8%
Professional Service Contracts	Various	21-01-02		\$ 7,799,442	\$ 7,549,606	96.8%
Professional Service Contracts	Various	22-01-02		\$ 14,537,473	\$ 14,533,633	100.0%
Professional Service Contracts	Various	23-01-02		\$ 12,065,909	\$ 11,745,417	97.3%
Professional Service Contracts	Various	24-01-02		\$ 8,880,630	\$ 8,486,960	95.6%
Professional Service Contracts	Various	25-01-02		\$ 8,750,000	\$ 8,039,369	91.9%

**TAMPA PORT AUTHORITY**  
**MONTHLY CONTRACT STATUS REPORT**  
**02/28/2026**

Project	Contractor	Contract Financial Record #	Original Bd App Date	Amt Approved Including Amendments	Costs Incurred to Date	Percent Complete
				\$ 49,478,454	\$ 48,310,062	
<b>CONSTRUCTION AND CAPITAL CONTRACTS:</b>						
HP Resiliency Project	Hypower, LLC	23-52-2	04/02/25	\$ 6,576,845	4,420,516	67.2%
HP Resiliency Project	Tampa Electric Company (TECO)	23-52-3	10/22/24	\$ 7,000,000	5,000,000	71.4%
Passenger Bridge Replacements at Terminals 2 & 6	FMT Sweden AB & Global Rigging Transport	23-54	02/28/24	\$ 7,199,474	5,144,189	71.5%
Shrimp Dock Repairs	Tampa Bay Marine	24-22a	11/14/23	\$ 2,415,451	713,493	29.5%
Berth 218 Construction	Orion Marine Construction	24-43	03/19/24	\$ 21,496,775	21,510,254	100.1%
Hookers Point Vehicle Storage Area	PCS Civil, Inc	24-44	04/16/24	\$ 3,500,000	3,467,478	99.1%
Eastport Mitigation Credits	Mangrove Point Mitigation/Tampa Bay Mitigation & Southern	24-47	08/15/23	\$ 3,248,070	2,613,300	80.5%
Berth 301 Wharf	Moffat & Nichol	24-55	06/17/25	\$ 1,200,000	622,708	51.9%
Electrical Power Generator at Hookers Point Security Complex	Austin Construction Group	24-56	11/14/23	\$ 750,000	702,734	93.7%
Metro Port Design	HDR Engineering, Inc.	24-57	06/18/24	\$ 500,000	466,014	93.2%
Berth 214 Wharf	Russell Marine, LLC	24-58	06/18/24	\$ 67,159,751	45,755,652	68.1%
Security Upgrades @ Heavy Weather Building	GSA Security	24-59		\$ 240,000	143,065	59.6%
Navigational Improvements - Maintenance Dredging	Orion Marine Construction	25-04	06/21/22	\$ 3,500,000	3,201,553	91.5%
Acquisition of 2 new container gantry cranes	Liebherr Crane Company	25-45	12/17/24	\$ 41,496,739	19,750,704	47.6%
Berth 301 Wharf	Orion Marine Construction	25-55	12/22/25	\$ 21,400,000	5,616,454	26.2%
PTB's Video Wall System Upgrade	GSA Security	25-60	11/19/24	\$ 143,153	141,044	98.5%
Hooker's Point Berth 223 Marine Improvements	Russell Marine, LLC	25-61	01/21/25	\$ 1,000,000	985,647	98.6%
Eastport Phase III	Moffat & Nichol	25-62	01/21/25	\$ 1,270,464	302,538	23.8%
Hooker's Point Lumber Warehouse (Berth 206)	Reno Boyd Building Co., LLC	25-63	05/20/25	\$ 1,600,000	119,680	7.5%
Stormwater Resiliency Master Plan	Applied Sciences Consulting, Inc.	25-67	05/20/25	\$ 500,000	95,093	19.0%
HVAC Chillers for T3 & Chiller coils for HQ Bldg	Tampa Bay Trane	25-69	08/19/25	\$ 1,217,044	266,730	21.9%
Terminal 6 Lifecycle Repairs	Russell Marine LLC	25-70	09/16/25	\$ 2,500,000	681,819	27.3%
Port Redwing Signalization project	Sun Civil, LLC	25-71	09/16/25	\$ 1,200,000	-	0.0%
Bldg 209 Warehouse	Reno Building LLC	26-72	10/21/25	\$ 4,000,000	115,632	2.9%
Gate Arm Control System Upgrade	Laforce Holdings	26-73	10/21/25	\$ 116,718	58,856	50.4%
Metroport Development Phase I	Kimmins Contracting Corporation	26-74	12/16/25	\$ 18,500,000	-	0.0%
				<u>\$ 219,730,484</u>	<u>\$ 121,895,152</u>	

## MINOR WORK PERMIT REPORT

2/1/2026 – 2/28/2026

### PERMITS ISSUED

23-034	City of Tampa	Replace Dock/Install Mooring Anchors/buoys/Davis Island Seaplane Basin/Tampa
25-007	Tampa Hillsborough Expressway	Selman Expressway Bridge Widening/Hillsborough River/Tampa
25-048	Thomas Hammer FKA Scott Schaefer	Modify Dock/Antiqua Cove Tidal Canal/Ruskin

### REVISIONS


### VIOLATIONS

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

### PENDING APPLICATIONS SUMMARY

Appl.#	M/S	Applicant	Proposed Work
23-035	S	Port Tampa Bay (TPA) Engineering Dept.	Offshore Breakwater @ West Side of Spoil Island 2D, 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
23-058	M	Hillsborough County Capital Programs	Replace/extend box culvert @ W of 6515 Riverview Drive, Riverview, FL
24-031	M	Smart Communication Holdings, LLC	Dock/Boatlift @ 5718 Tybee Island Drive, Apollo Beach, FL (Mirabay)
24-045	M	Book of Sail LLC	Dock/Rip Rap @ 840 Signet Drive, Apollo Beach, FL 33572 (Mirabay)
24-048	M	Egypt Shrine Holdings Corp	Dock @ 5017 E. Washington Street, Tampa, FL
25-009	M	Emory Todd	Dock/non-covered boatlift/Platform List @ 5109 W. San Jose, Tampa, FL
25-017	S	Tampa Electric Company (TECO)	Big Bend Deeping N-S Channel and Big Bend Berth @ 603 Big Bend Rd, Apollo Beach, FL
25-024	M	GVI-IP Tampa Hotel Owner LLC	Dock @ 2900 Bayport Drive, Tampa, F L33607
25-028	S	South Bay CDD Holdings Inc.	Multi-slip Docking Facility @ 3290 Mangrove PT Drive, Ruskin, FL
25-029	S	South Bay CDD Holdings Inc.	Destiny Drive & Bahia Beach Blvd., Ruskin, FL
25-031	M	Cargill, Inc.	Platforms, pilings, hopper/conveyor @ 200 N. 19 <sup>th</sup> Street, (Berth 256) Tampa, FL
25-035	M	L yol & Amy Brumby	Observation Deck @ 1126 Seagrape Drive , Ruskin, FL 33570
25-037	S	MacDill AFT	Repair/Replace Docking Facility @9909 Marina Bay Drive, Tampa

<b>Appl.#</b>	<b>M/S</b>	<b>Applicant</b>	<b>Proposed Work</b>
25-039	S	Andalucia Yacht Club Inc.	Replace Access Picks @ 1303 Puerto Drive, Apollo Beach, FL 33572
25-040	M	Hillsborough County	Repair Bridge #100248@Memorial Highway & Sweetwater Creek, Tampa
25-041	M	Jason Coleman	Repair/Replace Boatlift @ 885 Symphony Isles Blvd., Apollo Beach
25-042	M	Jason Bowers	Maintenance Dredge@ 621 Balibay Rd, Apollo Beach (Mirabay)
25-043	M	Sidney Wilson	Seawall @ 3240 42 <sup>nd</sup> Avenue SE, Ruskin FL
25-044	M	Vaseem Akhtar	Boatlift/Piling @ 6119 Lagomar Lane, Apollo Beach, FL
25-045	M	Aqua Tech Eco Consultants-Beau Williams	Seagrass Restoration @ Folio #031526-0000/Old Tampa Bay/Tampa
25-046	M	Aqua Tech Eco Consultants-Beau Williams	Seagrass Restoration @ Folio #031526-0000/290000-0196/Old Tampa Bay/Tampa
25-047	M	Andalucia Master Association Inc. - Tim & Cheryl Fitzpatrick	Boatlift @1337 Puerto Drive, Slip A-12, Apollo Beach, FL
26-001	M	Robert Pugh	Modify Dock/Construct Concrete Load-out & Floating Dock @ 9809 Vaughn Street, Gibsonton, FL
26-002	M	Riverwalk Hotel Property Owner, LLC	Cantilever, ADA Access Ramp to Riverwalk @ 200 N. Ashley Drive, Tampa, FL

Board Meeting  
 March 17, 2026  
 Environmental Department

**EXPENDITURES**  
Between \$50,000 - \$250,000  
02/01/2026 - 02/28/2026

COMPANY	DESCRIPTION	AMOUNT	FUNDING	ADDITIONAL INFORMATION

Board Meeting  
March 24, 2026  
ID149166

## Future Proposed Projects

March 2026

Project Name	Current Contractor / Consultant	Estimated Proposal/Bid Release	Estimated Board Approval
<b>General Environmental Engineering Consultant Services</b>	<b>GHD Services Inc. &amp; Terracon Consultants, Inc.</b>	<b>March/April</b>	<b>May/June</b>
<b>Pendola Point Roadway Improvements</b>	<b>NEW PROJECT</b>	<b>April/May</b>	<b>May/June</b>
<b>SouthBay Road and Utilities</b>	<b>NEW PROJECT</b>	<b>April/May</b>	<b>May/June</b>
Cruise T-5 Architectural Design	NEW PROJECT	February/March	April/May
Channelside Civil Design Services	NEW PROJECT	March/April	May/June
Video Production Services	Shooting Stars Post, Inc.	March/April	May/June

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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 Port Tampa Bay (PTB). Recently added contracts/projects are reflected in **bold**.

\* - To Be Determined