



**PORT TAMPA BAY
MONTHLY BUSINESS MEETING
MAY 19, 2026 - 9:30 AM**

A. INVOCATION - PLEDGE OF ALLEGIANCE AND PUBLIC COMMENT	
1. INVOCATION - PLEDGE OF ALLEGIANCE	
2. PUBLIC COMMENT	
B. MINUTES AND FINANCIAL STATEMENT	
1. RECEIPT OF THE MINUTES OF APRIL 21, 2026 BOARD MEETING	3
2. PRESENTATION OF CARGO AND CRUISE QUARTERLY REPORT	13
3. PRESENTATION AND RECEIPT OF THE FINANCIAL STATEMENT THROUGH APRIL 30, 2026	15
C. CONSENT AGENDA	
1. OFFICE LEASE AGREEMENT WITH PROPELLER CLUB OF UNITED STATES PORT OF TAMPA, INC.	16
2. PTB MINOR WORK PERMIT APPLICATION #25-041 – VARIANCE TO REPLACE BOATLIFT ON PRIVATE RESIDENTIAL DOCK AT 885 SYMPHONY ISLES BLVD., APOLLO BEACH, FLORIDA	26
3. AMENDED SUBMERGED LANDS EASEMENT WITH HILLSBOROUGH COUNTY FOR BRIDGE PROJECT AT EAST FLETCHER AVENUE WITHIN THE HILLSBOROUGH RIVER	29
4. STANDARD WORK PERMIT APPLICATION #25-037 – MACDILL AIR FORCE BASE REPLACEMENT OF SAILBOAT MARINA DOCKING FACILITY (F61) LOCATED AT 9909 MARINA BAY DRIVE, TAMPA, FLORIDA; CANAL OFF OLD TAMPA BAY	32
D. REGULAR AGENDA	
1. FINAL RANKING OF FIRMS FOR GENERAL ENVIRONMENTAL ENGINEERING CONSULTANT SERVICES, RFQ 002-26	36
2. LEASE AGREEMENT WITH ARGOS MATERIALS, LLC	41
3. LEASE AMENDMENT WITH GLOVIS AMERICA, INC.	52
4. LEASE AGREEMENT WITH MARTIN OPERATING PARTNERSHIP, LP	65
5. HOOKER'S POINT RESILIENCY PROJECT - REALLOCATION OF PROJECT SAVINGS TO STORM HARDEN PETROLEUM TERMINALS	75
E. RECEIPT OF REPORTS	

1.	REPORT OF MONTHLY AGED RECEIVABLES	77
2.	REPORT OF MONTHLY CONTRACT STATUS	83
3.	REPORT OF MONTHLY WORK PERMITS	85
4.	REPORT OF EXPENDITURES BETWEEN \$50,000 AND \$250,000	87
F.	EXECUTIVE DIRECTOR REPORT	
G.	PRESENTATIONS	
1.	PORT TAMPA BAY AND TAMPA BAY ECONOMIC DEVELOPMENT COUNCIL (EDC) PARTNERSHIP – PRESENTED BY CRAIG J. RICHARD, PRESIDENT AND CEO FOR TAMPA BAY EDC	
2.	STATE LEGISLATION UPDATE — PRESENTED BY THOMAS HOBBS, CHIEF EXTERNAL AFFAIRS OFFICER FOR PORT TAMPA BAY	
H.	NEW BUSINESS	
I.	FUTURE PROPOSED PROJECTS	88
J.	CALENDAR OF EVENTS	
	11TH ANNUAL TAMPA BAY SAFETY SUMMIT - JUNE 10, 2026 AT TAMPA INTERNATIONAL AIRPORT	
K.	DATE OF NEXT MEETING	
	TUESDAY, JUNE 16, 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
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
Charles E. Klug	Principal Counsel
Michael Poole	Chief Financial Officer
Brian Giuliani	Chief Operating Officer
Greg Lovelace	Sr. Vice President of Marketing & Business Development
Patrick Blair	Vice President of Engineering
Karl Strauch	Vice President of Marketing
Matt Thompson	Vice President of Operations
Joeanne 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 AND PUBLIC COMMENT

A-1. INVOCATION – PLEDGE OF ALLEGIANCE

Chaplain 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 MARCH 24, 2026 BOARD MEETING

Chairman Harrod received the March 24, 2026 Board meeting minutes for approval.

Motion: The Honorable Miller
Second: The Honorable Castor
Vote: Motion carried unanimously

B-2. PRESENTATION AND RECEIPT OF THE FINANCIAL STATEMENT THROUGH MARCH 31, 2026

Presenter: Michael Poole

Chief Financial Officer Michael Poole presented financial statements for the period ending March 31, 2026, noting that the Port was halfway through its fiscal year. He explained that the Port remained on track to meet its annual revenue goal of approximately \$101 million, supported by strong performance across all major business lines.

Total operating revenues were reported at approximately \$54 million, slightly above budget. Mr. Poole explained that revenues were primarily derived from port usage fees, totaling approximately \$40 million, and lease revenues, which exceeded \$13 million.

Cargo operations generated approximately \$23 million in revenue, supported by 8.2 million tons of throughput. Petroleum remained the largest component, consistent with forecasts. Other commodities, including aggregates, steel, citrus products, and sulfur, were performing as expected.

Cruise operations contributed nearly \$18 million in revenue, generated from 246 vessel calls and approximately 1.1 million passengers. Mr. Poole noted that the Port's peak cruise

season was progressing as anticipated and remained a significant contributor to overall financial performance.

Operating expenses totaled approximately \$28 million, coming in \$1.6 million below budget due to savings across service contracts, maintenance, and professional services. Non-operating results were also favorable, with interest income exceeding expectations and interest expense below budget due to the Port not utilizing its line of credit.

Mr. Poole highlighted the organization's significant financial shift away from tax dependency over the last 13 years. This trend is the result of a long-standing strategy of rolling back the ad valorem tax rate. By lowering the rate as regional property values rise, the Port keeps the actual dollar amount collected steady rather than increasing the burden on local residents. This approach highlights the Port's growth as a self-sustaining enterprise.

Mr. Poole then introduced key performance indicators, focusing on liquidity and leverage. He reported that the Port currently maintained approximately \$85 million in cash reserves, representing over 570 days of operating expenses, well above internal targets. This prompted discussion among Board members regarding optimal cash levels, balancing liquidity with maintaining a strong bond rating, and the Port preserving the flexibility to pursue strategic opportunities while maintaining fiscal responsibility.

Chairman Harrod emphasized the importance of continuing these discussions ahead of the August budget process, allowing the Board to make informed and deliberate decisions regarding financial strategy.

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

C. CONSENT AGENDA

C-1. TERMINATION OF LEASE AGREEMENT WITH AGUNSA USA, INC. (HOOKERS POINT)

C-2. AMENDMENT TO LEASE AGREEMENT WITH AGUNSA USA, INC. (EASTPORT LOCATION)

C-3. CONSENT TO SUBLEASE FROM AGUNSA USA, INC. TO NAV TRANSPORTATION, LLC AND CONSENT TO SUBLEASE FROM AGUNSA USA, INC. TO BRONCO TRANSPORT, INC.

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

D. REGULAR AGENDA

D-1. AUTHORIZATION TO BIND PROPERTY AND LIABILITY INSURANCE COVERAGE FOR 2026-2027 POLICY YEAR

Presenters: Michael Poole, Port Tampa Bay
Philip Altemus, Arthur J. Gallagher & Co.
Nick Terlecki, Arthur J. Gallagher & Co.

Mr. Poole explained that the Port's insurance program consists of approximately 15 individual policies that collectively provide coverage for property assets as well as a wide range of liability exposures across Port operations. These policies renew annually on a May 1 through April 30 cycle.

Mr. Poole then introduced representatives from the Port's insurance broker, Arthur J. Gallagher, who provided additional context regarding current insurance market conditions and the structure of the Port's coverage program. The Gallagher representatives explained that the property and liability insurance market continues to experience volatility, particularly in coastal regions where exposure to windstorms and catastrophic events remains a significant underwriting concern.

They further explained that, on behalf of the Port, Arthur J. Gallagher had conducted a comprehensive marketing effort of the Port's insurance program, engaging multiple carriers to evaluate available capacity, pricing, and policy terms. The representatives highlighted that the Port's strong risk profile, including its maintenance practices, operational controls, and historical claims performance, positioned it favorably in the marketplace.

Following the broker's presentation, Mr. Poole resumed his remarks and addressed additional assets expected to come online later in the policy year. He explained that two new ship-to-shore cranes, scheduled for delivery in late April, would require approximately six months for assembly and commissioning, and that Berth 301 at Port Redwing was also expected to become operational during that timeframe. These assets represent approximately \$48 million in additional insured value. To streamline administration and avoid returning to the Board for a separate approval, Mr. Poole requested authorization to add these assets to the insurance program when they become operational, anticipated around November. Mr. Poole also requested approval of a 2% contingency to account for any unforeseen adjustments in asset valuations, coverage needs, or market conditions during the policy period.

Throughout the discussion, it was emphasized that the Port's insurance program is a critical component of its overall risk management strategy, particularly in light of its growing infrastructure and significant capital investments. The Board acknowledged the

detailed presentation and the efforts undertaken to secure favorable coverage in a challenging market environment.

Motion: Commissioner Allman
Second: Commissioner Conner
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:

U.S. Rep. Kathy Castor Delivers \$10 Million to Port Tampa Bay

U.S. Rep. Kathy Castor joined Port Tampa Bay leadership on April 9 to announce \$10 million in federal funding for Port Tampa Bay. The check for \$3 million represented funding secured by Rep. Castor through her FY26 community priority project funding requests to advance phase 1 planning, engineering, and design work to deepen the harbor. An additional \$7 million in general-use funding will come from the U.S. Army Corp of Engineers.

Record Vessel Call Signals Growth at Port Tampa Bay

On April 9, Port Tampa Bay welcomed a container vessel with the largest gross tonnage ever to dock at Port Tampa Bay. The *ZIM Canada* held 11,900 twenty-foot equivalent units (TEUs) — nearly 2,000 more than any vessel previously handled at the port. The arrival underscores the port's growing role in handling larger, high-capacity container ships.

Governor DeSantis Signs Legislation Designating *SS American Victory* as State Flagship

Governor Ron DeSantis visited Port Tampa Bay on April 2 to sign legislation officially designating the *SS American Victory* as Florida's state flagship. A longstanding part of the

Tampa Bay community, the vessel continues to serve as an important historical and educational resource, highlighting its service across World War II, Korea, and Vietnam.

Port Hosts MARAD Deputy Administrator

Deputy Administrator of the Maritime Administration at the U.S. Department of Transportation, Sang Yi, met with Port leadership and toured the Port by boat on April 8. Discussions touched on promoting and developing the local maritime industry and meeting the nation's economic and security needs.

Business Development Team Initiatives for April

The Business Development team is having an extremely busy month. Raul Alfonso, Greg Lovelace, and members of Port Operations attended the Seatrade Cruise Global tradeshow in Miami Beach April 13 to 16. The tradeshow is the cruise industry's largest annual gathering of cruise line leaders, homeports, suppliers, and vendors.

Director of Business Development for Cargo & Latin America Gonzalo Padron attended the Intermodal/Trade and Business Development Leadership Mission to Brazil with Select Florida. Participation was geared towards strengthening commerce and business opportunities with Latin America's largest economy. The event was held in Sao Paolo, April 14 to April 17.

Afterwards, Gonzalo headed to the Journal of Commerce Breakbulk and Project Cargo Conference in New Orleans, LA. The conference connects breakbulk and project cargo shippers, ocean carriers, project forwarders, and ports and terminal operators involved in providing supply chain services.

Director of Business Development Stephanie Kinsey attended the Georgia Logistics Summit on April 17 in Savannah, GA. The conference brought together ocean carriers, ports, shippers, and beneficial cargo owners for meetings and networking. Sessions focused on the economic impact of logistics as well as how AI may shape the future of logistics and supply chain.

Raul Alfonso and Greg Lovelace also traveled to California to attend the Finished Vehicle Logistics North America conference. This annual conference gathers OEMs and supply chain service providers for networking, strategic insights, and collaboration to build efficient supply chains to deliver new vehicles from plant to dealer.

On April 22, Business Development's Torrey Chambliss was scheduled to host the Florida Customs Brokers and Forwarders Association for a customs brokers training session. The session was set to cover broker compliance and important rules every broker should know.

Port Executive VP & CEO Moderated USF International Business Forum

Port Tampa Bay joined the University of South Florida for its third annual International Business Forum, which brings global leaders together to discuss international-driven

growth in the region. Raul Alfonso moderated a panel on foreign direct investment, highlighting the Port's role in supporting economic development and strengthening Tampa Bay's global connections.

Great Port Clean Up

Port Tampa Bay, the Propeller Club Port of Tampa, and Keep Tampa Bay Beautiful teamed up for the sixth annual Great Port Clean Up on April 17. Over 1,000 volunteers came out to remove garbage from several sites around the Port. Last year's event removed over 113,000 pounds of debris from local waters. Final figures for this year's event will be reported at the May Board meeting.

Shrimperoo

The Propeller Club of Port Tampa, along with 100 volunteers, hosted a successful Shrimparoo several weeks ago. Over 1,000 attendees consumed 1,000 pounds of shrimp and 2,500 pounds of oysters.

Social Media Overview (Q1 2026 compared to Q1 2025)

A social media clip featuring Port photos from the 1990s was played for the Board and those in attendance. The clip received over 20,000 views and over 200 likes on Instagram, alone. Compared to April of last year, the Port saw a vast increase in viewership and engagement. LinkedIn saw an 89% increase in impressions and 115.8% increase in page views from Q1 2025. Facebook saw a 59% increase in total post interactions and a 49% increase in views. Instagram saw a 39% increase in interactions and 64% increase in page views.

G. PRESENTATIONS

There were no presentations.

H. NEW BUSINESS

Commissioner Miller recognized and commended her intern from the University of South Florida, Brandon Lopez, who attended the meeting.

Paul Anderson updated the Board on the problematic proposed voting structure for the regional Metropolitan Planning Organization (MPO) serving Pinellas, Hillsborough, and Pasco counties which aimed to exclude Port Tampa Bay Board representation. Because the MPO is a regional collaboration, Mr. Anderson stressed the importance of the Port having a voting seat on the MPO Board.

I. FUTURE PROPOSED PROJECTS

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

J. CALENDAR OF EVENTS

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

K. DATE OF NEXT MEETING

Chairman Harrod announced the next Board meeting would be Tuesday, May 19, 2026, at 9:30 a.m. Information is available at www.porttb.com.

L. ADJOURNMENT

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

Respectfully submitted,

Chad W. Harrod
Chairman

Patrick Allman
Secretary/Treasurer

Attachment A

PORT TAMPA BAY BOARD MEETING

April 21, 2026 - 9:30 A.M.

PUBLIC ATTENDANCE SIGN-IN SHEET

NAME	BUSINESS
Jero White	TBHSSE
Colt McCAF	MOSAIC
Joe Neaghe	Mosaic
Philip England	Stantec
David Nelson	West Gulf Maritime Association
Ray Clark	FDOT
Anthony Menez	Tampa Port Maistrics
Bray Bray	Mosaic
Rachel Gloner	PCL
Eric Nixon	PCL
Brian Moore	GHD
Bill Kuzmich	FLAGSHIP/MA
Dan Rothel	Timber/Hall
Nancy Lehr	M&N
Bill Savage	A.R. Savage
Maggie Bress	CPPI

Additional spaces on next page.

PORT TAMPA BAY BOARD MEETING
April 21, 2026 - 9:30 A.M.

PUBLIC ATTENDANCE SIGN-IN SHEET

NAME

BUSINESS

Martin Millberg

Andaman & Associates

ANTHONY WASHINGTON

ALLIANCE UNIVERSAL SERVICES

Additional spaces on next page.

Port Tampa Bay Total Port Berths FY26 VS FY25 1st & 2nd Quarter (October-March)				
BULK CARGO				
	FY26	FY25	Inc(Dec)	%
COMMODITY	NET TONS	NET TONS		
DRY BULK CARGO				
CEMENT, BULK	469,899	504,973	(35,074)	-7%
GRANITE ROCK, BULK	359,351	245,789	113,562	46%
LIMESTONE	285,452	314,129	(28,677)	-9%
PHOSPHATE, ROCK/CHEMICAL	1,605,580	1,381,788	223,792	16%
PRILLED SULPHUR	294,393	173,398	120,995	70%
<i>Other Dry Bulk Commodities</i>	<i>1,720,171</i>	<i>1,404,044</i>	<i>316,127</i>	<i>23%</i>
Total Dry Bulk Cargo:	4,734,846	4,024,121	710,725	18%
LIQUID BULK CARGO				
AMMONIA, ANHYDROUS	448,463	389,812	58,651	15%
CONCENTRATE & CITRUS JUICE	278,513	245,051	33,462	14%
PETROLEUM PRODUCTS	9,386,117	8,992,694	393,423	4%
SULPHUR, LIQUID	878,089	921,933	(43,844)	-5%
SULPHURIC ACID	61,602	42,813	18,789	44%
<i>Other Liquid Bulk Commodities</i>	<i>228,342</i>	<i>170,110</i>	<i>58,232</i>	<i>34%</i>
Total Liquid Bulk Cargo:	11,281,126	10,762,413	518,713	5%
TOTAL BULK CARGO:	16,015,972	14,786,534	1,229,438	8%
GENERAL CARGO				
	FY26	FY25	Inc(Dec)	%
Commodity	NET TONS	NET TONS		
Containerized	686,619	572,394	114,225	20%
Scrap Metal	156,389	149,971	6,418	4%
Steel Products	48,826	130,887	(82,061)	-63%
<i>Other General Cargo Commodities</i>	<i>106,953</i>	<i>63,517</i>	<i>43,436</i>	<i>68%</i>
TOTAL GENERAL CARGO:	998,787	916,769	82,018	9%
TOTAL BULK AND GENERAL:	17,014,759	15,703,303	1,311,456	8.4%

Includes all port berths; foreign and domestic cargo
Vessel includes training vessels, repair/idle vessels
Data as of 4/27/2026
Subject to Change as of ETA Date

Port Tampa Bay
Port Tampa Bay Public Berths
FY26 VS FY25 1st & 2nd Quarter (October-March)

BULK CARGO				
	FY26	FY25	Inc(Dec)	%
COMMODITY	NET TONS	NET TONS		
DRY BULK CARGO				
CEMENT, BULK	415,880	390,477	25,403	7%
GRANITE ROCK, BULK	359,351	245,789	113,562	46%
LIMESTONE	285,452	314,130	(28,678)	-9%
PHOSPHATIC CHEMICAL, BULK	137,189	147,689	(10,500)	-7%
PRILLED SULPHUR	236,522	173,398	63,124	36%
<i>Other Dry Bulk Commodities</i>	<i>980,091</i>	<i>790,646</i>	<i>189,445</i>	<i>24%</i>
Total Dry Bulk Cargo:	2,414,485	2,062,129	352,356	17%
LIQUID BULK CARGO				
AMMONIA, ANHYDROUS	123,859	105,202	18,657	100%
CONCENTRATE & CITRUS JUICE	245,451	212,051	33,400	16%
PETROLEUM PRODUCTS	4,218,160	4,505,515	(287,355)	-6%
SULPHUR, LIQUID	151,568	187,629	(36,061)	-19%
SULPHURIC ACID	61,602	42,813	18,789	44%
<i>Other Liquid Bulk Commodities</i>	<i>97,191</i>	<i>85,022</i>	<i>12,169</i>	<i>14%</i>
Total Liquid Bulk Cargo:	4,897,831	5,138,232	(240,401)	-5%
TOTAL BULK CARGO:	7,312,316	7,200,361	111,955	2%
GENERAL CARGO				
	FY26	FY25	Inc(Dec)	%
Commodity	NET TONS	NET TONS		
Containerized	686,619	572,394	114,225	20%
Scrap Metal	53,881	51,429	2,452	5%
Steel Products	48,826	130,887	(82,061)	-63%
<i>Other General Cargo Commodities</i>	<i>106,103</i>	<i>62,869</i>	<i>43,234</i>	<i>69%</i>
TOTAL GENERAL CARGO:	895,429	817,579	77,850	10%
TOTAL BULK AND GENERAL:	8,207,745	8,017,940	189,805	2.4%
TEUS (includes empties)	142,618	128,827	13,791	11%
Passengers	1,063,727	971,570	92,157	9%
No. of Cruise Ship Sailings	246	223	23	10%

Port Tampa Bay
Budgetary Comparative Statement of Revenues and Expenses
For the seven (7) months ending April 2026

	Budget	Actual	Favorable (Unfavorable)	%
Description				
Port Usage Fees	46,655,046	46,070,099	(584,947)	-1.3%
Rentals	15,462,550	16,122,522	659,972	4.3%
Other Operating	347,783	331,506	(16,277)	-4.7%
Operating Revenue	62,465,379	62,524,127	58,748	0.1%
Personnel	14,061,875	13,539,294	522,581	3.7%
Promotional	1,451,898	1,029,224	422,674	29.1%
Administrative	18,847,621	17,559,757	1,287,864	6.8%
Operating Expense	34,361,393	32,128,275	2,233,118	6.5%
Operating Income	28,103,986	30,395,852	2,291,866	8.2%
	45%	49%		
Interest Income	1,562,169	1,656,216	94,047	6.0%
Interest Expense	(2,681,902)	(1,911,769)	770,133	-28.7%
Ad Valorem Tax Receipts	12,345,680	12,350,919	5,239	0.0%
Other, net	(1,183,035)	(1,459,566)	(276,531)	23.4%
Non-Operating	10,042,911	10,635,800	592,889	5.9%
Net Income	38,146,897	41,031,652	2,884,755	7.6%

SUBJECT: OFFICE LEASE AGREEMENT WITH PROPELLER CLUB OF UNITED STATES PORT OF TAMPA, INC.

BACKGROUND:

The Propeller Club of the United States Port of Tampa, Inc. (Propeller Club) supports the maritime industry, promotes maritime education, and provides opportunities to foster goodwill and cooperative relationships among the individuals, businesses, and government agencies who make up Florida's largest seaport community. The Propeller Club has leased approximately 210 square feet of office space located on the third floor (Suite 305) in the Joseph Garcia International Center and an 8' by 20' pad for a 20' shipping container located in the parking lot at the corner of McKay Street and Channelside Drive since May 23, 2013, from Port Tampa Bay (PTB). The Office Space Lease has expired and the Propeller Club desires to renew the lease and add an additional 109 square feet of office space located on the second floor (Suite 216) in the Joseph Garcia International Center.

FACTS/COMMENTS:

PTB staff and Propeller Club have negotiated the following terms for the Lease:

PREMISES: The Existing Premises are approximately 210 square feet of office space on the third floor (Suite 305) in the Joseph Garcia International Center and 20' shipping container located in the parking lot. The Additional Premises would be approximately 109 square feet of office space located on the second floor (Suite 216) in the Joseph Garcia International Center as depicted on Exhibit "A".

USE: General Office and Storage Use.

RENT: Annual Rent for the Premises and the Additional Premises would be \$6,000 annually or \$500 per month.

TERM: The Term of the Lease would commence on May 1, 2026 and terminate on April 30, 2028.

IMPROVEMENTS:

The Propeller Club would take the Premises "AS-IS" – "WHERE-IS" and any improvements to the Premises would be at its sole cost.

OTHER: The Propeller Club would be responsible for telephone and data services, and insurance requirements of Port Tampa Bay. Port Tampa Bay would provide janitorial service, electrical and water/sewer service, and maintenance of building common areas.

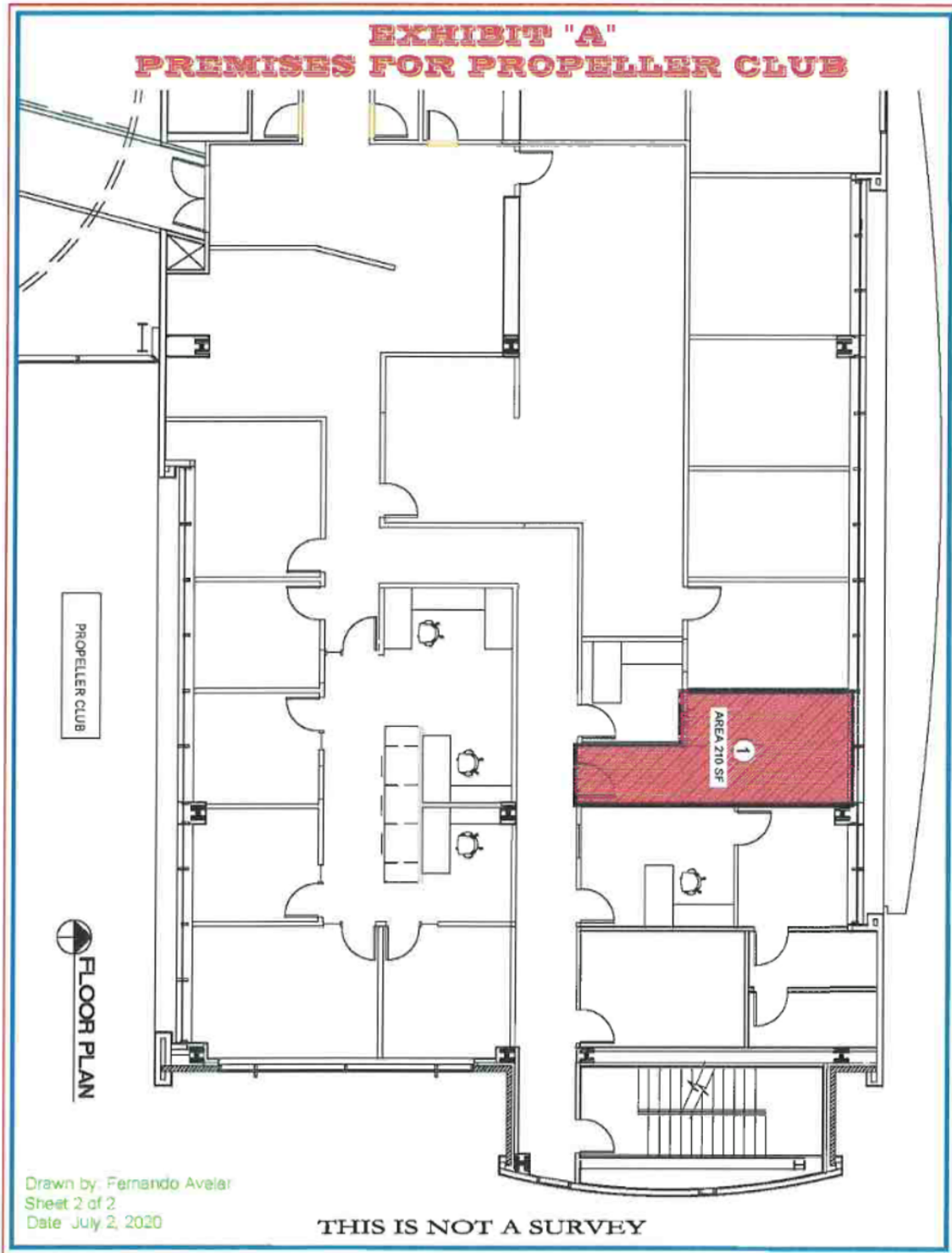
PUBLIC

HEARING: A public hearing was held on May 6, 2026, and there were no comments.

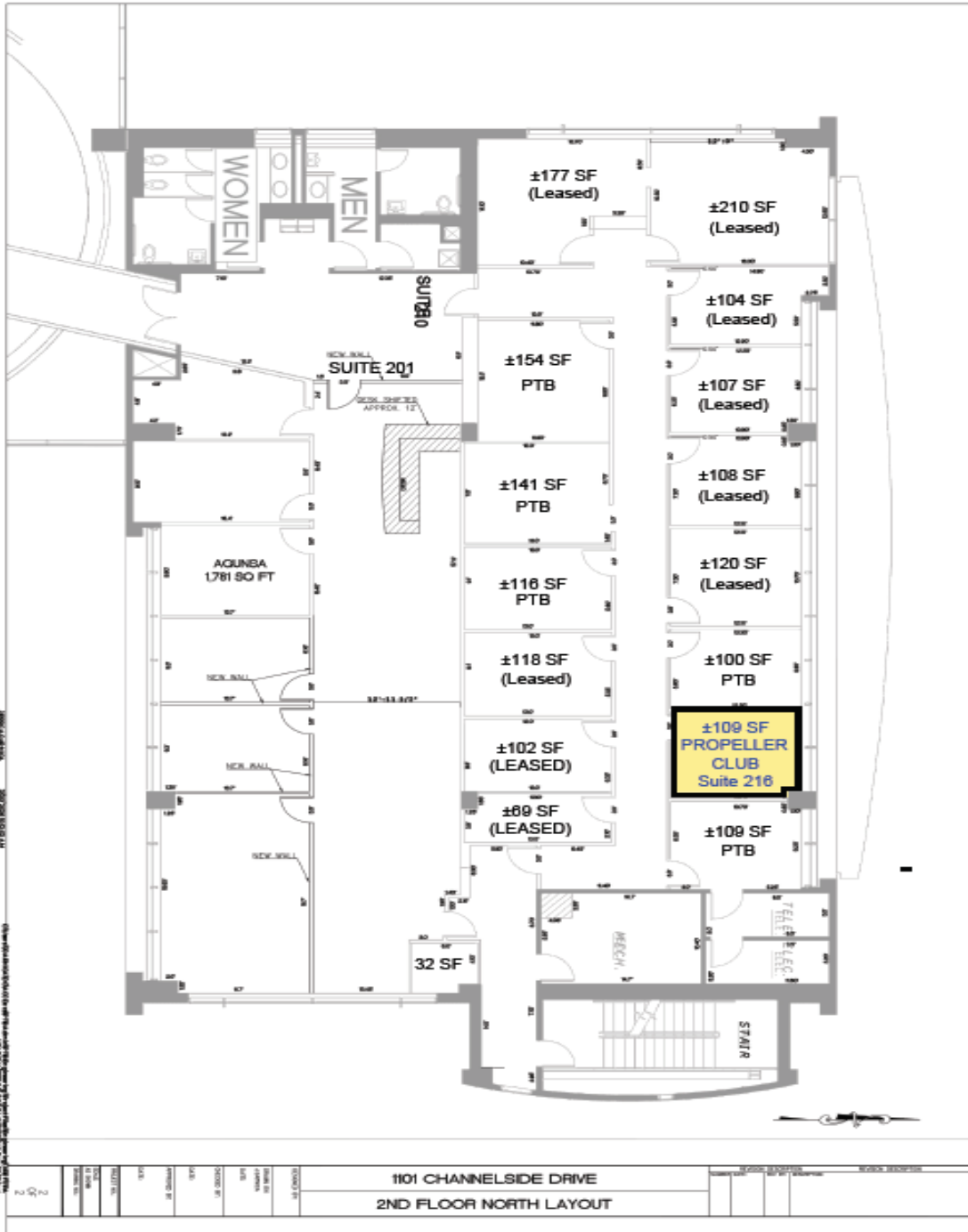
RECOMMENDATION:

Authorize the Port President/CEO or his designee to execute an Office Space Lease Agreement with the Propeller Club of United States Port of Tampa, Inc. subject to the terms described above and review by the Port Counsel.

EXHIBIT "A"
SKETCH OF EXISTING PREMISES



SKETCH OF ADDITIONAL PREMISES





PORT TAMPA BAY

1101 Channelside Drive
Tampa, Florida 33602

Memorandum

To: A. Paul Anderson
President and CEO

CC: Charles Klug
Raul Alfonso

From: Heather Eblin-Crowe

Date: May 6, 2026

Subject: Propeller Club of United States Port of Tampa, Inc. – Office Space Lease Agreement

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 Wednesday, May 6, 2026 at 9:15 a.m. Attached is the transcription of the hearing along with copies of all exhibits.

Heather Eblin-Crowe
Heather Eblin-Crowe
Hearing Officer

Date May 7, 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 Office Space Lease Agreement between Port Tampa Bay and Propeller Club of United States Port of Tampa, Inc.

Ron Glessing
Ron Glessing
Director of Tenant Relations

Date May 6, 2026

Attachments

PUBLIC HEARING TRANSCRIPT
May 6, 2026, at 9:15 a.m.
Propeller Club of United States Port of Tampa, Inc. – Office Space Lease Agreement

ATTENDEES

Gabriella Esteves – Port Tampa Bay

HEARING OFFICER

Heather Eblin-Crowe

1 **MRS. CROWE:**

2
3 Good morning. Today is Wednesday, May 6, 2026, and this public hearing is called
4 to order at 9:15 a.m. This hearing is held under the authority and pursuant to Chapter
5 95-488 of the Laws of Florida. The purpose of the hearing is to hear comments from the
6 general public and interested parties regarding the following:
7

8 **OFFICE SPACE LEASE AGREEMENT WITH THE PROPELLER CLUB OF UNITED**
9 **STATES PORT OF TAMPA, INC.**

10
11 My name is Heather Crowe and I am employed by the Tampa Port Authority, doing
12 business as Port Tampa Bay, and have been appointed by its Board of Commissioners
13 to serve as a hearing officer at public hearings such as the one we are conducting today.
14 Joining me is Ron Glessing, Director of Tenant Relations, who will present the business
15 terms of this project.
16

17 **MR. GLESSING:**

18
19 The Propeller Club of the United States Port of Tampa, Inc., hereinafter referred
20 to as the "Propeller Club", supports the marine industry, promotes maritime education,
21 and provides opportunities to foster goodwill and cooperative relationships among the
22 individuals, businesses and government agencies who make up Florida's largest seaport
23 community. The Propeller Club has a lease of approximately 210 square feet of office
24 space located on the third floor (Suite 305) in the Joseph Garcia International Center and
25 an 8' by 20' pad for a 20' shipping container located in the parking lot of McKay Street
26 and Channelside Drive since May 23, 2013.
27

28 The Office Space Lease has expired but the Propeller Club desires to renew the
29 lease and add an additional 109 square feet of office space located on the second floor
30 (Suite 216) in the Joseph Garcia International Center. Port Tampa Bay Staff and the
31 Propeller Club have agreed upon the following terms:
32

33 The Existing Premises is approximately 210 square feet of office space, an 8' x 20'
34 pad for their 20' shipping container located at the Joseph Garcia International Center. The
35 Additional Premises would be approximately 109 square feet of office space located on
36 the second floor (Suite 216).
37

38 The Premises would be used for general offices and storage use.
39

40 The Lease Term would be two (2) years, with no Lease Extension Options.
41

42 Annual Rent for the Premises would be \$6,000 annually and \$500 per month.
43

1 The Propeller Club would take the Premises "AS-IS" – "WHERE-IS". Any
2 improvements to the Premises would be at the Tenant's sole cost and expense upon
3 approval by the Port. Tenant acknowledges that Port Tampa Bay makes no
4 representations or warranties, expressed or implied, including, without limitation, the
5 suitability or fitness for a particular purpose or otherwise.
6

7 The Propeller Club would be responsible for telephone and data services, and
8 insurance requirements of Port Tampa Bay. Port Tampa Bay would provide janitorial
9 service, electrical and water/sewer service, and maintenance of building common areas.
10

11 At this time, I would like to offer into the record the following exhibits:
12

13 Exhibit No. 1, which is the Sketch of the Additional Premises.
14

15 Exhibit No. 2, which is the Public Hearing Notice that appeared in the April 15,
16 2026 issue of the Tampa Bay Times advising of this Public Hearing.
17

18 These are the only exhibits to be offered into the record.
19

20 That is all.
21

22 **MRS. CROWE:**
23

24 Thank you Mr. Glessing. The exhibits will be entered into the record as presented.
25

26 At this time we will take comments concerning this issue.
27

28 Are there any comments? Hearing none.
29

30 A transcript will be made and furnished to the Port Authority Staff. The Staff will
31 make a recommendation to our Board of Commissioners, which will meet on May 19,
32 2026. The Staff recommendation will be available on May 12, 2026. If there is nothing
33 else to come before this hearing, I declare this hearing closed at 9:19 a.m.
34

35 I, Heather Eblin-Crowe, have read and approve the form of the attached
36 transcript of the May 6, 2026 Public Hearing for the Office Space Lease Agreement
37 between Port Tampa Bay and the Propeller Club of United States Port of Tampa, Inc.
38

39
40 Dated on May 7, 2026.

41 Heather Eblin-Crowe
42 Heather Eblin-Crowe
43 Public Hearing Officer
44

EXHIBIT NO. 1

SKETCH OF ADDITIONAL PREMISES



EXHIBIT NO. 2

PUBLIC HEARING NOTICE

**PORT TAMPA BAY
NOTICE OF PUBLIC HEARING**

Notice is hereby given of a public hearing to be held on May 6, 2026, at 9:15 A.M. before the Tampa Port Authority, d/b/a Port Tampa Bay at its offices located at 1101 Channelside Drive, Tampa, Florida 33602, to hear public comments regarding the following:

**PROPELLER CLUB OF UNITED STATES PORT OF TAMPA, INC. -
OFFICE SPACE LEASE AGREEMENT**

Additional information is available online at www.tampaport.com. All written comments and objections directed toward the foregoing matter should be filed with Port Tampa Bay, Real Estate Department, at 1101 Channelside Drive, Tampa, Florida 33602 by 12:00 noon on May 5, 2026. Oral comments and objections may be presented at the hearing.

In accordance with the federal Americans with Disabilities Act and Section 286.26, Florida Statutes, persons with disabilities requiring reasonable accommodation to participate in this hearing should call (813) 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.

Published 4/15/2026

(85000h)

SIGN-IN SHEET

PUBLIC HEARING FOR

OFFICE SPACE LEASE AGREEMENT WITH THE PROPELLER CLUB OF UNITED STATES PORT OF TAMPA, INC.

Wednesday, May 6, 2026 @ 9:015 A.M.

PLEASE PRINT THE FOLLOWING INFORMATION

	YOUR NAME (Please print)	COMPANY NAME (Please print full company name)	COMPLETE COMPANY ADDRESS (Please print full company address)	Do you plan to comment?
1.				
2.				
3.				
4.				
5.				
6.				
7.				
8.				
9.				
10.				

SUBJECT: PTB MINOR WORK PERMIT APPLICATION #25-041 – VARIANCE TO REPLACE BOATLIFT ON PRIVATE RESIDENTIAL DOCK AT 885 SYMPHONY ISLES BLVD., APOLLO BEACH, FLORIDA

BACKGROUND:

Mr. John Coleman (Applicant) submitted an application to Port Tampa Bay's (PTB) Environmental Department (Minor Work Permit Application No. 25-041) for the replacement of a boatlift on an existing private residential dock located at 885 Symphony Isles Boulevard, Apollo Beach, Florida situated on a man-made canal. The subject property has a shoreline of approximately 50.87 linear feet. PTB issued Minor Work Permit No. 96-003, to the previous property owner, Michael Craig, on February 9, 1996, which permitted a dock with one (1) non-covered boatlift dock. The Applicant purchased the subject property with the existing dock structure in May 2023 and was unaware that the dock was not built according to the permit and was out-of-compliance.

FACTS/COMMENTS:

The dock is approximately 575.46 square feet with an approximately 12.5 foot by 13-foot non-covered boat lift. The dock has unauthorized side access stairs that exceed the allowable limit of ten (10) square feet of preempted area for each linear foot of shoreline owned by the applicant for a private single-family residential dock within the PTB Submerged Lands Management Rules (Rules) by approximately 66.76 square feet. The Applicant desires to replace the existing dock with a larger 16 foot by 17-foot non-covered boatlift to accommodate the Applicant's vessel size which will total approximately 684.83 square feet as depicted on Exhibit "A". With the proposed boatlift replacement, the dock overall structural/pre-empted area exceeds the 10:1 allowable limit by approximately 176.13 square feet. All other aspects of the proposed structure meet the Rules.

The Rules provide for a variance procedure if certain conditions are met. This ensures that the proposal is not contrary to the spirit and intent of the Rules and the variance requested arises from a unique and peculiar submerged land or riparian property.

PTB received an Affidavit of No Objection for the proposed new riparian setback encroachment from Mr. Rollins, the west adjacent property owner. PTB also received An Affidavit of No Objection from Mr. Longman and/or Ms. Panepinto, the east adjacent property owners, for the after-the-fact riparian setback encroachment for the side access stairs. In addition, the project has received approval by the Symphony Isles Architectural Review Committee (ARC).

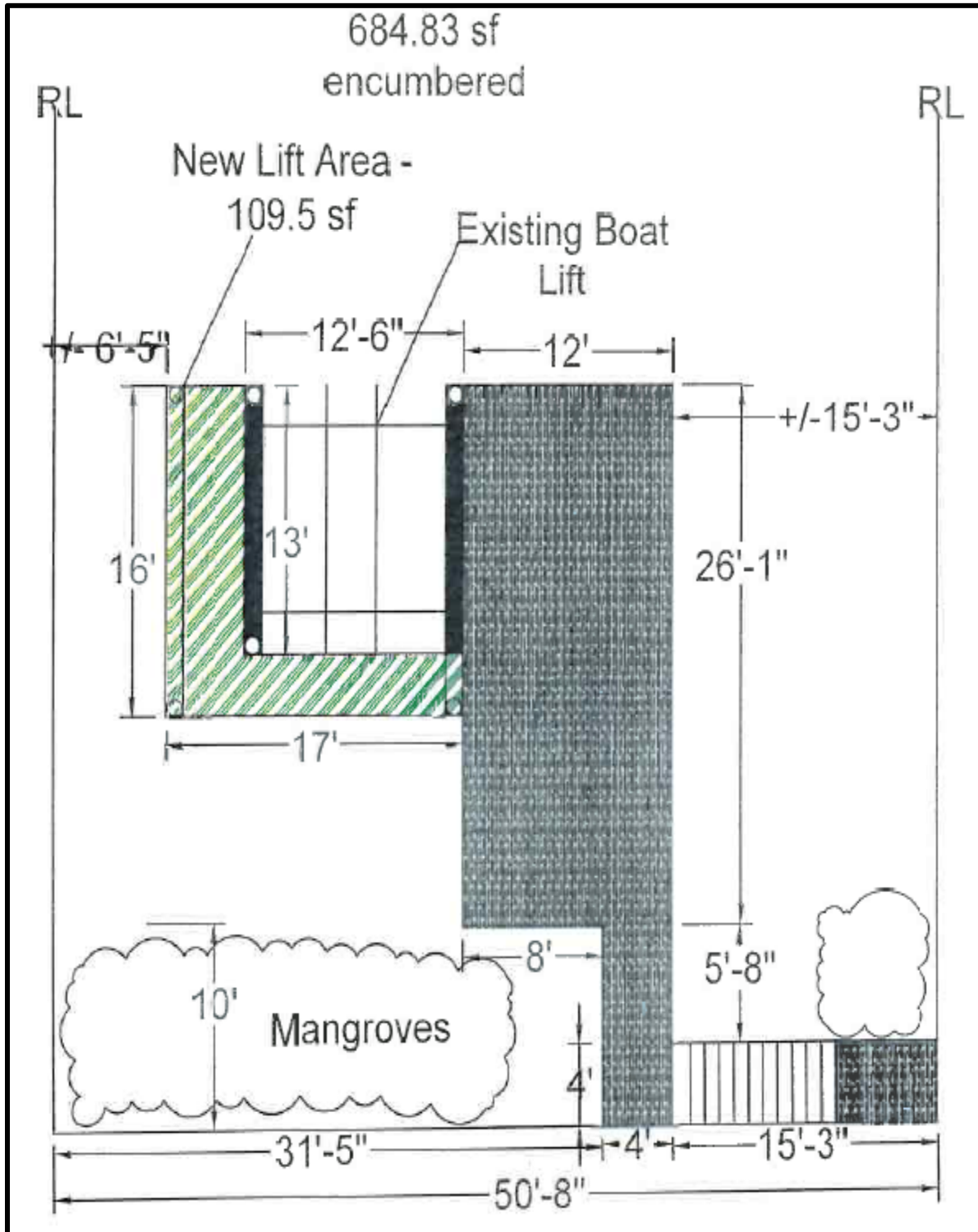
The application is supported by the EPC reviewing staff. PTB staff has reviewed the application and recommends approval of the variance.

RECOMMENDATION:

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

Board Meeting
May 19, 2026
Environmental

EXHIBIT "A"





PORT TAMPA BAY™

Supporting documents for this agenda item are available upon request. Please contact Amanda Black at ablack@tampaport.com or (813) 514-3637 for more information.

SUBJECT: AMENDED SUBMERGED LANDS EASEMENT WITH HILLSBOROUGH COUNTY FOR BRIDGE PROJECT AT EAST FLETCHER AVENUE WITHIN THE HILLSBOROUGH RIVER

BACKGROUND:

The Port Tampa Bay's (PTB) Board approved a submerged lands easement for a bridge rehabilitation project and channel scour armor matting (Project) crossing the Hillsborough River along East Fletcher Avenue for the southern half (Parcel 802) of Project but not the northern half (Parcel 801) due to Parcel 801 being owned by the City of Tampa at the time. Separately, the Hillsborough County Public Works Department and Capital Programs Department (County) was issued a marine construction permit under Minor Work Permit (MWP) No. 22-030. The MWP permitted work for the northern half (Parcel 801) and for the southern half (Parcel 802) but did not include an easement for the northern half of the project (Project). The City of Tampa has recently transferred the northern half of the sovereign submerged lands of Hillsborough River, known as Parcel 801, to Port Tampa Bay.

FACTS/COMMENTS:

Hillsborough County has requested a non-exclusive submerged lands easement (Easement) from PTB to include both the southern (Parcel 802) and northern portion (Parcel 801) for the Project. The Project would include installing scour countermeasures consisting of the construction of a 9-inch-thick Gabion Mats system that is approximately 300 feet wide by 100 feet long within the sovereign channel bottom of the Hillsborough River at the East Fletcher Avenue bridge in order to protect the bridge and river channel from scour and ensure public safety.

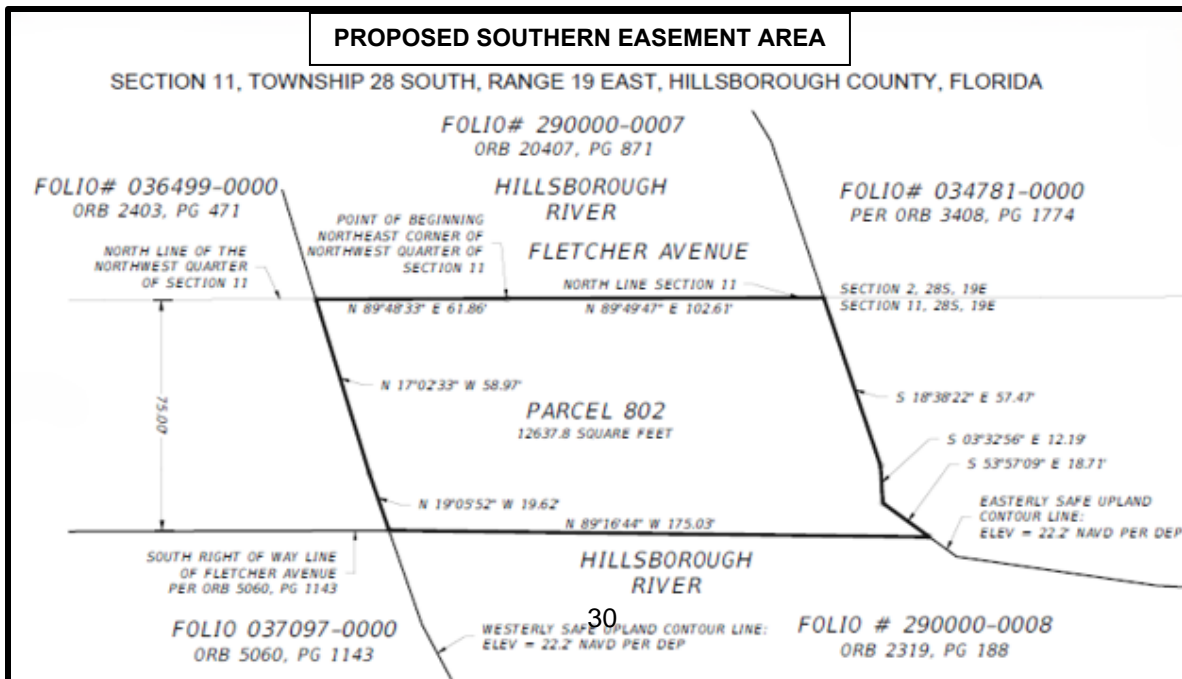
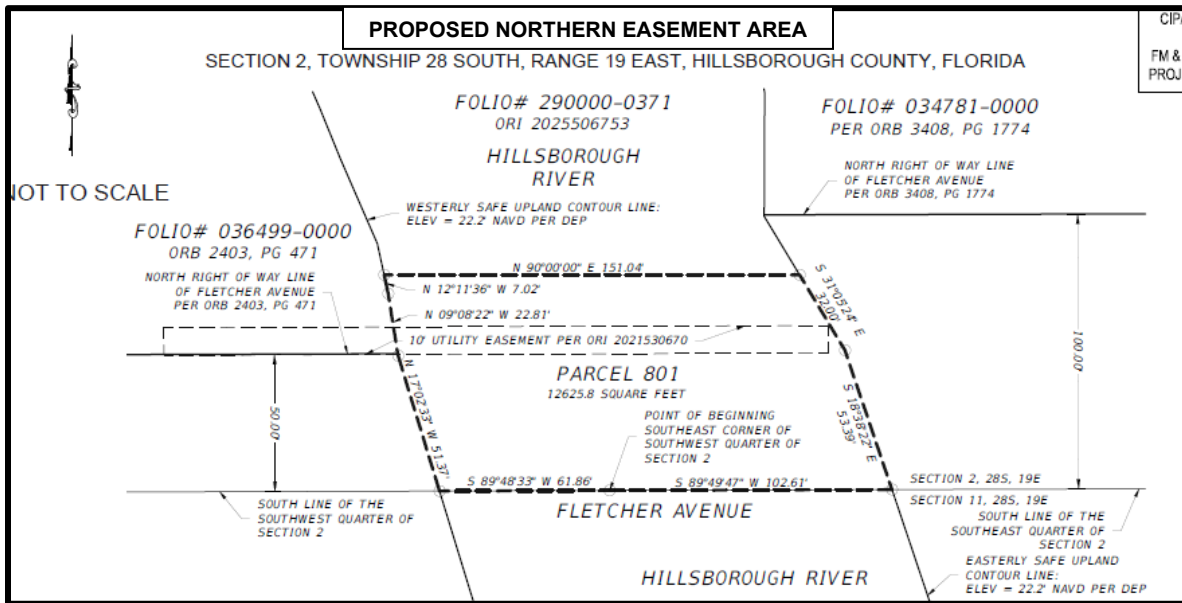
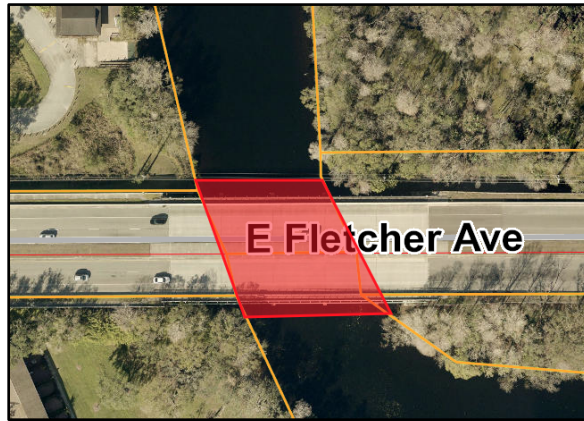
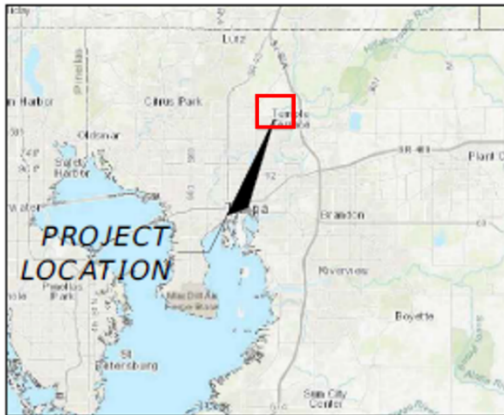
The Environmental Protection Commission (EPC) of Hillsborough County Wetlands Division stated no objections with conditions and did not require any mitigation.

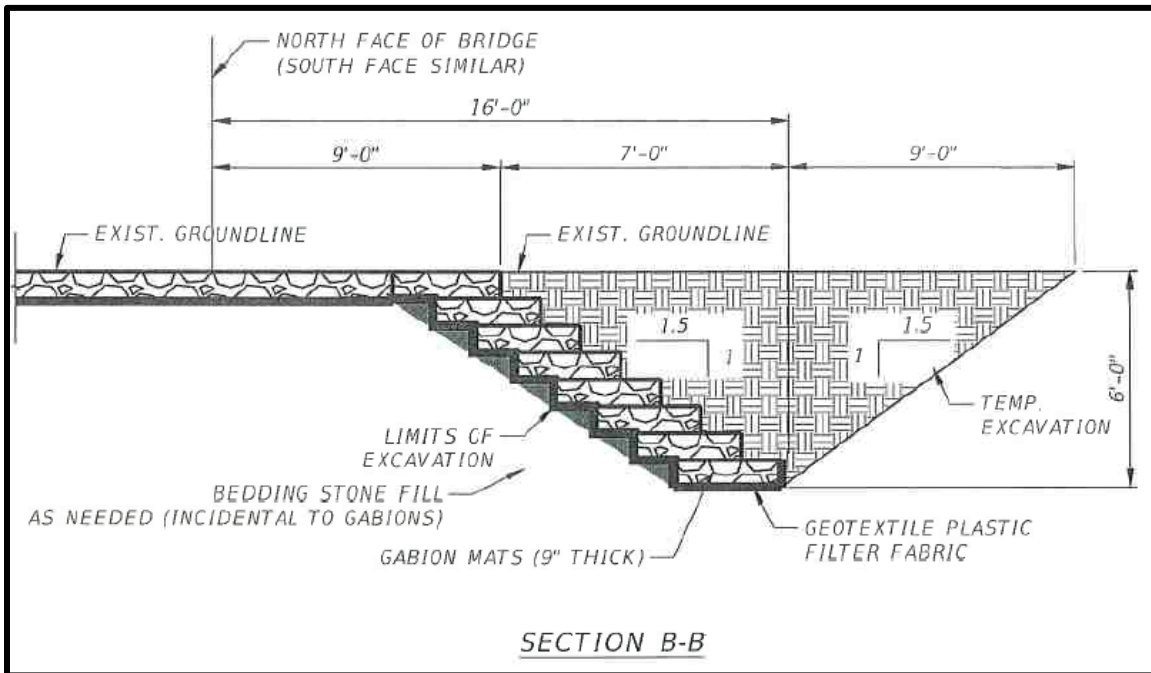
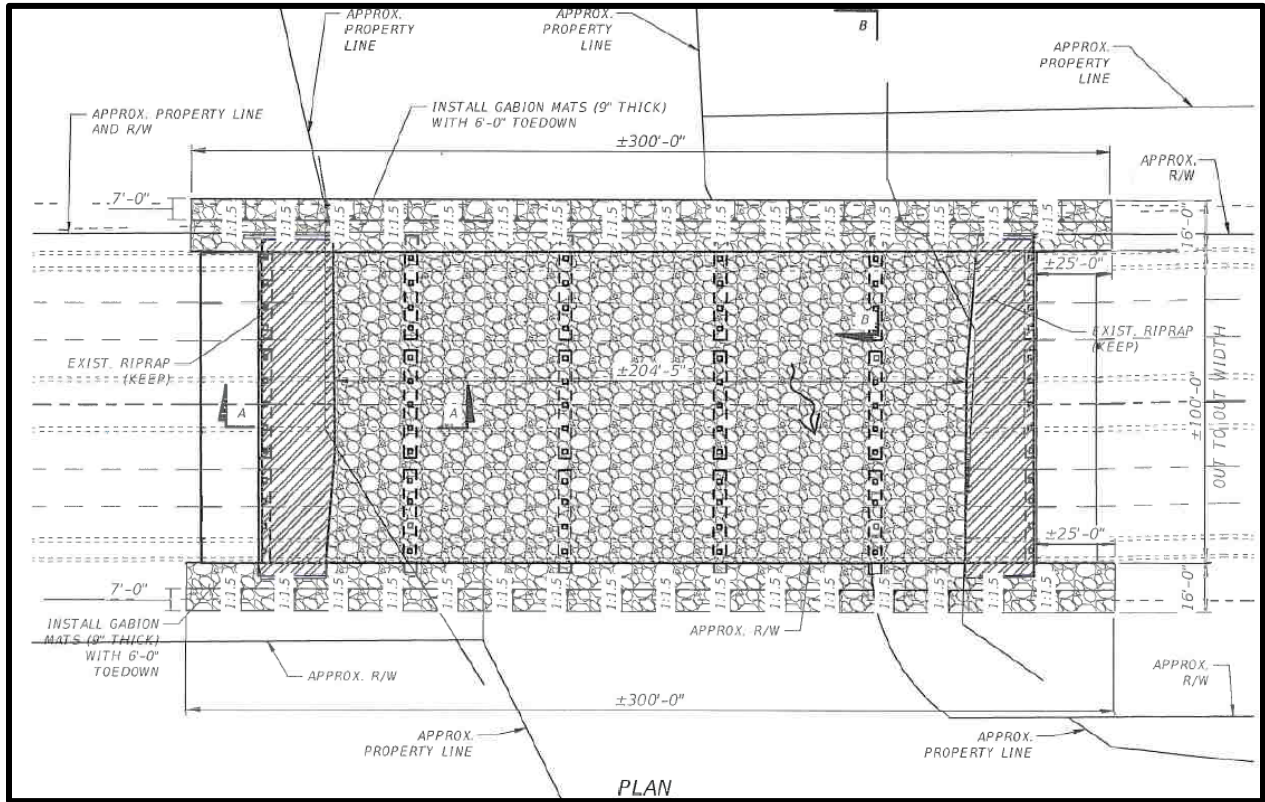
The Florida Department of Environmental Protection (FDEP) issued an Environmental Resource Permit for this project with no mitigation required (FDEP ERP General Permit No. 0420058-001-SFG issued on April 26, 2023). A Southwest Florida Water Management District (SWFWMD) Individual Permit was also issued for this project (SWFWMD Permit No. 43044755.000 on November 20, 2020).

A public hearing was not required for this matter.

RECOMMENDATION:

Authorize the Port President/CEO, or his designee, to execute a Submerged Lands Easement with Hillsborough County in accordance with the terms set forth above, subject to review by Port Counsel.





SUBJECT: STANDARD WORK PERMIT APPLICATION #25-037 – MACDILL AIR FORCE BASE REPLACEMENT OF SAILBOAT MARINA DOCKING FACILITY (F61) LOCATED AT 9909 MARINA BAY DRIVE, TAMPA, FLORIDA; CANAL OFF OLD TAMPA BAY

BACKGROUND:

MacDill Air Force Base (Applicant) applied for a standard work permit from Port Tampa Bay's (PTB) Environmental Department and was assigned Standard Work Permit Application No. 25-037. The application is for a marine construction project to replace the Applicant's sailboat marina, known as F61 (Project), located at 9909 Marina Bay Drive in Tampa, Florida within the privately owned man-made basin and canal off Old Tampa Bay in the City of Tampa.

FACTS/COMMENTS:

The Project includes the removal of the existing fixed sailboat marina docking facility, known as F61, consisting of approximately 4,078 square feet with thirty-two (32) mooring slips, associated finger piers, tie poles, and four (4) access walkways on the south side of MacDill Air Force Base. Applicant proposes to replace the sailboat marina with the construction of an approximately 5,115 square foot floating dock structure with thirty-four (34) mooring slips, eighteen (18) finger piers, four (4) access walkways, and associated ramps, and tie piles. The attached Exhibit "A" shows the existing sailboat marina and Exhibit "B" shows the proposed replacement marina.

The project has received recommendations for approval from the Environmental Protection Commission (EPC) of Hillsborough County and has been deemed consistent with the *Imagine 2040: Tampa Comprehensive Plan* by the Hillsborough County City-County Planning Commission.

A public hearing was held on May 8, 2026, and there were no objections to the project.

RECOMMENDATION:

Authorize the Port President/CEO, or his designee, to execute the Port Tampa Bay Standard Work Permit No. 25-037, subject to review by Port counsel.



EXHIBIT "A"

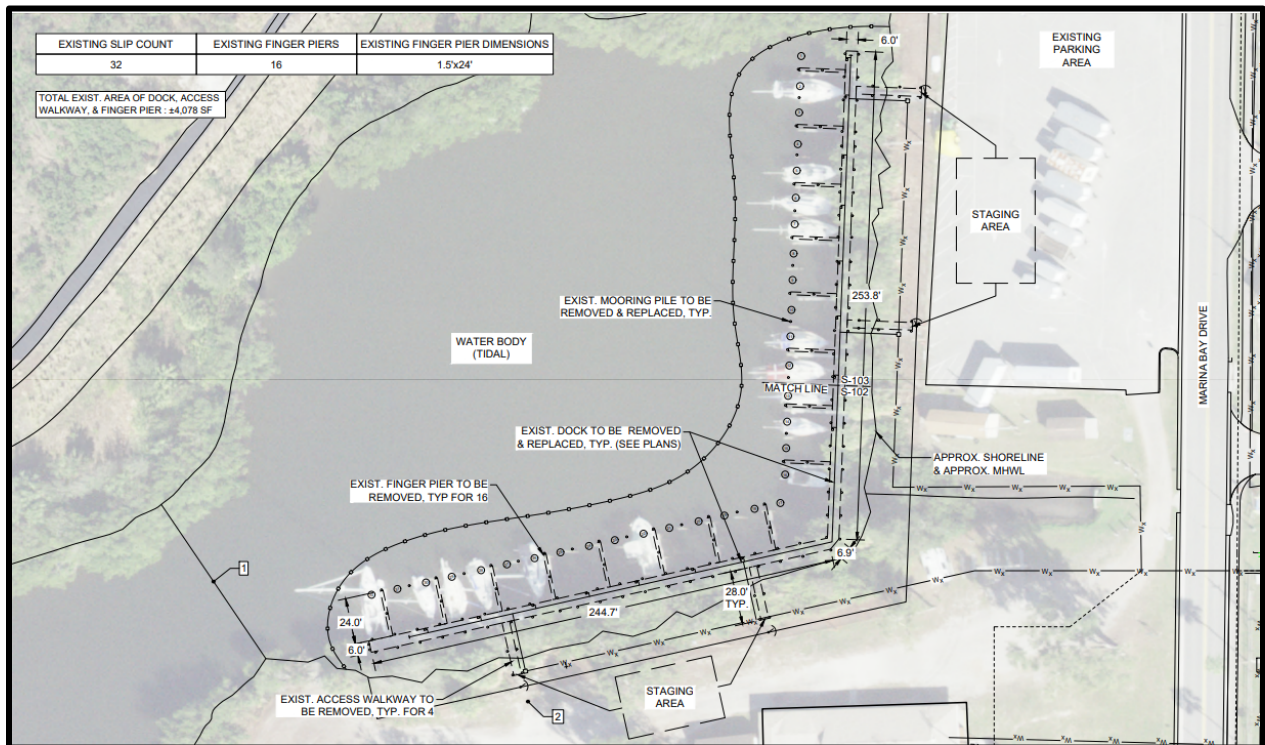
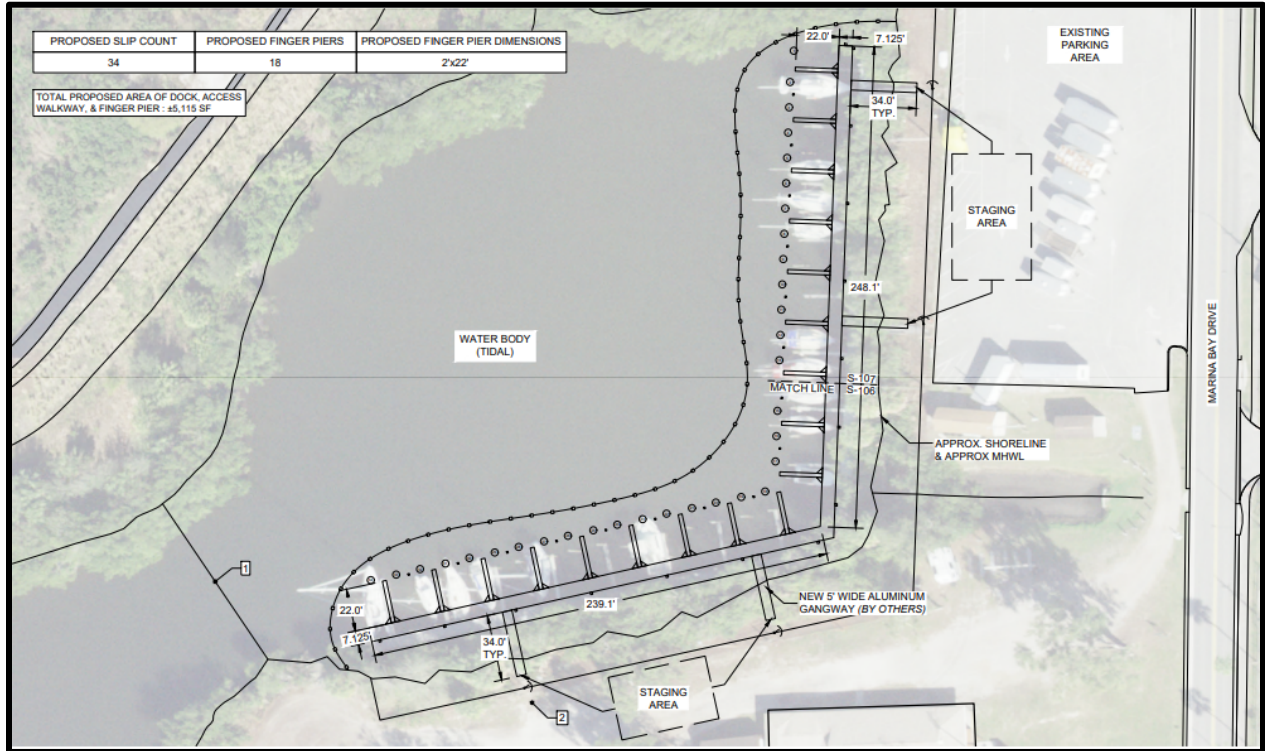


EXHIBIT "B"





PORT TAMPA BAY™

Supporting documents for this agenda item are available upon request. Please contact Amanda Black at ablack@tampaport.com or (813) 514-3637 for more information.

SUBJECT: FINAL RANKING OF FIRMS FOR GENERAL ENVIRONMENTAL ENGINEERING CONSULTANT SERVICES, RFQ 002-26

BACKGROUND:

In accordance with the Florida Consultants Competitive Negotiation Act (CCNA) and Port Tampa Bay's (PTB) policy for contracting professional engineering services, PTB solicited a Request for Qualifications (RFQ) from firms interested in providing general environmental engineering services, including, but not limited to, site assessments, brownfield program site assessments, remediation, environmental mitigation, and storm water permitting. Historically, PTB has utilized two (2) general environmental consulting services contracts to provide these services. PTB's current contracts with GHD Services, Inc. and Terracon Consultants, Inc. expire in July 2026.

PTB has maintained the environmental engineering consultant services contracts under the CCNA definition of a "continuing contract." Work under the contract(s) are assigned on an as-needed basis utilizing a work order system. PTB staff budgeted funds in the amount of \$250,000 in the FY 2026 Capital Program for this consulting service; however, there is no obligation for PTB to spend the allocated budget and the contracts are non-exclusive.

FACTS/COMMENTS:

PTB advertised an RFQ on Euna OpenBids (previously DemandStar) on March 13, 2026. The RFQ notice was also advertised in the Tampa Bay Times, La Gaceta, and Florida Sentinel. On April 9, 2026, PTB received proposals from five (5) firms listed below. On April 30, 2026, the Evaluation Committee consisting of Ron Glessing, PTB Director of Tenant Relations; Jackie Julien, PTB Environmental Project Manager II, and Craig Kurial, PTB Senior Professional Land Surveyor evaluated the proposals based on experience and qualifications and ranked the firms as follows:

<u>Rank</u>	<u>Firm Name</u>	<u>SBE</u>
1	GHD Services, Inc.	16%
2	Half Associates, Inc.	15%
3	Nova Engineering and Environmental, LLC	10%
4	Terracon Consultants, Inc.	10%
5	Environmental Consulting and Technology, Inc.	0%

GHD Services, Inc. and Half Associates, Inc. are the two (2) highest ranked firms. PTB staff recommends approving the rankings and authorizing negotiating contracts with substantively identical terms and conditions, including multipliers and fees, with the top two (2) ranked firms.

RECOMMENDATION:

Approve the final ranking of firms for the General Environmental Engineering Consulting Services Contract and authorize the Port President/CEO, or his designee, to negotiate with each of the two (2) top ranked firm(s), as listed in this agenda item, and execute one (1) year contracts with two (2) one (1) year renewal options, subject to review by Port counsel. Should PTB staff be unable to negotiate a contract with one of the top ranked firms, negotiations would terminate and PTB staff would then begin negotiations with the next best-qualified firm and so forth until PTB staff has reached agreement with two (2) firms for the performance of the environmental engineering consultant services with substantively identical terms and conditions.

GENERAL ENVIRONMENTAL ENGINEERING CONSULTANT SERVICES
RFQ 002-26

PROPOSAL EVALUATION

Committee Members	Proposers				
	Environmental Consulting and Technology, Inc.	GHD Services, Inc.	Half Associates, Inc.	Nova Engineering and Environmental, LLC	Terracon Consultants Inc.
Evaluator # 1	4.80	3.15	1.25	2.60	3.00
Evaluator # 2	2.85	1.40	3.10	4.80	2.65
Evaluator # 3	3.30	1.20	3.45	2.15	4.70
Total:	10.95	5.75	7.80	9.55	10.35
Ranking:	5	1	2	3	4

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.

GENERAL ENVIRONMENTAL ENGINEERING CONSULTANT SERVICES
RFQ 002-26
PROPOSAL EVALUATION

Evaluation Criteria	Weight	Proposers				
		Environmental Consulting and Technology, Inc.	GHD Services, Inc.	Half Associates, Inc.	Nova Engineering and Environmental, LLC	Terracon Consultants Inc.
<p>Qualifications / Experience of the Respondent (Firm): (i.e., responsible) Experience and qualifications of the firm.</p> <p>1 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 & 1.3). Specific credit will be given for proven experience in providing similar consulting services for Port or Maritime industry clients. Local presence - office location within thirty-five (35) miles of PTB.</p>	20%	5	2	1	4	3
<p>Qualifications / Experience of Key Personnel: Detail experience and individual qualifications for key personnel (project manager, laboratory manager, supervisory personnel and 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.</p> <p>2 Highlight key personnel qualifications, credentials, competence, experience and recent/current involvement in the various type of tasks proposed. Identify key personnel associated with the projects profiled in Form 6 who are still employed with the firm performing similar work and will be assigned to PTB's project. Identify the office location of each key personnel staff member. (Project Manager must reside in office located within thirty-five (35) miles of PTB). Provide copies of State of Florida professional engineer licenses and other relevant licenses and certifications.</p>	30%	5	3	1	2	4
<p>Past Performance: Demonstrate past performance and record as it relates to the Minimum Qualifications and Description of Services in regard to difficult and complex projects related to Environmental Engineering, such as environmental site assessments; Brownfield projects; environmental resource permitting; emerging contaminants of concern; and seaport resilience.</p> <p>3 Consideration of references on major seaports projects or other similar marine projects. Evaluation of possible conflicts of interest as well as litigation resulting from any claim(s) of negligence (errors and/or omissions).</p>	25%	5	4	2	3	1
<p>Schedule / Budget Requirements / Workload: 4 Demonstrated willingness and ability to meet and adhere to project schedules and budget. Consideration of recent, current and projected workload as well as workforce availability to undertake PTB work.</p>	10%	5	3	1	2	4
<p>Respondent's Overall Responsiveness: 5 Overall completeness, clarity and quality of the Proposal. Consideration of any other information, qualifications, or experience that you may consider significant, innovative, pertinent, or other relevant information.</p>	10%	5	3	1	2	4
<p>Volumes of Work: 6 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.</p>	5%	1	5	1	1	3
Total	100%	4.80	3.15	1.25	2.60	3.00

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: _____ [Jon Filig] _____

Date: _____ 4/30/2026 _____

GENERAL ENVIRONMENTAL ENGINEERING CONSULTANT SERVICES
RFQ 002-26
PROPOSAL EVALUATION

Evaluation Criteria	Weight	Proposers				
		Environmental Consulting and Technology, Inc.	GHD Services, Inc.	Haiff Associates, Inc.	Nova Engineering and Environmental, LLC	Terracon Consultants Inc.
<p>Qualifications / Experience of the Respondent (Firm): (i.e., responsible) Experience and qualifications of the firm.</p> <p>1 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 & 1.3).</p> <p>Specific credit will be given for proven experience in providing similar consulting services for Port or Maritime industry clients.</p> <p>Local presence - office location within thirty-five (35) miles of PTB.</p>	20%	2	1	4	5	3
<p>Qualifications / Experience of Key Personnel: Detail experience and individual qualifications for key personnel (project manager, laboratory manager, supervisory personnel and 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.</p> <p>2 Highlight key personnel qualifications, credentials, competence, experience and recent/current involvement in the various type of tasks proposed.</p> <p>Identify key personnel associated with the projects profiled in Form 6 who are still employed with the firm performing similar work and will be assigned to PTB's project.</p> <p>Identify the office location of each key personnel staff member. (Project Manager must reside in office located within thirty-five (35) miles of PTB).</p> <p>Provide copies of State of Florida professional engineer licenses and other relevant licenses and certifications.</p>	30%	2	1	4	5	3
<p>Past Performance: Demonstrate past performance and record as it relates to the Minimum Qualifications and Description of Services in regard to difficult and complex projects related to Environmental Engineering, such as environmental site assessments; Brownfield projects; environmental resource permitting; emerging contaminants of concern; and seaport resilience.</p> <p>Consideration of references on major seaports projects or other similar marine projects.</p> <p>Evaluation of possible conflicts of interest as well as litigation resulting from any claim(s) of negligence (errors and/or omissions).</p>	25%	4	1	3	5	2
<p>Schedule / Budget Requirements / Workload: 4 Demonstrated willingness and ability to meet and adhere to project schedules and budget.</p> <p>Consideration of recent, current and projected workload as well as workforce availability to undertake PTB work.</p>	10%	4	3	1	5	2
<p>Respondent's Overall Responsiveness: 5 Overall completeness, clarity and quality of the Proposal.</p> <p>Consideration of any other information, qualifications, or experience that you may consider significant, innovative, pertinent, or other relevant information.</p>	10%	4	1	2	5	3
<p>Volume of Work: 6 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.</p>	5%	1	5	1	1	3
Total	100%	2.85	1.40	3.10	4.80	2.65

Date: 4/30/2026

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]

GENERAL ENVIRONMENTAL ENGINEERING CONSULTANT SERVICES
RFQ 002-26
PROPOSAL EVALUATION

Evaluation Criteria	Weight	Proposers				
		Environmental Consulting and Technology, Inc.	GHD Services, Inc.	Haiff Associates, Inc.	Nova Engineering and Environmental, LLC	Terracon Consultants Inc.
<p>Qualifications / Experience of the Respondent (Firm): (i.e., responsible) Experience and qualifications of the firm.</p> <p>1 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 & 1.3). Specific credit will be given for proven experience in providing similar consulting services for Port or Maritime industry clients. Local presence -- office location within thirty-five (35) miles of PTB.</p>	20%	5	1	3	2	4
<p>Qualifications / Experience of Key Personnel: Detail experience and individual qualifications for key personnel (project manager, laboratory manager, supervisory personnel and 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.</p> <p>2 Highlight key personnel qualifications, credentials, competence, experience and recent/urrent involvement in the various type of tasks proposed. 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. Identify the office location of each key personnel staff member. (Project Manager must reside in office located within thirty-five (35) miles of PTB). Provide copies of State of Florida professional engineer licenses and other relevant licenses and certifications.</p>	30%	3	1	4	2	5
<p>Past Performance: Demonstrate past performance and record as it relates to the Minimum Qualifications and Description of Services in regard to difficult and complex projects related to Environmental Engineering, such as environmental site assessments; Brownfield projects; environmental resource permitting; emerging contaminants of concern; and seaport resilience.</p> <p>3 Consideration of references on major seaports projects or other similar marine projects. Evaluation of possible conflicts of interest as well as litigation resulting from any claim(s) of negligence (errors and/or omissions).</p>	25%	3	1	4	2	5
<p>Schedule / Budget Requirements / Workload: 4 Demonstrated willingness and ability to meet and adhere to project schedules and budget. Consideration of recent, current and projected workload as well as workforce availability to undertake PTB work.</p>	10%	3	1	2	4	5
<p>Respondent's Overall Responsiveness: 5 Overall completeness, clarity and quality of the Proposal. Consideration of any other information, qualifications, or experience that you may consider significant, innovative, pertinent, or other relevant information.</p>	10%	3	1	4	2	5
<p>Volume of Work: 6 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.</p>	5%	1	5	1	1	3
Total	100%	3.30	1.20	3.45	2.15	4.70

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 _____
Evaluator Signature: _____ [On File] _____
Date: _____ 4/30/2026 _____

SUBJECT: LEASE AGREEMENT WITH ARGOS MATERIALS, LLC**BACKGROUND:**

Argos Materials, LLC (Argos) is a subsidiary company of Cementos Argos S.A. and Grupo Argos S.A. Grupo Argos has a history of more than ninety (90) years in the construction materials industry. At the August 19, 2025 Port Tampa Bay (PTB) Board meeting, the Board approved a Ground Lease Agreement with Argos for approximately 7.78 acres with access to Berth 31. As Argos completed its due diligence and market analysis, Argos determined it needed additional acreage to continue its growth in the USA. Therefore, Argos desires to lease approximately 15.19 acres of land located at Pendola Point, with access to Berth 30, for the importation of aggregate and cement.

FACTS/COMMENTS:

Port Tampa Bay staff and Argos have negotiated the following terms for the lease agreement:

PREMISES:

Approximately 15.19 acres of land at Pendola Point as depicted on "Exhibit A." PTB would also grant a non-exclusive access easement to Argos to move commodities from Berth 30 to the premises at a location acceptable to PTB.

USE: The Premises would be used for the handling, storage, processing, screening, rinsing, and distribution of aggregates including limestone, granite, crushed concrete, cement, and cementitious products such as fly ash.

TERM: The initial term would be twenty (20) years, with two (2) lease extension options of ten (10) years each.

RENT: Rent for the Premises would be as follows:

<u>LEASE TERM:</u>	<u>ANNUAL RENT</u>
Development Period (months: 1-9)	\$27,500/acre
Operational Period Yr. 1 (months 10 thru 24)	\$55,000/acre
Operational Lease Years 2 through 20	Increased each year by 3%.
Extension Option(s)	Increased each year by 3%.

MINIMUM FINANCIAL GUARANTEE (MFG):

<u>YEARS</u>	<u>MFG</u>
Development Period: (months: 1-9)	\$313,294
Operational Year 1: (months 10 thru 24)	\$1,000,000
Operational Years 2 and 3:	\$1,100,000
Operational Years 4 and 5:	\$1,300,000
Operational Years 6 through 20:	\$1,500,000
Extension Option(s):	\$1,500,000

ANNUAL TONNAGE GUARANTEE (ATG):

During the Operational Period commencing with the First Operational Year and each year thereafter, Argos would agree to guarantee the movement of Permitted Commodities as set forth in the ATG schedule below, at the then Port tariff rate applicable for the Permitted Commodities:

<u>YEARS</u>	<u>ATG</u>
Operational Year 1:	150,000 tons
Operational Years 2 and 3:	250,000 tons
Operational Years 4 and 5:	375,000 tons
Operational Years 6 through 10:	500,000 tons
Operational Years 11 through 20:	600,000 tons
Extension Option(s):	600,000 tons

WHARFAGE INCENTIVE:

In any given Lease Year, including the Initial Term and any Extension Term, where the Minimum Financial Guarantee and the Annual Tonnage Guarantee are met, the wharfage and dockage rates for the remaining portion of such lease year would be seventy-five percent (75%) of the then current Port tariff rate.

IMPROVEMENTS:

Argos would be responsible for all improvements to the Premises and would agree to take the Premises "AS-IS", "WHERE IS" and would acknowledge that PTB disclaims and makes no representations or warranties expressed or implied, including, without limitation, suitability or fitness for a particular purpose or otherwise.

OTHER:

Argos would be responsible for all utilities, real estate taxes, insurance, and maintenance of the Premises. In addition, Argos would agree to comply with all seaport security and environmental regulations and laws, as well as all other applicable regulations and laws.

PUBLIC HEARING:

A public hearing was held on April 30, 2026, and there were no comments.

RECOMMENDATION:

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

Exhibit "A"
Premises





PORT TAMPA BAY

1101 Channelside Drive
Tampa, Florida 33602

Memorandum

To: A. Paul Anderson
President and CEO

CC: Charles Klug
Raul Alfonso

From: Heather Eblin-Crowe

Date: May 5, 2026

Subject: Argos Materials, LLC – Lease Agreement

This public hearing was held in accordance with procedures specified in Chapter 95-488, Laws of Florida. The subject public hearing was held before me on Thursday, April 30, 2026 at 9:45 a.m. Attached is the transcription of the hearing along with copies of all exhibits.

Heather Eblin-Crowe
Heather Eblin-Crowe
Hearing Officer

Date May 5, 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 Lease Agreement between Port Tampa Bay and Argos Materials, LLC.

Ron Glessing
Ron Glessing
Director of Tenant Relations

Date May 5, 2026

Attachments

PUBLIC HEARING TRANSCRIPT
April 30, 2026, at 9:45 a.m.
Argos Materials, LLC – Lease Agreement

ATTENDEES

Gabriella Esteves – Port Tampa Bay

HEARING OFFICER

Heather Eblin-Crowe

1 **MRS. CROWE:**
2

3 Good morning. Today is Thursday, April 30, 2026, and this public hearing is called
4 to order at 9:45 a.m. This hearing is held under the authority and pursuant to Chapter
5 95-488 of the Laws of Florida. The purpose of the hearing is to hear comments from the
6 general public and interested parties regarding the following:
7

8 **LEASE AGREEMENT WITH ARGOS MATERIALS, LLC**
9

10 My name is Heather Crowe and I am employed by the Tampa Port Authority, doing
11 business as Port Tampa Bay, and have been appointed by its Board of Commissioners
12 to serve as a hearing officer at public hearings such as the one we are conducting today.
13 Joining me is Ron Glessing, Director of Tenant Relations, who will present the business
14 terms of this project.
15

16 **MR. GLESSING:**
17

18 Argos Materials, LLC, hereinafter referred to as “Argos”, is a subsidiary company
19 of Cementos Argos S.A. and Grupo Argos S.A. Grupo Argos has a history of more than
20 ninety (90) years in the construction materials industry. Argos plans to continue its growth
21 in the United States and desires to lease land located on Pendola Point with access to
22 Berth 30, hereinafter referred to as the “Premises”, from Port Tampa Bay. Port Tampa
23 Bay and Argos have negotiated terms for a Lease Agreement, as summarized below:
24

25 The Premises would be approximately 15.19 acres of land together with a non-
26 exclusive access agreement to Berth 30.
27

28 The Premises would be used for the import, storage, and distribution of building
29 materials including, specifically requested, but not limited to, cement, cementitious
30 materials, sand, gravel, limestone, and basalt , and any other requested materials to be
31 imported, stored or distributed, will require Port approval.
32

33 The Initial Term of the Lease would be twenty (20) years, with two (2) Lease
34 Extension Options of ten (10) years each.
35

36 Rent for the Premises would be as follows:
37

38 During the Development Period (Months 1 through 9), Rent would be \$27,500 per
39 acre annually.
40

41 During the Operational Period for Year 1 (Months 10 through 21), Rent would be
42 \$55,000 per acre annually.
43

1 Commencing in Year 3, Lease Year 3 and continuing through Lease Year 20, Rent
2 would be adjusted annually by three percent (3%).

3
4 Rent during any Extension Option periods would likewise be adjusted annually by
5 three percent (3%).

6
7 The Minimum Financial Guarantee, hereinafter referred to as "MFG", would be as
8 follows:

9
10 During the Development Period, the MFG would be \$313,294.

11
12 During Operational Year 1, the MFG would be \$1,000,000.

13
14 During Operational Periods, sorry, Years 2 and 3, the MFG would be \$1,100,000.

15
16 During Operational Years 4 and 5, the MFG would be \$1,300,000.

17
18 During Operational Years 6 through 20, the MFG would be \$1,500,000.

19
20 The MFG during any Extension Option periods would remain at \$1,500,000.

21
22 The applicable Annual Tonnage Guarantee, hereinafter referred to as the "ATG"
23 would be as follows:

24
25 150,000 tons during Operational Year 1.

26
27 250,000 tons during Operational Years 2 and 3.

28
29 375,000 tons during Operational Years 4 and 5.

30
31 500,000 tons during Operational Years 6 through 10 and

32
33 600,000 tons during Operational Years 11 through 20, and during any Extension
34 Option periods.

35
36 In any single lease year, including the Initial Term and any Extension Term, where
37 the Minimum Financial Guarantee and the Annual Tonnage Guarantee are met, the
38 wharfage and dockage rates for the remaining portion of such lease year would be
39 seventy-five percent (75%) of the then current Port tariff rate.

40
41 Argos would be responsible for all improvements to the Premises and agrees to
42 take the Premises "AS-IS", "WHERE-IS". Argos acknowledges that Port Tampa Bay
43 disclaims and makes no representations or warranties expressed or implied, including,
44 without limitation, suitability or fitness for a particular purpose or otherwise.

EXHIBIT NO. 1

SKETCH OF THE PREMISES



TAMPA PORT AUTHORITY PUBLIC HEARING
Argos Materials, LLC – Lease Agreement
April 30, 2025 @ 9:45 a.m.

EXHIBIT NO. 2

PUBLIC HEARING NOTICE

**PORT TAMPA BAY
NOTICE OF PUBLIC HEARING**

Notice is hereby given of a public hearing to be held at 9:45 A.M. on April 30, 2026, before the Tampa Port Authority, d/b/a Port Tampa Bay at its offices located at 1101 Channelside Drive, Tampa, Florida 33602, to hear public comments regarding the following:

ARGOS MATERIALS, LLC – LEASE AGREEMENT

Additional information is available online at www.tampaort.com. All written comments and objections directed toward the foregoing matter should be filed with Port Tampa Bay, Real Estate Department, at 1101 Channelside Drive, Tampa, Florida 33602 by 12:00 noon April 29, 2026. Oral comments and objections may be presented at the hearing.

In accordance with the federal Americans with Disabilities Act and Section 286.26, Florida Statutes, persons with disabilities requiring reasonable accommodation to participate in this hearing should call (813) 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.

4/8/2026

(83359h)

SIGN-IN SHEET

PUBLIC HEARING FOR

LEASE AGREEMENT WITH ARGOS MATERIALS, LLC

Thursday, April 30, 2026 @ 9:45 A.M.

PLEASE PRINT THE FOLLOWING INFORMATION

	YOUR NAME (Please print)	COMPANY NAME (Please print full company name)	COMPLETE COMPANY ADDRESS (Please print full company address)	Do you plan to comment?
1.				
2.				
3.				
4.				
5.				
6.				
7.				
8.				
9.				
10.				

SUBJECT: LEASE AMENDMENT WITH GLOVIS AMERICA, INC.**BACKGROUND:**

Glovis America, Inc. (Glovis) is an integrated third party logistics provider and ocean transportation intermediary that transports a variety of items, including cars, buses, locomotives, and heavy machinery. Glovis has leased approximately 10.5 acres of paved land (Vehicle Storage Area) and approximately 33,000 square feet of warehouse space (Vehicle Processing Center) on Hookers Point (Initial Premises) since October 27, 2023, for Roll On/Roll Off (RoRo) operations, outdoor storage of vehicles, processing of vehicles, and other related uses, including light maintenance and service. The current Term of the Lease is ten (10) years with two (2) extension options of five (5) years each. Glovis desires to add additional land to the Initial Premises, in two (2) phases, to support the expansion of its RoRo operations.

FACTS/COMMENTS:

PTB staff and Glovis have negotiated the following terms for a lease amendment:

Initial Premises:

The Initial Premises consists of approximately 10.5 acres of paved area Vehicle Storage Area (VSA) and approximately 33,000 square feet of warehouse space Vehicle Processing Center (VPC), as outlined in Exhibit "A-1".

Additional Premises:

The Premises would be expanded in two phases. Phase I consisting of approximately 11.95 acres (Phase I Expansion), and Phase II consisting of approximately 20.35 acres (Phase II Expansion), as outlined in Exhibit "A-2".

Use: Solely for RoRo operations, outdoor storage of vehicles, processing of vehicles, and other related uses, including light maintenance and service.

Term: The Term would be amended to twenty (20) years instead of ten (10) years commencing on the effective date of the Phase I Expansion Amendment. The two (2) extension options of five (5) years each would be replaced with two (2) extension options of ten (10) years each.

Initial Premises Rent:

VPC Rent: Annual Rent for the VPC is currently \$330,000 and adjusts by CPI each year as set forth in the Lease.

VSA Rent: Annual Rent for the VSA is currently \$315,000 (\$30,000 per acre) and adjusts by CPI as set forth in the Lease. The Annual Rent would continue to adjust by CPI until completion of the Phase I and Phase II Expansion improvements.

Upon completion of the Phase I and Phase II Expansion improvements, Annual Rent for the VSA would increase to \$37,000 per acre, or \$388,500.

Additional Premises Rent:

Rent for both the Phase I and Phase II Expansion Premises would commence upon completion of the respective Phase I Expansion and Phase II Expansion improvements. Rent for the Phase I Expansion and Phase II Expansion would be \$37,000 per acre, or \$442,150 for the first year of the Phase I Expansion (11.95 acres) and \$752,950 for the first year of the Phase II Expansion (20.35 acres). Commencing in the second year through the remainder of the Lease term, Annual Rent for both the Phase I Expansion and Phase II Expansion would increase by CPI from the previous year.

Additional Premises Improvements:

Phase I: PTB would mill and resurface approximately 11.95 acres of existing asphalt and provide striping, lighting, and fencing at a cost to PTB not to exceed \$1,600,000.

Phase II: PTB would design and construct, at PTB's sole cost and expense, improvements consisting of asphalt paving, striping, lighting, and security fencing. The cost of the Phase II Improvements is estimated to be \$15,000,000. If the cost of Phase II Improvements is not separately approved, the Phase II Expansion Premises may be withdrawn.

Minimum Annual Guarantee (MAG):

The Minimum Annual Guarantee (MAG) for the Initial Premises is currently 70,000 vehicles per year. Upon completion of the Phase I and Phase II Expansion improvements, the MAG would increase by 15,000 upon completion of Phase I Expansion and 20,000 vehicles upon Phase II Expansion, for a total of 105,000 vehicles.

Other:

Glovis would continue to be responsible for all utilities, real estate taxes, insurance, and maintenance of the Premises. In addition, Glovis would continue to comply with all seaport security and environmental regulations and laws and all other applicable regulations and laws.

Public Hearing:

A public hearing was held on May 6, 2026, and there were no comments.

RECOMMENDATION:

Authorize the Port President/CEO, or his designee, to execute a Lease Amendment with Glovis America, Inc., in accordance with the terms set forth in this agenda item, subject to review by Port counsel.

Exhibit "A-1"



Exhibit "A-2"





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: May 6, 2026

Subject: Glovis America, Inc. – Amendment to Lease Agreement

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 Wednesday, May 6, 2026 at 9:01 a.m. Attached is the transcription of the hearing along with copies of all exhibits.

Heather Eblin-Crowe
Heather Eblin-Crowe
Hearing Officer

Date May 6, 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 Lease Amendment between Port Tampa Bay and Glovis America, Inc.

Craig Roberts
Craig Roberts
Director of Real Estate

Date May 6, 2026

Attachments

PUBLIC HEARING TRANSCRIPT
May, 6 2026 at 9:01 a.m.
Glovis America, Inc. – Lease Amendment

ATTENDEES

Gabriella Esteves – Port Tampa Bay

HEARING OFFICER

Heather Eblin-Crowe

1 **MRS. CROWE:**

2
3 Good morning. Today is Wednesday, May 6, 2026, and this public hearing is called
4 to order at 9:01 a.m. This hearing is held under the authority and pursuant to Chapter
5 95-488 of the Laws of Florida. The purpose of the hearing is to hear comments from the
6 general public and interested parties regarding the following:
7

8 **AMENDMENT TO LEASE WITH GLOVIS AMERICA, INC.**

9
10 My name is Heather Crowe and I am employed by the Tampa Port Authority, doing
11 business as Port Tampa Bay, and have been appointed by its Board of Commissioners
12 to serve as a hearing officer at public hearings such as the one we are conducting today.
13 Joining me is Craig Roberts, Director of Real Estate, who will present the business terms
14 of this project.
15

16 **MR. ROBERTS:**

17
18 Glovis America, Inc., hereinafter referred to as "Glovis", has leased approximately
19 10.5 acres of paved land and approximately 33,000 square feet of warehouse space on
20 Hookers Point, hereinafter referred to as the "Initial Premises", since October 27, 2023.
21 The current Term of the Lease is ten (10) years with two (2) extension options of five (5)
22 years each. Glovis uses the Premises for Roll On/Roll Off or RORO operations, outdoor
23 storage of vehicles, processing of vehicles and other related uses, including light
24 maintenance and servicing of vehicles.
25

26 Glovis desires to add additional land for expansion of their vehicle storage area, in
27 two (2) phases, to support expanding its RORO operations. Port Tampa Bay Staff and
28 Glovis have agreed to the following terms:
29

30 The Initial Premises consists of a Vehicle Storage Area, hereinafter referred to as
31 "VSA", of approximately 10.5 acres of paved area and a Vehicle Processing Center,
32 hereinafter referred to as "VPC", consisting of approximately 33,000 square feet of
33 warehouse space. The Premises would be expanded in two (2) phases. Phase I,
34 hereinafter referred to as "Phase I Expansion" would be approximately 11.95 acres.
35 Phase II, hereinafter referred to as "Phase II Expansion", would be approximately 20.35
36 acres.
37

38 The Premises would be used solely for RORO operations, outdoor storage of
39 vehicles, processing of vehicles and other related uses, including light maintenance and
40 service of vehicles.
41

42 The Term would be amended to twenty (20) years commencing on the effective
43 date(s) of the first Amendment. The two (2) extension options of five (5) years each would
44 be replaced with two (2) extension options of ten (10) years each.

1 Annual Rent for the VPC is currently \$330,000 and adjusts by CPI each year as
2 set forth in the Lease.

3
4 Annual Rent for the VSA is currently \$315,000, or \$30,000 per acre, and adjusts
5 by CPI as set forth in the Lease. The Annual Rent would continue to adjust by CPI until
6 completion of the Phase I and Phase II Expansion improvements.

7
8 Upon completion of the Phase I and Phase II Expansion improvements, Annual
9 Rent for the VSA would increase to \$37,000 per acre, or \$388,500.

10
11 Port Tampa Bay is proposing Phase I and Phase II improvements to the Premises
12 as follows:

13
14 During Phase I, Port Tampa Bay would mill and resurface approximately 11.95
15 acres of existing asphalt and provide striping, lighting, and fencing, at a cost to PTB not
16 to exceed \$1,600,000.

17
18 During Phase II, Port Tampa Bay would design and construct, at Port Tampa Bay's
19 sole cost and expense, improvements consisting of asphalt, striping, lighting, and security
20 fencing. The cost of the Phase II improvements is estimated to be \$15,000,000. If the
21 cost of Phase II improvements is not separately approved, the Phase II Expansion
22 Premises may be withdrawn.

23
24 The Minimum Annual Guarantee, hereinafter referred to as the "MAG," for the
25 Initial Premises is currently 70,000 vehicles per year.

26
27 Upon completion of the Phase I and Phase II Expansion improvements, the MAG
28 would increase by 15,000 upon completion of Phase I Expansion and by an additional
29 20,000 vehicles upon completion of Phase II Expansion, for a total of 105,000 vehicles.

30
31 Glovis would continue to be responsible for all utilities, real estate taxes, insurance,
32 and maintenance of the Premises. In addition, Glovis would continue to comply with all
33 seaport security and environmental regulations and laws and all other applicable
34 regulations and laws.

35
36 At this time, I would like to offer into the record the following exhibits:

37
38 Exhibit No. 1, which is the Sketch of the Initial Premises.

39
40 Exhibit No. 2 which is the Sketch of Phase I & II Expansion.

41
42 Exhibit No. 3, which is the Public Hearing Notice that appeared in the April 15,
43 2026 issue of the Tampa Bay Times advising of this Public Hearing.

44

EXHIBIT NO. 1
SKETCH OF INITIAL PREMISES



EXHIBIT NO. 2

SKETCH OF PHASE I & II EXPANSION



TAMPA PORT AUTHORITY PUBLIC HEARING
Glovis America, Inc. – Lease Amendment
May 6, 2026 @ 9:01 a.m.

EXHIBIT NO. 3

LEGAL AD – TAMPA BAY TIMES

**PORT TAMPA BAY
NOTICE OF PUBLIC HEARING**

Notice is hereby given of a public hearing to be held on May 6, 2026 at 9:00 a.m., before the Tampa Port Authority, d/b/a Port Tampa Bay at its offices located at 1101 Channelside Drive, Tampa, Florida 33602, to hear public comments regarding the following:

GLOVIS AMERICA, INC. – AMENDMENT TO LEASE

Additional information is available online at www.tampaport.com. All written comments and objections directed toward the foregoing matter should be filed with Port Tampa Bay, Real Estate Department, at 1101 Channelside Drive, Tampa, Florida 33602 by 12:00 noon on May 5, 2026. Oral comments and objections may be presented at the hearing.

In accordance with the federal Americans with Disabilities Act and Section 286.26, Florida Statutes, persons with disabilities requiring reasonable accommodation to participate in this hearing should call (813) 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

April 15, 2026

85257

SIGN-IN SHEET
PUBLIC HEARING FOR

AMENDMENT TO LEASE WITH GLOVIS AMERICA, INC.

Wednesday, May 6, 2026 @ 9:00 A.M.

PLEASE PRINT THE FOLLOWING INFORMATION

	YOUR NAME (Please print)	COMPANY NAME (Please print full company name)	COMPLETE COMPANY ADDRESS (Please print full company address)	Do you plan to comment?
1.				
2.				
3.				
4.				
5.				
6.				
7.				
8.				
9.				
10.				

Handwritten: [Signature]

Handwritten: [Signature]

SUBJECT: LEASE AGREEMENT WITH MARTIN OPERATING PARTNERSHIP, LP

BACKGROUND:

Martin Operating Partnership, LP, (Martin Operating) is a subsidiary of Martin Midstream Partners, LP. Martin Midstream Partners, L.P. operates marine, truck, and rail terminals throughout ten (10) states. Martin Operating has leased approximately 10.57 acres on Pendola Point since 1995 from Port Tampa Bay (PTB) for the purpose of providing terminaling, distributing, and storing services of petroleum products and by-products, liquid sulphur, and other liquid bulk chemicals. Martin Operating desires to renew its lease which expires December 15, 2026.

FACTS/COMMENTS:

PTB staff and Martin Operating have negotiated the following terms for the Lease Agreement:

Premises:

Approximately 10.57 acres of land at Port Redwing, as depicted on Exhibit “A,” together with a non-exclusive easement to move commodities from Berth 24 and 24b to the Premises at a location acceptable to PTB.

Use: Solely for the purpose of providing terminal operations, distribution, and storage services for petroleum products and by-products (including asphalt), and other liquid bulk chemicals and for no other use or purpose without written permission from PTB.

Term: The initial term would be ten (10) years with two (2) lease extension options of five (5) years each.

Rent: Rent for the Premises would be as follows:

<u>Lease Term</u>	<u>Annual Rent</u>
Lease Year 1 (\$32,500/acre):	\$343,525
Lease Years 2 - 10:	Increases by 3% each year
Extension Options:	Increases by 3% each year

Minimum Financial Guarantee (MFG):

The MFG for payments of rent, wharfage, and dockage would be as follows:

Year 1 (12/16/2026 – 12/15/2027):	\$815,000 (\$77,105/acre)
Years 2 - 10:	MFG would increase each year by CPI
Extension Option(s):	MFG would increase each year by CPI

Wharfage Rates and Incentives:

Martin Operating would pay PTB's published tariff rates for all commodities, including petroleum products. For any Lease Year where Martin Operating exceeds 3,500,000 bbls of petroleum products, Martin Operating would receive a credit to be applied to the Rent for the following Lease Year of 12.5 percent of wharfage paid by Martin Operating for such Lease Year.

Other:

Martin Operating would take the Premises "AS-IS" and would be responsible for all utilities, real estate taxes, site improvements, insurance, and maintenance of the Premises. In addition, Martin Operating must comply with all seaport security and environmental regulations and laws, as well as all other applicable regulations and laws.

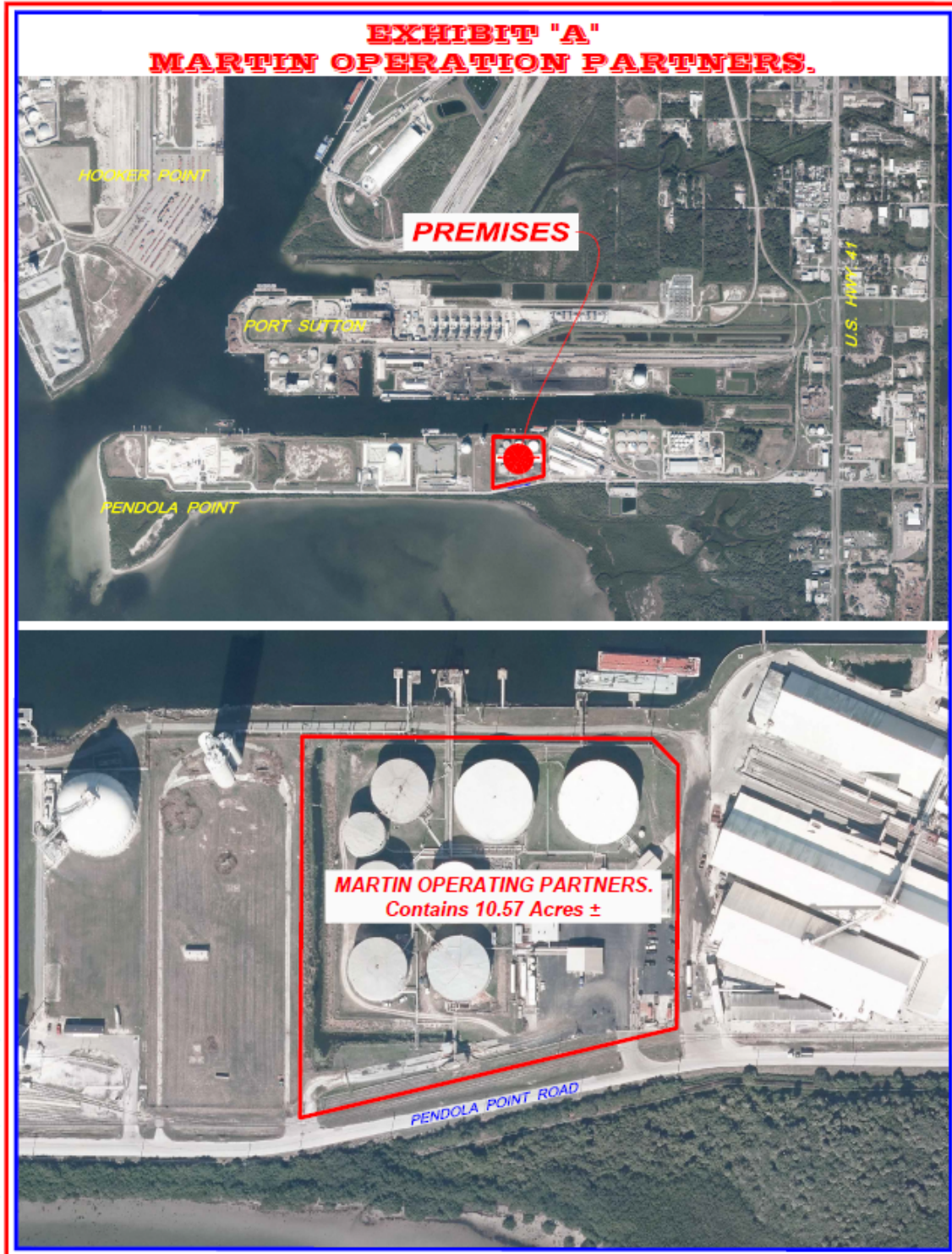
Public Hearing:

A public hearing was held on April 30, 2026, and there were no comments.

RECOMMENDATION:

Authorize the Port President/CEO, or his designee, to execute a Lease Agreement with Martin Operating Partnership, LP, in accordance with the terms set forth in this agenda item, subject to review by Port counsel.

Exhibit "A"





PORT TAMPA BAY

1101 Channelside Drive
Tampa, Florida 33602

Memorandum

To: A. Paul Anderson
President and CEO

CC: Charles Klug
Raul Alfonso

From: Heather Eblin-Crowe

Date: May 5, 2026

Subject: Martin Operating Partnership, LP – Lease Agreement

This public hearing was held in accordance with procedures specified in Chapter 95-488, Laws of Florida. The subject public hearing was held before me on Thursday, April 30, 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 May 5, 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 Lease Agreement between Port Tampa Bay and Martin Operating Partnership, LP.

Craig Roberts
Craig Roberts
Director of Real Estate

Date May 5, 2026

Attachments

PUBLIC HEARING TRANSCRIPT
April 30, 2026, at 9:30 a.m.
Martin Operating Partnership, LP –Lease Agreement

ATTENDEES

Gabriella Esteves – Port Tampa Bay

HEARING OFFICER

Heather Eblin-Crowe

1 **MRS. CROWE:**
2

3 Good morning. Today is Thursday, April 30, 2026, and this public hearing is called
4 to order at 9:30 a.m. This hearing is held under the authority and pursuant to Chapter
5 95-488 of the Laws of Florida. The purpose of the hearing is to hear comments from the
6 general public and interested parties regarding the following:
7

8 **LEASE AGREEMENT WITH MARTIN OPERATING PARTNERSHIP, LP**
9

10 My name is Heather Crowe and I am employed by the Tampa Port Authority, doing
11 business as Port Tampa Bay, and have been appointed by its Board of Commissioners
12 to serve as a hearing officer at public hearings such as the one we are conducting today.
13 Joining me is Craig Roberts, Director of Real Estate, who will present the terms of this
14 project.
15

16 **MR. ROBERTS:**
17

18 Martin Operating Partnership, LP, hereinafter referred to as “Martin”, is a
19 subsidiary of Martin Midstream Partners, LP. Martin Midstream operates marine, truck
20 and rail terminals throughout ten (10) states. Martin has leased approximately 10.57
21 acres on Pendola Point since 1995 and their lease expires December 15, 2026. Martin
22 desires to renew their lease and Port Tampa Bay and Martin have negotiated terms for
23 the new lease as summarized below:
24

25 The Premises would be approximately 10.57 acres of land together with a non-
26 exclusive easement to Berths 24 and 24b located on Pendola Point as outlined on the
27 attached Exhibit “A”. The Premises would be used solely for the purpose of providing
28 terminal operations, the distribution and storage services for petroleum products and by-
29 products (including asphalt), and other liquid bulk chemicals and for no other use or
30 purpose without written permission from the Port.
31

32 The Initial Term would be ten (10) years with two (2) lease extension options of
33 five (5) years each.
34

35 Rent for Lease Year 1 would be \$32,500 per acre, or \$343,525 annually.
36 Commencing in Lease Year 2, the Rent would increase by three percent (3%) each year
37 through the remainder of the Initial Term. Rent during the Extension Options would
38 increase by three percent (3%) each year through the term of both Extension Options.
39

40 There would be a Minimum Financial Guarantee, hereinafter referred to as the
41 “MFG” for financial payments of rent, wharfage and dockage. The MFG for Lease Year
42 1 would be \$77,105 per acre, or \$815,000. The MFG would increase by CPI commencing
43 in Lease Year 2 and each year through the remainder of the Lease, including the Lease
44 Extension Options.

1 Martin would pay Port Tampa Bay’s published tariff rates for all commodities,
2 including petroleum products. Martin would receive a Rent credit in the amount of 12.5%
3 for petroleum products in excess of 3,500,000 barrels in any given Lease year. The Rent
4 credit would be applied to the following lease year.

5
6 Martin would take the Premises “AS-IS” and would be responsible for all utilities,
7 real estate taxes, site improvements, insurance, and maintenance of the Premises. In
8 addition, Martin must comply with all seaport security and environmental regulations and
9 laws and all other applicable regulations and laws.

10
11 At this time, I would like to offer the following exhibits into the record:

12
13 Exhibit No. 1 – Depiction of the Premises.

14
15 Exhibit No. 2 – The Public Hearing Notice, along with the Publication Affidavit. The
16 Public Hearing Notice was published in the April 8, 2026 issue of the Tampa Bay Times.

17
18 These are the only exhibits to be offered into the record.

19
20 **MRS. CROWE:**

21
22 Thank you Mr. Roberts. The exhibits will be entered into the record as presented.

23
24 At this time we will take comments concerning this issue.

25
26 Are there any comments? Hearing none.

27
28 A transcript will be made and furnished to the Port Authority Staff. The Staff will
29 make a recommendation to our Board of Commissioners, which will meet on May 19,
30 2026. The Staff recommendation will be available on May 12, 2026. If there is nothing
31 else to come before this hearing, I declare this hearing closed at 9:35 a.m.

32
33
34 I, Heather Eblin-Crowe, have read and approve the form of the attached
35 transcript of the April 30, 2026 Public Hearing for the Lease Agreement between Port
36 Tampa Bay and Martin Operating Partnership, LP.

37
38
39 Dated on May 5, 2026.

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41
42 Heather Eblin-Crowe
43 Heather Eblin-Crowe
44 Public Hearing Officer

EXHIBIT NO. 1

PREMISES

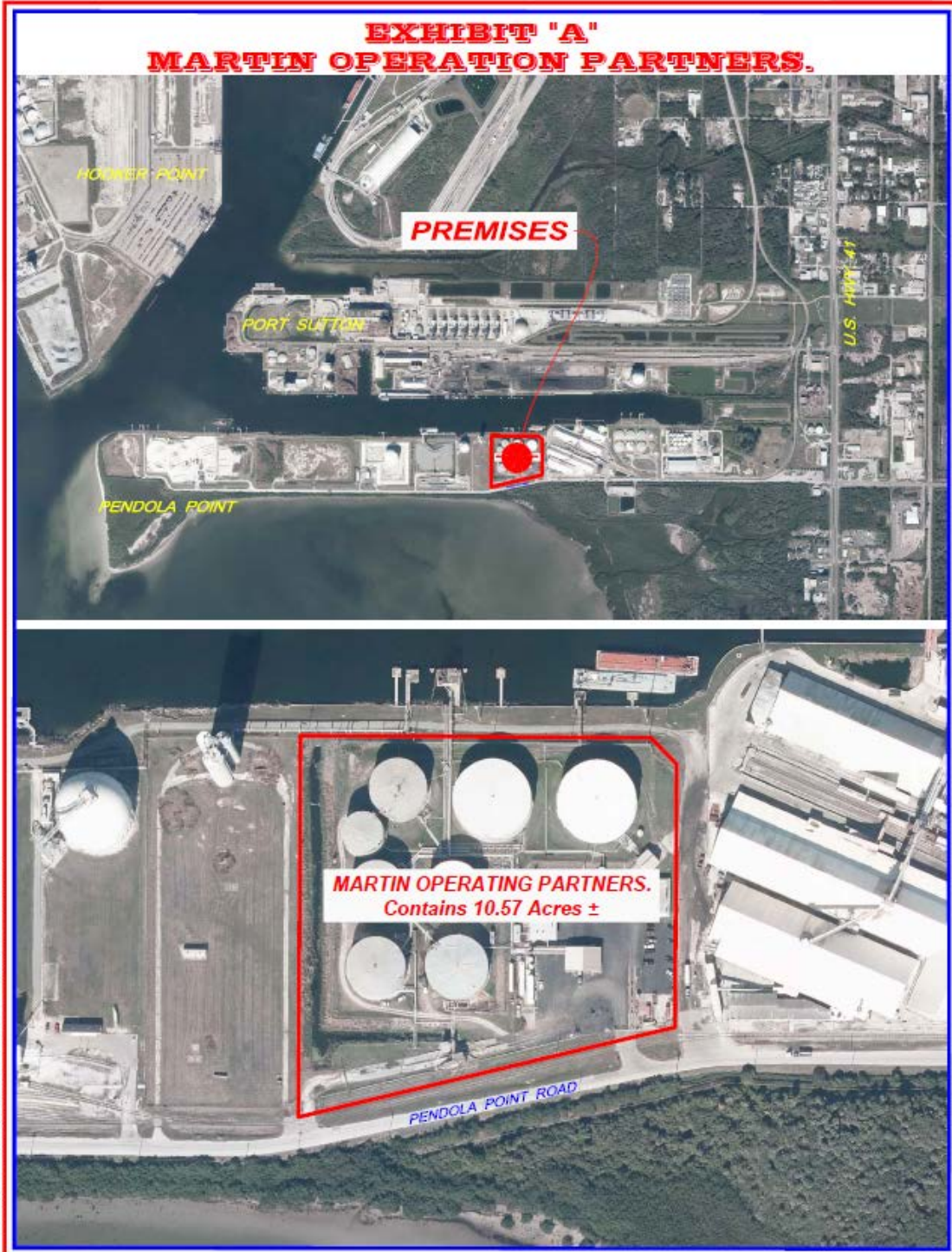


EXHIBIT NO. 2

PUBLIC HEARING NOTICE

**PORT TAMPA BAY
NOTICE OF PUBLIC HEARING**

Notice is hereby given of a public hearing to be held on April 30, 2026 at 9:30 a.m., before the Tampa Port Authority, d/b/a Port Tampa Bay at its offices located at 1101 Channelside Drive, Tampa, Florida 33602, to hear public comments regarding the following:

MARTIN OPERATING PARTNERSHIP, LP – LEASE AGREEMENT

Additional information is available online at www.tampaport.com. All written comments and objections directed toward the foregoing matter should be filed with Port Tampa Bay, Real Estate Department, at 1101 Channelside Drive, Tampa, Florida 33602 by 12:00 noon on April 29, 2026. Oral comments and objections may be presented at the hearing.

In accordance with the federal Americans with Disabilities Act and Section 286.26, Florida Statutes, persons with disabilities requiring reasonable accommodation to participate in this hearing should call (813) 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.

4/8/2026

83291

SIGN-IN SHEET

PUBLIC HEARING FOR

LEASE AGREEMENT WITH MARTIN OPERATING PARTNERSHIP, LP

Thursday, April 30, 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.				
2.				
3.				
4.				
5.				
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Handwritten: TAMPA PORT AUTHORITY

SUBJECT: HOOKER'S POINT RESILIENCY PROJECT – REALLOCATION OF PROJECT SAVINGS TO STORM HARDEN PETROLEUM TERMINALS

BACKGROUND:

Port Tampa Bay (PTB) recently completed a storm hardening project on Hooker's Point by installing two new underground distribution circuits, connecting the circuits to the TECO substation, and installing underground laterals from two (2) new distribution circuits to all the critical port facilities (Hooker's Point Resiliency Project). PTB invested approximately \$13.5 million and TECO invested approximately \$4.8 million in the Project. TECO's investment in the Project was for upgrading its substation on Hooker's Point which included elevating the substation control house, installing five 13kv breakers, and upgrading the remaining substation transformer to a larger size.

FACTS/COMMENTS:

The Port Tampa Bay Board approved two (2) projects in late 2024 for the hardening of the Hooker's Point electrical grid.

At the September 17, 2024 Board meeting, the PTB Board approved a construction agreement with HYPOWER, LLC for the Hooker's Point Resiliency Project in an amount not to exceed \$6,576,845. To date, PTB has \$670,762.96 in unused funds left in the project.

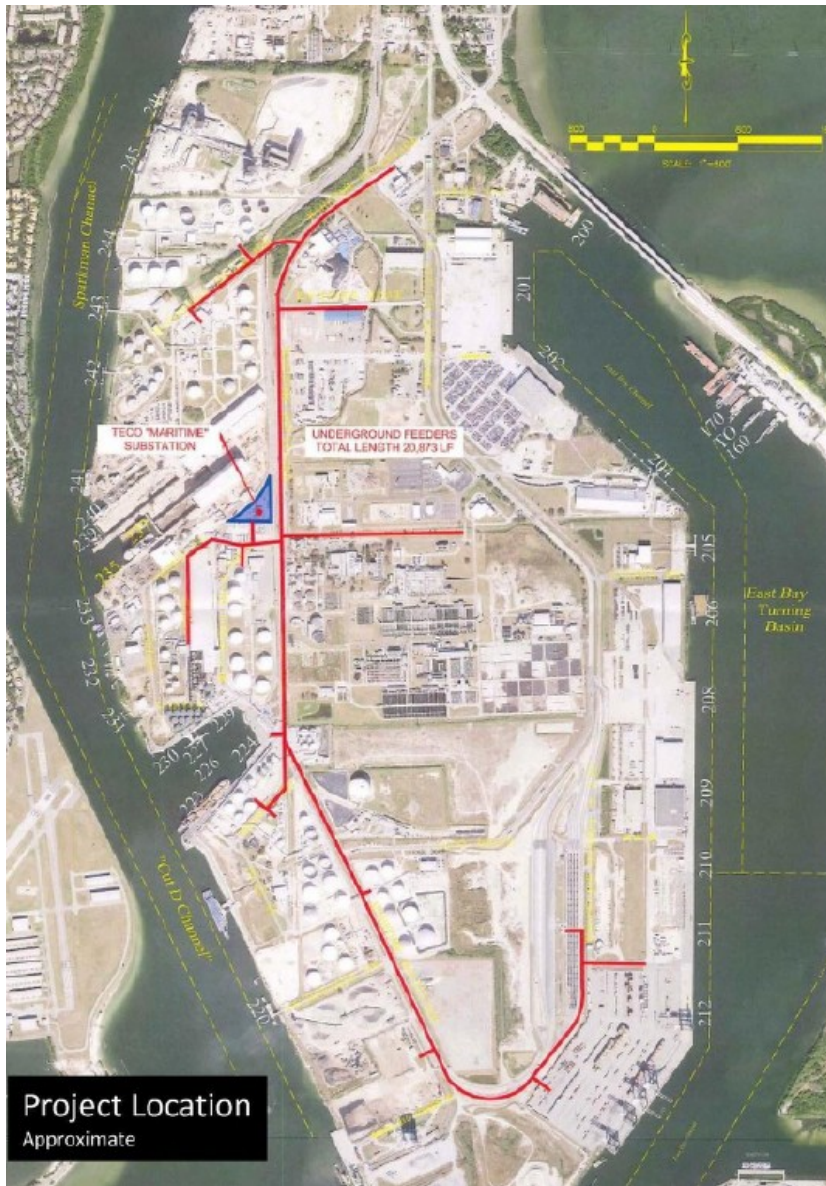
At the October 22, 2024 Board meeting, the PTB Board approved an agreement with Tampa Electric Company (TECO) for the installation of over 30,000 feet of feeder underground cable, approximately 30 pull boxes and manholes, over 32 switch gears, and 14 transformers for a not to exceed price based on the scope of work of \$7 million. To date, the Port has \$569,000 in unused funds left in the project.

PTB staff has requested a proposal from HYPOWER and its sub-contractor to storm harden the Buckeye, Kinder Morgan, TransMontaigne, and Murphy petroleum terminals on Hooker's Point. HYPOWER and its sub-contractor have provided a proposal to PTB for this work in an amount of \$938,023.

As noted above, PTB has \$670,762.96 in unused funds left in the construction agreement with HYPOWER, LLC for Hooker's Point Resiliency Project. PTB staff recommends reallocating \$500,000 of unused funds from the TECO project to the Hooker's Point Resiliency Project for the storm hardening of the petroleum terminals.

RECOMMENDATION:

Authorize the Port President/CEO, or his designee, to reallocate \$500,000 of unused funds from the TECO project to the Hooker's Point Resiliency Project, and authorize a change order in the amount of \$1,170,762 to HYPOWER, LLC to storm harden the petroleum terminals on Hooker's Point, which includes a contingency of \$232,739, all subject to review by Port counsel.



TAMPA PORT AUTHORITY
 Monthly Aged Receivables
 April 30, 2026

Customer Number	Customer Name	Current	31-60 Days	61-90 Days	91 & Over	Customer Balance
Port Fees						
T425	AGUNSA USA, INC (Eastport Lease))	(2,452.92)	5,092.90	-	-	2,639.98
S036	ALTAMAR SHIPPING	1,669.50	1,018.50	-	-	2,688.00
T012	AMALIE OIL COMPANY	-	2,521.02	-	-	2,521.02
D081	AMERICAN MARINE EXPRESS, INC	21.00	-	-	-	21.00
M164	BELFOR	1,000.00	-	-	-	1,000.00
A512	BEYEL BROTHERS INC	346.68	-	-	-	346.68
A552	BIEHL & CO FLORIDA LLC	6,554.28	-	-	-	6,554.28
T201	BUCKEYE TERMINALS, LLC	73,887.55	-	-	-	73,887.55
T307	BUCKEYE TERMINALS, LLC (North Terminal Easement)	444.87	-	-	-	444.87
T003	CARGILL INC	(644.25)	-	-	-	(644.25)
T131	CARNIVAL CRUISE LINES	465,850.00	-	-	-	465,850.00
T190	CEMEX USA	-	2,126,784.00	-	-	2,126,784.00
T014	CENTRAL FLORIDA PIPELINE LLC	193,802.16	-	-	-	193,802.16
T145	CENTRAL FLORIDA PIPELINE LLC	15,080.92	-	-	-	15,080.92
T109	CITRUS PRODUCTS	105,057.98	-	-	808.82	105,866.80
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	24,456.20	5,480.00	-	-	29,936.20
Q127	DONGKUK INTERNATIONAL INC (CA)	3,917.03	-	-	-	3,917.03
Q081	DONGKUK INTERNATIONAL INC (NJ)	2,034.24	-	-	-	2,034.24
Q529	DONGKUK INTERNATIONAL, INC (TX)	1,117.31	-	-	-	1,117.31

77

TAMPA PORT AUTHORITY
Monthly Aged Receivables
April 30, 2026

Customer Number	Customer Name	Current	31-60 Days	61-90 Days	91 & Over	Customer Balance
M162	ENVIRONMENTAL SCIENCE ASSOCIATES	1,504.06	-	-	-	1,504.06
A418	EXPRESS MARINE	642.60	-	-	-	642.60
A031	FILLETTE GREEN & CO, INC	294.84	466.56	-	-	761.40
T132	FLORIDA AQUARIUM	507.50	-	-	-	507.50
A429	GAC SHIPPING (USA) INC	110,793.68	-	-	-	110,793.68
S043	GLOBAL DISTRIBUTION INC	(714.00)	-	-	-	(714.00)
A527	GULF HARBOR SHIPPING, LLC	3,442.80	-	-	-	3,442.80
A264	GULF MARINE REPAIR INC	136.08	-	-	-	136.08
T063	GULF SULPHUR SERVICES	5,276.96	-	284.73	5,516.46	11,078.15
A306	INCHCAPE SHIPPING SERVICES	34,306.26	-	-	-	34,306.26
T101	INTERACID NORTH AMERICA, INC	2,806.05	-	-	-	2,806.05
A078	INTERNATIONAL SHIP REPAIR	105.84	-	-	-	105.84
D078	KAG SPECIALTY PRODUCTS GROUP, LLC	20.00	10.50	10.50	-	41.00
Q480	KG STEEL USA INC	980.33	-	-	-	980.33
A350	KIMMINS CONTRACTING	80.00	-	20.00	-	100.00
A346	KIRBY CORPORATION	662.04	-	-	662.04	1,324.08
A003	KIRBY OFFSHORE MARINE	16,103.45	3,574.76	-	1,076.93	20,755.14
B226	L3 LIMOUSINE, INC	50.00	-	-	-	50.00
A248	LA CARRIERS, LLC	149.04	-	-	-	149.04
T308	LOGISTEC GULF COAST LLC	101,989.31	-	-	-	101,989.31
T328	MAJESTIC STEEL USA	6,577.29	-	-	-	6,577.29
T430	MARGARITAVILLE AT SEA	349,426.00	-	-	-	349,426.00
T135	MARTIN MARIETTA AGGREGATES	39,696.19	-	-	-	39,696.19
T134	MARTIN OPERATING PARTNERSHIP	15,190.24	-	-	-	15,190.24
A465	MASTER, OWNER & OPERATORS	189,025.75	-	-	-	189,025.75

78

TAMPA PORT AUTHORITY
Monthly Aged Receivables
April 30, 2026

Customer Number	Customer Name	Current	31-60 Days	61-90 Days	91 & Over	Customer Balance
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	21,956.79	-	-	-	21,956.79
T002	MOSAIC CROP NUTRITION, LLC	3,603.86	-	-	530.25	4,134.11
T011	MURPHY OIL USA INC	62,008.23	8,856.22	-	-	70,864.45
S075	NAV TRANSPORTATION/NORTHSTAR SVCS LTD	31.50	-	-	-	31.50
A071	NORTON LILLY INTERNATIONAL, US, INC	87,776.14	-	-	-	87,776.14
T200	NORWEGIAN CRUISE LINE	54,105.10	-	-	-	54,105.10
A439	NOVA INTERNATIONAL SHIPPING	(1,253.07)	-	-	-	(1,253.07)
A069	OSG SHIP MANAGEMENT, INC	1,395.74	-	-	-	1,395.74
T205	PLAINS LPG SERVICES, L.P.	4,859.97	-	-	-	4,859.97
T318	PORT LOGISTICS TERMINAL OPERATIONS LLC	10,320.74	-	-	-	10,320.74
T006	PORTS AMERICA	407.02	-	-	-	407.02
T182	PORTS AMERICA	547,413.23	-	-	-	547,413.23
Q359	POSCO INTERNATIONAL AMERICA (NJ)	492.57	-	-	-	492.57
D075	RELIABLE TAMPA PARTNERS	180.00	-	-	-	180.00
T202	ROYAL CARIBBEAN CRUISES LTD.	893,681.10	-	-	-	893,681.10
A064	SAVAGE & SON, AR	399,239.34	-	-	-	399,239.34
A531	SAVAGE MARINE MANAGEMENT COMPANY, LLC	70,686.68	-	-	-	70,686.68
A486	SEACAT LINES C/O NAGA LOGISTICS	42,086.60	11,782.54	-	149.14	54,018.28
Q213	SEAH STEEL AMERICA CORP	1,053.95	-	-	-	1,053.95
Q530	SEBANG METAL TRADING AMERICA CORP	1,382.07	-	-	-	1,382.07
S069	SOUTHERN CARTAGE, INC	(21.00)	-	-	-	(21.00)
T137	TAMPA JUICE SERVICE INC	2,279.73	-	-	-	2,279.73

79

TAMPA PORT AUTHORITY
Monthly Aged Receivables
April 30, 2026

Customer Number	Customer Name	Current	31-60 Days	61-90 Days	91 & Over	Customer Balance
T021	TAMPA PORT SERVICES, LLC	(10,769.54)	-	-	2,292.82	(8,476.72)
D084	TITAN FLORIDA (TITAN CONCRETE-WEST COAST REGION)	220.00	-	60.00	-	280.00
T173	TITAN FLORIDA LLC	6,267.55	-	-	-	6,267.55
T150	TRADEMARK METALS RECYCLING FKA ONESTEEL	(0.86)	-	-	-	(0.86)
A497	TRANS-ATLANTIC AGENCIES INC	126,757.11	-	-	-	126,757.11
T020	TRANSMONTAIGNE INC	79,584.10	-	-	-	79,584.10
S021	TRX SOUTHEAST (TAMPA #770)	-	10.50	-	-	10.50
A553	VALHALLA SHIP AGENCY, LLC	(58.74)	-	-	-	(58.74)
T056	YARA NORTH AMERICA INC	9,623.92	-	-	-	9,623.92
Subtotal Port Fees		4,186,466.69	2,165,684.98	504.83	12,024.79	6,364,681.29

80

Lease Charges

L045	AMALIE OIL	2,351.69	-	-	-	2,351.69
L306	BUCKEYE TERMINALS, LLC	158,614.89	-	-	-	158,614.89
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	(5.59)	-	-	-	(5.59)
L399	CEMEX CONSTRUCTION MATERIALS FLORIDA LLC	17,749.53	-	-	-	17,749.53
L299	CEMEX CONSTRUCTION MATERIALS FLORIDA, LLC	(3,233.94)	-	-	-	(3,233.94)
L196	E.N. BISSO & SON INC	(100.00)	-	-	-	(100.00)
L317	Extenet Systems, Inc	-	-	111.04	-	111.04
L415	GLOVIS AMERICA, INC	63,229.00	-	563.06	1,465.77	65,257.83

TAMPA PORT AUTHORITY
Monthly Aged Receivables
April 30, 2026

Customer Number	Customer Name	Current	31-60 Days	61-90 Days	91 & Over	Customer Balance
L214	GULF SULPHUR SERVICES	22,070.00	-	-	-	22,070.00
L103	INTERNATIONAL SHIP REPAIR & MARINE SERVICES, INC	20.00	-	-	-	20.00
L412	KAREN GONZALEZ PITTMAN	-	37.96	-	-	37.96
L328	MAJESTIC STEEL USA	16,183.00	-	-	-	16,183.00
L173	MARTIN OPERATING PARTNERSHIP	28,925.43	-	-	-	28,925.43
L176	MID-AMERICA APARTMENTS, LP	55.03	-	-	-	55.03
L550	MLS BC CRUISES, INC.	(260.00)	-	-	-	(260.00)
L010	MOSAIC CROP NUTRITION, LLC	-	-	431.00	-	431.00
L408	NAV TRANSPORTATION LLC	(60.00)	-	-	-	(60.00)
L418	PANGAEA FLORIDA LLC	5,000.00	-	-	-	5,000.00
L405	PORT HENDRY D, LLC	21,746.83	809.92	-	-	22,556.75
L318	PORT LOGISTICS TERMINAL OPERATIONS LLC	150.60	-	-	-	150.60
L264	PORTS AMERICA	69,566.02	-	-	-	69,566.02
L311	Precision Build Solutions, LLC	1,080.33	-	-	-	1,080.33
L292	PURAGLOBE FLORIDA LLC	(200.00)	-	-	-	(200.00)
L431	QUALITY CONTAINER TRANSPORT, INC	143,658.64	-	-	-	143,658.64
L435	REDWING MATERIALS I, LLC (Maschmeyer)	(23,512.50)	-	-	-	(23,512.50)
L329	SESCO CEMENT FLORIDA LLC	-	13.00	-	-	13.00
L235	STARSHIP CRUISE LINE	(19,785.42)	-	-	-	(19,785.42)
L253	T C PORT YBOR LLC	(112.18)	-	-	-	(112.18)
L301	TAMPA BAY INTERNATIONAL TERMINALS	1,000.00	-	-	-	1,000.00
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	(266.74)	-	156.04	488.93	378.23
L297	TRANSFLO TERMINAL SERVICES, INC.	(735.84)	2,969.06	-	-	2,233.22

TAMPA PORT AUTHORITY
Monthly Aged Receivables
April 30, 2026

Customer Number	Customer Name	Current	31-60 Days	61-90 Days	91 & Over	Customer Balance
L402	TS-GROVE PT MARINAS RVM, LLC	1,219.57	-	-	-	1,219.57
L191	TYSON TAMPA APARTMENTS, LLC	155.34	10,356.03	-	-	10,511.37
L440	UNITED STATES COAST GUARD	21,408.94	21,061.67	-	-	42,470.61
L307	VERIZON WIRELESS PERSONAL COMMUNICATIONS LP	(119.72)	-	-	-	(119.72)
L146	VULCAN MATERIALS	(1,537.92)	-	-	-	(1,537.92)
Subtotal Lease Charges		612,322.93	35,247.64	1,261.14	1,954.70	650,786.41

82

Total Aged Receivables (Port Charges and Leases) as of April 30, 2026 \$ 4,798,789.62 \$ 2,200,932.62 \$ 1,765.97 \$ 13,979.49 \$ 7,015,467.70

TAMPA PORT AUTHORITY
MONTHLY CONTRACT STATUS REPORT
04/30/2026

Project	Contractor	Contract Financial Record #	Original Bd App Date	Amt Approved Including Amendments	Costs Incurred to Date	Percent Complete
OPERATING AND NON-CAPITAL CONTRACTS:						
State Legislative Services	Advocacy Group at Cardenas Partners	26-29	06/17/25	\$ 60,000	\$ 35,000	58.3%
State Legislative Services	Gray Robinson, P.A.	26-29	06/17/25	\$ 60,000	\$ 30,270	50.5%
Benefit Consulting Services	AON Consulting, Inc.	26-25	04/15/25	\$ 145,000	\$ -	0.0%
Insurance Broker Services	Arthur J. Gallagher Risk Management Serv	26-28	08/19/25	\$ 150,000	\$ 150,000	100.0%
Property, Liability, and Flood Insurance Coverage	Arthur J. Gallagher Risk Management Serv	26-42	04/15/25	\$ 4,471,896	\$ 8,052	0.2%
Auto Insurance	Florida Insurance Alliance	26-42	09/16/25	\$ 91,309	\$ 91,309	100.0%
Workers Compensation & Auto Insurance	Florida Insurance Alliance	26-05	09/17/24	\$ 198,806	\$ 107,497	54.1%
Strategic Communications Services Consultant	Bayview Public Relations	26-54	09/16/25	\$ 25,000	\$ 25,000	100.0%
Government Relations Consultant Services	Van Scoyoc & Associates	26-33	10/22/24	\$ 90,000	\$ 52,500	58.3%
Government Relations Consultant Services	Becker & Poliakoff, P.A.	26-33	04/15/25	\$ 90,000	\$ 52,500	58.3%
Bond Counsel	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%
Security System Maintenance & Repair	GSA Security/LaForce Holdings	25-03	03/23/22	\$ 481,000	\$ 419,760	87.3%
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	\$ 239,278	59.6%
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	\$ 222,718	97.9%
Website Development & Website Hosting Services	Pantheon Solutions	26-35	11/15/22	\$ 45,000	\$ 19,200	42.7%
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	\$ 50,275	55.9%
Landscaping Services	TCC Enterprise Inc	26-06	09/21/21	\$ 138,100	\$ 64,050	46.4%
Grounds Maintenance	TCC Enterprise Inc	26-18	09/21/21	\$ 456,060	\$ 216,800	47.5%
Elevator/Escalator Maintenance & Repair Services	ThyssenKrupp Elevator	26-27	09/15/20	\$ 967,142	\$ 692,021	71.6%
Hosting and Support Services	Timmons Group	26-20	02/17/26	\$ 40,840	\$ 6,807	16.7%
Medical Insurance	United Healthcare	26-37	08/19/25	\$ 4,308,788	\$ 1,073,521	24.9%
Uniformed Security Guard Services	Universal Protection Service dba Allied Uni	26-15	12/19/23	\$ 4,272,625	\$ 1,241,054	29.0%
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%
				\$ 22,119,988	\$ 7,211,846	
OPERATING AND NON-CAPITAL CONTRACTS:						
CONTINUING ANNUAL CONTRACTS:						
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	\$ 8,450,977	96.6%
Professional Service Contracts	Various	26-01-02		\$ 7,200,000	\$ 2,145,221	29.8%

TAMPA PORT AUTHORITY
MONTHLY CONTRACT STATUS REPORT
04/30/2026

Project	Contractor	Contract Financial Record #	Original Bd App Date	Amt Approved Including Amendments	Costs Incurred to Date	Percent Complete
CONTINUING ANNUAL CONTRACTS:				\$ 36,896,539	\$ 30,828,574	
CONSTRUCTION AND CAPITAL CONTRACTS:						
HP Resiliency Project	Hypower, LLC	23-52-2	04/02/25	\$ 6,576,845	5,033,839	76.5%
HP Resiliency Project	Tampa Electric Company (TECO)	23-52-3	10/22/24	\$ 7,000,000	6,000,000	85.7%
Passenger Bridge Replacements at Terminals 2 & 6	FMT Sweden AB & Global Rigging Transpc	23-54	02/28/24	\$ 7,199,474	5,599,801	77.8%
Shrimp Dock Repairs	Tampa Bay Marine	24-22a	11/14/23	\$ 2,415,451	846,310	35.0%
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 Mitig	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 C	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	499,995	100.0%
Metroport Design PH II	HDR Engineering, Inc.	24-57a	01/20/26	\$ 950,000	126,648	13.3%
Berth 214 Wharf	Russell Marine, LLC	24-58	06/18/24	\$ 67,159,751	48,984,869	72.9%
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	3,455,959	86.4%
Acquisition of 2 new container gantry cranes	Liebherr Crane Company	25-45	12/17/24	\$ 41,496,739	25,179,535	60.7%
Berth 301 Wharf	Orion Marine Construction	25-55	12/22/25	\$ 21,400,000	7,795,538	36.4%
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	457,169	36.0%
Hooker's Point Lumber Warehouse (Berth 206)	Reno Boyd Building Co., LLC	25-63	05/20/25	\$ 1,600,000	149,156	9.3%
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	581,012	14.5%
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	1,698,105	9.2%
Spoil Island 2D Rehabilitation	Russell Marine, LLC	26-78	02/17/26	\$ 2,500,000	-	0.0%
CONSTRUCTION AND CAPITAL CONTRACTS:				\$ 223,030,456	\$ 134,727,076	

MINOR WORK PERMIT REPORT

4/1/2026 – 4/30/2026

PERMITS ISSUED

25-024	GVI-IP Tampa Hotel Owner LLC	Repair Floating Dock/Moorings/Fish Creek off Old Tampa Bay/Tampa
25-042	Jason Bowers	Maintenance Dredge/Mirabay Tidal Canal/Apollo Beach (Mirabay)
26-002	Riverwalk Hotel Property Owner	ADA Access Ramp/Hillsborough River/Tampa
26-006	MPLX Terminals LLC	Shoreline Stabilization/Ybor Channel/Tampa

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
25-028	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 th Street, (Berth 256) Tampa, FL
25-037	S	MacDill AFB	Repair/Replace Sailboat Dock @ 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

Appl.#	M/ S	Applicant	Proposed Work
25-043	M	Sidney Wilson	Seawall @ 3240 42 nd 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
26-003	M	Richard McConnell	Dock/Boatlift @ 1224 Sweeney Drive, Ruskin, FL
26-004	M	Moad Kased	Dock @ 6602 Surfside Blvd., Apollo Beach, FL
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)
26-009	M	Timothy Brickey	Dock/lift/Dredge @ 613 Mirabay Blvd., Apollo Beach (Mirabay)
26-010	M	Chad Wandall	Boatlift @ 5720 Tortoise PL, Apollo Beach (Mirabay)
26-011	M	Norman Stabler	Riprap @ 1109 SW 10 th Street, Ruskin
26-012	M	David Couchman	Boatlift @ 5733 Tortoise PL, Apollo Beach (Mirabay)
26-013	S	The Townhomes of Little Harbor (HOA) Inc.	Docking Facility/Dredge @ 555 Bahia Beach Drive, Ruskin
26-014	M	Paul Lemoine	Add Lift to Existing Dock @ 5706 Sea Trout PL, Apollo Beach (Mirabay)

EXPENDITURES
Between \$50,000 - \$250,000
04/01/2026 - 04/30/2026

COMPANY	DESCRIPTION	AMOUNT	FUNDING	ADDITIONAL INFORMATION	87
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Board Meeting
May 19, 2026
ID149166

Future Proposed Projects

May 2026

Project Name	Current Contractor / Consultant	Estimated Proposal/Bid Release	Estimated Board Approval
General Planning Services	Renaissance Planning Group	June/July	August/September
Pendola Point Roadway Improvements	NEW PROJECT	April/May	May/June
SouthBay Road and Utilities	NEW PROJECT	April/May	May/June

88

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