

PORT TAMPA BAY
MONTHLY BUSINESS MEETING
DECEMBER 16, 2014 - 9:30 AM

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December 16, 2014, 12:00 noon - 1:30 pm, Propeller Club Holiday Luncheon, Columbia Restaurant

K. Date of Next Meeting

Tuesday, January 20, 2015, 9:30 am

L. Adjournment

A. INVOCATION AND PLEDGE

PUBLIC COMMENT

B. APPROVAL OF MINUTES

**PRESENTATION AND APPROVAL OF
FINANCIAL STATEMENT**

C. APPROVAL OF CONSENT AGENDA

**PORT TAMPA BAY
Business Meeting
November 18, 2014**

The Port Tampa Bay (PTB) Business Meeting was called to order at 9:30 a.m. with the following Board members present: Mr. Stephen W. Swindal, Chairman; Mr. Carl Lindell, Jr., Vice Chairman; Mr. Patrick H. Allman, Secretary/Treasurer; Mr. Gregory Celestan, Commissioner; Mr. John B. Grandoff III, Commissioner; and Mayor Bob Buckhorn Commissioner. Ms. Sandra Murman, Commissioner, was absent.

The following PTB senior management staff members were present: Mr. Paul Anderson, Port President and Chief Executive Officer; Mr. Charles Klug, Chief Legal Officer; Mr. Raul Alfonso, Executive Vice President and Chief Commercial Officer; Mr. Mike Macaluso, Chief Financial Officer; Mr. John Thorington, Vice President of Government Affairs and Board Coordination; Mr. Ram Kancharla, Vice President of Planning and Development; Mr. Bruce Laurion, Vice President of Engineering; Mr. Wade Elliott, Vice President of Marketing and Business Development; Mr. Karl Strauch, Vice President of Brand Development and Regional Alliances; Ms. Joanne Toledo, Vice President of Human Resources; Ms. Donna Wysong, Vice President of Legal Affairs; Mr. Ken Washington, Chief Information Officer; and Mr. Ed Miyagishima, Senior Advisor to Port President/CEO.

The public attendance sheet is Attachment 1.

A. INVOCATION – PLEDGE

Deacon Max Montayre gave the invocation and led the Pledge of Allegiance.

B. PUBLIC COMMENT

Ms. Marilyn Smith continued her comments from the October 21, 2014 Board meeting and commented on credit card expenditures, and raises.

The Public Comment sheet is Attachment 2.

APPROVAL OF MINUTES OF THE OCTOBER 21, 2014 BOARD MEETING

Mayor Buckhorn, seconded by Commissioner Grandoff, moved to approve and receive the Minutes of the October 21, 2014 Board Meeting. The motion carried six to zero with Commissioner Murman being absent.

CARGO AND CRUISE QUARTERLY REPORT

Mr. Wade Elliott outlined the Cargo and Cruise Quarterly Report as presented in the agenda.

APPROVAL OF THE FINANCIAL STATEMENT OF ONE MONTH ENDING OCTOBER 31, 2014

Mr. Mike Macaluso presented the statement and reviewed specific line items.

In response to Commissioner Grandoff's question regarding October payroll, Mr. Macaluso explained there are two months during the year that have three pay periods.

Mayor Buckhorn, seconded by Commissioner Grandoff, moved to approve the Financial Statement of One Month ending October 31, 2014. The motion carried six to zero with Commissioner Murman being absent.

C. APPROVAL OF CONSENT AGENDA

- 1. Approval of the Amendment to Office Space Lease Agreement with Multi-Family Construction, LLC**
- 2. Approval of Norton Lilly International, Inc. Franchise Steamship Agency License Application**
- 3. Approval of Standard Work Permit Application 14-002; Shoreline Stabilization with Construction of a Seawall for Tampa Port Services LLC, Tampa, FL**
- 4. Approval of Increase in Audit Fees for Cherry Bekaert, LLP – Provider of Financial Audit Related Services**
- 5. Approval of Consent to Sublease of Office Space within Channelside Bay Plaza to Franklin Street Financial Partners, LLC**

Mayor Buckhorn, seconded by Commissioner Celestan, moved to approve the consent agenda as presented. The motion carried six to zero with Commissioner Murman being absent.

D. REGULAR AGENDA

- 1. Approval of the Termination of Office Space Lease Agreement with CH2M Hill**

Mr. Craig Roberts, Project Manager II, Real Estate Department, outlined the item as presented in the write-up included in the agenda.

There being no questions, Mayor Buckhorn, seconded by Commissioner Allman, moved to authorize the Port President/CEO or his designee to execute a termination of office space lease agreement with CH2M Hill based on the terms and conditions set forth in the agenda item, subject to review by the Chief Legal Officer. The motion carried six to zero with Commissioner Murman being absent.

- 2. Approval of the Extension of Security Contract with AlliedBarton Security Services**

Mr. Anderson recognized Mr. Mark Dubina, Vice President of Security, for his participation as a featured speaker at the North American Port Security Conference in Long Beach, California.

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

In response to Commissioner Celestan's question regarding whether there would be any changes to the structure of the agreement with subcontractors, Mr. Dubina stated Port Tampa Bay would pay AlliedBarton directly, and within the not-to-exceed amount of the agreement.

Mayor Buckhorn, seconded by Commissioner Celestan, moved to authorize the Port President/CEO or his designee to authorize the Port President/CEO or his designee to execute the second and final one year extension option of the contract with AlliedBarton Security Services for the period from January 20, 2015 through January 19, 2016, in an amount not to exceed \$1,945,225, subject to review by the Chief Legal Officer. The motion carried six to zero with Commissioner Murman being absent.

E. RECEIPT OF REPORTS

- 1. Report of Legal Fees by Project**
- 2. Report of Aged Account Receivables**
- 3. Report of Contract Status**
- 4. Report of Work Permits**
- 5. Report of Expenditures Between \$50,000 and \$100,000**

Mayor Buckhorn, seconded by Commissioner Celestan, moved to receive the reports as presented. The motion carried six to zero with Commissioner Murman being absent.

F. EXECUTIVE DIRECTOR REPORT

Mr. Anderson thanked Mayor Buckhorn for kicking off the Global Trade and Transportation Symposium on October 30, 2014. Also, Commissioner Murman participated in an in-depth discussion on global logistics and how it impacts Tampa Bay. PTB and the Tampa Bay Business Journal co-hosted the symposium which was presented by Bank of America Merrill Lynch. The symposium featured leaders in the transportation and logistics industry from around the state as well as prominent elected officials. Former U.S. Senator George Lemieux provided the keynote address. Joining the program was Rich Biter, Assistant Secretary, Florida Department of Transportation.

Mr. Anderson reported that PTB kicked off its winter cruise season with the arrival and inaugural sailings of Norwegian Cruise Line's *Norwegian Sun* on November 2, 2014 and Carnival Cruise Line's *Carnival Pride* on November 9, 2014.

PTB participated with Mayor Buckhorn and Commissioner Murman on Operation Reveille, a program of the Tampa-Hillsborough Homeless Initiative, which was hosted by PTB at Cruise Terminal 6 on November 11, 2014. A diverse group of volunteers was on hand to rapidly re-house 50 homeless veterans into permanent, supportive housing. The Tampa-Hillsborough Homeless Initiative, along with the City of Tampa and Hillsborough County, will be working steadfastly on this project, which is a part of a larger regional effort to end veteran homelessness by Veterans Day 2015.

Mr. Anderson hosted PTB's second annual Veterans Breakfast on behalf of PTB's veteran employees. The event was attended by special guest Major General Mark Clark, U.S. Marine Corps, retired.

On November 6, 2014, PTB also hosted a group of 75 Fulbright Scholars from around the U.S. and 44 foreign countries. The group toured the port on the *Bay Spirit II*, followed by lunch and presentations by PTB executives and environmental staff. Mr. Anderson stated the event was a great opportunity to showcase the port to rising leaders from throughout the United States and around the world.

On November 14, 2014, PTB hosted a group of community and business leaders for breakfast and a port tour. The event was coordinated through James Ransom, a longstanding leader in our community and a board member of the Tampa Organization for Black Affairs (TOBA). Members of the TOBA economic development committee along with other community leaders were on hand for the breakfast and tour.

Mr. Anderson reported that he had traveled to Houston, Texas for the American Association of Port Authorities' Annual Meeting. Mr. Anderson also testified recently before the Federal Maritime Commission, a commission Mr. Anderson formerly served on, which was investigating the capacity of American ports and specifically looking at Gulf Coast ports. Mr. Anderson was joined at the Federal Maritime Commission meeting by five colleagues from ports around the country.

Mr. Anderson showcased an advertisement featured in Florida Trend magazine. The full two-page spread was placed to continue to promote the PTB brand in the state of Florida with business leaders.

G. PRESENTATIONS

There were no presentations.

H. NEW BUSINESS / COMMISSIONERS' COMMENTS

PORT PRESIDENT/CEO ANNUAL PERFORMANCE EVALUATION

Chairman Swindal opened discussion of the annual performance review of the President/CEO stating that, in accordance with the Port President/CEO's employment agreement, the annual performance evaluation review was completed by the PTB Board. All seven members completed performance appraisal forms, and based on the completed forms, the Vice President of Human Resources of PTB deemed the overall rating "Outstanding."

Chairman Swindal continued that the summary of the performance reviews demonstrates that Port Board members expressed that the Port President is a strong leader, having gained the support of personnel, stakeholders, and the community. His leadership has been recognized not just at the local and state level but on the national level as well. Through his vision and leadership, he has positioned the Port to remain a driver of economic growth.

Commissioner Celestan moved that the PTB Board execute a four-year extension to Mr. Anderson's existing contract, provide a six percent increase to his salary, and a \$50,000 annual deferred compensation award.

Commissioner Allman stated that Mr. Anderson had done an outstanding job and taken the necessary steps to market the port. Mr. Anderson's existing agreement was for three years, with one year remaining and a base salary of \$350,000 per year. Commissioner Allman stated

the need to extend Mr. Anderson's contract, concurring with Commissioner Celestan's motion of the four-year extension. Commissioner Allman asked to amend the deferred compensation package that Mr. Anderson not receive any deferred compensation unless he stay the full length of his term. Commissioner Celestan affirmed Commissioner Allman's proposed language for the deferred compensation package. Commissioner Allman also proposed Mr. Anderson's salary increase be held to be consistent with the compensation plan for PTB staff with three percent for the "Outstanding" performance evaluation and one-and-one-half percent for cost of living, which brings the total increase to four and one-half percent. Commissioner Celestan agreed.

Commissioner Allman then seconded the amended motion.

Chairman Swindal asked Mr. Klug to clarify the motion. Mr. Klug stated the motion was to grant Mr. Anderson a contract extension of four years, a deferred compensation package of \$50,000 per contract year payable upon completion of the contract term, and a salary increase of four and one-half percent (4.5%).

Mr. Klug then read into the record Commissioner Murman's statement: "Paul has done an outstanding job for the port since he came here. I fully support extending his contract four years to ensure the stability of leadership to get the new master plan implemented and strong consistent management to build the best team to operate the best port in Florida and the southeast. He wants to build a robust port filled with economic development opportunities. He wants to build strong, collaborative relationships with other ports and leaders in our community. He wants to market the port for future growth. I have full confidence of great things to come in the port's future and Paul's ability to protect the legacy of our port for future generations." Mr. Klug noted that Commissioner Murman's absence was due a scheduling conflict that occurs each November with the Hillsborough County representative on the PTB Board.

There being no further comments, the stated motion carried six to zero.

I. FUTURE PROPOSED PROJECTS

Mr. Anderson noted the list of upcoming projects and the proposed dates.

J. CALENDAR OF EVENTS

Mr. Anderson noted that the Propeller Club-Port of Tampa's Holiday Luncheon would be held on December 16, 2014. Mayor Buckhorn was scheduled to be the speaker of the event.

K. NEXT MEETING

Chairman Swindal announced the next Board meeting was scheduled for December 16, 2014, at 9:30 a.m.

L. ADJOURNMENT

There being no further business, the meeting adjourned at 10:06 a.m.

ATTEST:

Stephen Swindal, Chairman

Patrick H. Allman, Secretary/Treasurer

PORT TAMPA BAY BUSINESS MEETING
November 18, 2014 – 9:30 a.m.

PUBLIC ATTENDANCE SIGN-IN SHEET

<u>NAME</u>	<u>BUSINESS</u>
Rev. Max Montoya	TPB
Tom Kelly	ABSS
J. HOMER	ABSS
Steve Finney	Seafarers Center
Keith Keph	ABSS
Guarantberg	Parsons Brinckerhoff
Max Lynn Smith	Gen. Anon - Pub
Brian Hinson	F.D.O.T.
Harvey Cook	N&K
HENRY SAAVEDRA	PTMIA
Yvette Hammett	Tribune
WES DORTCH	HDR
CONRAD PALERMO	AMERISAFETY
Dennis Monelli	Hendry Marine
Kristen Chittenden	Hendry Marine
Lynne Vacland	Mosaic

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PORT TAMPA BAY BUSINESS MEETING
November 18, 2014 – 9:30 a.m.

PUBLIC ATTENDANCE SIGN-IN SHEET

NAME

BUSINESS

SCOTT HARRISS

URETEK

BRAD SATANA

MOSNIC

Ross McGillivray

Ar Laman & Assoc.

Peoro Alvarado

TMR

Stephen Hall

I L A

Steve Johnson

SPINA

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PORT TAMPA BAY BUSINESS MEETING
November 18, 2014 – 9:30 a.m.

PUBLIC ATTENDANCE SIGN-IN SHEET

NAME

Bill Kuzmick

BUSINESS

Port Howard / Andri's

~~Additional space available on next page.~~

PORT TAMPA BAY BUSINESS MEETING

November 18, 2014 – 9:30 a.m.

PUBLIC COMMENT SIGN-IN SHEET

Public Comments may be made at the beginning of the Business Meeting, and/or prior to each Agenda Item. Please specify if you plan to speak at the beginning of the meeting and/or prior to an Agenda Item and list the agenda item number.

To make comments at beginning of meeting:

NOTE: If you wish to speak at the beginning of the meeting AND before a regular item, please sign in both places.

NAME / ADDRESS

TOPIC / AGENDA ITEM NUMBER(S)

MARTIN SMITH

Gen Pub Topic

To make comments on specific agenda items:

NAME / ADDRESS

AGENDA ITEM NUMBER(S)

PLEASE NOTE: Members of the public wishing to make a statement have three (3) minutes to address the Board of Commissioners. Prepared written statements may be submitted to the recording secretary. Persons addressing the Board shall step up to the speaker's lectern and state their names and addresses.

Tampa Port Authority
Budgetary Comparative Statement of Revenue and Expenses
with Debt Service Coverage
For the Periods Ending November 2013 and 2014

YTD Nov 2013 Actual	YTD Nov 2014 Actual	Favorable (Unfavorable)	% Favorable (Unfavorable)		YTD Nov 2014 Budget	YTD Nov 2014 Actual	Favorable (Unfavorable)	% Favorable (Unfavorable)
				-----Operating revenue-----				
\$ 4,546,252	\$ 5,593,126	\$ 1,046,874	23.0%	Port usage fees	5,523,701	\$ 5,593,126	\$ 69,425	1.3%
1,870,734	2,033,346	162,612	8.7%	Rentals	1,938,450	2,033,346	94,896	4.9%
158,296	140,189	(18,107)	(11.4%)	Other operating	161,897	140,189	(21,708)	(13.4%)
6,575,283	7,766,661	1,191,379	18.1%	-----Total operating revenue-----	7,624,048	7,766,661	142,613	1.9%
				-----Operating expense-----				
1,986,868	1,936,767	50,101	2.5%	Personnel	2,032,267	1,936,767	95,500	4.7%
82,075	229,227	(147,152)	(179.3%)	Promotional	358,861	229,227	129,634	36.1%
1,935,577	2,120,999	(185,422)	(9.6%)	Administrative	2,448,356	2,120,999	327,357	13.4%
4,004,520	4,286,993	(282,473)	(7.1%)	-----Total operating expense-----	4,839,484	4,286,993	552,491	11.4%
2,570,763	3,479,668	908,906	35.4%	-----Operating income----- *	2,784,564	3,479,668	695,104	25.0%
				--Other non-operating revenue/(expense)--				
108,002	86,100	(21,902)	(20.3%)	Interest income	78,551	86,100	7,549	9.6%
(898,510)	(823,442)	75,068	8.4%	Interest expense	(823,442)	(823,442)	-	0.0%
948,966	2,876,278	1,927,311	203.1%	Ad valorem tax receipts	2,502,500	2,876,278	373,778	14.9%
16,647	(799,439)	(816,086)	(4,902.4%)	Other, net	(668,968)	(799,439)	(130,471)	(19.5%)
175,105	1,339,497	1,164,392	665.0%	-----Net non-operating revenue-----	1,088,641	1,339,497	250,856	23.0%
2,745,868	4,819,165	2,073,297	75.5%	Net income, excluding grant revenue*	3,873,205	4,819,165	945,960	24.4%
				-----Grants-----				
435,746	596,013	160,267	36.8%	Capital/Non-Operating Grants	1,000,000	596,013	(403,987)	(40.4%)
435,746	596,013	160,267	36.8%	-----Total Grants-----	1,000,000	596,013	(403,987)	(40.4%)
\$ 3,181,613	\$ 5,415,178	\$ 2,233,564	70.2%	Net income, including grant revenue*	\$ 4,873,205	\$ 5,415,178	\$ 541,973	11.1%
<i>*Before depreciation/amortization</i>								
				-----Debt Service Coverage----- (based on preceding 12-month period)				
\$ 23,224,531	\$ 22,797,670	\$ (426,861)	(1.84%)	Total available for debt service				
\$ 15,335,668	\$ 14,293,432	\$ 1,042,236	6.80%	Combined debt service, parity bonds				
1.51	1.59			Bond coverage, parity bonds				
\$ 15,335,668	\$ 14,293,432	\$ 1,042,236	6.80%	Combined debt service, parity & junior				
1.51	1.59			Bond coverage, parity & junior bonds				

SUBJECT: **LEASE AMENDMENT WITH MARITRANS OPERATING COMPANY, L.P.**

BACKGROUND: Maritrans Operating Company, L.P. (Maritrans) has been a tenant of Port Tampa Bay since the 1980's and leases approximately 3.2 acres of land located on Hooker's Point. The current lease, dated April 7, 1980, had an initial term of 25 years and contains three (3) ten (10) year lease extension options. Maritrans has decided to exercise its second ten (10) year lease extension option.

FACTS/COMMENTS:

Per the lease, the parties have negotiated the following terms for the second ten (10) year lease extension option:

Commencing on January 1, 2015, and continuing through December 31, 2015, the annual rent shall be \$25,000.00 per acre, or \$80,000.00 per year. The annual rent shall increase by CPI each year thereafter through December 31, 2024. All other terms and conditions of the lease shall remain the same.

RECOMMENDATION:

Authorize the Port President/CEO or his designee to execute a Lease Amendment with Maritrans Operating Company, L.P., in accordance with the terms described above and subject to review by the Chief Legal Officer.

Board Meeting
December 16, 2014
Real Estate 191275/191073





TAMPA PORT AUTHORITY

1101 Channelside Drive
Tampa, Florida 33602
Phone (813) 905-5146
Fax (813) 905-5144

Memorandum

To: Paul Anderson
Port President and CEO

cc: Charles E. Klug, Jr.

From: Renee' Dennis

Date: December 1, 2014

Subject: Public Hearing – Maritrans Operating Company, LP – Lease Amendment

17

The subject public hearing was held before me on Thursday, November 20, 2014 at 10:05 a.m. Attached is the transcription of the hearing along with copies of all exhibits.

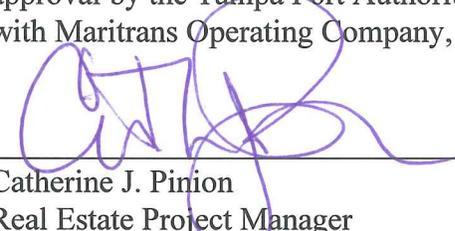
This public hearing was held in accordance with procedures specified in Chapter 95-488, Laws of Florida.



Renee' Dennis
Hearing Officer

Date December 4, 2014

I hereby concur with the Hearing Officer's statement and recommend the Port President request approval by the Tampa Port Authority Board of Commissioners to enter into a Lease Amendment with Maritrans Operating Company, LP.



Catherine J. Pinion
Real Estate Project Manager

Date 9 DEC 2014

Attachment

PUBLIC HEARING TRANSCRIPT
Thursday, November 20, 2014
Maritrans Operating Company, LP - Lease Amendment

ATTENDEES

Catherine J. Pinion - TPA
Renee' Dennis – TPA
Heather L. Eblin-Crowe – TPA

18

HEARING OFFICER

Renee' Dennis

1 **MS. DENNIS:**
2

3 Good morning. Today is Thursday, November 20, 2014 and this public hearing is called
4 to order at 10:05 a.m. This hearing is held under the authority and pursuant to Chapter 95-488 of
5 the Laws of Florida. The purpose of the hearing is to hear comments from the general public and
6 interested parties regarding the following:

7
8 **LEASE AMENDMENT WITH MARITRANS OPERATING COMPANY, LP**
9

10 My name is Renee Dennis and I am employed by the Tampa Port Authority and have
11 been appointed by its Board of Commissioners to serve as a hearing officer at public hearings
12 such as the one we are conducting today. Sitting beside me is Cathy Pinion, Real Estate Project
13 Manager, who will assist me in this hearing.
14

15 **MS. PINION:**
16

19

17 Good morning. First, I will enter into the record Exhibit No. 1 which is the legal ad that
18 appeared in the October 24, 2014 issue of the Tampa Bay Times advising of this public hearing.
19 This is the only exhibit to be entered into the record.
20

21 Maritrans Operating Company, L.P. has been a Tenant of the Tampa Port Authority since
22 the 1980's and leases approximately 3.2 acres of land located on Hooker's Point. Under the
23 current Lease, Maritrans has three (3) ten (10) year Lease Extension Options and has exercised
24 its second ten (10) year Lease Extension Option. Per the Lease, the parties have negotiated the
25 following terms:
26

27 Commencing on January 1, 2015 and continuing through December 31, 2015, the Annual
28 Rent per acre shall be \$25,000.00 per acre or \$80,000.00 per year. The Annual Rent shall
29 increase by CPI each year thereafter through December 31, 2024. All other terms and conditions
30 of the Lease shall remain the same.
31

32 That is all.
33

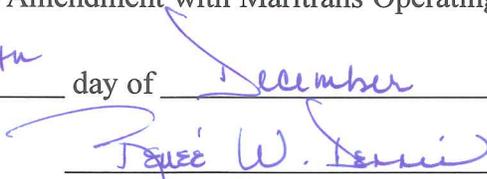
34 **MS. DENNIS:**
35

36 At this time we will take public comments concerning this issue.
37 Are there any comments? Hearing none.
38
39
40

1 A transcript will be made and furnished to the Port Authority Staff. The Staff will make a
2 recommendation to our Board of Commissioners, which will meet on December 16, 2014. The
3 Staff recommendation will be available on December 10, 2014. If there is nothing else to come
4 before this hearing, I declare this hearing closed at 10:06 a.m.
5

6 I, **RENEE' DENNIS**, have read and approve the form of the attached transcript of the
7 November 20, 2014 public hearing for a Lease Amendment with Maritrans Operating Company,
8 LP.

9 Dated this 4th day of December, 2014.

10 
11 _____
12 Renee' Dennis
13

SIGN-IN SHEET

PUBLIC HEARING FOR

MARITRANS OPERATING COMPANY, LP

Thursday, November 20, 2014 @ 10:00 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.				

Attended

Tampa Bay Times
Published Daily

STATE OF FLORIDA } ss
COUNTY OF Hillsborough County

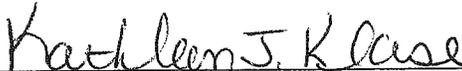
Before the undersigned authority personally appeared **Johnnie Murry** who on oath says that he/she is **Legal Clerk of the Tampa Bay Times** a daily newspaper published at St. Petersburg, in Pinellas County, Florida; that the attached copy of advertisement, being a Legal Notice in the matter **RE: Maritrans Operating** was published on **Tampa Bay Times: 10/24/14**, in said newspaper in the issues of **Baylink Hillsborough**

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



Signature of Affiant

Sworn to and subscribed before me this 10/24/2014.



Signature of Notary Public

Personally known or produced identification

Type of identification produced _____



KATHLEEN J. KLASE
NOTARY PUBLIC
STATE OF FLORIDA
Comm# EE203640
Expires 6/20/2016

**PORT TAMPA BAY
NOTICE OF PUBLIC HEARING**

Notice is hereby given of a public hearing to be held at 10:00 a.m., Thursday, November 20, 2014 before the Tampa Port Authority d/b/a Port Tampa Bay at its offices located at 1101 Channelside Drive, Tampa, Florida, to hear public comments regarding the following:

LEASE AMENDMENT WITH MARITRANS OPERATING COMPANY, L.P.

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 Wednesday, November 19, 2014. 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) 905-7678 or fax (813) 905-5109 not later than 48 hours prior to the hearing.

ANY PERSON WHO DECIDES TO APPEAL ANY DECISION OF PORT TAMPA BAY WITH RESPECT TO ANY MATTER CONSIDERED AT THIS PUBLIC HEARING WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH 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. (27641) 10/24/2014

SUBJECT: **EASEMENT AGREEMENT WITH FLORIDA DEPARTMENT OF
TRANSPORTATION FOR INSTALLATION OF AUTOMATED
TRAFFIC SIGNS**

BACKGROUND:

The Florida Department of Transportation (FDOT) and Port Tampa Bay (PTB) have discussed sharing technology many times over the years. During the I-4 Connector project, FDOT proposed creating a communications link with PTB's Security Operations Center by installing a fiber optic cable that will facilitate a number of value added projects, including automated traffic information signage at the Hooker's Point entrance/exit, sharing of camera images, and additional communication capabilities directed at the trucking industry.

FACTS/COMMENTS:

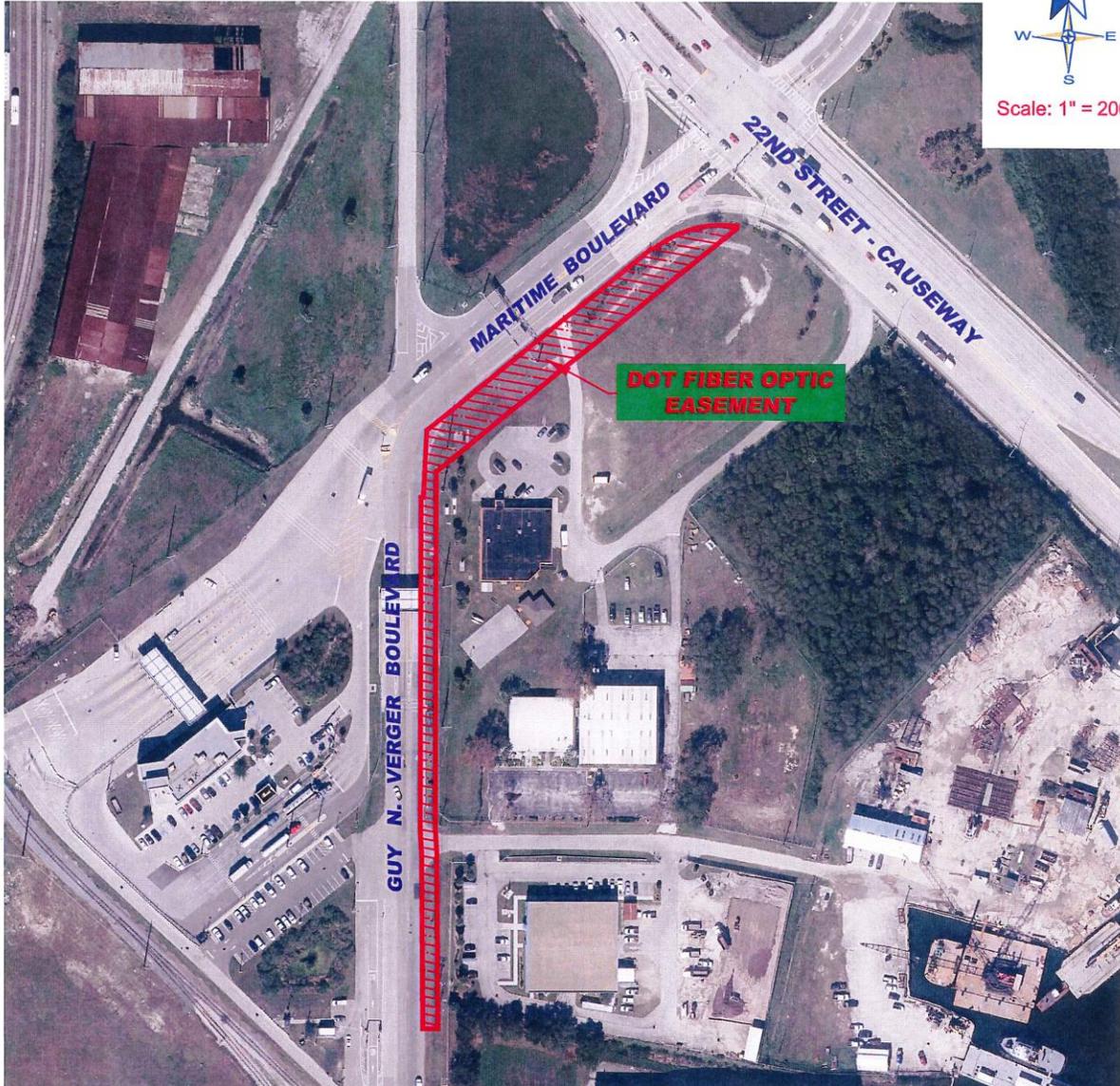
FDOT has requested a perpetual nonexclusive easement from PTB for the purpose of constructing, installing, maintaining, repairing, replacing, or removing a fiber optic cable to create a communications link with PTB's Security Operations Center.

No public hearing is required for this matter.

RECOMMENDATION:

Authorize the Port President/CEO or his designee to execute a perpetual nonexclusive Easement Agreement with the Florida Department of Transportation for the installation of the fiber optic cable, subject to review by the Chief Legal Officer.

**"EXHIBIT"
DOT FIBER OPTIC EASEMENT ALONG
MARITIME BOULEVARD AND
GUY N. VERGER BOULEVARD**



SUBJECT: **AMENDMENT TO LEASE AGREEMENT WITH GULF SULPHUR SERVICES, LTD., LLLP**

BACKGROUND:

Gulf Sulphur Services, Ltd., LLLP (GSS) is in a joint venture with the Mosaic Company ("Mosaic") and Cargill to operate the largest liquid sulphur transportation, storage, and logistics system in the United States. GSS has significant liquid storage tanks and facilities in Galveston, Texas and Tampa, Florida.

GSS and its predecessors have leased land from Port Tampa Bay (PTB) for more than 28 years. GSS's current lease extension option expires December 31, 2014, and GSS desires to exercise its second lease extension option, which would run from January 1, 2015 to December 31, 2017.

FACTS/COMMENTS:

PTB staff and GSS have negotiated a new wharfage rate for its second three (3) year lease extension option. All other financial terms, including the wharfage incentive rate, will remain the same as set forth in the Lease through the end of this lease extension option term.

Option Term: January 1, 2015 through December 31, 2017.

Wharfage: The wharfage rate set forth in the Lease shall be the Port Tariff rate of \$0.40 per ton for all liquid sulphur until the Annual Tonnage Guarantee (ATG) of 364,000 tons of sulphur has been met each lease year. The wharfage incentive rate shall remain the same, which is currently a combined wharfage and dockage fee of \$0.1339 per ton of all cargo transported by water over the ATG of 364,000 tons.

In the event that the Port Tariff rate for sulphur is increased, GSS shall pay a wharfage rate equal to the lesser of: (1) the wharfage rate adopted by PTB in the Port Tariff or (2) 103% of the wharfage rate charged in the previous twelve month period.

Dockage and ATG financial terms for the remaining lease extension option years shall be negotiated prior to the end of the current term.

RECOMMENDATION:

Authorize the Port President/CEO or his designee to execute an amendment to the Lease with Gulf Sulphur Services, Ltd., LLLP, in accordance with the above terms, subject to review and approval by the Chief Legal Officer.

**SUBJECT: JOINT PARTICIPATION AGREEMENT BETWEEN MEMBERS OF THE
HILLSBOROUGH COUNTY METROPOLITAN PLANNING
ORGANIZATION
FOR PUBLIC TRANSPORTATION COORDINATION**

BACKGROUND:

The Hillsborough County Metropolitan Planning Organization (MPO) is the agency designated to conduct a continuing, coordinated, and comprehensive transportation planning process for Hillsborough County and the greater Tampa area. Port Tampa Bay currently holds one seat on the MPO as a member government and operator of a major mode of transportation.

FACTS/COMMENTS:

Pursuant to Section 339.175(10) (a) (2), *Florida Statutes*, the MPO is charged with executing and maintaining an agreement with the metropolitan and regional intergovernmental review agencies serving the Tampa and Hillsborough County planning area. The agreement must describe the means by which activities will be coordinated and specify how transportation planning and programming will be part of the comprehensively planned development of the planning area.

The proposed five (5) year Joint Participation Agreement contains automatic five (5) year renewal terms and includes, *inter alia*, procedures for planning and programming, coordination and review, conflict and dispute resolution, and termination.

RECOMMENDATION:

Approve and authorize the Chairman to execute the Intergovernmental Coordination and Review and Public Transportation Coordination Joint Participation Agreement, subject to review by the Chief Legal Officer.

D. REGULAR AGENDA

SUBJECT: LEASE AGREEMENT WITH TTI HOLDINGS, INC.**BACKGROUND:**

TTI Holdings, Inc. (TTI), a holding company of Tampa Tank, Inc., provides complete design, shop fabrication, shipment, field erection, inspection, and testing of welded steel products. The TTI product line includes both shop assembled and field erected storage tanks, process tanks, silos, bins, hoppers, stacks, stack liners, ductwork, breechings, piping, miscellaneous fabrications, and other custom structures in carbon steels, alloy steels and stainless steels. In addition, TTI offers tank inspection, repair and maintenance services. TTI is an open shop contractor and as such performs field construction work throughout the US, Caribbean, Central and South America.

FACTS/COMMENTS:

TTI desires to lease approximately 25.8 acres, including all improvements, of land located along Highway 41 at Port Redwing. The terms of the Lease shall be as follows:

Premises: Approximately 25.8 acres of land along Highway 41 at Port Redwing.

Use: The Premises shall be occupied and used for the purpose of fabricating steel and iron structures, including but not limited to the receipt, storage and fabrication of steel and related materials and distribution of fabricated structures.

Term: The Lease Term shall be for a period of twenty (20) years. TTI shall have three (3) Lease Extension Options of twenty (20) years each.

Rent: The annual rental rate during the term of the Lease shall be as follows:

Lease Years 1 - 2	\$187,500 per year
Lease Year 3	\$375,500 per year
Lease Years 4 - 20	increased at CPI
Lease Extension Option Periods	increased at CPI

Wharfage

Guarantee: A wharfage guarantee shall be established during the term of the Lease. An Annual Tonnage Guarantee (ATG) shall be established as follows:

Lease Year 1	none
Lease Year 2	none
Lease Year 3	2,000 tons
Lease Year 4	4,000 tons
Lease Years 5 - 20	8,000 tons
Lease Extension Option Periods	8,000 tons

Rent Credits: During the first five (5) years of the Lease, TTI may receive rent credits up to the amount of \$292,000 for electrical repairs and improvements to the premises to restore electrical service.

Improvements: TTI shall accept the Premises "AS IS" and shall make any and all desired improvements to the Premises at TTI's sole cost and expense. All improvements to the Premises shall be approved by PTB prior to any construction.

Other: TTI shall be responsible for all real estate taxes, site improvements, insurance, maintenance of the Premises and compliance with all seaport security laws and regulations, environmental laws and regulations and all other applicable regulations and laws.

Public Hearing: A public hearing was held on December 8, 2014 and there were no comments.

RECOMMENDATION:

Authorize the Port President/CEO or his designee to execute a Lease Agreement with TTI Holdings, Inc., subject to the terms described in the agenda item and review by the Chief Legal Officer.

Board Meeting
December 16, 2014
Real Estate 191280/191073

EXHIBIT "A"
TAMPA TANK





TAMPA PORT AUTHORITY

1101 Channelside Drive
Tampa, Florida 33602
Phone (813) 905-5146
Fax (813) 905-5144

Memorandum

To: Paul Anderson
Port President and CEO

cc: Charles E. Klug, Jr.

From: Renee' Dennis *R*

Date: December 10, 2014

Subject: Public Hearing – TTI Holdings, Inc. – Lease Agreement

31

The subject public hearing was held before me on Monday, December 8, 2014 at 9:00 a.m. Attached is the transcription of the hearing along with copies of all exhibits.

This public hearing was held in accordance with procedures specified in Chapter 95-488, Laws of Florida.

Renee W. Dennis

Renee' Dennis
Hearing Officer

Date *December 10, 2014*

I hereby concur with the Hearing Officer's statement and recommend the Port President request approval by the Tampa Port Authority Board of Commissioners to enter into a Lease Agreement with TTI Holdings, Inc.

Heather L. Eblin-Crowe

Heather L. Eblin-Crowe
Real Estate Project Manager

Date *December 10, 2014*

Attachment

PUBLIC HEARING TRANSCRIPT
Monday, December 8, 2014
TTI Holdings, Inc. – Lease Agreement

ATTENDEES

Renee' Dennis – TPA
Heather L. Eblin-Crowe – TPA
William DeMelle – Tampa Tank, Inc.

32

HEARING OFFICER

Renee' Dennis

1 **MS. DENNIS:**

2
3 Good morning. Today is Monday, December 8, 2014 and this public hearing is called to
4 order at 9:00 a.m. This hearing is held under the authority and pursuant to Chapter 95-488 of the
5 Laws of Florida. The purpose of the hearing is to hear comments from the general public and
6 interested parties regarding the following:

7
8 **LEASE AGREEMENT WITH TTI HOLDINGS, INC.**
9

10 My name is Renee Dennis and I am employed by the Tampa Port Authority and have
11 been appointed by its Board of Commissioners to serve as a hearing officer at public hearings
12 such as the one we are conducting today. Sitting beside me is Heather Eblin-Crowe, Real Estate
13 Project Manager, who will assist me in this hearing.
14

15 **MRS. CROWE:**

33

16
17 First, I will enter into the record Exhibit No. 1 which is the legal ad that appeared in the
18 November 15, 2014 issue of the Tampa Bay Times advising of this public hearing. This is the
19 only exhibit to be entered into the record. This doesn't sound like it's on.
20

21 **MS. DENNIS:**

22
23 It's on.
24

25 **MRS. CROWE:**

26
27 Can you hear us okay?
28

29 **WILLIAM DEMELLE:**

30
31 Yes.
32

33 **MRS. CROWE:**

34
35 TTI Holdings, Inc. was established in 1953 and provides complete design, shop
36 fabrication, shipment, field erection, inspection, and testing of welded steel products. The TTI
37 product line includes both shop assembled and field erected storage tanks, process tanks, silos,
38 bins, hoppers, stacks, stack liners, ductwork, breechings, piping, miscellaneous fabrications, and
39 other custom structures in carbon steels, alloy steels and stainless steels. In addition, TTI
40 Holdings offers tank inspection, repair and maintenance services. TTI is an open shop contractor
41 and as such performs field construction work throughout the United States, Caribbean, Central
42 and South America.

1 TTI desires to lease approximately 24.4 acres, including all improvements, of land
2 located along Highway 41 at Port Redwing and the terms of the Lease shall be as follows:

3
4 The Premises is approximately 24.4 acres of land along Highway 41 at Port Redwing.

5
6 The Lease Term shall be for a period of twenty (20) years and shall have three (3) Lease
7 Extension Options of twenty (20) years each.

8
9 The annual rental rate during the term of the Lease shall be as follows:

10		
11	Lease Years 1 - 2	\$170,800 per year
12	Lease Year 3	\$341,600 per year
13	Lease Years 4 - 20	shall increase at CPI
14	Lease Extension Option Periods	shall increase at CPI
15		

16 A wharfage guarantee shall be established during the term of the Lease. An Annual
17 Tonnage Guarantee (ATG) shall be established as follows, provided that the shipping service is
18 available serving TTI's cargo destination:

34

19		
20	Lease Year 1	none
21	Lease Year 2	none
22	Lease Year 3	2,000 tons
23	Lease Year 4	4,000 tons
24	Lease Years 5 - 20	8,000 tons
25	Lease Extension Option Periods	8,000 tons
26		

27 During the first five (5) years of the Lease, TTI may receive rent credits up to the amount
28 of \$400,000 for electrical repairs and improvements to the premises to restore electrical service.

29
30 TTI shall otherwise accept the Premises "AS IS" and shall make any and all desired
31 improvements to the Premises at TTI's sole cost and expense. All improvements to the Premises
32 shall be approved by TPA prior to any construction.

33
34 TTI shall be responsible for all real estate taxes, site improvements, insurance,
35 maintenance of the Premises and compliance with all seaport security laws and regulations,
36 environmental laws and regulations and all other applicable regulations and laws.

37
38 That is all.

39
40 **MS. DENNIS:**

41
42 Okay. At this time we will take comments concerning this issue.
43

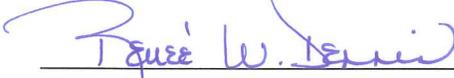
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Are there any comments? Okay. Hearing none. Thank you.

A transcript will be made and furnished to the Port Authority Staff. The Staff will make a recommendation to our Board of Commissioners, which will meet on December 16, 2014. The Staff recommendation will be available on December 10, 2014. If there is nothing else to come before this hearing, I declare this hearing closed at 9:05 a.m.

I, **RENEE' DENNIS**, have read and approve the form of the attached transcript of the December 8, 2014 public hearing for a Lease Agreement with TTI Holdings, Inc.

Dated this 10th day of December, 2014.



Renee' Dennis

Tampa Bay Times
Published Daily

STATE OF FLORIDA } ss
COUNTY OF Hillsborough County

Before the undersigned authority personally appeared **Johannie Murry** who on oath says that he/she is **Legal Clerk of the Tampa Bay Times** a daily newspaper published at St. Petersburg, in Pinellas County, Florida; that the attached copy of advertisement, being a Legal Notice in the matter **RE: PH TTI Holdings, Inc** was published on **Tampa Bay Times: 11/15/14**. in said newspaper in the issues of **Baylink Hillsborough**

Affiant further says the said **Tampa Bay Times** is a newspaper published in St. Petersburg, in said Pinellas County, Florida and that the said newspaper has heretofore been continuously published in said Pinellas County, Florida, each day and has been entered as a second class mail matter at the post office in St. Petersburg, in said Pinellas County, Florida for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid not promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper

Johannie Murry

Signature of Affiant

Sworn to and subscribed before me this 11/15/2014.

Kathleen J. Klase

Signature of Notary Public

Personally known X or produced identification

Type of identification produced _____



KATHLEEN J. KLASE
NOTARY PUBLIC
STATE OF FLORIDA
Comm# EE203640
Expires 8/20/2016

**PORT TAMPA BAY
NOTICE OF PUBLIC HEARING**

Notice is hereby given of a public hearing to be held at 9:00 a.m., Monday, December 8, 2014, before the Tampa Port Authority, d/b/a Port Tampa Bay, at its offices located at 1101 Channelside Drive, Tampa, Florida, to hear public comments regarding the following:

LEASE AGREEMENT WITH TTI HOLDINGS, INC.

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 Friday, December 5, 2014. 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) 905-7678 or fax (813) 905-5109 not later than 48 hours prior to the hearing.

ANY PERSON WHO DECIDES TO APPEAL ANY DECISION OF PORT TAMPA BAY WITH RESPECT TO ANY MATTER CONSIDERED AT THIS PUBLIC HEARING WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH 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. (40176) 11/15/2014

SIGN-IN SHEET

PUBLIC HEARING FOR

TTI HOLDINGS, INC.

Monday, December 8, 2014 @ 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.	William DuMelle	Tampa Tank, Inc	2710 E. 5th Ave, Tampa, FL 33605	N
2.				
3.				
4.				
5.				
6.				
7.				
8.				
9.				
10.				

SUBJECT: PURCHASE OF MARINE SECURITY VESSEL**BACKGROUND:**

The Hillsborough County Sheriff's Office (HCSO) has a contractual agreement with Port Tampa Bay (PTB) to provide law enforcement services that cover both land and waterside areas under the control of PTB. The HCSO routinely patrols all areas of the port and the forty-one (41) mile ship channel that runs from port berths to outside the Sunshine Skyway Bridge.

FACTS/COMMENTS:

The HCSO and PTB have a joint interest in assuring that all areas of the port and shipping channels are properly patrolled to assure that port tenants, users and the surrounding urban areas are protected from potential security breaches that could cause disruption to businesses and the community. In order to facilitate port security activities, the HCSO Marine Unit requires vessels that have a variety of capabilities to facilitate patrols in different marine environments, utilizing modern technologies. The vessels utilized must be able to operate at high speeds in rough seas, and in environments that have the potential to contain chemical and radiological hazards. The vessels must be designed using modern materials and construction techniques that allow them to be reliable and withstand years of above average use.

PTB applied for a port security grant to purchase a response vessel that would have upgraded capabilities and would enhance HCSO's ability to protect the port for many years to come. The grant afforded PTB the opportunity to purchase a high quality, custom made vessel, that will update the aging HCSO fleet with features not currently available on existing patrol vessels.

Pursuant to standard PTB procurement procedures, staff advertised an Invitation to Bid on October 10, 2014 in the Tampa Tribune, Tampa Bay Times, Florida Sentinel Bulletin and La Gaceta as well as on Onvia-DemandStar (e-procurement database system). One (1) boat manufacturer participated in the mandatory pre-bid teleconference on October 17, 2014. Sequentially, PTB received one bid on November 13, 2014.

<u>BIDDER (Location)</u>	<u>BID AMOUNT</u>	<u>SBE %</u>
Intrepid Powerboats, Inc. (Largo, FL)	\$539,140	Good-Faith

In addition to the bid price, staff evaluated the firm's qualifications/experience and determined Intrepid Powerboats, Inc. (Intrepid), has submitted a responsible bid for producing a vessel in accordance to PTB's bid specifications. Intrepid is a local

manufacturer of quality motor boats and will provide a vessel with Yamaha 350 HP outboard engines, consistent with other HCSO fleet vessels. The firm received excellent references from the Hillsborough County Sheriff Department as well as the Broward County Sheriff Department and the Venice Police Department.

This vessel will be operated and maintained by the HCSO, with all associated expenses covered by HCSO. The vessel ownership will revert to PTB at the end of the serviceable life of the vessel. PTB already has a similar arrangement with HCSO for the purchase of patrol vehicles.

The Federal Port Security Grant Program administered by the Federal Emergency Management Agency (FEMA) has authorized the expenditure of \$653,100 for this project. In addition to the marine security vessel, a boat trailer, boat lift system and ancillary equipment for the vessel will be purchased with grant funds. PTB will be responsible for the required twenty-five percent (25%) matching contribution not to exceed \$163,275.

Funding for this project is included in the approved FY15 capital budget.

RECOMMENDATION:

Authorize the Port President/CEO or his designee, to expend up to \$653,100 for the purchase of the PTB marine security vessel, along with associated boat trailer, boatlift system and ancillary equipment subject to review by the Chief Legal Officer. PTB will be reimbursed up to \$489,825 from the Federal Port Security Grant Program, administered by FEMA, resulting in an expenditure of up to \$163,275.00 (25% matching contribution) from PTB funds.

Board Meeting
December 16, 2014
Security 191281/190606

SUBJECT: RENEWAL OF SECURITY SYSTEM MAINTENANCE AND REPAIR CONTRACT WITH GSA SECURITY, INC.

BACKGROUND:

On December 18, 2012, Port Tampa Bay (PTB) approved the award of PTB's port-wide security system maintenance and repair contract to GSA Security, Inc. (GSA) in the amount of \$192,318.40 per year. The original term of the contract included two one (1) year consecutive renewal options. On January 21, 2014 the Board approved the first of two (2) one year extension/renewal options commencing January 14, 2014 and ending January 13, 2015.

FACTS/COMMENTS:

The PTB security system is very complex and includes access control, closed circuit television camera surveillance, remote gate access technology, security intercommunication, credentialing, fiber infrastructure and radar systems. GSA has been very responsive to PTB's security system requirements and is a Small Business Enterprise (SBE). As a result, staff recommends the contract with GSA be extended for the second and final one (1) year renewal period.

Funds for the contract were included in the FY2015 Operating Budget.

RECOMMENDATION:

Authorize the Port President/CEO or his designee to execute the second and final one (1) year renewal option for the period January 14, 2015 through January 13, 2016, in an amount not to exceed \$192,318.40, subject to review by the Chief Legal Officer.

SUBJECT: AWARD OF UNIT PRICE REPAIR & IMPROVEMENTS, CONTRACT NO. 15-00515**BACKGROUND:**

The current contractor for the three (3) year Unit Price Repairs and Improvements Contract is Seavy and Associates, Inc. (Seavy). The contractor completed its 1st year on December 5, 2014. Seavy has advised Port Tampa Bay (PTB) staff they intend to sell the business. As a result, PTB has elected to terminate and rebid the contract.

The work performed under this contract consists of repair and improvements to PTB roadways, railroads, cargo yards, sewers, water main, concrete, tenant fit-ups, building improvements, site work, and other miscellaneous repairs and improvements. The contract is an "on-call", "as-needed" contract to perform emergency repairs and miscellaneous improvements to PTB property which are generally beyond PTB staff capabilities. The unit price contract includes bid items for every type of work which might be required during the three year contract term. The actual work is authorized by change order on an as needed basis, and priced in accordance to the contractor's bid rates. The prices are adjusted annually based upon the Consumer Price Index for the Tampa-St. Petersburg area.

PTB is not obligated to expend any of the project budget. The budget for the Unit Price Repairs & Improvements Contract is approved annually. The amount authorized at the September 16, 2014 Board Meeting for FY2015 was \$1,000,000. This contract offers no guarantee that the budgeted amount will be fully spent. The second and third years of the contract are subject to approval by the Board for the funding of each year.

The Unit Price Repair and Improvements Contract utilizes accounting procedures, which use a change order system to authorize each project work assignment. Under the procedures, any change order in excess of \$250,000 is brought before the Board for prior approval. This contract does not limit PTB's prerogative for bidding major projects separately and may be terminated at PTB's convenience.

FACTS/COMMENTS:

In accordance with PTB procurement policy, staff advertised an invitation to bid for this project on November 7, 2014, in the Tampa Tribune, Tampa Bay Times, Florida Sentinel Bulletin and La Gaceta as well as on Onvia-DemandStar (e-procurement database system). Nineteen (19) firms attended the mandatory pre-bid conference held on November 13, 2014. On December 4, 2014, PTB received bids from five (5) firms as follows:

<u>Bidder (Location)</u>	<u>BID AMOUNT</u>	<u>SBE %</u>
1. Universal Environmental Solutions LLC (Tampa)	\$2,080,456.50	11.0%
2. Dolphin Constructors LLC (Tampa)	\$2,084,920.00	17.3%
3. Commercial Interiors, Inc. (Tampa)	\$2,243,911.00	15.0%
4. JVS Contracting, Inc. (Tampa)	\$2,857,445.00	9.0%
5. George G. Solar & Co., Inc. (Tampa)	\$3,827,544.54	100%

Universal Environmental Solutions LLC (UES) is the low responsive and responsible bidder for the project. UES has a current State General Contractor's license and received good references from the three references they provided. UES will use Keith Coats and Austin Coats as superintendents to manage the work. Keith and Austin were previously employed by Seavy and they did outstanding job supervising the unit price work. In addition, they are thoroughly knowledgeable of the Port property and the administrative procedures for this contract.

UES has committed to partner with two (2) Small Business Enterprise (SBE) firms (Austin Construction Group, Inc. and True Line Coring & Cutting of Tampa, Inc.) that will provide (field management, labor and operators, and concrete cutting) to achieve eleven percent (11.0%) SBE participation on this contract.

At its September 2014 meeting, the PTB Board approved FY2015 funding of \$1,000,000 for this contract. Approximately \$762,000 remains unencumbered and available; therefore, the recommendation for contract award does not require funding approval.

RECOMMENDATION:

Authorize the Port President/CEO or his designee to award and execute Contract No. 15-00515 with Universal Environmental Solutions, LLC for unit price repairs and improvements for a period of one (1) year not to exceed the unencumbered balance of budgeted funds for FY2015, with two (2) one year consecutive renewal options at the sole discretion of PTB, all subject to final review by the Chief Legal Officer.

SUBJECT: REIMBURSEMENT OF KINDER-MORGAN'S PIPING RELOCATION COST FOR PTB'S PETROLEUM IMPROVEMENTS PROJECT AT THE REK FACILITY

BACKGROUND:

On June 18, 2013 the PTB Board approved a License Agreement with four petroleum terminals (Kinder-Morgan Liquids Terminals, LLC, TPSI Terminals, LLC, Murphy Oil USA, Inc. and Buckeye Terminals, LLC) to operate and maintain the new common use piping/unloading system that was completed on October 29, 2014 (see photos attached).

FACTS/COMMENTS:

Kinder-Morgan Liquid Terminals, LLC (K-M) owned existing piping systems that needed to be relocated because they conflicted with the site of the new central manifold which distributes petroleum product received from the three REK Berths to the four different terminals.

PTB staff recommends, and the four Licensees concur with, PTB reimbursing K-M its piping relocation cost in amount of \$401,373.80. This cost will be recovered via the per barrel Through-put Fee that all four licensees are paying PTB under the 25-year License Agreement for operating and maintaining the REK Petroleum Unloading System.

RECOMMENDATION:

Authorize the reimbursement in the amount of \$401,373.80 to Kinder-Morgan Liquids Terminals, LLC for piping relocations that were in conflict with the REK Central Manifold, subject to final reviews by the Chief Financial Officer and the Chief Legal Officer.

Board Meeting
December 16, 2014
Engineering 191285/191091



**SUBJECT: CRANE SPARE PARTS CONSIGNMENT AGREEMENT NO. 14-01714-2
WITH SHANGHAI ZHENHUA HEAVY INDUSTRIES CO., LTD (ZPMC)**

BACKGROUND:

At the October 2014 PTB Board Meeting, the PTB Board authorized the Port President and CEO to execute an Agreement with ZPMC for fabrication and delivery of two (2) container gantry cranes. The Board also authorized a project contingency fund in amount not-to-exceed \$729,500 for the critical spare parts and any unforeseen conditions that may arise during the project. The actual spare parts and pricing will be determined once the crane design is completed in approximately four months. The critical spare parts were to have been added to the contract by change order and the spare parts furnished when the cranes are delivered.

FACTS/COMMENTS:

PTB staff has continued to discuss the matter of critical spare parts with Ports America and ZPMC and proposes that PTB enter into a Consignment Agreement with ZPMC for critical spare parts in amount not-to-exceed \$729,500. Under the Consignment Agreement:

- PTB would pay for the freight charge for the spare parts consignment.
- ZPMC would be responsible for the cost of any spare parts used for warranty repairs; not by PTB.
- PTB would pay for spare parts when used not due to warranty repairs (damage repairs, acts of God, force majeure events, etc.).
- After the warranty periods (2-years for electrical components, and 5-years for mechanical/structural components), then PTB would pay for the balance of the respective components coming off warranty.

Staff recommends the Consignment Agreement for critical spare parts for the cranes, which will delay paying for the cost of the spare parts until later when they are used for non-warranty repairs or when later when the warranty periods expire.

Funds in the amount NTE \$729,500 were approved for the spare parts when the cranes agreement was approved at the October 2014 Board Meeting.

RECOMMENDATION:

Authorize the Port President/CEO or his designee to execute a Crane Spare Parts Consignment Agreement No. 15-01714-2 with ZPMC in an amount not-to-exceed \$729,500, contingent upon final review by the Chief Legal Officer.

Board Meeting
December 16, 2014
Engineering 191286/191093

SUBJECT: CONCESSION AGREEMENTS WITH CBP DEVELOPMENT LLC**BACKGROUND:**

The Tampa Port Authority, d/b/a Port Tampa Bay (PTB) currently leases Channelside Bay Plaza (Retail Center) to CBP Development LLC (CBP) pursuant to the terms and condition of an Amended and Restated Lease Agreement dated September 3, 1998 (Lease). CBP assumed the Retail Center lease in August of 2014 and has been addressing life safety issues and other immediate maintenance and repairs required for the Retail Center. In addition, CBP has been working on its short and long term plans for the redevelopment and operation of the Retail Center. As part of its planning process, representatives of CBP have worked with PTB staff to identify how the Retail Center can be better incorporated with the parking facilities and surrounding areas.

FACTS AND COMMENTS:

PTB and CBP have identified the need to integrate the Retail Center and its adjacent and ancillary parking areas and open spaces, and to create a better nexus between the Retail Center and the parking facilities for the benefit of the Retail Center tenants and guests, cruise passengers and the general public. The parties have negotiated two separate concession agreements that would allow CBP to use the surface lot and a portion of the wharf area adjacent to the Retail Center and the PTB parking facilities, subject to the cruise ship operations and rights of existing users. The terms of these concession agreements are set forth below.

SURFACE LOT:

Premises: The Garrison Street Surface Lot and a portion of the bulkhead located adjacent to the Retail Center/Garrison Street/Garrison Street Surface Lot (Surface Lot/Bulkhead).

Grant: PTB would grant CBP the right to use the Surface Lot/Bulkhead, except as to PTB's uses in connection with its cruise ship, other operations, and contractual commitments to its tenants, licensees and users. PTB would also grant to CBP the exclusive right to negotiate a long-term deal with respect to the Surface Lot during the term of the agreement. The use of the premises for cruise parking and temporary cruise operations would take priority over all other uses, but the premises may also be used for other uses that will benefit the Retail Center and the general public (e.g., non-cruise parking, public open space, and public events such as farmers markets and entertainment).

Term: The term would be for a period of 364 days from February 1, 2015, or as otherwise mutually agreed to by the parties, with renewal rights subject to mutual agreement. Either party would have the right to terminate upon no less than one hundred twenty (120) days prior written notice delivered during the term.

Usage Fee: The Usage Fee payable by CBP to PTB with respect to the Surface Lot/Bulkhead would be \$30,000 per calendar month.

PARKING FACILITIES:

Premises: The Channelside Parking Garage, the Cruise Parking Garage, the Cruise Terminal 3 parking Lot, the Cruise Terminal 6 Parking Lot, and the Retail and Cruise Valet Services (Parking Facilities).

Grant: PTB would grant CBP the right to use the Parking Facilities, except as to PTB's uses in connection with its cruise ship, other operations, and contractual commitments to its tenants, licensees and users. CBP would ensure that the premises would be operated using good and sound management practices. CBP or one of its affiliates would manage the premises, or retain a third party manager.

Term: The term would be for a period of 364 days from February 1, 2015, or as otherwise mutually agreed to by the parties, with renewal rights subject to mutual agreement. Either party would have the right to terminate upon no less than one hundred twenty (120) days prior written notice delivered during the term.

Usage Fee: The Usage Fee payable by CBP to PTB with respect to the Parking Facilities each calendar month would be equal to 75% of the gross revenues (after taxes) from the Parking Facilities during each calendar month.

Reports: CBP will provide PTB monthly reports of all revenue relating to the Parking Facilities, and will make available such other information as may be reasonably requested by PTB.

Revenues: All revenues related to the operation of the Parking Facilities collected by the Port or CBP (excluding any wireless, utility or

cellular telephone revenues) shall belong to CBP, and shall be included in the Usage Fee calculation, including without limitation any special event revenues (from events held on open spaces within the Parking Facilities).

Expenses: CBP would be responsible for all day to day operating expenses including labor, materials and supplies, maintenance and repairs, uniforms, general liability insurance, automobile liability, garage liability, excess/umbrella liability, workers compensation, employer's liability, and other miscellaneous expense. PTB would be responsible for all other expenses, including all necessary property insurance, its own overhead costs, and all capital expenditures (as approved by PTB), unless otherwise agreed to by the parties.

Under the terms of the Parking Facilities concession agreement, CBP would have a right to operate the Parking Facilities and collect all parking revenues. Consequently, PTB would no longer need a parking manager and would need to terminate its existing parking facilities operations contract with USA Parking Systems, Inc. (USA Parking). The USA Parking contract currently runs through August 31, 2015, but has a thirty day right to terminate. Thus, PTB may terminate the USA Parking contract with thirty days' notice.

RECOMMENDATION:

Authorize the Port President/CEO or his designee to execute two separate concession agreements with CBP Development LLC, in accordance with the terms set forth above, subject to review by the Chief Legal Officer, and terminate the parking facilities operations contract with USA Parking Systems, Inc.

E. RECEIPT OF REPORTS

- 1. REPORT OF LEGAL FEES BY PROJECT**
- 2. REPORT OF AGED ACCOUNTS RECEIVABLES**
- 3. REPORT OF CONTRACT STATUS**
- 4. REPORT OF PERMITS**
- 5. REPORT OF EXPENDITURES BETWEEN \$50,000 - \$100,000**

FY2015 – LEGAL FEES AND EXPENSES REPORT THROUGH NOVEMBER 30, 2014

YEAR-TO-DATE LEGAL FEES AND EXPENSES

	<u>FY 2015 Budget</u>	<u>FY 2015 Actual</u>
General Support / Litigation	\$219,000.00	\$ 1,170.00
General Real Estate / Land Use	\$ 60,000.00	\$ 1,731.00
General Employment / Labor	\$ 35,000.00	\$ 14,232.80
General Construction Services	\$ 38,000.00	\$ 0.00
General Environmental	\$ 15,000.00	\$ 5,240.00
General Bankruptcy Services	\$ 9,000.00	\$ 0.00
General Admiralty / Maritime / Tariff	\$ 24,000.00	\$ 975.00
YEAR-TO-DATE FY 2014-15	<u>\$400,000.00</u>	<u>\$ 23,348.80</u>
[Under/Over – Budget \$376,651.20]		

LITIGATION AND GENERAL LEGAL SUPPORT

<u>Outside Counsel / Matter</u>	<u>November</u>	<u>Cumulative FY To Date</u>
Bryant Miller Olive - General		
Gray Robinson - General - Channelside Bay Mall [14] - SM [24]	\$ 420.00	\$ 420.00
Manson Bolves - General		
Trenam Kemker - General		
Mechanik Nuccio - Special General	\$ 750.00	\$ 750.00
<u>Special General</u> * Hamilton Miller & Birthisel - Ins CD - Ins MD		

* Information only – Legal Fees paid by Insurance Company

GENERAL REAL ESTATE / LAND USE LEGAL SUPPORT

<u>Outside Counsel / Matter</u>	<u>November</u>	<u>Cumulative FY To Date</u>
Gray Robinson - General - New Channelside Dev [21] - NexLube [20] - Channelside Bay Mall [16] - DRI [15]	\$ 953.50	\$ 953.50
Mechanik Nuccio - General		
P&M Consulting Group - General DRI	\$ 125.00	\$ 125.00
Smolker Bartlett - General		
Trenam Kemker - General - Lease Review		
Hobby & Hobby - General	\$ 652.50	\$ 652.50

GENERAL LABOR / EMPLOYMENT LEGAL SUPPORT

<u>Outside Counsel / Matter</u>	<u>November</u>	<u>Cumulative FY To Date</u>
Broad and Cassel - General	\$ 7,857.80	\$ 7,857.80
Gray Robinson - General - General MD [19]		
Mandelbaum Fitzsimmons - General - Employment [EC]	\$ 625.00 \$ 500.00	\$ 925.00 \$ 5,450.00

GENERAL CONSTRUCTION SERVICES LEGAL SUPPORT

<u>Outside Counsel / Matter</u>	<u>November</u>	<u>Cumulative FY To Date</u>
Broad and Cassel - General		
Gray Robinson - General		
Richard Harrison PA - General		
Trenam Kemker - General		

GENERAL ENVIRONMENTAL LEGAL SUPPORT

<u>Outside Counsel / Matter</u>	<u>November</u>	<u>Cumulative FY To Date</u>
Broad and Cassel - General		
Enola Brown - General		
Lash & Wilcox - General		
Manson Bolves - General		\$ 3,552.50
- General Lofley		\$ 1,687.50

GENERAL BANKRUPTCY LEGAL SUPPORT

<u>Outside Counsel / Matter</u>	<u>November</u>	<u>Cumulative FY To Date</u>
Broad and Cassel - General		
Gray Robinson - General		
McIntyre-Panzarella-Thanasides - General		

GENERAL ADMIRALTY / MARITIME LEGAL SUPPORT

<u>Outside Counsel / Matter</u>	<u>November</u>	<u>Cumulative FY To Date</u>
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Robert Birthisel, PA
- General

Mandelbaum Fitzsimmons
- General

Quarles & Brady
- General

Venable LLC
- General

Board Meeting
December 16, 2014
Legal #191213v1

TAMPA PORT AUTHORITY
Monthly Aged Receivables
November 30, 2014

Customer Number	Customer Name	Current	31 - 60 Days	61 - 90 Days	91 & Over	Customer Balance
Port Usage Fees:						
S036	ALTAMAR SHIPPING	152.00	-	-	-	152.00
Q023	ALTAMAR SHIPPING SERVICE	2,268.95	-	-	-	2,268.95
T012	AMALIE OIL COMPANY	2,299.78	-	-	-	2,299.78
A470	AMERICAN MARINE AGENCIES	8,798.78	261.00	-	-	9,059.78
Q212	ATLANTIC RO-RO CARRIERS, INC.	4,426.16	-	-	-	4,426.16
A012	BOUCHARD TRANSPORT CO	20,684.70	13,785.80	-	-	34,470.50
A514	BUCKEYE TERMINALS, LLC.	20.00	-	16,558.00	-	16,578.00
D049	CARGILL SALT	60.00	-	20.00	-	80.00
T151	CARGILL SALT	325.38	-	-	-	325.38
T131	CARNIVAL CRUISE LINES	324,080.80	-	-	-	324,080.80
M071	Carter's Contracting Services, Inc.	193.21	-	-	-	193.21
T198	CEMEX CEMENT OF LOUISIANA, INC.	672.77	-	-	250.00	922.77
T141	CEMEX INC	-	-	-	6,741.00	6,741.00
T014	CENTRAL FLORIDA PIPELINE LLC	349,573.54	-	-	-	349,573.54
T145	CENTRAL FLORIDA PIPELINE LLC	10,002.76	-	-	-	10,002.76
T109	CITRUS PRODUCTS	6,764.74	-	-	-	6,764.74
D047	CITY OF TAMPA	880.00	-	-	-	880.00
WTC05	CLARK REPORTING SERVICE INC	744.72	-	-	-	744.72
Q346	CONCRETE REINFORCING PRODUCTS	12,936.85	-	-	-	12,936.85
Q003	COUTINHO & FERROSTAAL	277.38	-	-	-	277.38
A423	DANN OCEAN TOWING, INC	-	389.76	-	-	389.76
Q348	DJ POWERS COMPANY INC	3,149.15	-	-	-	3,149.15
Q032	DUFERCO STEEL, INC	4,513.19	-	-	-	4,513.19
A478	ENTERPRISE MARINE SERVICES LLC	19,783.65	-	-	-	19,783.65
A031	FILLETTE GREEN & CO, INC	2,970.58	-	-	-	2,970.58
Q097	FRONTIER LOGISTICS	6,758.99	5,055.97	-	-	11,814.96
A429	GAC SHIPPING (USA) INC	71,784.24	-	-	-	71,784.24
A254	GREAT LAKES DREDGE & DOCK	82.50	-	-	-	82.50
T108	GRIFFIN INDUSTRIES	1,411.27	-	-	-	1,411.27
A264	GULF MARINE REPAIR INC	5,314.86	-	-	-	5,314.86
T189	HOLLAND AMERICA LINE	19,549.28	-	-	-	19,549.28
A306	INCHCAPE SHIPPING SERVICES	4,946.48	10,302.15	-	-	15,248.63
Q330	INTERMETAL REBAR LLC	6,808.48	-	-	-	6,808.48
A040	INTERNATIONAL SHIP MANAGEMENT & AGENCY SERVICES	5,251.91	-	-	-	5,251.91
A078	INTERNATIONAL SHIP REPAIR	642.50	-	-	-	642.50

TAMPA PORT AUTHORITY

Monthly Aged Receivables
November 30, 2014

Customer Number	Customer Name	Current	31 - 60 Days	61 - 90 Days	91 & Over	Customer Balance
T116	KINDER MORGAN BULK/TBS	427.80	234.90	-	-	662.70
A346	KIRBY CORPORATION	-	449.25	-	-	449.25
A003	KIRBY OFFSHORE MARINE	12,585.47	-	-	-	12,585.47
A248	LA CARRIERS, INC	166.50	-	-	-	166.50
S049	MARDOT LOGISTICS INC	488.00	-	-	-	488.00
A360	MARTIN GAS MARINE	17,991.75	2,748.00	-	-	20,739.75
T135	MARTIN MARIETTA AGGREGATES	3,489.50	-	-	-	3,489.50
T134	MARTIN OPERATING PARTNERSHIP	35,125.12	5,698.26	-	-	40,823.38
A016	MARTIN PRODUCT SALES LLC	562.50	-	-	-	562.50
Q216	MARUBENI-ITOCHU	6,531.17	-	-	-	6,531.17
D044	MCROBERTS PROTECTIVE AGENCY	380.00	-	-	-	380.00
T199	MEDITERRANEAN SHIPPING CO./CHARLESTON	13,043.16	7,514.56	25,307.72	721.22	46,586.66
Q070	METAL ONE AMERICA	-	80.22	-	-	80.22
M025	MILLENIUM MANAGEMENT GROUP, INC.	-	-	1,431.64	-	1,431.64
Q338	mitsui & COMPANY USA	6,532.09	-	-	-	6,532.09
A053	MORAN TOWING CORPORATION	5,028.90	-	-	-	5,028.90
A430	MORAN-GULF SHIPPING AGENCIES	15,378.75	14,004.00	-	-	29,382.75
T002	MOSAIC CROP NUTRITION, LLC	59,969.25	12,860.10	10,515.81	-	83,345.16
T011	MURPHY OIL USA INC	27,450.92	1,994.40	363,861.61	12,445.70	405,752.63
D050	NEXLUBE TAMPA, LLC	20.00	-	40.00	-	60.00
A486	NORTH AMERICAN GENERAL AGENTS	1,489.60	-	-	-	1,489.60
A071	NORTON LILLY INTERNATIONAL	291,965.08	-	-	-	291,965.08
A439	NOVA INTERNATIONAL SHIPPING	7,361.71	-	-	-	7,361.71
A464	NYK LINE (NA) INC.	6,402.95	-	-	-	6,402.95
A341	ORION MARINE CONSTRUCTION	183.75	-	-	-	183.75
A069	OSG AMERICA INC	6,569.12	3,281.46	-	-	9,850.58
T006	PORTS AMERICA	8,496.75	-	-	72.98	8,569.73
T182	PORTS AMERICA	41,540.69	-	-	1,671.04	43,211.73
T182I	PORTS AMERICA (INTERNATIONAL)	14,452.86	-	142.45	10,006.09	24,601.40
Q332	PRIME CHARTER USA, INC.	2,159.87	-	-	-	2,159.87
T202	ROYAL CARIBBEAN CRUISES LTD.	15,000.00	-	-	-	15,000.00
A064	SAVAGE & SON, AR	112,764.84	77,253.34	-	-	190,018.18
A065	SEA & LAND SHIPPING	18,542.50	-	261.75	-	18,804.25
A417	SULPHUR CARRIERS	1,572.00	-	-	-	1,572.00
T101	SULPHURIC ACID TRADING COMPANY	4,602.19	-	-	-	4,602.19
Q347	SUMITOMO CORPORATION OF AMERICAS	852.78	-	-	-	852.78
Q016	SUNBELT GROUP INC.	63.23	-	-	-	63.23

TAMPA PORT AUTHORITY
Monthly Aged Receivables

November 30, 2014

Customer Number	Customer Name	Current	31 - 60 Days	61 - 90 Days	91 & Over	Customer Balance
T021	TAMPA PORT SERVICES, LLC	12,820.25	-	-	-	12,820.25
T173	TITAN FLORIDA LLC	34,882.43	-	-	-	34,882.43
T193	TITAN METAL SERVICE, INC.	3,334.04	-	-	-	3,334.04
T150	TRADEMARK METALS RECYCLING FKA ONESTEEL	1,859.66	-	-	-	1,859.66
A251	TRADEMARK METALS RECYCLING LLC	120.00	-	-	-	120.00
T197	TRANSFLO TERMINAL SERVICES, INC.	194,475.78	-	-	-	194,475.78
T020	TRANSMONTAIGNE INC	84,306.21	-	-	-	84,306.21
T139	TROPICAL SHIPPING	108,536.19	-	-	-	108,536.19
S021	TRX SOUTHEAST (TAMPA #770)	104.00	-	-	-	104.00
A034	UNITED OCEAN SHIPPING (TECO)	9,669.75	-	-	-	9,669.75
M034	USA PARKING SYSTEM, INC.	120.00	-	100.00	-	220.00
A465	VALLS SHIPPING COMPANY	57,275.23	14,449.74	-	-	71,724.97
T056	YARA NORTH AMERICA INC	58,986.75	-	-	-	58,986.75
T171	ZIM ISRAELI NAVIGATION COMPANY	168,251.72	102,979.00	29,281.50	-	300,512.22
Subtotal Port Usage Fees		\$ 2,372,062.41	\$ 273,341.91	\$ 447,520.48	\$ 31,908.03	\$ 3,124,832.83

Lease Charges:

L045	AMALIE OIL	784.36	-	-	-	784.36
L011	CARGILL FINANCIAL SERVICE CTR	1,881.52	-	62,717.66	-	64,599.18
L299	CEMEX CEMENT OF LOUISIANA, INC.	5,006.32	-	-	72.10	5,078.42
L044	DIVERSIFIED MARINE TECH	11,017.26	140.82	-	-	11,158.08
L257	ECOVENTURE NEWPORT MARINA LLC	41,596.25	-	-	-	41,596.25
L305	GREAT LAKES DREDGE & DOCK	13,375.00	-	-	-	13,375.00
L124	GULF MARINE REPAIR INC	84,918.37	-	-	-	84,918.37
L287	HCP ASSOCIATES, INC	5,417.93	1,604.42	1,772.88	11,739.27	20,534.50
L103	INTERNATIONAL SHIP REPAIR	35,336.33	-	-	-	35,336.33
L304	Key West Landings Dock Association, Inc	1,905.91	-	-	-	1,905.91
L174	MARTIN MARIETTA AGGREGATES	22,485.68	-	17,150.97	-	39,636.65
L039	MURPHY OIL USA INC	9.56	528.70	-	-	538.26
L291	ONLINE TRANSPORT INT'L LLC	180.00	-	-	-	180.00
L196	SEABULK TOWING INC	88.72	127.49	-	-	216.21
L138	SHRIMP SVC DOCK ASSOCIATION	8.00	-	-	-	8.00
L235	STARSHIP CRUISE LINE	127.56	-	-	-	127.56
L064	SUPERIOR SEAFOODS INC	84.42	-	-	-	84.42

TAMPA PORT AUTHORITY
Monthly Aged Receivables

November 30, 2014

Customer Number	Customer Name	Current	31 - 60 Days	61 - 90 Days	91 & Over	Customer Balance
L049	TAMPA PORT SERVICES, LLC	11,029.04	-	-	-	11,029.04
L078	TRANSMONTAIGNE TERMINALING INC	36.82	-	28.32	-	65.14
L282	UNIVERSITY OF SOUTH FLORIDA	8,945.29	-	-	-	8,945.29
L079	VERSAGGI SHRIMP COMPANY	134.14	-	-	-	134.14
Subtotal Lease Charges		\$ 244,368.48	\$ 2,401.43	\$ 81,669.83	\$ 11,811.37	\$ 340,251.11
Accounts in Litigation/Renegotiation/Bankruptcy:						
Q205	ASSURANCE FORENINGEN SKULD(GJENSIDIG)	-	-	-	19,682.93	19,682.93
Subtotal Accounts in Litigation/Renegotiation/Bankruptcy		\$ -	\$ -	\$ -	\$ 19,682.93	\$ 19,682.93
Total Aged Receivables as of November 30, 2014		\$ 2,616,430.89	\$ 275,743.34	\$ 529,190.31	\$ 63,402.33	\$ 3,484,766.87

TAMPA PORT AUTHORITY
MONTHLY CONTRACT STATUS REPORT
November 30, 2014

Project	Contractor	Contract Financial Record #	Original Bd App Date	Amt Approved Including Amendments	Costs Incurred to Date	Percent Complete
OPERATING AND NON-CAPITAL CONTRACTS:						
Parking Facilities Operations	USA System Parking	12-12	07/16/13	\$ 1,324,273	\$ 1,297,656	98.0%
Grounds Maintenance	Great Bay Landscape (year 2)	12-14	08/21/12	\$ 314,400	\$ 174,300.00	55.4%
Financial Audit & Related Areas	Cherry, Bekaert & Holland (year 2)	12-15	07/17/12	\$ 89,800	\$ 59,800.00	66.6%
Insurance Broker Services	Hugh Wood (year 3)	12-17	07/16/13	\$ 52,000	\$ 13,000.00	25.0%
Copier Leases (7 copiers)	Ricoh Americas Corporation	12-18	07/17/12	\$ 144,000	\$ 125,420.48	87.1%
Annual Maintenance & License - Great Plains	Tribridge (year 2)	12-19	09/18/12	\$ 165,000	\$ 165,000	100.0%
PARCS Parking Access Revenue Control System Maintenance	Scheidt & Bachmann USA (year 3)	12-22	07/16/13	\$ 50,613	\$ 4,218	8.3%
General Planning Services	Renaissance Planning Group	13-06	10/16/12	\$ 400,000	\$ 161,751	40.4%
Security Guard Services	AlliedBarton (1/20/14 -1/19/15)	13-08	12/17/13	\$ 1,907,083	\$ 1,450,279	76.0%
Law Enforcement Services	BOCC / HCSO	13-10	01/15/13	\$ 3,913,144	\$ 3,913,144	100.0%
Online Data Service Backup	Venyu Solutions, Inc. (5 years @ \$50k/yr)	13-13	05/21/13	\$ 250,000	\$ 33,445	13.4%
SBE Uniformed Security Guard Service	Martinez & Company (year 2)	13-15	05/21/13	\$ 150,000	\$ 25,949	17.3%
Insurance Consultants	Interisk (1st renewal)	13-24	07/16/14	\$ 90,000	\$ 12,953	14.4%
NetApp Network Storage System Maintenance	Softchoice Corporation	13-25a	10/16/13	\$ 69,000	\$ 44,586	64.6%
Elevator/Escalator Maintenance & Repair Services	ThyssenKrupp Elevator	13-26	08/20/13	\$ 137,000	\$ 132,128	96.4%
Employee Dental Plan	Direct Assignment Benefit Plans	14-03	09/17/13	\$ 80,000	\$ 48,996	61.2%
State Legislative Services	Advocacy Group at Cardenas Partners (year 2)	14-05	08/20/13	\$ 60,000	\$ 10,339	17.2%
State Legislative Services	Ballard Partners (year 2)	14-06	08/20/13	\$ 60,000	\$ 10,000	16.7%
Janitorial Services	ASK Solutions; All Southern Cleaning	14-08	10/15/13	\$ 324,671	\$ 312,452	96.2%
Federal Government Relations Consultant	Alcalde & Fay	14-10	09/17/13	\$ 180,000	\$ 98,933	55.0%
TPA Admin bldg & Cruise Terminal 3 HVAC	Tampa Bay Trane	14-12a	01/21/14	\$ 44,200	\$ -	0.0%
Financial Advisory Service	Public Financial Management	14-16	08/20/13	\$ 60,000	\$ 23,238	38.7%
Workers Compensation Insurance	PGIT (Preferred Governmental Insurance Trust)	15-07	09/17/13	\$ 96,228	\$ 20,172	21.0%
OPERATING AND NON-CAPITAL CONTRACTS:				\$ 9,961,412	\$ 8,137,757	
CONTINUING ANNUAL CONTRACTS:						
Professional Service Contracts	Various	10-10	09/15/09	\$ 2,250,000	\$ 1,800,774	80.0%
Continuing Repair / Improvements Contracts	Various	10-11	09/15/09	\$ 2,200,000	\$ 895,391	40.7%
Continuing Repair / Improvements Contracts	Various	11-01	09/21/10	\$ 2,200,000	\$ 804,839	36.6%
Professional Service Contracts	Various	11-02	09/21/10	\$ 2,050,000	\$ 1,816,724	88.6%
Continuing Repair / Improvements Contracts	Various	12-01	09/20/11	\$ 2,200,000	\$ 1,522,499	69.2%
Professional Service Contracts	Various	12-02	09/20/11	\$ 2,050,000	\$ 1,877,224	91.6%
Continuing Repair / Improvements Contracts	Various	13-01	09/18/12	\$ 1,760,000	\$ 1,411,918	80.2%
Professional Service Contracts	Various	13-02	09/18/12	\$ 2,390,000	\$ 1,403,568	58.7%
Wi-Fi Private Line Service	Level 3 Communications	13-21	07/16/13	\$ 80,000	\$ 68,093	85.1%
Disaster Recovery services	Belfor USA Group	13-22	07/16/13	\$ 50,000	\$ 10,000	20.0%
Cloud computing purchase & implementation	Tribridge Holdings, LLC	13-23	07/16/13	\$ 80,000	\$ 76,800	96.0%
Continuing Repair / Improvements Contracts	Various	14-01	09/17/13	\$ 2,350,000	\$ 1,441,150	61.3%
Professional Service Contracts	Various	14-02	09/17/13 02/18/14	\$ 5,064,600	\$ 1,546,896	30.5%
CONTINUING ANNUAL CONTRACTS:				\$ 24,724,600	\$ 14,675,876	

TAMPA PORT AUTHORITY
MONTHLY CONTRACT STATUS REPORT
November 30, 2014

Project	Contractor	Contract Financial Record #	Original Bd App Date	Amt Approved Including Amendments	Costs Incurred to Date	Percent Complete
CONSTRUCTION AND CAPITAL CONTRACTS:						
Final Closeout/Pmt Ybor Turning Basin	US Army Corps of Engineers	04-40	09/21/04	\$ 1,826,482	\$ 558,597	30.6%
Feasibility Study Cost Sharing Agreement	Department of the Army - ACOE	05-16	03/15/05	\$ 2,000,000	\$ 1,357,557	67.9%
Rail Crossing Improvements	CSX	11-06	06/15/10	\$ 750,000	\$ 445,930	59.5%
Professional Engineering Services - Petroleum Facilities	CH2M Hill	11-13	12/21/10	\$ 2,682,765	\$ 2,577,304	96.1%
Port Redwing Off-Site Mitigation	Keystone Excavators	11-14	04/19/11	\$ 1,000,000	\$ 960,167	96.0%
Eastport B151/152 Mitigation	Tampa Bay Construction	12-08	10/18/11	\$ 2,907,632	\$ 2,888,580	99.3%
Petroleum Facilities Improvements -CMS	Balfour Beatty/Batson Cook	12-09	05/15/12	\$ 46,352,357	\$ 45,327,586	97.8%
Cruise Terminal 2 & 3 Security Improvements	Tampa Bay Marine	12-10	05/15/12	\$ 176,259	\$ 150,803	85.6%
Pendola Point Reclaimed Water and Force Main Service	TB Landmark Construction	13-11	12/18/12	\$ 2,629,586	\$ 2,629,586	100.0%
Eastport B151/152 Phase 2 Fill Project	JVS Contracting Inc.	13-12	12/18/12	\$ 1,800,000	\$ 1,734,959	96.4%
Digital Signing System for Cruise Terminal Three	Audio Visual Innovations (AVI-SPL)	13-17	06/18/13	\$ 49,950	\$ 35,842	71.8%
Cruise Terminal 6 Customs & Border Protection	Nelco & Customs and Border Protection	13-19	06/18/13	\$ 956,000	\$ 792,114	82.9%
Railroad Construction and Improvements	Gonzalez & Sons Equipment	13-20	06/18/13	\$ 1,347,000	\$ 1,250,964	92.9%
Wi-Fi at Cruise Terminal 2; 3 and 6	Softchoice Corporation	13-25	11/20/12	\$ 150,000	\$ 118,592	79.1%
Construction of Equipment Storage Bldg.	Kincart Construction Company	13-32	09/17/13	\$ 555,814	\$ 468,825	84.3%
Improvements to Warehouse Bld # 229	Eveland Brothers, Inc.	13-33	09/17/13	\$ 363,180	\$ 324,673	89.4%
Construction of Pendola Point Security Bldg.	Kincart Construction Company	13-34	09/17/13	\$ 376,047	\$ 341,861	90.9%
Navigational Improvements / Unit Price Dredging	Orion Dredging	14-04	08/20/13	\$ 3,500,000	\$ 1,894,405	54.1%
Port Siren Warning System	Flores & Harper Construction	14-09	12/17/13	\$ 677,425	\$ 574,690	84.8%
SOC Improvements	Cutler Associates, Inc.	14-11	12/17/13	\$ 853,817	\$ 817,122	95.7%
TPA Admin bldg & Cruise Terminal 3 HVAC	Tampa Bay Trane	14-12	12/17/13	\$ 1,767,529	\$ 1,451,038	82.1%
Maritime Domain Awareness and Anomaly Detection System	The Mariner Group, LLC	14-14	02/18/14	\$ 420,000	\$ 390,829	93.1%
Security Command Center Video Monitoring System	Technical Innovation Group	14-15	03/18/14	\$ 190,000	\$ 84,750	44.6%
Customs Exam Station - Roof Replacement	P.J. Callaghan Construction	14-17	03/18/14	\$ 233,527	\$ 169,877	72.7%
Container Facilities Improvements for Hookers Point	Batson Cook	14-20	05/20/14	\$ 2,183,632	\$ 425,314	19.5%
Port Redwing Security Fencing	Good Neighbor Fence	14-21	05/20/14	\$ 129,580	\$ 116,196	89.7%
Enhanced Camera and Video Storage Upgrade	GSA Security Inc	14-22	05/20/14	\$ 423,000	\$ 423,000	100.0%
Eastport	GLF Construction Corp	14-24	06/17/14	\$ 23,066,840	\$ 928,439	4.0%
Radar Installation	Transportation Security Associates	14-25	07/15/14	\$ 772,905	\$ 772,905	100.0%
CONSTRUCTION AND CAPITAL CONTRACTS:				\$ 76,301,582	\$ 68,311,160	
GRAND TOTAL:				\$ 110,987,593	\$ 91,124,793	

PERMIT REPORT
11/1/2014– 11/30/2014

PERMITS ISSUED

REVISIONS

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VIOLATIONS

*Indicates that permit was issued After-The-Fact

PENDING APPLICATIONS SUMMARY

Permit #	Appl. Received	Minor/ Standard	Applicant	Proposed Work
14-002	3/12/14	S	Tampa Port Services	Shoreline stabilization/seawall with fill & wetlands impacts
06-037R	5/7/14	S	Apollo Beach Waterway Improvement Group	Maintenance Dredge 3 Canals-Apollo Beach Nature Park Re-Nourishment
14-009	8/29/14	?	Robert Lofley	Enclosed structure with Pier
14-011	9/12/14	S	Port Tampa Bay	Marine Safety Complex Phase 2-Floating docks, boat ramp, bulkhead extension & dredge
10-016 (R2)	10/2/14	S	Tampa Yacht & Country Club	Modify Marina Dock Complex
14-012	10/6/14	S	Tampa Electric Company	Maintenance Dredge Big Bend Channel

Board Meeting
December 16, 2014
Environmental Department/ #190667 v1

EXPENDITURES
Between \$50,000 - \$100,000
11/1/2014 – 11/30/2014

COMPANY	DESCRIPTION	AMOUNT	FUNDING	ADDITIONAL INFORMATION

Board Meeting
December 16, 2014
#191245

F. EXECUTIVE DIRECTOR REPORT

G. PRESENTATIONS

FEDERAL LEGISLATIVE UPDATE

CHANNELSIDE BAY PLAZA UPDATE

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

I. FUTURE PROPOSED PROJECTS

PORT TAMPA BAY LIST OF FUTURE PROPOSED PROJECTS

UPDATED 12/01/14

Project Name	Current Contractor/ Consultant	Estimated Proposal/Bid Release	Estimated Board Approval
Portwide Roadway Improvements	Rebid	Dec 2014/ Jan 2015	Jan/Feb 2015
FY15 Portwide Roadway Improvements	New Bid	Dec 2014/ Jan 2015	Jan/Feb 2015
FY15-17 Navigational Improvements	Orion Marine Construction	Jan 2015	Feb/Mar 2015
Maritime Boulevard - Shoreline Avenue to GATX Drive Improvements	New Bid	Feb 2015	Mar/Apr 2015

J. CALENDAR OF EVENTS

**PROPELLER CLUB HOLIDAY LUNCHEON,
DECEMBER 16, 2014, NOON TO 1:30 PM,
COLUMBIA RESTAURANT**

K. DATE OF NEXT MEETING

TUESDAY, JANUARY 20, 2015 – 9:30 AM

L. ADJOURNMENT