PORT TAMPA BAY
MONTHLY BUSINESS MEETING
SEPTEMBER 15, 2026 - 9:30 AM

PORT TAMPA BAY

PORT TAMPA BAY MONTHLY BUSINESS MEETING MINUTES

Meeting Date: August 18, 2026
Location: Port Tampa Bay Headquarters, 1101 Channelside Drive, Tampa, Florida

PORT TAMPA BAY BOARD MEMBERS PRESENT

Chad Harrod	Chairman	Seat #1
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 and CEO
Raul Alfonso	Executive Vice President and Chief Commercial Officer
Charles E. Klug	Chief Legal Officer
Michael Poole	Chief Financial Officer
Brian Giuliani	Chief Operating Office
Greg Lovelace	Sr. Vice President of Marketing and Business Development
Patrick Blair	Vice President of Engineering
Ryan Fierst	Vice President of Legal Affairs
Ram Kancharla	Vice President of Planning and Development
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
Ken Washington	Vice President and Chief Information Officer

The Public Attendance Sign-in Sheet is Attachment "A."

Chairman Harrod called the meeting to order at 9:31 a.m. and welcomed attendees, staff, and the public. It was noted for the record that Commissioner Carrere was absent from the day's proceedings.

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.

Chairman Harrod made opening remarks highlighting that the Port had been named among Florida Trend's Best Companies to Work For in Florida for 2026. Chairman Harrod explained that the recognition was particularly meaningful because the program evaluates workplace practices and culture and incorporates independent employee satisfaction into its survey process. He observed that Port Tampa Bay was experiencing an important period of growth, including record container volumes and record cruise passenger activity while simultaneously making major, long-term investments in infrastructure. He stated that this growth made the Port's employees more important than ever and that attracting and retaining talented employees, while maintaining a workplace where people wanted to build careers, was critical to the Port's continued success. He congratulated President and CEO Paul Anderson and the entire Port Tampa Bay staff for creating a strong organizational culture and thanked the employees for making the Port's success possible.

B. MINUTES AND FINANCIAL STATEMENTS

B-1. RECEIPT OF THE MINUTES FOR JUNE 16, 2026 BOARD MEETING

Chairman Harrod received the June 16, 2026 Board meeting minutes for approval.

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

B-2. PRESENTATION OF CARGO AND CRUISE QUARTERLY REPORT

Presenter: Greg Lovelace

Mr. Lovelace presented the cargo and cruise activity report, covering October 1, 2025 through June 30, 2026. Mr. Lovelace reported that Port Tampa Bay's overall cargo performance had been very strong. Across private and public berths, the Port handled approximately 25.8 million tons of bulk and general cargo, representing an increase of approximately 6.5% compared with the corresponding period of Fiscal Year 2025. He noted that the positive performance was broad-based, with dry bulk, liquid bulk, general cargo, and containerized cargo contributing to the overall results.

Mr. Lovelace explained that the Port's public terminals represented approximately half of the Port's total berth capacity and had handled nearly 13 million tons through the third quarter. Public-terminal cargo was up approximately 1.3%. Dry bulk was one of the principal contributors to the increase, rising approximately 9%, with prilled sulfur, fertilizer, and other dry-bulk commodities contributing significantly.

Mr. Lovelace stated that the slight decline in liquid bulk was primarily attributable to petroleum products, particularly unleaded gasoline. He cautioned, however, that the comparison with Fiscal Year 2025 was somewhat distorted because the previous year's public-terminal numbers had been unusually high as a result of reduced capacity at private terminals. Consequently, the current year's decline did not necessarily indicate a weakening of the underlying business. He characterized the public-terminal bulk operation as stable overall.

Turning to general cargo and containers, Mr. Lovelace identified containerized cargo as one of the strongest areas of performance. Container cargo was up approximately 18%, with the Port handling approximately 215,000 twenty-foot equivalent units, or TEUs, through the third quarter. He also noted that automobile activity was strong, with approximately 50,000 new automobiles handled during the first three quarters. Cruise activity likewise remained strong, with passenger activity up approximately 9% and ship calls up approximately 10%. Mr. Lovelace concluded that the third-quarter results were very positive and demonstrated that Port Tampa Bay continued to maintain a strong and diversified cargo base capable of supporting population growth, new residential development, business activity, construction demand, and consumer demand.

B-3. PRESENTATION AND RECEIPT OF THE FINANCIAL STATEMENT THROUGH JULY 31, 2026

Presenter: Michael Poole

Mr. Poole reported operating revenues of approximately $86 million, approximately $1.4 million, or 1%, above budget. He explained that the annual revenue budget was approximately $101 million and that the Port was therefore tracking very close to its forecast. The two principal revenue components were approximately $62 million in Port usage fees and $24 million in leases. Port usage fees were approximately 0.1% below budget, which Mr. Poole characterized as essentially on target. Cargo accounted for approximately $37 million and cruise activity for approximately $25 million.

Mr. Poole stated that cargo revenue represented approximately 14.4 million tons of cargo during the first ten months of the fiscal year. He noted that vehicles and container activity remained strong, with cargo activity approximately 7% above the prior year after ten months.

Mr. Poole then reviewed cruise revenue, which was approximately $25 million. The Port had handled approximately 1.59 million cruise passengers through more than 350 calls, putting passenger activity near 1.6 million and roughly on budget. Rental and lease revenue was approximately $24 million, approximately $1.6 million, or 7%, above budget. Mr. Poole explained that the favorable lease performance was primarily attributable to increased automobile-processing activity involving tenants whose business expansions had previously been brought before the Board through lease amendments.

Operating expenses were approximately $46 million, approximately $2.7 million, or 5%, below budget. Mr. Poole attributed the savings principally to service contracts, maintenance, and professional services. Non-operating items included approximately $2.2 million in interest income, approximately $2.8 million in interest expense on Port debt, and approximately $12.7 million in ad valorem taxes.

Mr. Poole explained that the $86 million in revenue less approximately $46 million in expenses produced operating income of approximately $40 million, resulting in an operating margin of approximately 46%. The fiscal year budget had anticipated a 42% operating margin. Because revenue was running ahead of forecast while expenses were below budget, the Port's operating margin was trending above its forecast. After accounting for non-operating items, the Port had approximately $11 million in additional income, producing net income of approximately $51 million.

Mr. Poole explained that the Port was obligated to make approximately $7 million in scheduled principal payments on its debt during the fiscal year. After those payments, approximately $44 million remained at the end of the ten-month period and was programmed toward the Port's capital budget. He characterized the financial results as stable and predictable.

After Mr. Poole's presentation, Commissioner Allman asked about the anticipated use of the Port's line of credit and its cash position. Mr. Poole stated that the Port expected to draw approximately $20 million on the line of credit in September. Following that transaction, the Port would likely be above its one-year cash target but would have significant expenses in early October, including crane payments and other obligations. Mr. Poole stated that the current objective was to maintain approximately one year's worth of operating expenses in cash reserves. With an operating budget of approximately $58 million, the target was therefore approximately $58 million in cash reserves.

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

C. CONSENT AGENDA

C-1. EPC MINOR WORK PERMIT 82670 - VARIANCE REQUEST TO INSTALL BOATLIFT TO RESIDENTIAL DOCK AT 1013 ROYAL PASS ROAD, TAMPA, FL

C-2. EPC MINOR WORK PERMIT 82267 - SUBMERGED LANDS RULE VARIANCE FOR PRIVATE RESIDENTIAL DOCK MODIFICATION AT 6520 SURFSIDE BLVD., APOLLO BEACH, FL

C-3. CONSENT TO ASSIGNMENT OF SUBMERGED LANDS LEASE FROM RMC BROTHERS, LLC TO YOEL GANDIA AND YAHIMA GONZALEZ

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

D. REGULAR AGENDA

D-1. WORK ORDER WITH AUSTIN CONSTRUCTION GROUP, INC. FOR WHARF DEEPENING PILE FOUNDATION ANALYSIS

Presenter: Patrick Blair

Mr. Blair explained that the Port has been working with the U.S. Army Corps of Engineers on the proposed deepening of the federal channel and that the Army Corps had completed its General Reevaluation Report. The project had since progressed into the PED, or Pre-Construction, Engineering, and Design phase. Mr. Blair explained that the Army Corps was responsible for permitting the federal channel, while Port Tampa Bay was responsible for determining the structural limitations of its individual berths and how deeply the channel could be excavated without undermining existing infrastructure.

He explained that the Port had begun the analysis approximately two years earlier through desktop audits involving reviews of existing plans and consultant records. The Port then entered a second phase involving geotechnical analysis and additional borings. The current phase was intended to determine the actual depth of existing piles because records concerning the original installation depths were not consistently available.

Mr. Blair described two testing methods. One was a more expensive procedure involving drilling parallel to existing piles and using frequency-based testing to identify the depth of the pile. The other, substantially less expensive method, involves attaching sensors to a pile and striking it with a hammer, then measuring the time required for the wave to travel to the bottom of the pile and return. The Port intended to use a significant number of the less expensive tests in conjunction with one of the more expensive tests to validate the results. A pilot testing program had produced positive results, and the consultants were comfortable with the proposed approach.

Mr. Blair explained that the Port's unit-price contracts allow the organization to proceed more quickly without separately bidding every service. Because the applicable threshold was $200,000, the proposed work required Board approval. Rather than undertaking a separate procurement that could delay the work by three to four months, the Port proposed a change order through one of its unit-price contractors, with H2R Corp. serving as a subcontractor.

The proposed work would consist of 28 PST tests and 401 PIT tests. Austin Construction Group, working in cooperation with H2R Corp., had submitted a proposal in the amount of $797,732. Staff had determined that the proposed price was reasonable, funding was included in the Fiscal Year 2026 capital budget, and Mr. Blair recommended approval of the work order in an amount not to exceed $797,732, subject to review by Port counsel.

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

D-2. CONVEYANCE OF LAND FOR RIGHT OF WAY IMPROVEMENTS TO FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) AT THE INTERSECTION OF U.S. HIGHWAY 41 SOUTH AND DIANA TOLEDO ALMEIDA ROAD

Presenter: Ed Washington

Mr. Washington explained that Port Tampa Bay planned to add a traffic signal at the intersection of Diana Toledo Almeida Road and U.S. Highway 41, which serves as an entrance to Port Redwing. The Port also planned to construct a new entrance to its 134-acre South Bay property. To facilitate improvements at the intersection, Port Tampa Bay proposed transferring approximately 12,900 square feet of land to the Florida Department of Transportation for right-of-way purposes.

Mr. Washington explained that the improvements would include expansion of the existing deceleration lane and provision of land for required utilities. FDOT would not pay consideration for the land transfer but would assume responsibility for real estate taxes, utility service, insurance, and maintenance associated with the property. The total project budget was approximately $2.5 million, consisting of approximately $1 million for relocation of the existing road and approximately $1.5 million for utility work. The materials for the work were already on site, permitting was expected to require approximately three additional months, and construction was anticipated to take approximately three months. Mr. Washington further stated that a public hearing had been held on August 10, 2026, with no objections received. Mr. Washington requested authorization to execute the transfer in accordance with the agenda item, subject to Port counsel review.

Chairman Harrod questioned whether the land would revert to Port Tampa Bay if it were not ultimately used for right-of-way purposes. Charles Klug, Port counsel, explained that the proposed conveyance was intended for right-of-way purposes only and that counsel would examine including a reverter clause providing for the property to revert to Port Tampa Bay if it ceased to be used for right-of-way purposes.

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

D-3. CONSENT TO CHANGE IN CONTROL OF KINDER MORGAN PORT SUTTON TERMINAL, LLC.

Presenter: Ed Washington

Mr. Washington explained that Kinder Morgan Port Sutton LLC leased approximately four acres of land at Port Sutton containing a 20,000-square-foot warehouse. The original lease began in 2002 and consisted of a 20-year term with four 10-year options. The tenant was currently exercising its first option, which would expire in 2032. The current rent was approximately $136,000 annually for the leased property.

Mr. Washington explained that Kinder Morgan Port Sutton LLC was owned by Kinder Morgan Operating LLC and that WATCO Companies LLC and WATCO Transloading were purchasing substantially all of Kinder Morgan Operating's assets at Port Sutton. The transaction would also transfer the terminal operator and stevedore licenses.

Mr. Washington described WATCO Companies as a substantial railroad and transportation organization operating short-line railroads and related businesses. Kinder Morgan Operating had requested Port Tampa Bay's consent to a change in control to WATCO Companies LLC or, at WATCO's discretion, WATCO Transloading LLC. If the latter structure were used, Port Tampa Bay would receive a corporate guarantee from WATCO Companies, the parent organization. Mr. Washington stated that Port staff had reviewed WATCO Companies' financial information and determined that the company was financially substantial and capable of meeting its obligations to the Port.

Mr. Washington clarified that if the transaction went directly to WATCO Companies, the Port would have the parent company itself as the responsible entity. If the lease were transferred to WATCO Transloading, Port Tampa Bay would receive a corporate guarantee from WATCO Companies.

Mr. Washington clarified that the Port's review concerned the bulk operation at Port Sutton and was unrelated to the Port's fuel terminal. He then introduced representatives who were present for the item: Art Rudolph, Vice President of Operations for Kinder Morgan Port Sutton; Joshua Altis, Director of Operations for WATCO Companies; and Danny Geralds, Terminal Manager for Kinder Morgan.

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

F. EXECUTIVE DIRECTOR REPORT

Paul Anderson relayed the following items:

U.S. Department of Transportation Visits Port Tampa Bay
Port Tampa Bay was pleased to welcome Secretary of Transportation Sean P. Duffy and Administrator of the Maritime Administration (MARAD) at the U.S. Department of

Transportation Stephen M. Carmel for a visit focused on the Port's operations, strategic growth, and regional economic impact. The Port provided an overview of its role in supporting commerce and supply chains throughout West Central Florida. Discussions also centered on the transformational Tampa Harbor Navigation Improvement Study. This infrastructure investment will allow larger vessels to safely transit the channel, strengthen the region's economic competitiveness, and support continued growth in cargo activity and maritime commerce for decades to come. During the visit, Secretary Duffy announced a $1 million Small Shipyard Grant award for Gulf Marine Repair for training center equipment, wheel loaders, and upgrades to three berths.

Site Preparation Underway for New Cruise Terminal
Port Tampa Bay has begun the first phase of construction on its new cruise terminal, filling the Metroport site, former home to the historic Banana Docks. The project includes restoring more than five acres of new land for the future terminal site. Kimmins Contracting Corporation is leading the site preparation effort, which includes filling the former Metroport area and relocating critical stormwater infrastructure. This phase of the project is expected to continue through late 2026, followed by a settlement period before construction advances. The new terminal is expected to be completed in 2029.

Port Tampa Bay Recognized as One of Florida's Best Companies to Work For
Port Tampa Bay has been named one of Florida Trend's Best Companies to Work For In Florida for 2026, recognizing the Port's commitment to its people and workplace culture. The recognition comes as the Port continues to grow, invest in its workforce, and strengthen its role as Florida's largest and most diversified seaport. The annual program considers workplace practices and employee satisfaction in determining its honorees. Mr. Anderson highlighted that Port Tampa Bay was the only government entity in the midsized-company category to receive the recognition.

Construction of New Container Cranes Passes Halfway Point
Construction of Port Tampa Bay's two new post-Panamax cranes is now more than halfway complete, marking an important step in the Port's 100-acre container terminal expansion. Once operational, the ship-to-shore cranes will expand cargo-handling capacity and support the Port's long-term goal of reaching one million TEUs annually. The investment reinforces Port Tampa Bay's commitment to strengthening supply chains and supporting continued economic growth throughout West Central Florida.

Port Hosts Congressional Leaders to Discuss Tampa Bay's Transportation Future
Port Tampa Bay welcomed U.S. Rep. Gus Bilirakis and Chairman of the US House Subcommittee on Energy and Water Appropriations Chuck Fleishman for a port tour and discussion on the infrastructure plans for the future. As the region grows, strong transportation infrastructure will remain critical to keeping people and goods moving and supporting Tampa Bay's economy.

Port Tampa Bay Hosts Environmental Harbor Tour
Hundreds of guests joined Port Tampa Bay aboard Yacht Starship on July 10 for the Port's quarterly Educational Harbor Tour, which featured an environmental theme. Over 300 passengers learned about the Port's economic impact, environmental stewardship efforts, and the diverse maritime industries that keep Florida's largest port moving. About 20 vendors were also onboard to share educational information with guests. The free tours

continue to connect the community with the vital role Port Tampa Bay plays in the region. The next tour is scheduled for October 2, 2026.

Brian Giuliani Named 2026 Tampa Bay TITAN 100 Honoree

Chief Operating Officer Brian Giuliani was recognized as a 2026 Tampa Bay TITAN 100 honoree for executives who demonstrate exceptional leadership and business impact. Since joining Port Tampa Bay, Brian has helped lead a 300% increase in container volumes while advancing major cargo and cruise initiatives. His leadership continues to strengthen the Port's role as a $34.6 billion economic engine.

Port Tampa Bay Celebrates Summer Interns

Port Tampa Bay was happy to host seven interns this summer, the Port's largest yet. Internships ran between six and eight weeks long and featured tours of the port, staff shadowing, and informational interviews with leadership. Interns gained a firsthand look at maritime operations through tours of the operations department and Hillsborough County Sheriff's Office Maritime Unit. The Port is grateful for their contributions and wish them continued success as they head back to campus or begin their next chapters.

One Millionth Passenger on Margaritaville

In June, a Tennessean assistant police chief was honored as the one millionth guest to sail with Margaritaville at Sea. The guest, along with his wife and two children, celebrated the occasion on the Margaritaville cruise ship while it was docked at Port Tampa Bay. Port Tampa Bay is proud of its port partners and celebrates this milestone as it looks forward to another great year of cruising.

Port Tampa Bay and Carnival Cruise Celebrate 250th Anniversary of the U.S.

Port Tampa Bay hosted a patriotic community celebration for Carnival Cruise Line's "America250" program, marking the 250th anniversary of the United States. The event, held aboard the Carnival Paradise, featured local veterans, first responders, and community officials, with a 40-foot-tall inflatable bald eagle on deck and attendees receiving commemorative challenge coins. The celebration at Port Tampa Bay was part of Carnival's nationwide series of events leading up to the 4th of July, honoring military personnel and community partners across their homeports.

Paul Anderson Visit Hanwha Philly Shipyard

Last month Paul Anderson visited Hanwha Philly Shipyard where he toured their operations and exchanged insights on shared experiences with port infrastructure, cargo handling, and maritime operations. Anderson also met with Leo Holt, president and CEO of Holt Logistics Corp., Mamoru Tarui, business development manager, and other members of the Holt leadership team. Discussions covered a wide range of topics, including crane technology, shipbuilding, logistics, and future opportunities across the maritime industry. Port Tampa Bay looks forward to continuing the conversation and learning from Holt's world-class logistics and cold chain expertise as the Port works to enhance operations and deliver even greater value to customers.

Post Executive Director Report Discussion

Following the Executive Director Report, the Board briefly discussed the Port's new cranes following recent tariff fluctuations. Mr. Poole clarified that while the Board initially approved a 15% tariff totaling $5.4 million, a subsequent Supreme Court ruling struck down those specific duties. Although a temporary 10% tariff was implemented, it will ultimately lower the Port's liability to roughly $3 million because freight and local assembly costs are deducted from the taxable base. This brings the projected cost for the cranes to approximately $39 million.

Mr. Poole explained that the tariffs are only due once the cranes are moved out of the Foreign Trade Zone and certified for operational use. However, he noted that while the Board originally authorized 30.6 million euros, a currency swap locked the transaction into U.S. dollars, eliminating any foreign exchange risk or potential for gain.

Concluding the discussion, Raul Alfonso pointed out an additional financial benefit, noting that as soon as the cranes become operationally certified, the Port will stop making lease payments to the terminal operator for an existing crane. Mr. Poole confirmed that this operational pivot will yield approximately $2 million in savings, which will be directed back into cash reserves and recognized in the upcoming year's revenue budget.

G. PRESENTATIONS

No presentations were given.

H. NEW BUSINESS

No new business was discussed.

I. FUTURE PROPOSED PROJECTS

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

J. CALENDAR OF EVENTS

AUGUST 20, 2026:
FISCAL YEAR 2027 BUDGET WORKSHOP
1:30 P.M. – PORT TAMPA BAY BOARDROOM

SEPTEMBER 8, 2026:
TENTATIVE MILLAGE RATE AND FISCAL YEAR 2027 BUDGET PUBLIC HEARING
5:01 PM – PORT TAMPA BAY BOARDROOM

SEPTEMBER 16, 2026:
FINAL MILLAGE RATE AND FISCAL YEAR 2027 BUDGET PUBLIC HEARING
5:01 PM - PORT TAMPA BAY BOARDROOM

NOVEMBER 6, 2026:
PORT TAMPA BAYSLAM
TAMPA CONVENTION CENTER DOCK

After reviewing the calendar of events, Mr. Anderson provided a brief update on the USS Jack H. Lucas, which had maintained a relationship with Port Tampa Bay as its commissioning port. Mr. Anderson reported several milestones from the ship's operations, noting that the USS Jack H. Lucas had been operational for approximately 26 months and had sailed more than 22,000 miles.

K. DATE OF NEXT MEETING

Chairman Harrod announced the next Board meeting would be Tuesday, Sept. 15, 2026, at 9:30 a.m. Information is available at www.porttb.com.

L. ADJOURNMENT

Chairman Harrod adjourned the meeting at 10:39 a.m.

Respectfully submitted,

Chad Harrod Chairman	Patrick Allman Secretary/Treasurer

Attachment A

PORT TAMPA BAY BOARD MEETING
AUGUST 18, 2026 - 9:30 A.M.

PUBLIC ATTENDANCE SIGN-IN SHEET

NAME	BUSINESS
Tere White	TBHSSC
Jeffrey Harvey	FDOT
Sara Christiano	FDOT
Sandy Naugle	Trans-Atlantic
Nancy Lehr	Moffatt & Nichol
Anthony Nunez	Tampa Port Ministries
Philip Erbland	Stantec
Melanie Fontana	Manhattan
Rachel Jones	PCL
Drew Hiskins	PCL
BOB SANDERS	WILLIAMS COMPANY
Bob Nathan	Moffatt & Nichol
Jenny Fluke	TAMPA PILOTS
Stephen Hall	ILA 1402
Harold Franklin Jr	ILA 1402
Yajayra Marin	PTB
Brian Moore	GHD

Additional spaces on next page.

PORT TAMPA BAY BOARD MEETING
AUGUST 18, 2026 - 9:30 A.M.

PUBLIC ATTENDANCE SIGN-IN SHEET

NAME	BUSINESS
Joe Vespote	Mosaic
Marty McIlburg	Andaman

Port Tampa Bay
Budgetary Comparative Statement of Revenues and Expenses
For the eleven (11) months ending August 2026

Description	Budget	Actual	Favorable (Unfavorable)	%
Port Usage Fees	67,706,334	68,186,660	480,326	0.7%
Rentals	24,525,823	25,837,549	1,311,726	5.3%
Other Operating	526,066	540,986	14,920	2.8%
Operating Revenue	**92,758,222**	**94,565,195**	**1,806,973**	**1.9%**
Personnel	22,803,111	22,229,709	573,402	2.5%
Promotional	1,862,579	1,515,388	347,191	18.6%
Administrative	28,707,532	27,063,938	1,643,594	5.7%
Operating Expense	**53,373,222**	**50,809,035**	**2,564,187**	**4.8%**
Operating Income	**39,385,000**	**43,756,160**	**4,371,160**	**11.1%**
	42%	46%		
Interest Income	2,454,837	2,401,193	(53,644)	-2.2%
Interest Expense	(4,279,187)	(3,073,183)	1,206,004	-28.2%
Ad Valorem Tax Receipts	12,597,633	12,696,988	99,355	0.8%
Other, net	(1,120,526)	(1,022,997)	97,529	-8.7%
Non-Operating	**9,652,757**	**11,002,001**	**1,349,244**	**14.0%**
Net Income	**49,037,757**	**54,758,161**	**5,720,404**	**11.7%**

SUBJECT: **EXTENSION OF LANDSCAPE SERVICES AGREEMENT WITH T.C.C. ENTERPRISE, INC.**

BACKGROUND:

Port Tampa Bay (PTB) retains landscaping services including labor, materials and all necessary services to maintain the landscape of PTB facilities in a healthy and vigorous growing condition which includes mowing, pruning, fertilization, mulching, as well as pest and weed control. At the August 20, 2024 Board meeting, PTB's Board of Commissioners approved the selection of T.C.C. Enterprise, Inc. (TCC) for the Landscape Services Agreement in the amount of $138,100, which includes a $10,000 beautification allowance that commenced on October 1, 2024 for an initial term of one (1) year with two (2) one (1) year extension options. The PTB Board approved a one year extension of the Landscape Services Agreement with TCC at the September 16, 2025 Board meeting for an amount not to exceed $138,000, which included a $10,000 beautification allowance.

FACTS/COMMENTS:

PTB staff is satisfied with T.C.C.'s performance and recommends exercising the final extension option extending the Agreement to September 30, 2027, and authorizing the funding of the Agreement for an amount not to exceed $138,100 per contract year. During the first option extension period (2025–2026), the contract amount remained consistent at $138,100. This amount includes a contingency allowance that will be utilized during the current fiscal year to support continued beautification, improvements, maintenance, and enhancements to PTB's landscaping areas.

T.C.C. is a Port Tampa Bay registered Small Business Enterprise. Funding for this Agreement is included in the proposed FY2027 Operating Budget.

RECOMMENDATION:

Authorize the Port President/CEO, or his designee, to exercise the final extension option of the Landscape Services Agreement with T.C.C. Enterprise, Inc. for the term of October 1, 2026, through September 30, 2027, for an amount not to exceed $138,100.00, which includes a $10,000 beautification allowance, subject to review by Port counsel.

Board Meeting
September 15, 2026
Facilities Management

SUBJECT: **EXTENSION OF GROUNDS MAINTENANCE AGREEMENT WITH T.C.C. ENTERPRISE, INC.**

BACKGROUND:

Port Tampa Bay (PTB) retains grounds maintenance services including labor, materials and all necessary services to maintain the landscape of PTB facilities in a healthy and vigorous growing condition which includes mowing, pruning, fertilization, mulching, as well as pest and weed control. At the October 22, 2024, Board meeting, PTB's Board of Commissioners approved the selection of T.C.C. Enterprise, Inc. (TCC) for the Grounds Maintenance Agreement in the amount of $456,060, which includes a 10% contingency. The parties entered into an agreement that commenced on October 1, 2024, for an initial term of one (1) year with two (2) one (1) year extension options. The PTB Board approved a one year extension of the Grounds Maintenance Agreement with TCC at the September 16, 2025 Board meeting for an amount not to exceed $456,060, which included a ten percent (10%) contingency for unforeseen conditions.

FACTS/COMMENTS:

PTB staff has been satisfied with T.C.C.'s performance and recommends exercising the final extension option extending the Agreement to September 30, 2027, and authorizing the funding of the Agreement for an amount not to exceed $456,060 per contract year, which includes a 10% contingency for unforeseen circumstances. This amount includes a ten percent (10%) contingency allowance that will be utilized during the current fiscal year to support continued improvements, maintenance, and enhancements to the PTB's grounds and surrounding areas.

T.C.C. is a Port Tampa Bay registered Small Business Enterprise. Funding for this Agreement is included in the proposed FY2027 Operating Budget.

RECOMMENDATION:

Authorize the Port President/CEO, or his designee, to exercise the final extension option of the Grounds Maintenance Agreement with T.C.C. Enterprise, Inc. for the term of October 1, 2026, through September 30, 2027, for an amount not to exceed $456,060, subject to review by Port Counsel.

Board Meeting
September 15, 2026
Facilities Management

SUBJECT: **CONTRACT EXTENSION WITH XTREMELY CLEAN JANITORIAL SERVICE, LLC**

BACKGROUND:

On August 19, 2025, Port Tampa Bay (PTB) approved a contract with Xtremely Clean Janitorial Service LLC. (Xtremely Clean) for janitorial services (Janitorial Services Contract). The Janitorial Services Contract includes the labor, materials, supplies, equipment, and all necessary services to perform the cleaning and janitorial services to PTB facilities, without limitation, the PTB Administration Building, Cruise Terminals 2, 3 & 6, Security Operations Center (SOC), Facilities Management Bldg., CES Bldg., Pendola Point, Port Sutton, Port Redwing, and Petroleum Terminal security buildings, and other facilities. The Janitorial Services Contract is for an initial term of one (1) year, with two (2) one- year extension options at PTB's discretion, for a not-to-exceed amount of $579,812, with a six percent (6%) contingency for unforeseen conditions that may occur during the term, for a total authorized budget of $614,600.72.

FACTS/COMMENTS:

Xtremely Clean, a 100% PTB-certified Small Business Enterprise firm, has fulfilled all requirements and satisfied PTB's needs as its janitorial services provider. During the first year of the agreement (2025–2026), the firm's total expenditures are projected at $585,000, which includes a portion of the approved contingency, not to exceed the total approved budget amount of $614,600. Staff recommends extending the Janitorial Services Contract for a not-to-exceed amount of $579,812, with a six percent (6%) contingency for unforeseen conditions that may occur during the term, for a total authorized budget of $614,600.72. This extension represents the first of two (2) consecutive one-year option terms, commencing November 1, 2026, and ending October 31, 2027.

Funding for this extension was included in the approved FY2027 Operating Expense Budget.

RECOMMENDATION:

Authorize the Port President/CEO, or his designee, to exercise the first extension with Xtremely Clean LLC, for the term of November 1, 2026, through October 31,2027 for amount not to exceed $579,812 and authorize a total budget of $614,600, which includes a six percent (6%) contingency for unforeseen circumstances that may occur during the contract term, subject to review by Port counsel.

Board Meeting
September 15, 2026
Facilities Management

SUBJECT: **INCREASED FUNDING FOR CONTRACT WITH HILLSBOROUGH COUNTY SHERIFF'S OFFICE FOR LAW ENFORCEMENT SERVICES**

BACKGROUND:

At its September 20, 2022, meeting, Port Tampa Bay's (PTB) Board authorized a contract with the Hillsborough County Sheriff's Office (HCSO) to provide dedicated law enforcement services at Port Tampa Bay for a term of six (6) years through September 30, 2028.

FACTS/COMMENTS:

The six (6) year HCSO contract includes costs associated with personnel, motor vehicle replacement/maintenance, operational support, training, and equipment replacement. These costs are identified in the contract, which also allows for annual adjustments of five percent (5%) for salaries and additional adjustments to costs associated with motor vehicle replacement/maintenance, operational support, staffing levels, training, and equipment replacement. Total budgeted costs related to the contract in FY2026 were $4,146,518. Total costs associated with this contract in FY2027 are $4,322,188.

Funding for this contract was included in the pending FY2027 Port Operating Budget.

RECOMMENDATION:

Authorize the increase of the HCSO contract in an amount not to exceed $4,322,188, and authorize the Port President/CEO, or his designee, to execute any necessary contract amendment with HCSO for law enforcement services for such increased funding, all subject to review by Port counsel.

Board Meeting
September 15, 2026
Security

EXHIBIT "A"
Tampa Port Authority
Law Enforcement Contract Amendment
Effective October 1, 2026, through September 30, 2027

Personnel Costs (Exhibit "C")	$3,570,472
Motor Vehicle Recurring Expense Estimates (Exhibit "D")	$58,307
Sub -Total	$3,628,779
Operational Support Costs (10% of Sub-Total)	$362,878
Vehicles and upfitting (Exhibit "E")	$293,000
New Canine (Exhibit "E")	$16,000
Equipment Costs (Body Armor, Uniforms, Supplies) (Exhibit "E")	$13,456
Portable Radio & Laptop Equipment Only (Exhibit "E")	$0
TOTAL COSTS	**$4,314,113**
Monthly Cost Amount to Be Invoiced	**$359,509**

NOTES:

Operational Support Costs: Cost incurred in administering and supporting the contract. Support expenses include but are not limited to latent investigations, Marine, K-9, forensics, evidence, dispatch, aviation, etc.

Vehicles and upfitting: Purchase of four new vehicles with one of them being a K9 vehicle and disposing of four vehicles. Purchase is in accordance with the HCSO vehicle replacement plan detailed below that was added in amendment 1.

FY 27 **- Purchase 4 vehicles, Dispose 4 vehicles**

Equipment Replacement Expenses: EXHIBIT E: Costs for the replacement of Body Armor, Supplies and other equipment and uniforms.

SUBJECT: **LEASE AGREEMENT WITH CEMEX CONSTRUCTION MATERIALS FLORIDA, LLC**

BACKGROUND:

Cemex Construction Materials Florida, LLC, (Cemex) leases approximately 5.68 acres at Port Sutton Berth 3 for importation of cement and fly ash. Cemex submitted and received from PTB a Site Improvement Permit (SIP) to repair damage to Berth 3 from storms in 2024. Cemex has requested the use of approximately 0.88 acres near Berth 3 for construction laydown.

FACTS/COMMENTS:

Port Tampa Bay (PTB) staff and Cemex have negotiated the following terms for the lease agreement:

Premises: Approximately 0.88 acres of land at Port Sutton, as depicted on Exhibit "A".

Use: Laydown and staging of materials and equipment utilized in construction of Berth 3 improvements.

Term: Six (6) months with no lease extension options.

Rent: Months 1-6: $6,160 ($7,000/acre)

Other: Cemex 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, Cemex 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 is not required.

RECOMMENDATION:

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

Board Meeting
September 15, 2026
Real Estate

Exhibit "A"


CEMEX CONSTRUCTION MATERIALS FLORIDA, LLC
NORTH
(Grid)
W
E
S
175.00'
220.00'
220.00'
175.00'
LAYDOWN AREA
PREMISES
0.88 Ac.±
CEMEX LEASE PREMISES
HOOKERS POINT
DAVIS ISLANDS
PORT SUTTON
PENDOLA POINT
6/10/2026
Prepared By: Mark H. Foster, PSM
Florida License No. L.S.5535
Professional Surveyor & Mapper
Port Tampa Bay
PORT TAMPA BAY
1101 Channelside Drive
Tampa, Florida 33602
(813) 905-7678 Fax (813) 905-5029
WWW.PORTTB.COM

SUBJECT: MODIFICATION OF LEASE TERMS 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. On May 19, 2026, PTB's board approved a lease (Lease) with Argos for 15.19 acres at Pendola Point with access to Berth 30. Argos is requesting a modification of the Lease to include a twelve month extensive due diligence period from the execution of the Lease, October 1, 2026 (Effective Date), with an option to terminate the Lease at the end of the first 12 months of the Term, in consideration for the payment of an additional non-refundable fee in the amount of $835,000 on or before the Effective Date.

FACTS/COMMENTS:

PTB 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," together with a non-exclusive access easement to move commodities from Berth 30 to the Premises.

USE: Handling, storage, processing, screening, rinsing, and distribution of aggregates including limestone, granite, crushed concrete, cement, and cementitious products such as fly ash.

TERM: An initial term of twenty (20) years, with two (2) lease extension options of ten (10) years each. Argos would like the option to terminate the Lease at the end of the first twelve (12) months of the Term by payment of an additional non-refundable fee to PTB in the amount of $835,000 on or before the Effective Date.

RENT:

Lease term:	Annual Rent
Development Period – Months: 1-9:	$27,500/acre
Operational Period – Yr. 1 (months 10 thru 21):	$55,000/acre
Operational Period Yr. 2 (months. 22-24):	$55,000/acre
Lease Years 3 through 20:	Adjusted each year by 3%.
Extension Option(s):	Adjusted each year by 3%.

MINIMUM FINANCIAL GUARANTEE (MFG):

Lease term:	MFG
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:

Lease term:	**ATG**
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.

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

RECOMMENDATION:

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

Exhibit "A"

ARGOS MATERIALS, LLC

March 5, 2026

Prepared By:
Craig S. Kurial
Professional Land Surveyor #4642
Senior Professional Land Surveyor
Port Tampa Bay
Drawn by: Craig Kurial
Sheet 1 of 1
Job # 01925

THIS IS NOT A SURVEY

PORT TAMPA BAY
1101 Channelside Drive
Tampa, Florida 33602
(813) 905-7678 Fax (813) 905-5029
WWW.PORTTB.COM

SUBJECT: **PUBLIC TRANSPORTATION GRANT AGREEMENT (PTGA) AMENDMENT WITH THE FLORIDA DEPARTMENT OF TRANSPORTATION – FSTED FUNDS (PTGA #444908-2-94-04)**

BACKGROUND:

On March 19, 2024, Port Tampa Bay's Board of Commissioners approved Public Transportation Grant No. 444908-2-94-04 for dedicated security projects and other allocations for the use of Florida Seaport Transportation and Economic Development (FSTED) grant funds. The total cost of the project was $225,000 which required a twenty-five percent (25%) match from Port Tampa Bay (PTB).

FACTS/COMMENTS:

The total cost of the project is increasing to $240,000 therefore increasing PTB's total project cost share to $60,000. PTB's allotment of FSTED funds can be utilized for approved FSTED security related projects and PTB staff have identified the primary usage of these funds would be suitable for the perimeter security equipment at the Port Hardened Heavy Weather Building.

PTB has allocated these funds to procure the Port's Hardened Heavy Weather Building's perimeter physical security infrastructure and technologies. These funds would be used to procure the hardware, software, software licenses, and installation of these enhancements. PTB will pay the required funds from its revenue sources included in PTB's budget.

RECOMMENDATION:

Authorize the Port President/CEO, or his designee, to enter into Public Transportation Grant Agreement Amendment with FDOT, District 7, in the amount of $240,000 for security enhancements, which requires a twenty-five percent (25%) match in the amount of $60,000 from Port Tampa Bay revenues, subject to review by the Port counsel.

Board Meeting
September 15, 2026
Planning & Economic Development

SUBJECT: AWARD OF CONTRACT FOR SOUTHBAY ROAD & UTILITIES PHASE I

BACKGROUND:

Port Tampa Bay is developing infrastructure for its SouthBay property along U.S. Highway 41 in Gibsonton, Florida. As part of the development, PTB staff is planning a roadway and utility improvement project. The scope of work for this project includes the addition of a turn lane on U.S. Hwy. 41 into SouthBay. The utility work includes water, sanitary and storm water works and any required utility relocations. The turn lane constructed in this project is also required to finalize and activate the signal at U.S. Hwy. 41 and Diana Toleda Road.

FACTS/COMMENTS:

PTB staff advertised an Invitation to Bid on Friday, July 31, 2026, in the Tampa Bay Times, Florida Sentinel Bulletin, and LaGaceta as well as on Euna OpenBids (e-procurement database system). Staff held a non-mandatory pre-bid conference on Thursday, August 6, 2026, and received the following complete bids on Thursday, September 3, 2026:

Bidder	Bid Amount	SBE%
PCS Civil, LLC	$1,404,999.75	10.66%
Crisdel Group, Inc.	$1,491,317.10	10.99%
C.W. Roberts Contracting, Inc.	$1,560,935.50	0.394%
Hubbard Construction Company	$1,810,316.39	9.34%
Ajax Paving Industries of Florida, LLC	$1,813,288.80	9.37%
Cathcart Construction Company	$1,946,410.00	9%

PCS Civil, LLC is a state licensed general contractor that is experienced, qualified to perform roadway construction, has previously worked on projects of similar size, complexity, and has committed to partner with Small Business Enterprise (SBE) firms to achieve a 10.66% SBE participation on this project.

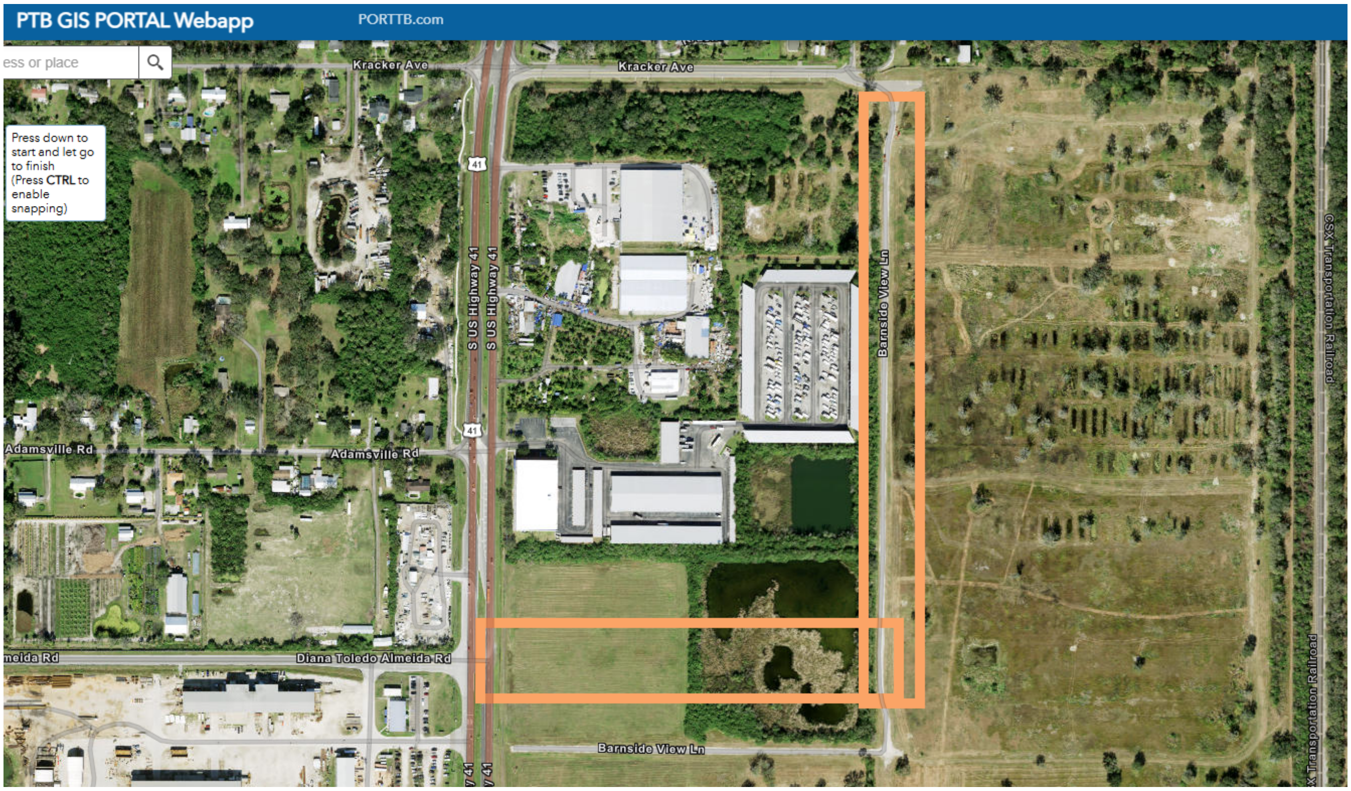
The total requested authorization is for an amount not to exceed $1,900,000, which includes the Base Bid and approximately $495,000 contingency for unforeseen conditions.

Funding for this project was included in the FY 2026 Capital budget in the amount of $2,500,000.

RECOMMENDATION:

Authorize the Port President/CEO, or his designee, to execute a contract with PCS Civil, LLC for the SouthBay Road & Utilities Phase I project, in an amount not to exceed $1,404,999.75, with an approximately $495,000 contingency for unforeseen conditions, for a total authorization for this Project in an amount not to exceed $1,900,000, subject to final review by Port counsel.

Board Meeting
September 15, 2026
Engineering


PTB GIS PORTAL Webapp
PORTTB.com
ess or place
Press down to start and let go to finish (Press CTRL to enable snapping)
Kracker Ave
Kracker Ave
S US Highway 41
S US Highway 41
Barnside View Ln
Adamsville Rd
Adamsville Rd
Diana Toledo Almeida Rd
Barnside View Ln
CSX Transportation Railroad

SUBJECT: **AWARD OF CONTRACT FOR PENDOLA POINT MILL AND RESURFACE PROJECT**

BACKGROUND:

Congress passed the Maritime Transportation Security Act of 2002, requiring ports and terminals to protect specific restricted areas. This act required Port Tampa Bay (PTB) to secure certain roadways and railways, which resulted in PTB assuming the cost of maintaining and repairing these roadway from the City of Tampa and Hillsborough County, as applicable. PTB is proposing a roadway pavement rehabilitation project at Pendola Point consisting of full depth reconstruction of the pavement for the first approximately 1000 feet from the intersection of US 41 and Pendola Point Road. Reconstruction of the existing pavement would primarily use Full Depth Reclamation (FDR), with a segment near the entrance/exit that experience heavy stopping loads from large trucks to be replaced with Portland Cement Concrete Pavement (PCCP).

FACTS/COMMENTS:

PTB staff advertised an Invitation to Bid on Friday, July 17, 2026, in the Tampa Bay Times, Florida Sentinel Bulletin, and LaGaceta as well as on Euna OpenBids (e-procurement database system). Staff held a non-mandatory pre-bid conference on Thursday, August 23, 2026, and received the following complete bids on Thursday, August 20, 2026:

Bidder	Bid Amount	SBE%
PCS Civil, LLC	$1,514,068.50	9.07%
American Construction Services	$1,695,431.94	100%
Alto Construction Co, Inc.	$1,903,014.31	9.14%
Hubbard Construction Company	$2,085,596.51	9.16%
Ajax Paving Industries of Florida, LLC	$2,196,654.00	9.6%
Gosalia Concrete Constructors, Inc.	$2,365,422.00	9.55%

PCS Civil, LLC is a state licensed general contractor that is experienced, qualified to perform roadway construction, has previously worked on projects of similar size, complexity, and has committed to partner with Small Business Enterprise (SBE) firms to achieve a 9.07% SBE participation on this project.

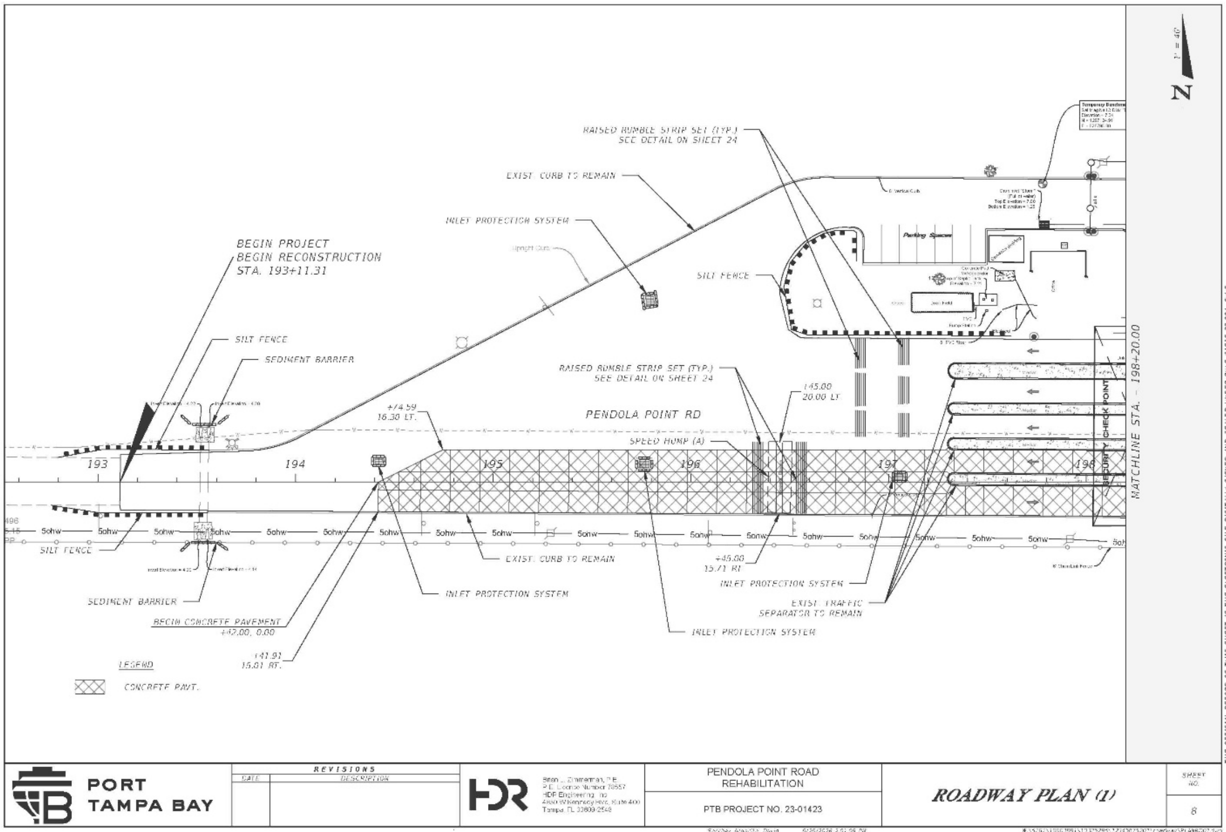
The total requested authorization would be for an amount not to exceed $1,600,000, which includes the Base Bid of $1,514,068.50 and approximately 5.6% contingency for unforeseen conditions.

RECOMMENDATION:

Authorize the Port President/CEO, or his designee, to execute a contract with PCS Civil, LLC. for the Pendola Point Mill & Resurface project, in an amount not to exceed $1,514,068.50, with a contingency of $85,931.50, for a total authorized amount not to exceed $1,600,000, subject to final review by Port counsel.

Board Meeting
September 15, 2026
Engineering

PROJECT LOCATION


RAISED RUMBLE STRIP SET (TYP.)
SEE DETAIL ON SHEET 24
EXIST. CURB TO REMAIN
INLET PROTECTION SYSTEM
BEGIN PROJECT
BEGIN RECONSTRUCTION
STA. 193+11.31
SILT FENCE
SEDIMENT BARRIER
+74.59
16.30 LT.
PENDOLA POINT RD
+45.00
20.00 LT
SPEED HUMP (A)
193
194
195
196
197
198
SECURITY CHECK POINT
MATCHLINE STA. 198+20.00
+45.00
15.71 RT
EXIST. TRAFFIC
SEPARATOR TO REMAIN
BEGIN CONCRETE PAVEMENT
+42.00, 0.00
+41.91
15.01 RT.
LEGEND
CONCRETE PAVT.
N
PORT
TAMPA BAY
REVISIONS
DATE
DESCRIPTION
HDR
PENDOLA POINT ROAD
REHABILITATION
PTB PROJECT NO. 23-01423
ROADWAY PLAN (1)
SHEET NO.
8

SUBJECT: **AWARD OF CONTRACT FOR ANODE LIFE CYCLE REPLACEMENT - ITB NO. 008-26**

BACKGROUND:

The Port Tampa Bay (PTB) engineering department performs dive inspections of its wharfs on a five year cycle. PTB uses these inspections to observe the condition of its marine infrastructure for identifying asset management repairs. This allows PTB to perform preventative maintenance, extending the operational lifespan of the wharves. During these inspections one of the elements observed and inspected were the anodes found on the steel sheet pile wharfs. PTB staff determined during the recent inspections that some of the anodes where at or near the end of their useful life cycle, and scheduled a project to replace the anodes based on priority in relation to the percentage of anodes remaining, to maximum the benefits based on capitol budget.

FACTS/COMMENTS:

In accordance with PTB's procurement policy, staff advertised an invitation to bid under ITB No. B-008-26 on August 7, 2026 on Euna OpenBids (e-procurement database system) for the construction contract. PTB held a non-mandatory pre-bid teleconference on August 13, 2026, and received the following bids on September 3, 2026:

Bidder	Bid Amount	Bid Alternate
Thompson Contracting Group, Inc.	$1,162,733.96	$1,397,433.14
Callaway Marine Technologies	$1,219,000.00	$1,455,711.00
Ballard Marine	$1,288,495.15	$1,541,984.00
Coastal Engineering	$1,457,153.09	$1,485,384.58
Viking Diving Services	$1,529,187.96	$2,002,168.00
Mainstream Commercial Divers	$1,556,625.00	$1,845,710.00
Coastal Marine Construction	$1,583,524.00	$1,969,342.00
Underwater Engineering Services	$1,745,358.00	$2,113.583.00
Southern Road & Bridge, LLC	$1,890,975.00	$2,346,600.00
Nordic Group, Inc.	$1,969,490.00	$2,184,668.00
In-Depth, Inc.	$2,398,118.11	$3,339,398.40

Thompson Contracting Group, Inc. is a Port Tampa Bay Small Business Enterprise (SBE).

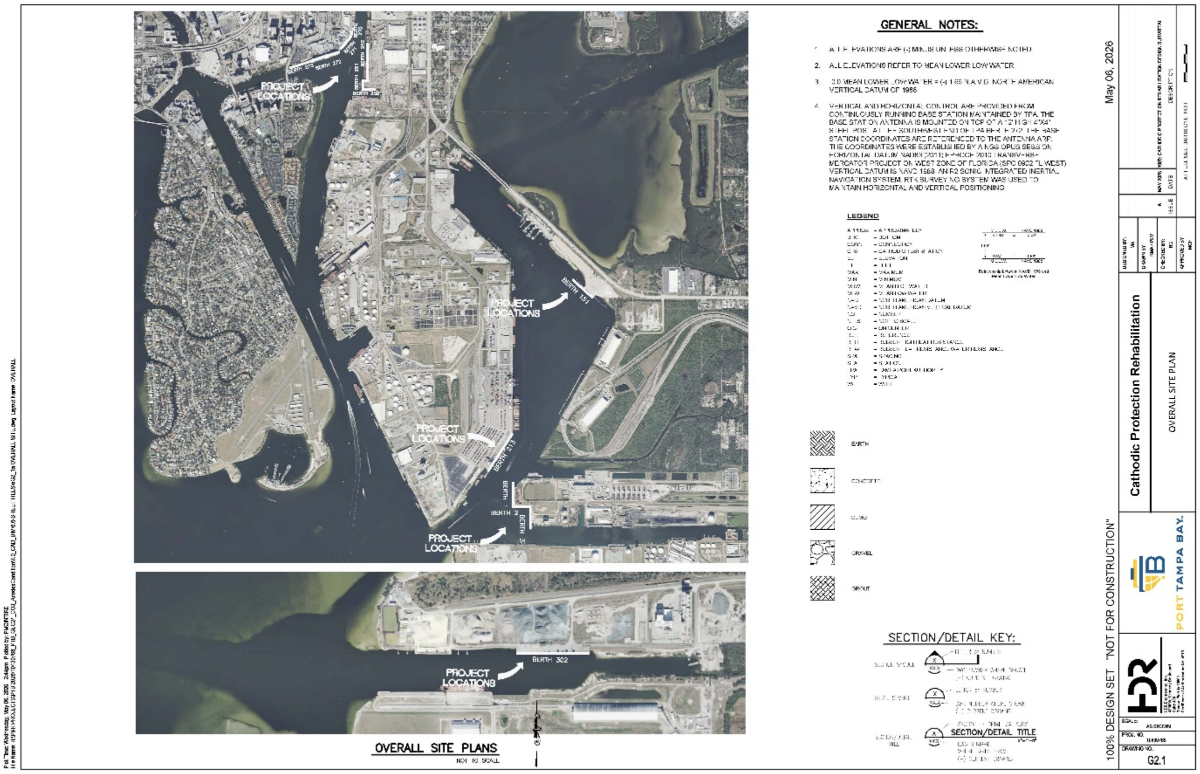
Staff recommends awarding the contract to Thompson Contracting Group, Inc. for the construction of the Anode Life Cycle Replacement project in the amount of $1,397,433.14 with a 10% contingency for unforeseen conditions, for a total project cost not to exceed $1,500,000. The contract will include a termination clause for the convenience of PTB.

Funding for this project was included in the FY2026 Capital budget.

RECOMMENDATION:

Authorize the Port President/CEO, or his designee, to enter into a contract with Thompson Contracting Group, Inc. for the construction of the Anode Life Cycle Replacement project, in accordance with terms set forth in this agenda item, subject to review by Port counsel.

PROJECT LOCATION



SUBJECT: **PUBLIC TRANSPORTATION GRANT AGREEMENT (PTGA) WITH THE FLORIDA DEPARTMENT OF TRANSPORTATION – PTGA #458239-1940, CONTRACT NUMBER G3U38**

BACKGROUND:

Port Tampa Bay (PTB) secured $500,000 from the Florida Department of Transportation (FDOT) in its Fiscal Year (FY) 2026/27 Port Transportation Grant Agreement (PTGA) for the Port Tampa Bay Master Plan. FDOT requires PTB to enter into a Public Transportation Grant Agreement (PTGA) concerning the disbursement of funds. A local match of $500,000 is required for this grant.

FACTS/COMMENTS:

FDOT has been a critical partner to Port Tampa Bay (PTB) over the years, providing state funding for numerous strategic port initiatives, including container terminal expansion, aggregate berth improvements, channel deepening, and transportation planning. These investments have helped improve infrastructure, expand capacity, and support the PTB's role as a major economic driver for the Tampa Bay region and the State of Florida.

The Port Master Plan update will establish a 20-year planning horizon to guide future port development and support regional transportation planning. The plan will include a comprehensive assessment of existing and future facilities, cargo and market forecasts, transportation and infrastructure planning and the development of a long-term capital investment program.

RECOMMENDATION:

Authorize the Port President/CEO, or his designee, to enter into Public Transportation Grant Agreement (#458239-1940, contract number G3U38) with Florida Department of Transportation for $500,000 with a local match of $500,000 to update the Port's Master Plan, subject to review by the Port counsel.

SUBJECT: PROPOSED CHANGES TO PORT OF TAMPA TARIFF NO. 14

BACKGROUND:

Port Tampa Bay (PTB) reviews its tariff rates, rules, and regulations annually in the context of its cost of operations and competitive position. PTB staff conducted a thorough analysis of our competitive and financial position, necessary capital requirements, and operational considerations as part of the annual tariff review process in order to assess and determine whether to propose changes to PTB Tariff No. 14 (Tariff). This year, PTB staff reviewed the Tariff and identified several items to adjust. As required, PTB advertised the proposed changes to the Tariff in the August 12, 2026, issue of the Tampa Bay Times. In addition to the public notice in the Tampa Bay Times, PTB staff posted notice of the proposed changes and public hearing on the PTB website and sent emails to interested persons.

FACTS/COMMENTS:

After extensive analysis, PTB proposes the changes to the Tariff set forth on the Attachment. The proposed changes will contribute towards dock construction, cost recovery of facility and infrastructure improvements, security costs, as well as ongoing maintenance of the facilities. In addition, compliance with US Customs & Border Protection for cruise and cargo operations requires ongoing investment. PTB held public hearings on September 2, 2026 and on September 14, 2026 to hear comments from interested parties on proposed changes to the Tariff and there were no comments

RECOMMENDATION:

Approve the proposed changes to Port of Tampa Tariff No. 14, with an effective date as indicated.

Board Meeting
September 15, 2026
Finance

ATTACHMENT

Tariff description / item #	Proposed increase or rate	Effective date
Harbor Master Fee (D00); Wharfage, general cargo (E10); Wharfage, bulk cargo (F20)	+3%	10/1/2026
Dockage, passenger vessels (D35)	+3%	10/1/2027
Wharfage, passengers (E15)	$12 $13 $14	10/1/2027 10/1/2028 10/1/2029
Convenience Fee for Credit Card Payments	2.5%	10/1/2026
Security Fee – Dockage (excluding cruise vessels)		
% of Total Dockage Fees	2.5% 4.0% 5.0%	10/1/2026 10/1/2027 10/1/2028
Security Fee – Cargo		
Break Bulk per ton	$0.053 $0.079 $0.105	10/1/2026 10/1/2027 10/1/2028
Bulk Cargo per ton	$0.012 $0.018 $0.024	10/1/2026 10/1/2027 10/1/2028
Containers per unit	$1.095 $1.643 $2.190	10/1/2026 10/1/2027 10/1/2028
Vehicles per unit	$0.245 $0.368 $0.491	10/1/2026 10/1/2027 10/1/2028

SUBJECT: **PURCHASE OF LAND FROM AMALIE OIL R.E., LLP**

BACKGROUND:

The Port Tampa Bay (PTB) master plan identifies the need for acquisition of available industrial land within the Port Activity Center to accommodate growth in cargo, cruise and shipbuilding and repair businesses. Available industrial maritime land is limited and necessary for future port development. PTB staff has negotiated a purchase and sale agreement (Agreement) with Amalie Oil R.E., LLP (Amalie) for the acquisition of approximately 15.19 acres of upland (Property) located at the southwest corner of Causeway Boulevard and Rockport Road. The purchase of the Property would provide industrial land to support our Eastport Terminal.

FACTS/COMMENTS:

The terms and conditions of the Agreement are as follows:

PURCHASE PRICE: Fifteen Million One Hundred Ninety Thousand Dollars ($15,190,000), funded from Port funds.

DEPOSIT: Upon execution of the Agreement, PTB would make an earnest money deposit (Deposit) of Fifty Thousand Dollars ($50,000.00) to the escrow agent, Chicago Title Insurance Company, to hold in escrow. The Deposit would be applicable to the Purchase Price at Closing, fully refundable for any reason within the Due Diligence Period.

INVESTIGATIONS: The Agreement would provide for a sixty (60) day period (Due Diligence Period) to allow PTB to conduct due diligence activities including an environmental assessment, site tests, survey and marketable title. In the event that the inspection of the property reveals unsatisfactory conditions, PTB would have the option to terminate the Agreement and receive a full refund of the earnest money deposit.

APPROVALS: The Agreement would terminate in the event each party's board has not approved the terms and conditions of the Agreement by September 15, 2026.

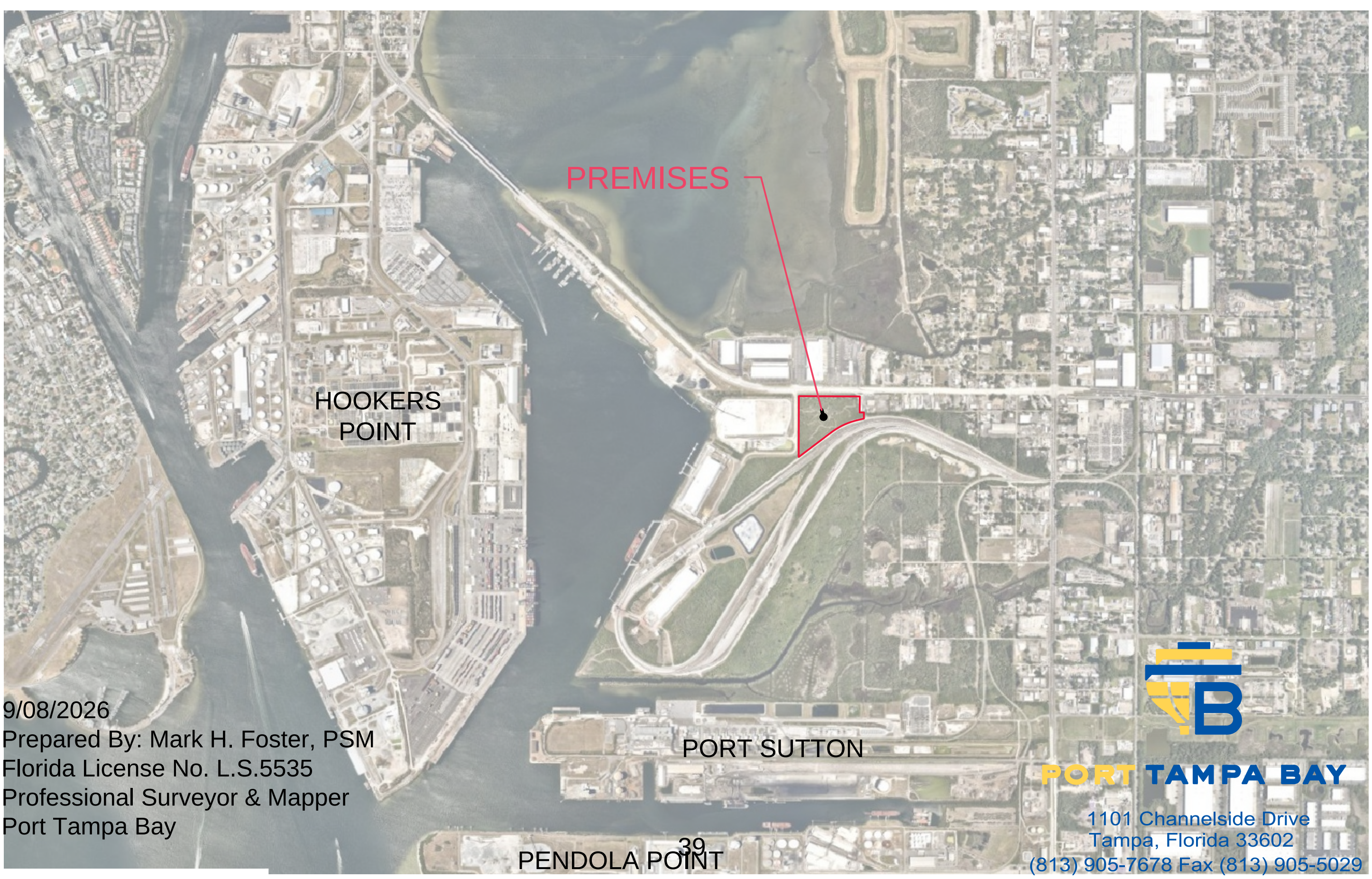
CLOSING COSTS: Amalie would obtain and pay for an owner's title insurance policy insuring PTB's interest in the Property, the cost of recording the deed and curing any title defects, and fifty percent of the escrow fees. PTB would obtain and pay for the cost of investigations undertaken by PTB, the cost of any updated surveys of the Property, the cost of documentary stamp taxes on the deed, and fifty percent of the escrow fees.

RECOMMENDATION:

Authorize the Port Director to execute a purchase and sale agreement with Amalie Oil R.E., LLP to purchase the Property for the sum of $15,190,000 and any applicable closing documents, in accordance with the terms set forth in this agenda item and increase the Capital Budget by $15,190,000, subject to review by Port counsel.

Board Meeting
September 15, 2026
Real Estate

PARCEL ACQUISITION FROM AMALIE OIL R.E., LLP



9/08/2026
Prepared By: Mark H. Foster, PSM
Florida License No. L.S.5535
Professional Surveyor & Mapper
Port Tampa Bay

PORT TAMPA BAY
1101 Channelside Drive
Tampa, Florida 33602
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TAMPA PORT AUTHORITY
Monthly Aged Receivables
August 31, 2026

Customer Number	Customer Name	Current	31 - 60 Days	61 - 90 Days	91 & Over	Customer Balance
Port Fees						
D073	470 BULK PRODUCTS LLC	60.00	-	-	-	60.00
T425	AGUNSA USA, INC (Eastport Lease)	3,789.94	-	-	-	3,789.94
S036	ALTAMAR SHIPPING	1,480.50	3,160.50	-	-	4,641.00
T012	AMALIE OIL COMPANY	1,700.00	-	-	-	1,700.00
D081	AMERICAN MARINE EXPRESS, INC	21.00	-	-	-	21.00
D054	ANCHOR SANDBLASTING AND COATINGS, INC	480.00	-	-	-	480.00
T400	ARDENT MILLS, LLC	622.49	-	-	-	622.49
A512	BEYEL BROTHERS INC	-	312.12	-	-	312.12
A552	BIEHL & CO FLORIDA LLC	8,062.41	-	-	-	8,062.41
S041	BRONCO TRANSPORT	136.50	-	-	-	136.50
T201	BUCKEYE TERMINALS, LLC	277,498.66	23,320.02	-	-	300,818.68
T003	CARGILL INC	(644.25)	-	-	-	(644.25)
D049	CARGILL SALT	140.00	-	-	-	140.00
T151	CARGILL SALT	89,068.21	-	-	-	89,068.21
T131	CARNIVAL CRUISE LINES	409,990.00	-	-	-	409,990.00
T198	CEMEX CONSTRUCTION MATERIALS FLORIDA, LLC	337,117.33	18,779.84	-	-	355,897.17
T399	CEMEX CONSTRUCTION MATERIALS FL-PENDOLA PT	308,977.43	-	-	-	308,977.43
T014	CENTRAL FLORIDA PIPELINE LLC	179,232.65	-	-	-	179,232.65
T145	CENTRAL FLORIDA PIPELINE LLC	14,914.45	-	-	-	14,914.45
Q414	CENTURY METALS & SUPPLIES INC	886.43	-	-	-	886.43
T109	CITRUS PRODUCTS	6,090.00	-	-	-	6,090.00
D047	CITY OF TAMPA (SW & WW)	1,260.00	-	-	-	1,260.00
D048	CITY OF TAMPA MOBILITY DEPARTMENT	600.00	-	-	-	600.00
D089	CITY OF TAMPA WATER-DISTRIBUTION	260.00	-	-	-	260.00
D097	CITY OF TAMPA WATER-ENGINEERING	80.00	-	-	-	80.00
Q502	CUSTOMS BROKER SUPPLIERS INC	-	-	-	107.30	107.30
A423	DANN OCEAN TOWING, INC	79.92	79.92	108.00	-	267.84
Q450	DOLE FRESH FRUIT COMPANY	38,052.40	-	-	-	38,052.40
Q127	DONGKUK INTERNATIONAL INC (CA)	(382.05)	-	-	-	(382.05)
A418	EXPRESS MARINE	642.60	-	-	-	642.60
Q508	FERROSOURCE	3,871.71	-	-	-	3,871.71
A031	FILLETTE GREEN & CO, INC	698.61	1,477.14	-	761.40	2,937.15
T132	FLORIDA AQUARIUM	507.50	-	-	-	507.50
A429	GAC SHIPPING (USA) INC	187,168.29	-	-	-	187,168.29

TAMPA PORT AUTHORITY
Monthly Aged Receivables
August 31, 2026

Customer Number	Customer Name	Current	31 - 60 Days	61 - 90 Days	91 & Over	Customer Balance
S043	GLOBAL DISTRIBUTION INC	(168.00)	-	-	-	(168.00)
T415	GLOVIS AMERICA, INC	91.20	-	-	-	91.20
T063	GULF SULPHUR SERVICES	14,064.89	-	-	5,801.19	19,866.08
A549	HOST AGENCY, LLC	11,422.98	-	-	-	11,422.98
A306	INCHCAPE SHIPPING SERVICES	11,943.20	-	-	-	11,943.20
T101	INTERACID NORTH AMERICA, INC	17,402.90	-	-	-	17,402.90
Q355	K&K ENTERPRISES INC.	232.37	8,648.81	6,842.52	-	15,723.70
D078	KAG SPECIALTY PRODUCTS GROUP, LLC	-	21.00	-	41.00	62.00
A350	KIMMINS CONTRACTING	160.00	-	-	-	160.00
D032	KINDER MORGAN - CENTRAL FLORIDA PIPELINE LLC	60.00	-	-	-	60.00
A003	KIRBY OFFSHORE MARINE	18,959.41	-	-	-	18,959.41
A248	LA CARRIERS, LLC	385.40	-	-	-	385.40
Q532	LE COPPERSMITH LLC	5,180.21	-	-	-	5,180.21
T308	LOGISTEC GULF COAST LLC	64,222.82	-	-	-	64,222.82
T328	MAJESTIC STEEL USA	5,063.84	7,242.40	-	-	12,306.24
T430	MARGARITAVILLE AT SEA	379,955.58	-	-	-	379,955.58
A360	MARTIN GAS MARINE	2,367.36	-	-	-	2,367.36
T135	MARTIN MARIETTA AGGREGATES	20,184.75	-	-	-	20,184.75
T134	MARTIN OPERATING PARTNERSHIP	15,785.28	582.07	-	-	16,367.35
A465	MASTER, OWNER & OPERATORS	198,536.22	-	-	-	198,536.22
Q487	METAL ROOF MASTER	-	-	-	881.03	881.03
S067	MKD LOGISTICS LLC	(58.00)	-	-	-	(58.00)
A053	MORAN TOWING CORPORATION	23,646.27	-	-	-	23,646.27
T002	MOSAIC CROP NUTRITION, LLC	6,655.24	3,966.89	-	530.25	11,152.38
T181	MOSAIC FERTILIZER, LLC	39,000.00	-	-	-	39,000.00
T011	MURPHY OIL USA INC	60,187.26	2,211.92	-	-	62,399.18
S075	NAV TRANSPORTATION/NORTHSTAR SVCS LTD	21.00	42.00	-	-	63.00
A071	NORTON LILLY INTERNATIONAL, US, INC	182,174.40	-	-	-	182,174.40
A439	NOVA INTERNATIONAL SHIPPING	(3,406.79)	-	-	-	(3,406.79)
Q351	OPTIMA STEEL INTERNATIONAL, LLC	1,604.86	-	-	-	1,604.86
A069	OSG SHIP MANAGEMENT, INC	378.08	-	-	-	378.08
T418	PANGAEA FLORIDA LLC	4,965.75	-	-	-	4,965.75
T205	PLAINS LPG SERVICES, L.P.	5,249.13	5,076.90	-	10,150.94	20,476.97
T318	PORT LOGISTICS TERMINAL OPERATIONS LLC	7,952.79	39,050.62	-	-	47,003.41
S039	PORTS AMERICA	40.00	-	-	-	40.00
T006	PORTS AMERICA	706.81	-	-	-	706.81
T182	PORTS AMERICA	208,091.05	-	-	-	208,091.05

TAMPA PORT AUTHORITY
Monthly Aged Receivables
August 31, 2026

Customer Number	Customer Name	Current	31 - 60 Days	61 - 90 Days	91 & Over	Customer Balance
T311	Precision Build Solutions, LLC	1,193.51	-	-	-	1,193.51
A283	PRO TRANSPORT INC, TAMPA	10.50	-	-	-	10.50
T292	PURAGLOBE FLORIDA LLC	301,761.99	-	-	-	301,761.99
D075	RELIABLE TAMPA PARTNERS	340.00	-	-	-	340.00
T202	ROYAL CARIBBEAN CRUISES LTD.	661,966.88	-	-	-	661,966.88
Q371	SAMSUNG C&T AMERICA, INC	7,237.65	-	-	-	7,237.65
A064	SAVAGE & SON, AR	305,817.24	-	-	-	305,817.24
A531	SAVAGE MARINE MANAGEMENT COMPANY, LLC	36,096.76	-	-	-	36,096.76
A486	SEACAT LINES C/O NAGA LOGISTICS	19,996.10	-	-	-	19,996.10
Q213	SEAH STEEL AMERICA CORP	(8.68)	1,779.71	-	-	1,771.03
S069	SOUTHERN CARTAGE, INC	(63.00)	-	-	-	(63.00)
D080	SOUTHERN SKILL TRADES INC	140.00	-	-	-	140.00
Q424	STEMCOR USA (FL)	-	-	939.56	-	939.56
Q514	SUMMIT GLOBAL TRADING	161.91	-	-	-	161.91
T137	TAMPA JUICE SERVICE INC	-	2,498.35	-	-	2,498.35
T021	TAMPA PORT SERVICES, LLC	(19,668.57)	-	-	2,292.82	(17,375.75)
M157	THE CAR PARK	-	-	-	500.00	500.00
D084	TITAN FLORIDA (TITAN CONCRETE-WEST COAST REGION)	140.00	180.00	-	-	320.00
T173	TITAN FLORIDA LLC	209,311.93	11,647.97	-	-	220,959.90
A497	TRANS-ATLANTIC AGENCIES INC	724.02	-	-	-	724.02
T020	TRANSMONTAIGNE INC	60,878.38	-	-	-	60,878.38
Q163	USP HOLDINGS, INC	797.04	-	-	-	797.04
A553	VALHALLA SHIP AGENCY, LLC	3,384.06	-	-	-	3,384.06
Q435	WEST COAST METALS	2,198.55	-	-	-	2,198.55
A532	WORLD FUEL SERVICES, INC.	30,361.12	-	-	-	30,361.12
	Subtotal Port Fees	**4,798,298.38**	**130,078.18**	**7,890.08**	**21,065.93**	**4,957,332.57**

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Lease Charges

Customer Number	Customer Name	Current	31 - 60 Days	61 - 90 Days	91 & Over	Customer Balance
L425	AGUNSA USA, INC (EASTPORT SITE)	(883.42)	-	-	-	(883.42)
L011	CARGILL FINANCIAL SERVICE CTR	(677.08)	-	-	-	(677.08)
L207	CARGILL INC SALT FACILITY	45,689.61	-	45,317.20	-	91,006.81
L403	CELLCO PARTNERSHIP DBA VERIZON WIRELESS	(5.59)	-	-	-	(5.59)
L399	CEMEX CONSTRUCTION MATERIALS FLORIDA LLC	18,512.18	-	762.65	1,525.30	20,800.13
L299	CEMEX CONSTRUCTION MATERIALS FLORIDA, LLC	(856.62)	-	-	-	(856.62)

TAMPA PORT AUTHORITY
Monthly Aged Receivables
August 31, 2026

Customer Number	Customer Name	Current	31 - 60 Days	61 - 90 Days	91 & Over	Customer Balance
L196	E.N. BISSO & SON INC	(100.00)	-	-	-	(100.00)
L317	Extenet Systems, Inc	7,152.46	-	-	-	7,152.46
L415	GLOVIS AMERICA, INC	21,358.50	-	685.81	3,357.51	25,401.82
L124	GULF MARINE REPAIR INC	240.00	-	-	-	240.00
L214	GULF SULPHUR SERVICES	22,070.00	331.05	331.05	22,401.05	45,133.15
L103	INTERNATIONAL SHIP REPAIR &MARINE SERVICES, INC	200.00	-	-	-	200.00
L308	LOGISTEC GULF COAST LLC	8,381.74	-	-	-	8,381.74
L328	MAJESTIC STEEL USA	16,225.00	420.00	-	-	16,645.00
L173	MARTIN OPERATING PARTNERSHIP	28,925.43	-	-	-	28,925.43
L550	MLS BC CRUISES, INC.	(260.00)	-	-	-	(260.00)
L010	MOSAIC CROP NUTRITION, LLC	35,916.67	431.00	431.00	431.00	37,209.67
L321	PORT 32 TAMPA, LLC	34,562.25	-	-	-	34,562.25
L405	PORT HENDRY D, LLC	33,656.05	-	-	-	33,656.05
L264	PORTS AMERICA	51,250.00	-	-	-	51,250.00
L311	Precision Build Solutions, LLC	(40.00)	-	-	-	(40.00)
L329	SESCO CEMENT FLORIDA LLC	(221.00)	13.00	-	-	(208.00)
L253	T C PORT YBOR LLC	(112.18)	-	-	-	(112.18)
L067	TAMPA BAY PIPELINE COMPANY	(174.08)	-	-	-	(174.08)
L179	TAMPA JUICE SERVICE INC.	6,987.58	-	-	-	6,987.58
L049	TAMPA PORT SERVICES, LLC	10,402.77	156.04	-	644.97	11,203.78
L190	TAMPA SHIP LLC	6,820.00	-	-	-	6,820.00
L239	TITAN FLORIDA LLC	-	50.00	-	-	50.00
L440	UNITED STATES COAST GUARD	20,593.06	-	-	-	20,593.06
L307	VERIZON WIRELESS PERSONAL COMMUNICATIONS LP	(119.72)	-	-	-	(119.72)
L326	ZF DEVELOPMENT II, LLC	6,303.74	-	-	-	6,303.74
	Subtotal Lease Charges	**371,797.35**	**1,401.09**	**47,527.71**	**28,359.83**	**449,085.98**

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License Renewals

T127	AMBASSADOR SERVICES INC	525.00	-	-	-	525.00
M050	AMERISAFETY, INC	262.50	-	-	-	262.50
S025	CARGILL SALT DIVISION	525.00	-	-	-	525.00
T198	CEMEX CONSTRUCTION MATERIALS FLORIDA, LLC	262.50	-	-	-	262.50
A423	DANN OCEAN TOWING, INC	525.00	-	-	-	525.00
V001	ENTERPRISE LEASING COMPANY OF FLORIDA, LLC.	367.50	-	-	-	367.50

TAMPA PORT AUTHORITY
Monthly Aged Receivables
August 31, 2026

Customer Number	Customer Name	Current	31 - 60 Days	61 - 90 Days	91 & Over	Customer Balance
A031	FILLETTE GREEN & CO, INC	262.50	-	-	-	262.50
A429	GAC SHIPPING (USA) INC	262.50	-	-	-	262.50
A527	GULF HARBOR SHIPPING, LLC	262.50	-	-	-	262.50
C003	HELLENIC SHIP SUPPLY CO	262.50	-	-	-	262.50
A306	INCHCAPE SHIPPING SERVICES	262.50	-	-	-	262.50
A496	INTERCRUISES PORT OPERATIONS USA, INC	525.00	-	-	-	525.00
V059	INTERNATIONAL CRUISE FOOD &HOTEL SUPPLIERS INC	262.50	-	-	-	262.50
B210	LAMERS BUS LINES, INC.	367.50	-	-	-	367.50
A016	MARTIN PRODUCT SALES LLC	262.50	-	-	-	262.50
B063	MEARS DESTINATION SERVICES INC	367.50	-	-	-	367.50
T186	METRO CRUISE SERVICES LLC	525.00	-	-	-	525.00
V110	MORAN ENVIRONMENTAL RECOVERY, LLC	262.50	-	-	-	262.50
L418	PANGAEA FLORIDA LLC	262.50	-	-	-	262.50
T195	PORT HENDRY TERMINALS, LLC	787.50	-	-	-	787.50
B225	ROWE TRANSPORTATION INC	367.50	-	-	-	367.50
A065	SEA & LAND SHIPPING	262.50	-	-	-	262.50
A551	SEA.O.G OFFSHORE, LLC	262.50	-	-	-	262.50
L329	SESCO CEMENT FLORIDA LLC	525.00				525.00
L413	SUNCOAST PORT SERVICES, LLC	262.50	-	-	-	262.50
T103	TAMPA BAY INTERNATIONAL TERMINALS GROUP	262.50	-	-	-	262.50
A314	TROPIC OIL COMPANY	262.50	-	-	-	262.50
V076	US ECOLOGY TAMPA, INC	262.50	-	-	-	262.50
A553	VALHALLA SHIP AGENCY, LLC	262.50				262.50
V061	VITALITY FOOD SERVICE,INC.DBA NESTLE PROFESSIONAL VITALITY	262.50	-	-	-	262.50
	Subtotal License Renewals	**10,395.00**	**-**	**-**	**-**	**10,395.00**
	Total Port Fees, Lease Charges and License Renewals as of August 31, 2026	**$ 5,180,490.73**	**$ 131,479.27**	**$ 55,417.79**	**$ 49,425.76**	**$ 5,416,813.55**

TAMPA PORT AUTHORITY

MONTHLY CONTRACT STATUS REPORT
08/31/2026

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	$ 55,000	91.7%
State Legislative Services	Gray Robinson, P.A.	26-29	06/17/25	$ 60,000	$ 50,270	83.8%
Benefit Consulting Services	AON Consulting, Inc.	26-25	04/15/25	$ 145,000	$ 108,750	75.0%
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	$ 4,195,662	93.8%
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	$ 82,500	91.7%
Government Relations Consultant Services	Becker & Poliakoff, P.A.	26-33	04/15/25	$ 90,000	$ 82,500	91.7%
Bond Counsel	Bryant Miller Olive, P.A.	26-16	10/01/23	$ 60,000		0.0%
Real Estate Consulting Services	Colliers International	26-17	09/02/25	$ 75,000	$ -	0.0%
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	$ 3,455,430	92.0%
Security System Maintenance & Repair	LaForce Holdings (formally GSA Secty)	26-03	02/17/26	$ 547,545	$ 143,789	26.3%
SBE Uniformed Security Guard Service	Martinez & Company	26-21	06/18/19	$ 401,265	$ 402,920	100.4%
Financial Audit Services	Mauldin & Jenkins, LLC	26-19	09/16/25	$ 64,900	$ 64,900	100.0%
Strategic Communications Services Consultant	Mercury Public Affairs, LLC	26-14	06/16/26	$ 165,000	$ 55,000	33.3%
Website Development & Website Hosting Services	Pantheon Solutions	26-35	11/15/22	$ 45,000	$ 30,450	67.7%
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	$ 77,345	85.9%
Landscaping Services	TCC Enterprise Inc	26-06	09/21/21	$ 138,100	$ 108,350	78.5%
Grounds Maintenance	TCC Enterprise Inc	26-18	09/21/21	$ 456,060	$ 355,000	77.8%
Elevator/Escalator Maintenance & Repair Services	ThyssenKrupp Elevator	26-27	09/15/20	$ 967,142	$ 828,333	85.6%
Hosting and Support Services	Timmons Group	26-20	02/17/26	$ 40,840	$ 17,017	41.7%
Medical Insurance	United Healthcare	26-37	08/19/25	$ 4,308,788	$ 2,895,782	67.2%
Uniformed Security Guard Services	Universal Protection Service dba Allied Uni	26-15	12/19/23	$ 4,272,625	$ 2,854,564	66.8%
CBP IT equipment and service	US Customs & Border Patrol	25-65	05/20/25	$ 450,399	$ 256,331	56.9%
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	$ 404,522	65.8%
OPERATING AND NON-CAPITAL CONTRACTS:				$ 22,124,079	$ 17,035,375	
CONTINUING ANNUAL CONTRACTS:						
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	$ 8,565,406	97.9%
Professional Service Contracts	Various	26-01-02		$ 7,200,000	$ 3,639,353	50.5%

TAMPA PORT AUTHORITY

MONTHLY CONTRACT STATUS REPORT

08/31/2026

Project	Contractor	Contract Financial Record #	Original Bd App Date	Amt Approved Including Amendments	Costs Incurred to Date	Percent Complete
CONTINUING ANNUAL CONTRACTS:				$ 24,830,630	$ 20,691,718	
CONSTRUCTION AND CAPITAL CONTRACTS:						
HP Resiliency Project	Hypower, LLC	23-52-2	04/02/25	$ 7,076,845	5,890,766	83.2%
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	$ 8,024,474	7,682,449	95.7%
Shrimp Dock Repairs	Tampa Bay Marine	24-22a	11/14/23	$ 2,415,451	1,729,144	71.6%
Berth 218 Construction	Orion Marine Construction	24-43	03/19/24	$ 21,996,700	21,827,637	99.2%
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	693,569	57.8%
Electrical Power Generator at Hookers Point Security C	Austin Construction Group	24-56	11/14/23	$ 750,000	702,734	93.7%
Metroport Design Phase II	HDR Engineering, Inc.	24-57a	01/20/26	$ 950,000	682,045	71.8%
Berth 214 Wharf	Russell Marine, LLC	24-58	06/18/24	$ 67,159,751	56,886,399	84.7%
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	4,000,000	100.0%
Acquisition of 2 new container gantry cranes	Liebherr Crane Company	25-45	12/17/24	$ 41,496,739	32,472,874	78.3%
Berth 301 Wharf	Orion Marine Construction	25-55	12/22/25	$ 21,400,000	18,001,350	84.1%
Eastport Phase III	Moffat & Nichol	25-62	01/21/25	$ 1,270,464	911,372	71.7%
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	202,813	40.6%
Terminal 6 Lifecycle Repairs	Russell Marine LLC	25-70	09/16/25	$ 2,500,000	1,744,721	69.8%
Port Redwing Signalization project	Sun Civil, LLC	25-71	09/16/25	$ 1,200,000	232,385	19.4%
Ro-Ro Mill Hookers Point Vehicle Storage Area	C.W. Roberts Contracting	26-44	02/17/26	$ 1,600,000	1,204,906	75.3%
Addt'l 20 Acres HP Vehicle Storage	Stantec Consulting Services	26-44-01	03/24/26	$ 750,000	104,010	13.9%
Bldg 209 Warehouse	Reno Building LLC	26-72	10/21/25	$ 4,000,000	3,483,229	87.1%
Metroport Development Phase I	Kimmins Contracting Corporation	26-74	12/16/25	$ 18,500,000	4,825,075	26.1%
Spoil Island 2D Rehabilitation	Russell Marine, LLC	26-78	02/17/26	$ 2,500,000	385,907	15.4%
Cruise Terminal 5 Architectural Design	HDR Engineering, Inc., Bermello, Ajamil & I	26-80	06/16/26	$ 3,000,000	-	0.0%
Channelside Civil Design	Stantec Consulting Services, WSP USA	26-81	06/16/26	$ 500,000	-	0.0%
CONSTRUCTION AND CAPITAL CONTRACTS:				$ 224,878,494	$ 172,568,905	

MINOR WORK PERMIT REPORT

8/1/2026 – 8/31/2026

PERMITS ISSUED

24-045	Southridge Estates LLC	Two Dock Structures with One Non-covered Boatlift for Each/Riprap Revetment/Normandy Canal/Park Square/Apollo Beach
25-044	Vaseem and Mahjabeen Akhtar	Non-Covered Boatlift/Dock/Apollo Beach Canal/Apollo Beach
26-003	Richard McConnell	Dock/Terminal Platform/Little Manatee River/ARPA/CBAP/Ruskin

REVISIONS

VIOLATIONS

*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)
24-048	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
25-039	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
25-043	M	Sidney Wilson	Seawall @ 3240 42nd Avenue SE, Ruskin FL
26-001	M	Robert Pugh	Modify Dock/Construct Concrete Load-out & Floating Dock @ 9809 Vaughn Street, Gibsonton, 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
26-009	M	Timothy Brickey	Dock/lift/Dredge @ 613 Mirabay Blvd., Apollo Beach (Mirabay)
26-011	M	Norman Stabler	Riprap @ 1109 SW 10th Street, Ruskin

Appl.#	M/S	Applicant	Proposed Work
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)
26-015	M	BCBH Land Holding LLC	Seawall @ 415 S. Shore Crest Drive, Tampa, FL
26-016	M	Nathan Neufield	Dock/Boatlift @ 1074 Signet Drive, Apollo Beach, FL (Mirabay)
26-017	M	Tampa Electric Company	Utility Crossing/Bridge Maintenance @ Fishhawk-Wheeler-Davis Rd-Tampa
26-018	M	David Rodriguez	Dock/Boatlift @ 720 Pinckney Dr., Apollo Beach (Mirabay)
26-019	S	NR Chase	Dock/Wetslips/Floating kayaks/Boalifts @ 3075 N. Rocky Point Dr., Tampa, FL
26-020	M	Lamb Manor LLC	Dock/Walkway/Floating Dock/Boatlift/Boat ramp @2410 W. Shellpoint Rd., Ruskin, FL
26-021	M	Leo Caruso	ATF Boatlift @ 6511 Blackfin Way, Apollo Beach, FL
26-022	M	ZRS Management LLC	PWC Lifts @ 7616 W. Courtney Campbell Causeway, Tampa, FL
26-023	M	Miroslav Mitusina	Repair Seawall @ 806 Seabreeze Drive, Ruskin, FL
26-024	M	Bill Hayes	Dock Replacement @ 2514 River Bend Drive, Ruskin, FL
26-025	M	Hillsborough County-Parks & Preserves	Boardwalk @ 6767 Surfside Blvd., Apollo Beach, FL
26-026	M	Steven & Patricia Spangler	Boatlift @ 5709 Sea Turtle PL, Apollo Beach, FL (Mirabay)
26-027	M	Frank & Oxana Rabena	Boatlift @ 614 Pinckney Drive, Apollo Beach, FL (Mirabay)
26-028	M	Mosaic Fertilizer LLC	Sheet Pile Seawall @ Big Bend Facility-12839 Wyandotte Road, Gibsonton, FL
26-029	M	Robert Gladden	Replace Lift @ 5718 Sea Turtle PL, Apollo Beach, FL (Mirabay)
26-030	M	Joshua Osvold	Dock @ 1401 River Drive SW, Ruskin, FL
26-031	M	Casey Chapman	Boatlift @ 615 Islebay Drive, Apollo Beach, FL (Mirabay)
26-032	M	Port Tampa Bay-Engineering Dept.	Berth 219 Discharge Pipe Relocation-Tampa, FL

Board Meeting
September 15, 2026
Environmental Department

EXPENDITURES

Between $50,000 - $250,000

08/01/2026 - 08/31/2026

COMPANY	DESCRIPTION	AMOUNT	FUNDING	ADDITIONAL INFORMATION
Thrive Operations LLC	I.T. Software	58,506.07	Operating	Single Sign-On Software (OKTA)
Databank IMX LLC	I.T. Document Management	50,582.16	Operating	Data Migration (MFILES to Box)

Board Meeting
August 18, 2026
ID149166

Future Proposed Projects

September 2026

Project Name	Current Contractor/Consultant	Estimated Proposal/Bid Release	Estimated Board Approval
Geotechnical Engineering, Testing & Inspection Services	Ardaman & Associates, AREHNA Engineering, Terracon Consults	August/September	October/November
Berth 266 Bulkhead Construction (Metro Port)	NEW PROJECT	September/ October	November/December
CT-5 Construction Manager	NEW PROJECT	October/November	December/January

<u>NOTE</u>: 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