



**PORT TAMPA BAY  
MONTHLY BUSINESS MEETING  
APRIL 21, 2026 - 9:30 AM**

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**J. CALENDAR OF EVENTS**

**APRIL 24, 2026 - PORT TAMPA BAY INVITATIONAL AT EAGLES GOLF CLUB**

**K. DATE OF NEXT MEETING**

**TUESDAY, MAY 19, 2026 AT 9:30 AM IN PORT TAMPA BAY BOARDROOM**

**L. ADJOURNMENT**



## PORT TAMPA BAY MONTHLY BUSSINESS MEETING MINUTES

Meeting Date: March 24, 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
Mark Kaplan	Commissioner	Seat #4
Patrick H. Allman	Secretary/Treasurer	Seat #5

### 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
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. It was noted that Commissioner Miller, Commissioner Conner, and Mayor Castor were not in attendance. A quorum was maintained despite these absences.

### A. INVOCATION – PLEDGE OF ALLEGIANCE AND PUBLIC COMMENT

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

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

## **A-2. PUBLIC COMMENT**

No public comments were received.

## **B. MINUTES AND FINANCIAL STATEMENTS**

### **B-1. RECEIPT OF THE MINUTES FOR THE FEBRUARY 17, 2026 BOARD MEETING**

Chairman Harrod received the February 17, 2026 Board Meeting minutes for approval.

Motion: Commissioner Mark Kaplan  
Second: Commissioner Christopher Carrere  
Vote: Motion carried unanimously

### **B-2. PRESENTATION AND RECEIPT OF THE ANNUAL AUDIT REPORT FOR FISCAL YEAR 2025**

Presenter: Trey Scott, CPA

Trey Scott of Mauldin & Jenkins presented the results of the 2025 fiscal year independent audit. Mr. Scott began by providing context regarding the firm's experience, noting that it audits more than 750 governmental entities across the southeastern United States, including several major port authorities such as the Georgia Ports Authority, the Port of Gulfport, and the Port of Corpus Christi.

Mr. Scott reported that the Port received an unmodified, or "clean," audit opinion, which represents the highest level of assurance that can be provided by an external auditor. He explained that this opinion indicates that the financial statements fairly present the Port's financial position and results of operations in accordance with applicable accounting standards. Mr. Scott also recognized the Port's receipt of the Government Finance Officers Association (GFOA) certificate awarded to the Port, highlighting the organization's commitment to exceeding standard reporting requirements.

In his review of the Port's financial performance, Mr. Scott highlighted several key indicators. He noted that total assets had grown to approximately \$1.24 billion, while

liabilities remained stable at approximately \$452 million. Operating revenues increased significantly, rising by approximately 17% to exceed \$102 million.

Mr. Scott further explained that the Port experienced strong growth in its net position, with an increase of approximately \$58.5 million over the prior year. He also highlighted the Port's strong operating cash flows and noted that approximately \$112 million had been reinvested into capital improvements, reflecting a strategic commitment to infrastructure and long-term growth. The audit indicated that operating expenses exceeded operating revenues only because the depreciation expense, which is a non-cash item, is included under operating expenses. Mr. Scott pointed out that over the course of the last three years, the Port has consistently and impressively shown a positive operating income.

With respect to compliance and internal controls, Mr. Scott reported that the audit identified no findings, no management letter comments, and no issues related to compliance with federal or state grant requirements. He noted that this level of performance is not typical across all organizations and is a strong indicator of effective financial management.

Mr. Scott offered one informal recommendation, suggesting that the Port consider consolidating its accounting and financial policies into a centralized, easily accessible format. He clarified that this was not a formal finding but rather a best practice intended to further strengthen organizational efficiency.

In conclusion of the report, Commissioner Carrere applauded the work of the Port's finance department. President and CEO, Paul Anderson, also commended and thanked Chief Finance Officer, Michael Poole and his team for their diligent work and accomplishments.

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

### **B-3. PRESENTATION AND RECEIPT OF THE FINANCIAL STATEMENT THROUGH FEBRUARY 28, 2026**

Presenter: Michael Poole

Mr. Poole presented the financial report and reminded the Board of the budget targets approved in September, which projected approximately \$101 million in total revenue, supported by anticipated cargo volumes of 18 million tons, 325,000 TEUs, and approximately 1.6 million cruise passengers.

He reported that year-to-date operating revenues totaled approximately \$44 million, which was consistent with budget expectations. The Port's primary revenue sources continue to be port usage fees and lease revenues. Of the total revenue collected to date, approximately \$33 million was derived from port usage fees, with cargo operations accounting for nearly \$20 million of that amount. This performance was supported by the movement of approximately 6.8 million tons of cargo and 115,000 TEUs.

Mr. Poole noted that several cargo categories were performing above expectations, including gabbro, gypsum, sulphur, citrus concentrate, and vehicles, with vehicle volumes exceeding budget projections by approximately 16%. While cement and limestone volumes were slightly below budget, he attributed this to timing factors and the onboarding of new customers, indicating that performance in these categories is expected to improve. Cruise operations also continued to perform strongly, generating approximately \$13 million in revenue from approximately 838,000 passengers and 195 vessel calls. Mr. Poole emphasized that both cargo and cruise segments were contributing positively to the Port's overall financial performance and that results to date were aligned with budget projections.

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

## **C. CONSENT AGENDA**

### **C-1. GVI-IP TAMPA HOTEL OWNER, LLC SUBMERGED LANDS LEASE AGREEMENT**

### **C-2. TECO PEOPLES GAS SYSTEM, INC. SITE IMPROVEMENTS PERMIT FOR INSTALLATION OF NATURAL GAS LINE TO REDWING MATERIALS I, LLC**

### **C-3. TITAN FLORIDA, LLC SITE IMPROVEMENTS PERMIT FOR INSTALLATION OF NEW CEMENT TRANSFER PIPING**

### **C-4. PORTS AMERICA FLORIDA INC. SITE IMPROVEMENTS PERMIT FOR DISMANTLING STS CRANE SUMITOMO #1**

### **C-5. IOS HEMLOCK TITLEHOLDER, LLC SITE IMPROVEMENTS PERMIT AND UTILITY DRAINAGE EASEMENT**

Motion: Commissioner Carrere  
Second: Commissioner Kaplan

Vote: Motion carried unanimously

**D. REGULAR AGENDA**

**D-1. AWARD OF CONTRACT FOR DESIGN OF 20 ACRES OF AUTO STORAGE (HOOKERS POINT) RFQ 001-26**

Presenter: Patrick Blair

Vice President of Engineering, Patrick Blair, provided background on the Port's ongoing expansion of roll-on/roll-off (Ro-Ro) vehicle storage capacity. He explained that in May 2023, the Board approved a lease with Glovis for 10 acres of land for automobile storage, and that in June 2025, the Port completed an additional 10 acres of new vehicle storage facilities. He further noted that the Board had recently approved the rehabilitation of approximately 12 acres of existing paved area to support additional vehicle storage, with completion anticipated in July 2026.

Building on this momentum, Mr. Blair explained that the current item seeks to advance the design of an additional 20 acres of auto storage at Hooker's Point, which will further enhance the Port's capacity to support growing automotive cargo volumes.

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

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

Presenter: Patrick Blair

Mr. Blair presented a request for authorization to enter into a grant agreement with the Florida Department of Transportation for approximately \$1 million in funding to support engineering, environmental studies, and permitting activities associated with potential land reclamation for future shipyard development. He emphasized that the grant does not require a local funding match and represents a significant opportunity for the Port to explore expansion of its shipyard capabilities.

Commissioner Allman expressed strong support for the initiative and noted that the project could provide opportunities to utilize dredged material beneficially while creating new industrial capacity. He commended staff for their foresight in pursuing the funding.

Motion: Commissioner Patrick Allman

Second: Commissioner Kaplan  
Vote: Motion carried unanimously

**D-3. FY 2026 COST SHARE HARBOR-DEEPENING CONTRACT WITH U.S. ARMY CORPS OF ENGINEERS FOR PRE-CONSTRUCTION, ENGINEERING, AND DESIGN (PED) - PHASE 1**

Presenter: Ram Kancharla

Vice President of Planning and Economic Development, Ram Kancharla, presented a cost-share agreement with the U.S. Army Corps of Engineers for the preconstruction engineering and design phase of the Tampa Harbor Deepening Project.

Mr. Kancharla provided a detailed overview of the project, explaining that the effort builds upon prior authorization and planning activities and represents a critical step toward advancing the harbor deepening initiative. He outlined the structure of the agreement, noting that the total estimated cost of the design phase is approximately \$8.37 million, with the federal government contributing the majority share and the Port responsible for approximately \$2.09 million.

He further explained that for fiscal year 2026, the Port's required contribution is \$1 million, which has already been incorporated into the approved capital budget. The agreement establishes a formal partnership between the Port and the Army Corps of Engineers and defines the scope, responsibilities, and schedule for completing the design phase over an anticipated period of 30 to 35 months.

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

## F. EXECUTIVE DIRECTOR REPORT

President and CEO, Paul Anderson relayed the following items:

### **Port Tampa Bay Welcomes Oceania Cruises' Insignia**

Oceania Cruises Insignia is departing Port Tampa Bay three times this spring, heading for the Caribbean and Panama Canal. The luxury ship hosts 670 guests and offers gourmet restaurants, wine tastings, and spa experiences. The ship is a great new addition to the cruises departing the Port.

### **Port Represented at Atlanta's Signature Sales Mission**

Executive Vice President & Chief Commercial Officer Raul Alfonso, attended the Atlanta Signature Sales Mission. The event is a targeted, invitation-only business development trip where Tampa Bay Economic Development Council leadership, investors, and public-sector partners travel to Atlanta to promote the Tampa Bay region as a business destination. At the event, Mr. Alfonso supported efforts to highlight the Port's strategic role in logistics, trade, and supply chain connectivity as part of the region's broader business recruitment strategy.

### **Port Tampa Bay Leadership Attended AAPA Legislative Summit**

The American Association of Port Authorities (AAPA) Legislative Summit was held March 4 to March 6 in Washington, D.C. During the visit, Port leadership met with the Federal Maritime Commission Chair Laura DiBella, U.S. Rep. Kathy Castor, as well as lawmakers, congressional staff, and officials from the Office of Management and Budget and the White House National Security Office. Conversations focused on the Port's Harbor Deepening Project and other key legislative priorities, highlighting Port Tampa Bay's continued economic growth and its role as a critical gateway for commerce and national security.

### **Insurance Underwriters Meeting in London**

On March 4 and 5, the Port's Chief Financial Officer, Micheal Poole, was in London to deliver the Port's annual presentations to property insurance carriers, members of the Lloyd's of London Insurance Syndicate. Mr. Poole, along with the Port's Insurance Broker, Arthur J. Gallagher, conducted meetings and presentations with 22 insurance underwriters. These meetings were in preparation for the Port's annual property and liability renewals which will be presented at the April Board meeting.

### **Port Tampa Bay Attended TPM26**

In early March, Port leadership attended TPM26, one of the premier conferences for the global container shipping and supply chain community. During the event, Raul Alfonso spoke with the Journal of Commerce about the Port's Vision 2030 strategy, 2025 record fiscal year results, container growth, and workforce initiatives.

### **Propeller Club Hosted Maritime Industry Night Awards Celebration**

Mr. Anderson congratulated the Propeller Club-Port of Tampa for a recent successful

Maritime Industry Night Awards celebration. Port Tampa Bay was pleased to attend and celebrate the recognition of several of its team members. Paralegal Project Manager Kathryn MacLeod received the Mainstay Award for sustained long-term contributions. Director of Facilities Norberto Sanchez and Patrol Officer Paul Rocha received Unsung Hero awards for their consistent success at the Port. Mr. Anderson thanked staff for their dedication to Tampa's maritime community and operations.

#### **Select Florida's Export Trade Mission to Honduras and El Salvador**

Port Tampa Bay participated in Select Florida's Export Trade Mission to Honduras and El Salvador in early March. Director of Business Development – Latin America, Gonzalo Padron, met with key government officials, cargo owners, and leading shippers to strengthen relationships and explore new trade opportunities between Central America and Florida.

#### **Upcoming Bird Nesting Season**

With bird nesting season on the horizon, the Port continues to partner with Audubon Florida to protect the diverse bird populations in local waters. By using beneficial fill from dredging to maintain habitat islands and following strict environmental protocols, the Port and Audubon are ensuring a healthy environment for numerous bird species.

#### **6th Annual Great Port Clean Up**

The 6th Annual Great Port Cleanup is scheduled for April 17, continuing a tradition that draws over 1,000 volunteers each year. Organized in partnership with Keep Tampa Bay Beautiful, the Propeller Club, and USF, the rapidly growing event welcomes all participants to help remove marine debris and maintain the health of the local ecosystem.

### **G. PRESENTATIONS**

There were no presentations.

### **H. NEW BUSINESS**

Commissioner Allman commended Port Tampa Bay staff for their past achievements and emphasized that the Port is at a critical crossroads, requiring significant new funding for numerous upcoming initiatives. To ensure these transformational projects succeed—such as expanded cruise terminals and infrastructure at Port Redwing—Commissioner Allman suggested that every team member actively support fundraising and lobbying efforts.

Chairman Harrod explained that in preparation for the August budget workshops, he asked Michael Poole to gradually introduce six to nine key performance indicators (KPIs) over the next few board meetings. By presenting a couple of these metrics at each session, the Board will have the opportunity to delve into critical details well in advance of the formal

budget process. This proactive approach is designed to ensure everyone is fully informed and ready to make decisions by the time the workshops begin.

The chairman also expressed his sincere sorrow over the passing of Captain Perry Anderson, a U.S. Marine Corps veteran, cherished member of the extended Port community, and father to Paul Anderson. Highlighting the PTB's core values of honoring veterans and supporting the Port family, Chairman Harrod offered heartfelt condolences to Paul Anderson and his relatives.

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

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

#### **J. CALENDAR OF EVENTS**

April 7, 2026: Shrimperoo at Port Tampa Bay, Terminal 2

April 17, 2026: 6<sup>th</sup> Annual Great Port Clean Up at Port Tampa Bay

April 24, 2025: Port Tampa Bay 12<sup>th</sup> Annual Golf Tournament at Eagles Golf Club

#### **K. DATE OF NEXT MEETING**

Chairman Harrod announced the next Board meeting would be Tuesday, April 21, 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 10:38 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

March 24, 2026 - 9:30 A.M.

PUBLIC ATTENDANCE SIGN-IN SHEET

NAME	BUSINESS
Steve Finney	Tampa Port Ministries
Anthony Munez	Tampa Port Ministries
Philip Erbland	Stantec
Ruben Terrazas	Titan America
Eric Portas	Titan America
Scott Satter	AL SAVAGE
Andrew Davenport	MBC
ANTHONY WASHINGTON	Allied Universal Ser.
David Nelson	West Gulf Maritime Association
BOB SANDERS	WILLIAMS COMPANY
Michelle Egwia	Colliers Engineering + Design
Brian Moore	GHD
Bruce Kozminski	ASC/MA

Additional spaces on next page.

**Port Tampa Bay**  
**Budgetary Comparative Statement of Revenues and Expenses**  
**For the six (6) months ending March 2026**

	Budget	Actual	Favorable (Unfavorable)	%
<b>Description</b>				
Port Usage Fees	40,251,008	40,056,154	(194,854)	-0.5%
Rentals	13,133,126	13,536,696	403,570	3.1%
Other Operating	299,450	290,118	(9,332)	-3.1%
<b>Operating Revenue</b>	<b>53,683,585</b>	<b>53,882,968</b>	<b>199,383</b>	<b>0.4%</b>
Personnel	12,123,621	11,651,935	471,686	3.9%
Promotional	1,225,057	914,619	310,438	25.3%
Administrative	16,209,236	15,394,435	814,801	5.0%
<b>Operating Expense</b>	<b>29,557,914</b>	<b>27,960,989</b>	<b>1,596,925</b>	<b>5.4%</b>
<b>Operating Income</b>	<b>24,125,671</b>	<b>25,921,979</b>	<b>1,796,308</b>	<b>7.4%</b>
	45%	48%		
Interest Income	1,339,002	1,480,351	141,349	10.6%
Interest Expense	(2,278,054)	(1,641,643)	636,411	-27.9%
Ad Valorem Tax Receipts	12,219,704	12,237,041	17,337	0.1%
Other, net	(1,288,937)	(1,515,917)	(226,980)	17.6%
<b>Non-Operating</b>	<b>9,991,714</b>	<b>10,559,832</b>	<b>568,118</b>	<b>5.7%</b>
<b>Net Income</b>	<b>34,117,385</b>	<b>36,481,811</b>	<b>2,364,426</b>	<b>6.9%</b>

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

**BACKGROUND:**

Agunsa USA, Inc. (Agunsa) is a subsidiary of Grupo Empresas Navieras, a multinational shipping company founded over fifty (50) years ago that provides port services to ports in over 20 countries. At the March 19, 2024 Board meeting, the Port Tampa Bay (PTB) Board of Commissioners approved a Ground Lease Agreement (Lease) with Agunsa for approximately 15.0 acres of vacant land located on Hooker's Point (Premises) for the construction and operation of a trans-load distribution facility for storing, distributing, and handling of packaged materials with an initial term of twenty (20) years with one (1) extension option of ten (10) years commencing on April 1, 2024.

The terms of the Lease is as follows:

1. A Pre-Development Period for up to nine (9) months with no rent.
2. A Development Period commencing upon the end of the Pre-Development Period and ending on the earlier of two years after the effective date, possession of the premises, or the issuance of a certificate of occupancy, with rent being \$15,000 per acre.
3. An Operational Period commencing at the end of the Development Period. Rent for Operational Years 1 through 3 is \$30,000 per acre per year. Rent for Operational Years 4 through 6 is \$35,000 per acre per year and Rent for Operational Years 7 through the end of initial term is \$40,000 per acre per year. Annual Rent for each lease extension option would be adjusted by CPI but would not be less than 2% and more than 5%.

The Lease includes a Right of First Opportunity for Agunsa to lease approximately 18.0 acres of vacant land adjacent to the 15.0 acres they are leasing, for the construction and operation of a trans-load facility and supporting operations and approximately 12.3 acres of vacant land as an intermodal yard (Opportunity Parcels). The Annual Rent and other financial terms for the Opportunity Parcels would be at the then prevailing rental rate as detailed in an opportunity notice from PTB to Agunsa.

**FACTS/COMMENTS:**

Agunsa and PTB staff have reached an agreement to terminate the Lease on the following terms:

1. Mutual termination of the Lease would be effective May 1, 2026.
2. Agunsa would vacate the Premises, remove all improvements, and restore the Premises to their original condition.
3. Agunsa would remain current on all Rent until all the conditions set in this Agenda item have been met or until May 1, 2026, whichever is later.

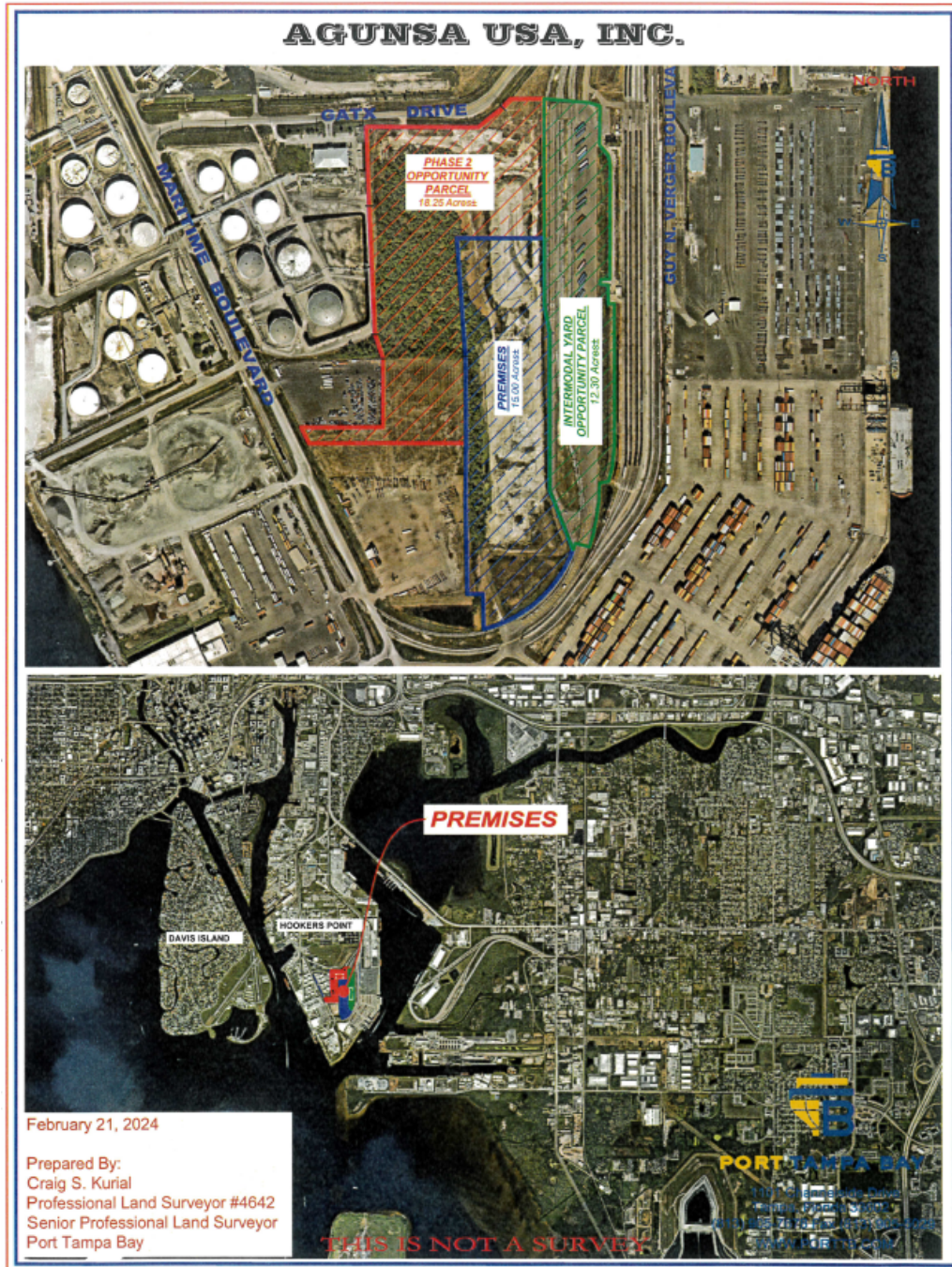
4. Agunsa would pay PTB the amount of one (1) year's Annual Rent in the amount of \$450,000 as a Lease termination fee.
5. Agunsa would be responsible for payment of the 2026 ad valorem taxes for the Premises.
6. Agunsa would assign all rights to plans and drawings for the construction of the trans-load facility to PTB.
7. Agunsa's indemnification of PTB would continue for any event giving rise to the obligation or liability occurred during the term of the Lease, where the obligation or liability would have been Agunsa's responsibility under the Lease such as the environmental condition of the Premises during the Lease term.

**RECOMMENDATION:**

Authorize the Port President/CEO, or his designee, to enter into a Termination of Lease Agreement with Agunsa USA, Inc. for the Hooker's Point Lease on the terms set forth above, subject to review by Port counsel.

EXHIBIT "A"

PREMISES



**SUBJECT: AMENDMENT TO LEASE AGREEMENT WITH AGUNSA USA, INC.  
(EASTPORT LOCATION)**

**BACKGROUND:**

Agunsa USA, Inc. (Agunsa) is a subsidiary of Grupo Empresas Navieras, a multinational shipping company founded over fifty (50) years ago that provides port services to ports in over 20 countries. The Port Tampa Bay (PTB) Board approved a Ground Lease Agreement (Lease) with Agunsa at its meeting on March 19, 2024, to lease approximately 18 acres of paved uplands at Eastport for use as a marine cargo terminal to service break-bulk, Ro/Ro, and bulk vessels for a term of twenty (20) years with two (2) lease extension options of ten (10) years each. The Lease included a Right of First Opportunity (ROFO) for Agunsa to lease an approximately 9.68 acres located adjacent to the Premises that would be filled by PTB (Expansion Parcel).

The Lease commenced on May 1, 2024, with Annual Rent in the amount of \$55,000 per acre per year for the first year. Annual Rent increases each year, thereafter, by the increase in CPI but not less than 2% nor more than 5% each year. The Lease includes a Minimum Financial Guarantee (MFG) for financial payments of rent, wharfage, dockage, and harbor master fees of \$1,790,000 per year for Lease Years 1 through 3, increases to \$2,490,000 per year for Lease years 4 through 10, and increases to \$3,000,000 during Lease Years 11 through 20. The increases in the Minimum Financial Guarantee for Lease Years 4 through 20 are subject to completion of the 9.68 acre ROFO expansion parcel.

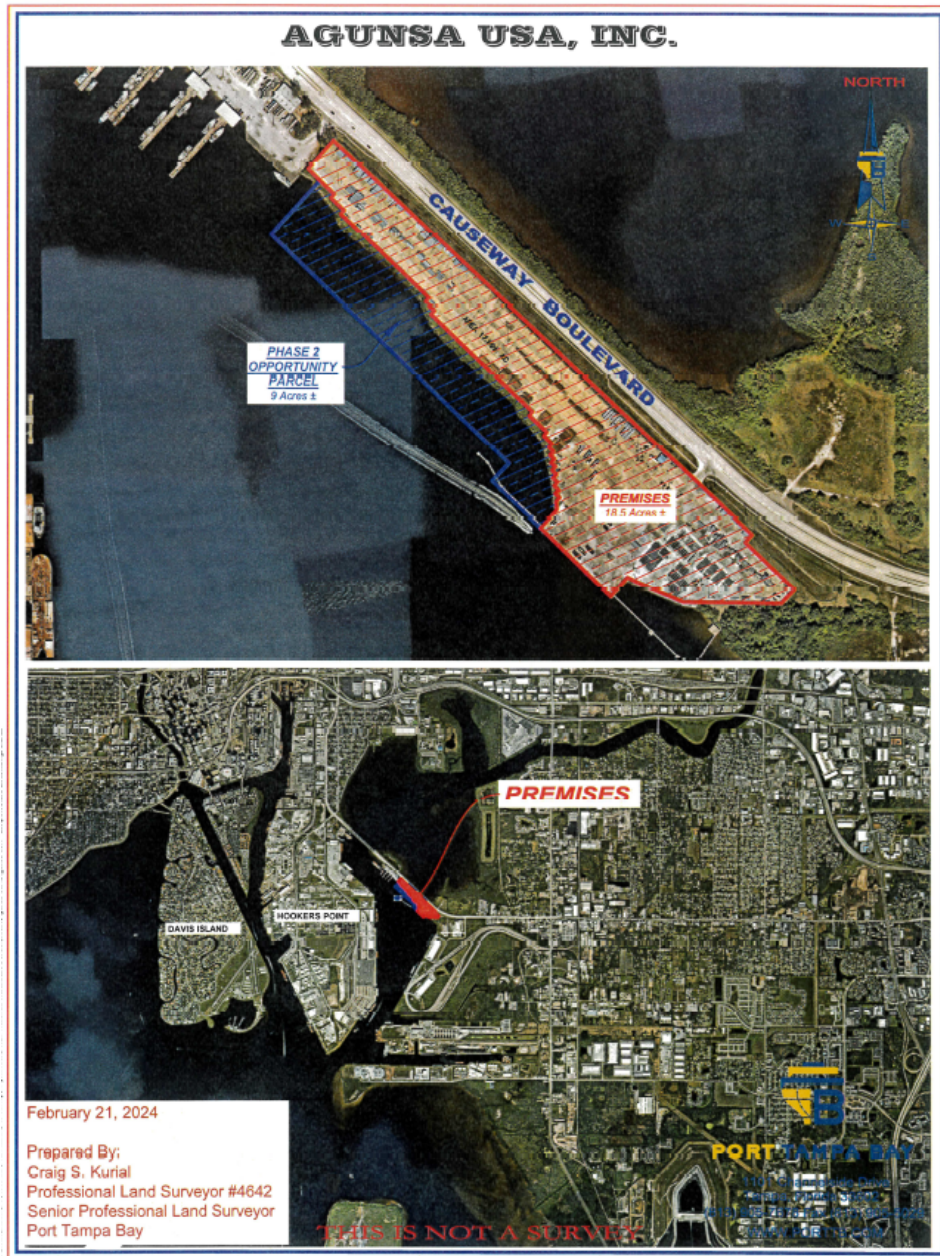
**FACTS/COMMENTS:**

PTB staff and Agunsa have negotiated the following terms for an amendment to the Lease:

1. Deferrment of payment of the lesser of the actual shortfall in the MFG or \$800,000 each year of the MFG for Lease Years 3, 4, and 5. Agunsa would repay the total deferred amount of up to \$2,400,000 over a ten (10) year period at an interest rate of 5%.
2. The annual payments for the recapture of the deferral amount would be approximately \$305,468 (based on \$800,000 deferral) and would be in addition to Agunsa's MFG for those Lease Years. In the event Agunsa would default prior to the repayment of the deferral amount, the entire deferral amount would immediately be due and payable.
3. The Minimum Annual Financial Guaranty will be modified to \$1,790,000 through Lease Year 4 and increase to \$3,000,000 in Year 5 and continue at \$3,000,000 per year through the remaining term upon the completion of the 9.68 acre Expansion Parcel.
4. Additionally, PTB would require a tonnage guarantee for the first three deferral period years of (i) 100,000 tons for Lease Year 3, (ii) 200,000 tons for Lease Year 4, and (iii) 250,000 tons for Lease Year 5. In the event Agunsa fails to meet this tonnage guarantee in any of these three (3) years, one (1) year of the ten (10) year amortization period would be terminated, and the repayment schedule would be adjusted to reflect the shorter repayment period. All remaining terms and conditions of the Lease would remain unchanged.
5. PTB will also require the corporate guaranty of Agunsa's parent company, Grupo Empresas Navieras.

**RECOMMENDATION:**

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



**SUBJECT: CONSENT TO SUBLEASE FROM AGUNSA USA, INC. TO NAV TRANSPORTATION, LLC AND CONSENT TO SUBLEASE FROM AGUNSA USA, INC. TO BRONCO TRANSPORT, INC.**

**BACKGROUND:**

Agunsa USA, Inc. (Agunsa) is a subsidiary of Grupo Empresas Navieras, a multinational shipping company founded over fifty (50) years ago that provides port services to ports in over 20 countries. The Port Tampa Bay (PTB) Board approved a Ground Lease Agreement (Eastport Lease) with Agunsa at its meeting on March 19, 2024, to lease approximately 18 acres of paved uplands at Eastport, shown on Exhibit “A” (Agunsa Premises), for use as a marine cargo terminal to service break-bulk, Ro/Ro, and bulk vessels for a term of twenty (20) years with two (2) lease extension options of ten (10) years each.

Separately, PTB also leases to NAV Transportation, LLC (NAV) approximately 1.19 acres of land and a 2,160 square foot prefabricated metal building located at 2379 Guy N. Verger Boulevard on Hookers’ Point for the storage of chassis and containers. In addition, PTB leases to Bronco Transport, Inc. (Bronco) approximately .20 acres and 1.89 acres of land located at 2377 Gun N. Verger Boulevard on Hookers’ Point for the storage of chassis and containers. Both leases are on a month-to-month basis and located on Hooker’s Point.

**FACTS/COMMENTS:**

The PTB Board approved the award of a contract to C.W. Roberts Contracting, Inc. (C.W. Roberts) for the construction of the Hooker’s Point Vehicle Storage Area at its February 17, 2026 Board meeting. Bronco and NAV leasehold premises are located on a portion of the Hooker’s Point Vehicle Storage Area which PTB will need to for the resurfacing of the Hooker’s Point Vehicle Storage Area. Bronco and NAV have agreed to terminate their leases with PTB, and enter into sublease for a portion of the Agunsa Premises.

Agunsa has agreed to sublease to NAV approximately one (1) acre of land located on Agunsa Premises, as shown on Exhibit “B”, for a term of one (1) year with one or more 12-month lease extension options for the storage of chassis and containers. In addition, Agunsa has agreed to sublease to Bronco approximately two (2) acres of land located on Agunsa Premises, as shown on Exhibit “C”, for a term of one (1) year with one or more 12-month lease extension options for the storage of chassis and containers.

**RECOMMENDATION:**

Authorize the Port President/CEO, or his designee, to execute a Consent to Sublease from Agunsa USA, Inc. to NAV Transportation, LLC, and a Consent to Sublease from Agunsa USA, Inc. to Bronco Transport, Inc. in accordance with the terms set forth in this agenda item, subject to review by Port counsel.

Board Meeting  
April 21, 2026  
Real Estate

Exhibit "A"

Agunsa Premises



Exhibit "B"  
NAV Sublease Premises

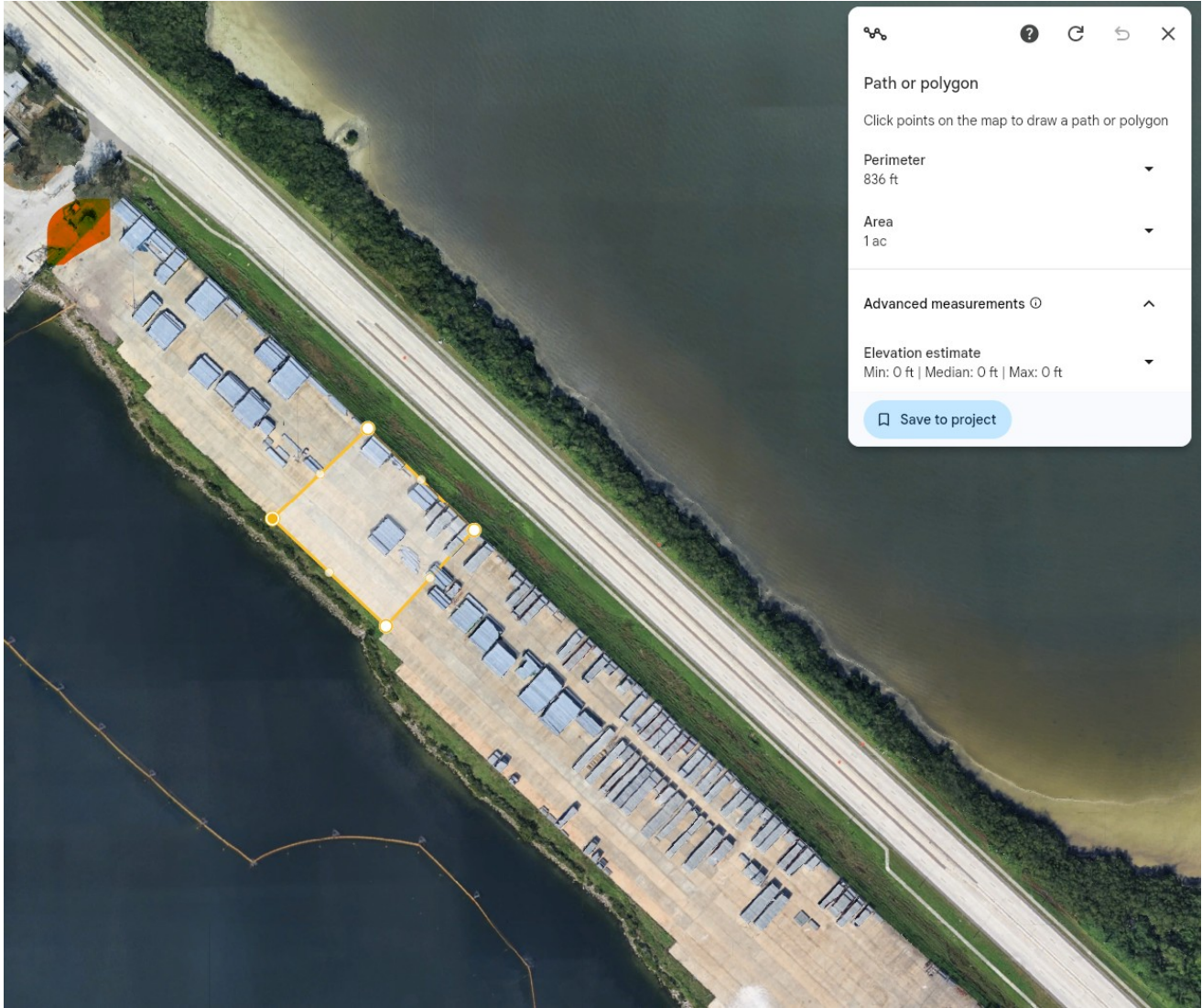
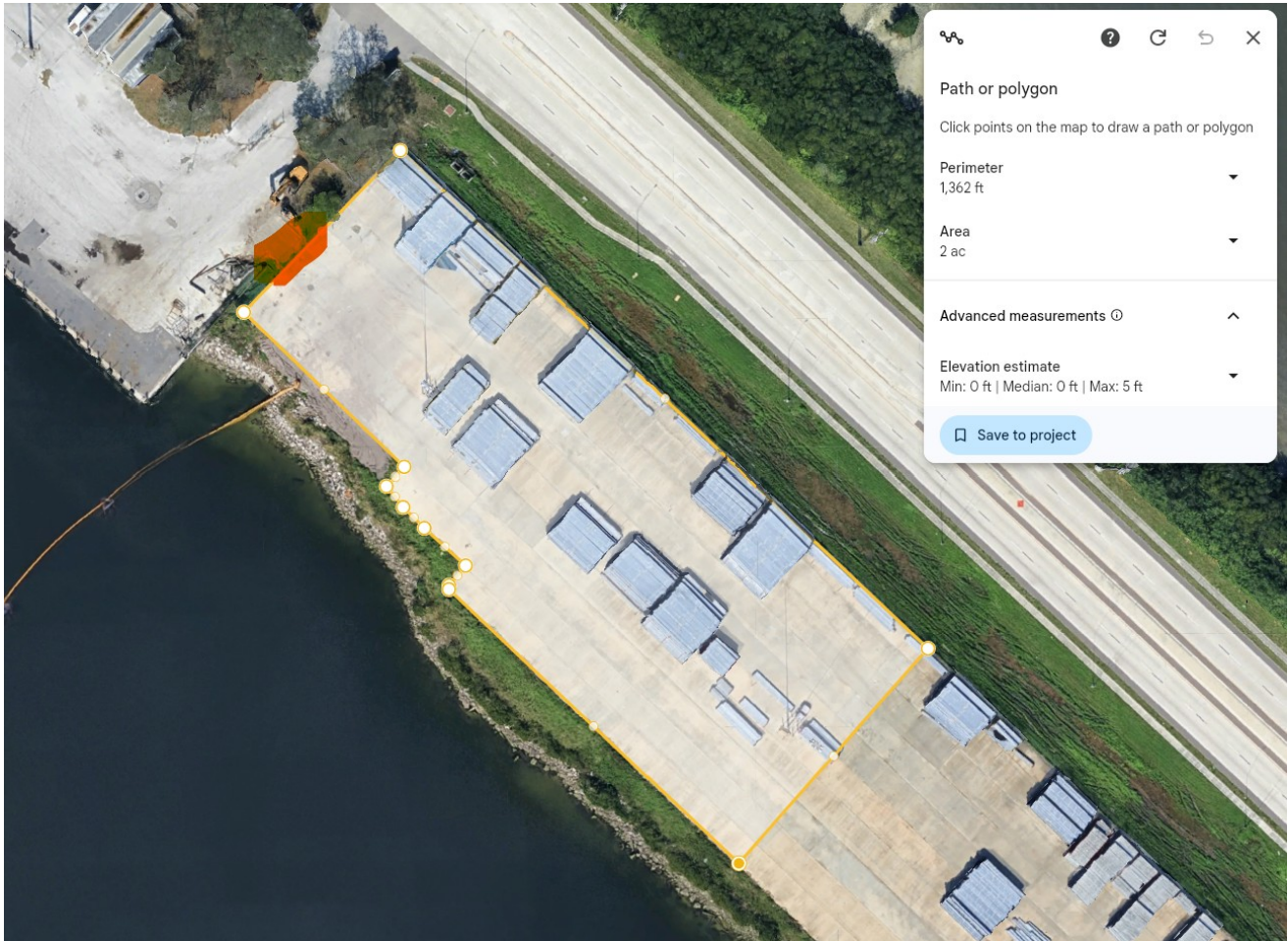


Exhibit "C"  
Bronco Sublease Premises



**SUBJECT: AUTHORIZATION TO BIND PROPERTY AND LIABILITY  
INSURANCE COVERAGE FOR 2026-2027 POLICY YEAR**

**BACKGROUND:**

The following Port Tampa Bay (PTB) insurance policies are on a May 1 to April 30 basis: property, liability, umbrella liability, terrorism, public officials' liability, law enforcement liability, crime, hull/P&I, vessel pollution, drone liability, foreign liability/travel, and ancillary risk. All of these policies are for a period of one (1) year. PTB also has an environmental pollution policy that is currently in the second year of a three (3) year term.

As further information, PTB also maintains workers' compensation insurance on its employees and a commercial automobile policy. These policies are procured separately and expire on September 30, 2026.

**FACTS/COMMENTS:**

PTB's Insurance Broker, Arthur J. Gallagher (AJG), solicited the insurance markets and obtained various proposals for each of the types of insurance listed above (excluding environmental pollution) on behalf of PTB. AJG and PTB staff reviewed the proposals for each type of insurance and chose the proposal which offered the requested coverages with the lowest premiums. Attached is a summary of the proposed PTB insurance program for those policies including the premiums and the limits and deductibles associated with each policy. AJG and PTB staff believe these policies offer the best coverage at the most economical cost and recommend that PTB bind this coverage. As with any insurance coverage, these premiums could increase or decrease depending upon the addition or deletion of coverage and assets throughout the policy period.

For the 2025-2026 policy year, PTB has a Total Insured Value (TIV) of \$461,597,826 with a related premium of \$4,314,530. For the upcoming 2026-2027 policy year, PTB's TIV on May 1, 2026, is increasing to \$510,254,278 (mainly due to two new berths being completed) with a premium of \$4,185,251. Although the TIV is increasing 11%, the premiums are decreasing by \$129,279 or 3%.

Additionally, it is estimated that the installation of PTB's two (2) new cranes and construction of Berth 301 will be completed on or about November 1, 2026. AJG has obtained a quote of \$140,410 to add these items for the remaining six (6) months of the 2026-2027 policy year.

Accordingly, PTB is requesting a total of \$4,325,661 to bind these policies (\$4,185,251 for the May 1, 2026 TIV plus \$140,410 for the November 1, 2026 additions).

**RECOMMENDATION:**

Authorize the Port President/CEO, or his designee, to bind the above insurance policies for the May 1, 2026 to April 30, 2027 policy year at the coverage levels and premiums as noted in this agenda item. The total cost for the policies would be \$4,325,661 with a 2% contingency for any increase in insurance premiums contingent upon PTB modifying coverages.

Attachment

**ALL LINES SUMMARY  
 2026-2027**

Annual Policies	Limit	Premium	Deductible	Insurance Carrier
Property (All Other Perils/Wind)	\$160,000,000	\$3,635,432	\$250 k/\$5 m	Lloyds of London
Port Liability	\$5,000,000	\$156,310	\$50,000	TT Club
Umbrella Liability	\$45,000,000	\$90,000	\$25,000	Lloyds of London
Terrorism	\$250,000,000	\$40,628	\$10,000	Lloyds of London
Public Officials Liability	\$10,000,000	\$52,682	\$25,000	Ace/Ironshore
Law Enforcement Liability	\$1,000,000	\$24,917	\$15,000	Indian Harbor
Crime	\$2,000,000	\$1,515	\$20,000	Zurich
Hull/P&I	\$1,000,000	\$50,779	\$2,500	Berkley
Vessel Pollution	\$1,000,000	\$2,490	none	WQIS
Drone Liability	\$10,000,000	\$4,753	none	AIG
Foreign Liability/Travel	\$1,000,000	\$3,115	none	AIG
Ancillary Risk	\$15,000,000	\$122,630	\$10,000	Various
	<b>Total Premiums</b>	<b>\$4,185,251</b>		
<b>Total Insurable Value (TIV)</b>		<b>\$510,254,278</b>		
<b>Business Interruption (included in TIV)</b>		<b>\$510,254,278</b>		

**TAMPA PORT AUTHORITY**  
**Monthly Aged Receivables**  
**March 31, 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))	2,892.52	-	-	-	2,892.52
S036	ALTAMAR SHIPPING	2,688.00	-	-	-	2,688.00
T012	AMALIE OIL COMPANY	6,062.14	-	-	-	6,062.14
D081	AMERICAN MARINE EXPRESS, INC	21.00	-	-	-	21.00
D054	ANCHOR SANDBLASTING AND COATINGS, INC	340.00	-	-	-	340.00
T400	ARDENT MILLS, LLC	46,781.91	-	-	-	46,781.91
A552	BIEHL & CO FLORIDA LLC	5,176.53	1,366.63	25,792.20	-	32,335.36
S041	BRONCO TRANSPORT	42.00	-	-	-	42.00
T201	BUCKEYE TERMINALS, LLC	196,937.40	15,539.70	-	-	212,477.10
T307	BUCKEYE TERMINALS, LLC (North Terminal Easement)	4,009.16	-	-	-	4,009.16
T003	CARGILL INC	(644.25)	-	-	-	(644.25)
D049	CARGILL SALT	187.76	-	-	20.00	207.76
T151	CARGILL SALT	32,092.34	-	-	-	32,092.34
S025	CARGILL SALT DIVISION	735.00	-	-	-	735.00
T131	CARNIVAL CRUISE LINES	606,382.00	-	-	-	606,382.00
T198	CEMEX CONSTRUCTION MATERIALS FLORIDA, LLC	12,959.69	-	-	-	12,959.69
T190	CEMEX USA	2,126,784.00	-	-	-	2,126,784.00
T014	CENTRAL FLORIDA PIPELINE LLC	194,624.21	-	-	-	194,624.21
T145	CENTRAL FLORIDA PIPELINE LLC	15,185.12	-	-	-	15,185.12
T109	CITRUS PRODUCTS	20,971.39	-	-	808.82	21,780.21
D047	CITY OF TAMPA (SW & WW)	820.00	-	-	-	820.00
D089	CITY OF TAMPA (WATER DPT. BADGES)	180.00	-	-	-	180.00
D048	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	20.00	-	-	-	20.00
Q450	DOLE FRESH FRUIT COMPANY	22,000.00	10,106.00	-	-	32,106.00
Q127	DONGKUK INTERNATIONAL INC (CA)	(352.05)	753.39	-	-	401.34
S064	DV CONTAINER SERVICES	73.50	-	-	-	73.50
A418	EXPRESS MARINE	642.60	-	-	-	642.60
A031	FILLETTE GREEN & CO, INC	466.56	-	-	-	466.56

**TAMPA PORT AUTHORITY**  
**Monthly Aged Receivables**  
**March 31, 2026**

Customer Number	Customer Name	Current	31 - 60 Days	61 - 90 Days	91 & Over	Customer Balance
T132	FLORIDA AQUARIUM	507.50	-	-	-	507.50
A429	GAC SHIPPING (USA) INC	147,626.75	-	-	-	147,626.75
T185	GAETANO CACCIATORE INC	34,010.72	-	-	-	34,010.72
S043	GLOBAL DISTRIBUTION INC	10.50	-	-	-	10.50
T063	GULF SULPHUR SERVICES	4,766.53	9,843.05	284.73	5,231.73	20,126.04
A549	HOST AGENCY, LLC	1,425.60	-	-	-	1,425.60
A306	INCHCAPE SHIPPING SERVICES	78,867.73	-	-	461.66	79,329.39
T101	INTERACID NORTH AMERICA, INC	2,309.50	-	-	-	2,309.50
D078	KAG SPECIALTY PRODUCTS GROUP, LLC	30.50	10.50	-	-	41.00
Q480	KG STEEL USA INC	-	718.75	-	-	718.75
A350	KIMMINS CONTRACTING	80.00	20.00	-	-	100.00
D032	KINDER MORGAN - CENTRAL FLORIDA PIPELINE LLC	20.00	-	-	-	20.00
T116	KINDER MORGAN BULK/TBS	1,469.88	-	-	-	1,469.88
A346	KIRBY CORPORATION	-	-	-	662.04	662.04
A003	KIRBY OFFSHORE MARINE	28,273.33	33,852.12	-	1,239.96	63,365.41
A248	LA CARRIERS, LLC	305.50	-	-	-	305.50
Q410	LEE COMPANY CUSTOMS BROKER	-	1,354.37	-	-	1,354.37
T308	LOGISTEC GULF COAST LLC	44,162.84	-	-	-	44,162.84
T328	MAJESTIC STEEL USA	6,577.29	5,687.69	-	-	12,264.98
T430	MARGARITAVILLE AT SEA	434,000.00	-	-	-	434,000.00
A360	MARTIN GAS MARINE	591.84	591.84	-	-	1,183.68
T135	MARTIN MARIETTA AGGREGATES	69,473.61	-	-	-	69,473.61
T134	MARTIN OPERATING PARTNERSHIP	13,242.49	6,799.70	-	-	20,042.19
A465	MASTER, OWNER & OPERATORS	119,413.97	-	-	-	119,413.97
Q487	METAL ROOF MASTER	-	-	-	881.03	881.03
S067	MKD LOGISTICS LLC	(58.00)	-	-	-	(58.00)
A509	MOBRO MARINE INC	87.48	-	-	-	87.48
A053	MORAN TOWING CORPORATION	11,675.53	-	-	-	11,675.53
T002	MOSAIC CROP NUTRITION, LLC	7,619.73	20.00	-	530.25	8,169.98
T011	MURPHY OIL USA INC	50,758.44	9,770.33	-	-	60,528.77
S075	NAV TRANSPORTATION/NORTHSTAR SVCS LTD	31.50	-	-	-	31.50
A071	NORTON LILLY INTERNATIONAL, US, INC	95,643.86	-	-	-	95,643.86
T200	NORWEGIAN CRUISE LINE	417,142.88	11,715.10	-	191.84	429,049.82
A439	NOVA INTERNATIONAL SHIPPING	(3,406.79)	-	-	-	(3,406.79)
A069	OSG SHIP MANAGEMENT, INC	378.08	-	-	-	378.08

**TAMPA PORT AUTHORITY**  
**Monthly Aged Receivables**  
**March 31, 2026**

Customer Number	Customer Name	Current	31 - 60 Days	61 - 90 Days	91 & Over	Customer Balance
T205	PLAINS LPG SERVICES, L.P.	4,859.97	-	-	-	4,859.97
T318	PORT LOGISTICS TERMINAL OPERATIONS LLC	12,139.87	-	-	-	12,139.87
T006	PORTS AMERICA	(833.86)	-	-	-	(833.86)
T182	PORTS AMERICA	400,162.60	-	-	-	400,162.60
D075	RELIABLE TAMPA PARTNERS	180.00	120.00	-	-	300.00
T202	ROYAL CARIBBEAN CRUISES LTD.	1,158,448.00	191,669.80	191,945.30	111,703.90	1,653,767.00
A064	SAVAGE & SON, AR	226,755.55	-	-	-	226,755.55
A531	SAVAGE MARINE MANAGEMENT COMPANY, LLC	24,542.94	-	-	-	24,542.94
A486	SEACAT LINES C/O NAGA LOGISTICS	42,865.73	-	149.14	-	43,014.87
T329	SESCO CEMENT OF FLORIDA LLC	4,516.99	301,132.83	-	-	305,649.82
S069	SOUTHERN CARTAGE, INC	21.00	-	-	-	21.00
D080	SOUTHERN SKILL TRADES INC	20.00	-	-	-	20.00
S055	TAMPA CONTAINER TRANSPORT	10.50	-	-	-	10.50
T137	TAMPA JUICE SERVICE INC	2,765.05	-	-	-	2,765.05
T021	TAMPA PORT SERVICES, LLC	(17,496.32)	-	-	2,292.82	(15,203.50)
D084	TITAN FLORIDA (TITAN CONCRETE-WEST COAST REGION)	220.00	60.00	-	-	280.00
T173	TITAN FLORIDA LLC	32,973.30	-	-	-	32,973.30
T150	TRADEMARK METALS RECYCLING FKA ONESTEEL	53,948.88	1,166.00	-	-	55,114.88
A251	TRADEMARK METALS RECYCLING LLC	-	40.00	-	-	40.00
A497	TRANS-ATLANTIC AGENCIES INC	22,598.82	-	-	-	22,598.82
T197	TRANSFLO TERMINAL SERVICES, INC.	53,164.49	-	-	-	53,164.49
T020	TRANSMONTAIGNE INC	55,212.67	-	-	-	55,212.67
S021	TRX SOUTHEAST (TAMPA #770)	10.50	-	-	-	10.50
A553	VALHALLA SHIP AGENCY, LLC	(58.74)	-	-	-	(58.74)
A333	WEEKS MARINE INC	-	176.04	-	-	176.04
A532	WORLD FUEL SERVICES, INC.	138,777.82	-	-	-	138,777.82
T056	YARA NORTH AMERICA INC	10,694.05	8,292.99	-	-	18,987.04
Q492	YOUNGQUIST BROTHERS LLC	-	1,265.45	-	-	1,265.45
<b>Subtotal Port Fees</b>		<b>7,091,837.13</b>	<b>612,201.88</b>	<b>218,171.37</b>	<b>124,131.35</b>	<b>8,046,341.73</b>

**TAMPA PORT AUTHORITY**  
**Monthly Aged Receivables**  
**March 31, 2026**

Customer Number	Customer Name	Current	31 - 60 Days	61 - 90 Days	91 & Over	Customer Balance
<b>Lease Charges</b>						
L045	AMALIE OIL	168.39	-	-	-	168.39
L400	ARDENT MILLS, LLC	195.63	-	-	-	195.63
L011	CARGILL FINANCIAL SERVICE CTR	(677.08)	-	-	-	(677.08)
L207	CARGILL INC SALT FACILITY	(302.81)	-	-	-	(302.81)
L225	CBP DEVELOPMENT, LLC	79,740.48	-	-	-	79,740.48
L403	CELLCO PARTNERSHIP DBA VERIZON WIRELESS	(5.58)	28.20	-	-	22.62
L399	CEMEX CONSTRUCTION MATERIALS FLORIDA LLC	18,624.75	-	-	-	18,624.75
L299	CEMEX CONSTRUCTION MATERIALS FLORIDA, LLC	(3,233.94)	-	-	-	(3,233.94)
L419	CURRENT ROCKY POINT, LLC	-	1,138.66	-	-	1,138.66
L044	DIVERSIFIED MARINE TECH	29.00	-	-	-	29.00
L196	E.N. BISSO & SON INC	(48.72)	-	-	-	(48.72)
L317	Exenet Systems, Inc	-	111.04	-	-	111.04
L415	GLOVIS AMERICA, INC	28,884.92	563.06	1,528.50	1,465.77	32,442.25
L124	GULF MARINE REPAIR INC	400.00	-	-	-	400.00
L214	GULF SULPHUR SERVICES	20.00	-	-	-	20.00
L103	INTERNATIONAL SHIP REPAIR & MARINE SERVICES, INC	15,415.69	80.00	-	-	15,495.69
L412	KAREN GONZALEZ PITTMAN	37.96	-	-	-	37.96
L308	LOGISTEC GULF COAST LLC	613.90	-	-	-	613.90
L328	MAJESTIC STEEL USA	16,540.00	-	-	-	16,540.00
L173	MARTIN OPERATING PARTNERSHIP	28,925.43	-	-	-	28,925.43
L176	MID-AMERICA APARTMENTS, LP	55.03	4,402.76	-	-	4,457.79
L010	MOSAIC CROP NUTRITION, LLC	-	431.00	-	-	431.00
L408	NAV TRANSPORTATION LLC	(60.00)	-	-	-	(60.00)
L410	NORTH ATLANTIC INTERNATIONAL OCEAN CARRIER, INC	8,179.29	8,058.41	-	-	16,237.70
L405	PORT HENDRY D, LLC	809.92	-	-	-	809.92
L264	PORTS AMERICA	31,250.00	-	-	-	31,250.00
L311	Precision Build Solutions, LLC	(60.00)	-	-	-	(60.00)
L292	PURAGLOBE FLORIDA LLC	(200.00)	-	-	-	(200.00)
L329	SESCO CEMENT FLORIDA LLC	13.00	13.00	-	-	26.00
L138	SHRIMP SVC DOCK ASSOCIATION	8.00	-	-	-	8.00

**TAMPA PORT AUTHORITY**  
**Monthly Aged Receivables**  
**March 31, 2026**

Customer Number	Customer Name	Current	31 - 60 Days	61 - 90 Days	91 & Over	Customer Balance
L235	STARSHIP CRUISE LINE	(44,909.65)	-	-	-	(44,909.65)
L064	SUPERIOR SEAFOODS INC	162.79	-	-	-	162.79
L253	T C PORT YBOR LLC	(112.18)	-	-	-	(112.18)
L067	TAMPA BAY PIPELINE COMPANY	(174.08)	-	-	-	(174.08)
L049	TAMPA PORT SERVICES, LLC	(266.74)	156.04	-	488.93	378.23
L190	TAMPA SHIP LLC	9,571.18	-	-	-	9,571.18
L239	TITAN FLORIDA LLC	10.24	-	-	-	10.24
L209	TRADEMARK METALS RECYCLING FKA ONESTEEL	13.00	-	-	-	13.00
L297	TRANSFLO TERMINAL SERVICES, INC.	2,969.06	-	-	-	2,969.06
L078	TRANSMONTAIGNE TERMINALING INC	40.71	-	-	-	40.71
L191	TYSON TAMPA APARTMENTS, LLC	10,356.03	-	-	-	10,356.03
L440	UNITED STATES COAST GUARD	20,777.09	-	-	-	20,777.09
L307	VERIZON WIRELESS PERSONAL COMMUNICATIONS LP	(119.72)	-	-	-	(119.72)
L079	VERSAGGI SHRIMP COMPANY	8.78	-	-	-	8.78
L146	VULCAN MATERIALS	(1,537.92)	-	-	-	(1,537.92)
<b>Subtotal Lease Charges</b>		<b>222,111.85</b>	<b>14,982.17</b>	<b>1,528.50</b>	<b>1,954.70</b>	<b>240,577.22</b>

**Total Port Fees and Lease Charges as of March 31, 2026**

**\$ 7,313,948.98   \$ 627,184.05   \$ 219,699.87   \$ 126,086.05   \$ 8,286,918.95**

**TAMPA PORT AUTHORITY**  
**MONTHLY CONTRACT STATUS REPORT**  
 03/31/2026

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	\$ 25,000	41.7%
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	\$ 23,560	94.2%
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	\$ 403,760	83.9%
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	\$ 1,727,715	46.0%
SBE Uniformed Security Guard Service	Martinez & Company	26-21	06/18/19	\$ 401,265	\$ 204,096	50.9%
Financial Audit Services	Mauldin & Jenkins, LLC	26-19	09/16/25	\$ 64,900	\$ 60,000	92.4%
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	\$ 15,450	34.3%
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	\$ 42,575	47.3%
Landscaping Services	TCC Enterprise Inc	26-06	09/21/21	\$ 138,100	\$ 53,375	38.6%
Grounds Maintenance	TCC Enterprise Inc	26-18	09/21/21	\$ 456,060	\$ 182,250	40.0%
Elevator/Escalator Maintenance & Repair Services	ThyssenKrupp Elevator	26-27	09/15/20	\$ 967,142	\$ 655,893	67.8%
Hosting and Support Services	Timmons Group	26-20	02/17/26	\$ 40,840	\$ 3,403	8.3%
Medical Insurance	United Healthcare	26-37	08/19/25	\$ 4,308,788	\$ 620,873	14.4%
Uniformed Security Guard Services	Universal Protection Service dba Allied Universal	26-15	12/19/23	\$ 4,272,625	\$ 885,650	20.7%
CBP IT equipment and service	US Customs & Border Patrol	25-65	05/20/25	\$ 450,399	\$ 160,829	35.7%
Annual recurring services	US Customs & Border Patrol	25-66	05/20/25	\$ 75,638	\$ 17,645	23.3%
Janitorial Services	Xtremely Clean	26-08	08/19/25	\$ 614,601	\$ 268,536	43.7%
				\$ 22,028,679	\$ 6,113,231	
<b>OPERATING AND NON-CAPITAL CONTRACTS:</b>						
<b>CONTINUING ANNUAL CONTRACTS:</b>						
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	\$ 8,372,660	95.7%
Professional Service Contracts	Various	26-01-02		\$ 7,200,000	\$ 1,771,583	24.6%

**TAMPA PORT AUTHORITY**  
**MONTHLY CONTRACT STATUS REPORT**  
**03/31/2026**

Project	Contractor	Contract Financial Record #	Original Bd App Date	Amt Approved Including Amendments	Costs Incurred to Date	Percent Complete
<b>CONTINUING ANNUAL CONTRACTS:</b>				\$ 36,896,539	\$ 30,376,619	
<b>CONSTRUCTION AND CAPITAL CONTRACTS:</b>						
HP Resiliency Project	Hypower, LLC	23-52-2	04/02/25	\$ 6,576,845	4,868,146	74.0%
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	5,579,801	77.5%
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	\$ 21,996,700	21,534,512	97.9%
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	Moffatt & Nichol	24-55	06/17/25	\$ 1,200,000	630,976	52.6%
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	47,039,102	70.0%
Security Upgrades @ Heavy Weather Building	GSA Security	24-59		\$ 240,000	143,065	59.6%
Navigational Improvements - Maintenance Dredging	Orion Marine Construction	26-04	05/20/25	\$ 4,000,000	2,850,416	71.3%
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	7,724,963	36.1%
PTB's Video Wall System Upgrade	GSA Security	25-60	11/19/24	\$ 143,200	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	Moffatt & Nichol	25-62	01/21/25	\$ 1,270,464	372,042	29.3%
Hooker's Point Lumber Warehouse (Berth 206)	Reno Boyd Building Co., LLC	25-63	05/20/25	\$ 1,600,000	119,560	7.5%
Stormwater Resiliency Master Plan	Applied Sciences Consulting, Inc.	25-67	05/20/25	\$ 500,000	106,093	21.2%
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	1,046,763	41.9%
Port Redwing Signalization project	Sun Civil, LLC	25-71	09/16/25	\$ 1,200,000	89,420	7.5%
Ro-Ro Mill Hookers Point Vehicle Storage Area	C.W. Roberts Contracting	26-44	02/17/26	\$ 1,600,000	-	0.0%
Add'l 20 Acres HP Vehicle Storage	Stantec Consulting Services	26-44-01	03/24/26	\$ 750,000	-	0.0%
Bldg 209 Warehouse	Reno Building LLC	26-72	10/21/25	\$ 4,000,000	362,294	9.1%
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	802,759	4.3%
Spoil Island 2D Rehabilitation	Russell Marine, LLC	26-78	02/17/26	\$ 2,500,000	-	0.0%
<b>CONSTRUCTION AND CAPITAL CONTRACTS:</b>				<u>\$ 222,080,456</u>	<u>\$ 123,968,433</u>	

**MINOR WORK PERMIT REPORT**

3/1/2026 – 3/31/2026

**PERMITS ISSUED**

25-009	Emory Todd	Dock/PWC Deck Lift/Non-covered Boatlift/Old Tampa Bay/Tampa
25-035	Lyo & Amy Brumby	Dock/Antiqua Cove Tidal Canal/Ruskin
25-045	Aqua Tech Eco Consultants	Seagrass planting/Tampa Bay Restoration Area (TBRA6)/Hillsborough Bay off Garden City/Bullfrog Creek/Gibsonton
25-046	Aqua Tech Eco Consultants	Seagrass Planting/Tampa Bay Restoration Area (TBRA2) Located in Tampa Bay, off Apollo Beach/Wolf Branch Creek
25-047	Andalucia Master Association (Tim & Cheryl Fitzpatrick)	Non-Covered Boatlift/Slip A-12/Apollo Beach Canal

**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
25-017	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

<b>Appl.#</b>	<b>M/ S</b>	<b>Applicant</b>	<b>Proposed Work</b>
25-037	S	MacDill AFT	Repair/Replace Docking Facility @ 9909 Marina Bay Drive, Tampa
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
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
26-003	M	Richard McConnell	Dock/Boatlift @ 1224 Sweeney Drive, Ruskin, FL
26-004	M	Moad Kased	Dock @ 6602 Surfside Blvd., Apollo Beach, FL
26-005	M	CSX Transportation	Shoreline Stabilization @ 3701 Causeway Blvd., Tampa
26-006	M	MPLX Terminals LLC	Seawall Improvements/Rip Rap @ 405 S. 20 <sup>th</sup> Street, Tampa
26-007	M	City of Temple Terrace	Boardwalk/Observation Tower/Fishing Dock/Kayak Launch @ 201 S. Riverhills Drive, Temple Terrace, FL
26-008	M	Ryan Grose	Dock/Boatlift @ 1056 Signet Drive, Apollo Beach (Mirabay)

**EXPENDITURES**  
 Between \$50,000 - \$250,000  
 03/01/2026 - 03/31/2026

COMPANY	DESCRIPTION	AMOUNT	FUNDING	ADDITIONAL INFORMATION
The Seebald Group, Inc	Comprehesive Facility Security Assessment	\$ 74,000.00	Operating	
KR2 Technology LLC	Computer Subscription Services	\$ 55,451.90	Operating	

Board Meeting  
 April 21, 2026

## Future Proposed Projects

April 2026

Project Name	Current Contractor / Consultant	Estimated Proposal/Bid Release	Estimated Board Approval
<b>Real Estate Consulting Services</b>	<b>Colliers International Florida, LLC</b>	<b>April/May</b>	<b>June/August</b>
<b>General Planning Services</b>	<b>Renaissance Planning Group</b>	<b>June/July</b>	<b>August/September</b>
Channelside Civil Design Services	NEW PROJECT	March/April	May/June
Video Production Services	Shooting Stars Post, Inc.	March/April	May/June
Pendola Point Roadway Improvements	NEW PROJECT	April/May	May/June
SouthBay Road and Utilities	NEW PROJECT	April/May	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