

**PORT TAMPA BAY
MONTHLY BUSINESS MEETING
JUNE 16, 2015 - 9:30 AM**

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Tuesday, July 21, 2015, 11:00 am	
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A. INVOCATION AND PLEDGE

**RESOLUTION FOR
RICHARD D. GARRITY, PhD**

PUBLIC COMMENT

B. APPROVAL OF MINUTES

**PRESENTATION AND APPROVAL OF
FINANCIAL STATEMENT**

C. APPROVAL OF CONSENT AGENDA

**PORT TAMPA BAY
Business Meeting
May 19, 2015**

The Port Tampa Bay (PTB) Business Meeting was called to order at 9:33 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; Ms. Sandra Murman, Commissioner; and Mr. John B. Grandoff III, Commissioner. Mayor Bob Buckhorn Commissioner, arrived at 9:50 am. Mr. Gregory Celestan, Commissioner, was absent.

Chairman Swindal announced that Commissioner Celestan would be 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. 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; Mr. Lane Ramsfield, Vice President of Real Estate; 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, Vice President of Information Technology; and Mr. Ed Miyagishima, Senior Advisor to Port President/CEO.

A. INVOCATION – PLEDGE

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

Mr. Anderson recognized Captain Mike Buffington upon his retirement after a 34-year career as a harbor pilot and tenure as chairman of the Port Heavy Weather Advisory Group. Chairman Swindal and Mr. Anderson then presented Capt. Buffington with a plaque.

B. PUBLIC COMMENT

There were no public comments.

APPROVAL OF MINUTES OF THE APRIL 28, 2015 BOARD MEETING

Commissioner Murman, seconded by Commissioner Grandoff, moved to approve and receive the Minutes of the April 28, 2015 Board Meeting. The motion carried five to zero, with Mayor Buckhorn and Commissioner Celestan being absent.

PRESENTATION OF CARGO AND CRUISE QUARTERLY REPORT

Mr. Wade Elliott presented the report and reviewed specific line items as listed in the quarterly report included in the agenda package.

APPROVAL OF THE FINANCIAL STATEMENT OF SEVEN MONTHS ENDING APRIL 30, 2015

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

Commissioner Murman praised the work of PTB staff for the many positives in the cargo and financial reports.

There being no further comments, Commissioner Murman, seconded by Commissioner Grandoff, moved to approve the Financial Statement of Seven Months ending April 30, 2015. The motion carried five to zero, with Mayor Buckhorn and Commissioner Celestan being absent.

C. APPROVAL OF CONSENT AGENDA

- 1. Approval of Standard Work Permit #10-016 (Revision #2); Application 10-016R (Revision #2); Modify Replacement of an Existing Marina Dock Complex, Breakwater Structural Support and Associated Submerged Lands Rule Variance in Hillsborough Bay at the Tampa Yacht and Country Club, Tampa, Florida**
- 2. Approval of the Amended and Restated Interlocal Agreement Between Port Tampa Bay and Tampa Bay Estuary Program**

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

D. REGULAR AGENDA

- 1. Approval of Lease Agreement with Yara North America, Inc.**

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

In response to Commissioner Allman, Mr. Ramsfield stated that the basis of the lease required that Yara North America, Inc. (Yara) would be responsible for all maintenance associated with the leased property. The new lease would not include the railroad tracks that run on the north side of the lease so that Yara would not be responsible for the maintenance of those tracks.

In response to Commissioner Lindell, Mr. Ramsfield stated that the lease was one contiguous parcel that was previously one acre and had been reduced to .79 acres. The area of the parcel containing railroad tracks was adjusted out of the new lease to prevent confusion with future railroad track maintenance requirements.

There being no further questions, Commissioner Allman, seconded by Commissioner Murman, moved to authorize the Port President/CEO or his designee to execute a lease agreement with Yara North America, Inc. in accordance with the terms included in the agenda item, subject to review by the Chief Legal Officer. The motion carried five to zero, with Mayor Buckhorn and Commissioner Celestan 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**

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

After the vote concluded, Mayor Buckhorn arrived at 9:50 am.

F. EXECUTIVE DIRECTOR REPORT

Mr. Anderson stated that the Tampa Seafarers Center held a ribbon cutting ceremony on April 28, 2015 to commemorate the opening of the Center's new building. Mr. Anderson noted that he was very honored to take part in the ceremony along with Tampa Port Ministries Executive Director, Steve Finnesy, and Tampa Port Ministries Board members, including Mr. Wade Elliott.

Mr. Anderson reported that he participated as a panelist during the 2015 International Town Hall event for the Tampa Bay Export Alliance, which is a partnership of the Tampa Hillsborough Economic Development Corporation and the Pinellas County Economic Development Corporation. The Alliance hosted the event on May 8, 2015.

Mr. Anderson thanked Commissioner Murman and Mayor Buckhorn for their attendance at the event and for their continued support with inter-county collaboration and promotion of the Tampa Bay Export Alliance. Mr. Anderson further acknowledged Mayor Rick Kriseman of St. Petersburg and Pinellas County Commissioner Charlie Justice for their leadership in the collaboration, and also acknowledged his close working relationship with economic development partners in Hillsborough and Pinellas Counties.

Mr. Anderson stated that he recently had the opportunity to speak to the 2015 class of Leadership Cleveland. Cleveland will host the 2016 Republican National Convention and as such, Leadership Cleveland came to Tampa to learn from its successes in hosting the 2012 Convention.

Mr. Anderson reported that Channelside Bay Plaza (CBP) had been holding Tampa Bay Lightning watch parties on the wharf adjacent to Channelside during the Lightning away playoff games.

Mr. Anderson noted that the atrium lighting had been repaired and updated with the ability to have the colors changed to signify support for local events.

Mr. Anderson announced that Vice President of Human Resources Joanne Toledo and her committee of volunteers had kicked off Port Tampa Bay's new wellness program, "Ship Shape." Mr. Anderson expressed his enthusiasm for the program and noted the benefits of a

healthy workforce. Mr. Anderson also noted Port Tampa Bay's team performance in the recent Dragon Boat races.

Mr. Anderson reported that Port Tampa Bay had hosted and participated in Audubon Florida's boat tour of the Alafia Bank bird sanctuary, and highlighted PTB's environmental relationship with Audubon. Mr. Anderson also reported recent news of the successful recovery of Tampa Bay's seagrass beds, noting PTB's participation in the Tampa Bay Estuary Program as well as PTB's McKay Bay Mitigation Initiative and the Long Shore Bar Project, which are designed to support seagrass growth.

Mr. Anderson introduced and welcomed Mr. Christopher Cooley as PTB's new Environmental Director. Mr. Anderson further noted the quality of recent candidates for PTB positions, praising Port Tampa Bay as an attractive organization for top talent.

Mr. Anderson thanked PTB staff volunteers for their participation in a successful second annual Port Safety Funfest recently held at DeSoto Park.

Mr. Anderson stated that the 29th Annual National Association of Foreign Trade Zones Spring Seminar, at Hilton Tampa Downtown Hotel May 17-19, 2015, is designed to equip operators, users, and grantees to expand production and exports and to attract investment through the Foreign Trade Zone program. Mr. Anderson further stated that he and Mayor Buckhorn would participate as well as PTB's Manager of Foreign Trade Zone and Cargo Business Development, Torrey Chambliss.

PTB's Foreign Trade Zone Number 79 and the Free Zones Association of Panama signed a Memorandum of Understanding on May 7, 2015 to work collaboratively to promote international trade by using respective foreign trade zone programs as catalysts for additional trade between the U.S. and Panama.

Mr. Anderson announced former Tampa Port Authority Port Director Mr. Joe Gontarski passed away on May 8, 2015. Mr. Anderson expressed condolences to Mr. Gontarski's family.

G. PRESENTATIONS

Mr. Anderson introduced Mr. James Litchford, Seaports Administrator, Florida Department of Transportation (FDOT) – District Seven.

Mr. Litchford made some opening comments and then aired a presentation on the Florida Transportation Plan and the Strategic Intermodal System.

The full plan can be reviewed at <http://floridatransportationplan.com/>.

In response to Commissioner Lindell's inquiry as to FDOT's position on increasing the gas tax to fund infrastructure projects, Mr. Litchford stated that he could not comment. Mr. Anderson stated that as a board member of the national freight coalition called the Coalition of America's Gateway and Trade Corridors, where FDOT is also represented, he recalled that FDOT did not support such an increase.

Mr. Anderson also noted that PTB would invite FDOT District Seven Secretary Paul Steinman as well as FDOT Secretary Jim Boxold to attend a future board meeting upon the

conclusion of the current legislative special session. Mr. Anderson also praised the partnership between FDOT and PTB.

H. NEW BUSINESS / COMMISSIONERS' COMMENTS

Commissioner Lindell commented on the Tampa Chamber of Commerce's recent trade mission to Cuba and expressed support for the repeal of the trade embargo.

Commissioner Grandoff inquired as to PTB's current real estate inventory. Mr. Ramsfield responded that a presentation would be prepared for the June 16, 2015 Board meeting and also noted that PTB's website contained a link to available properties. Mr. Ramsfield noted that PTB's direction should be toward acquisition of property as opposed to disposition.

Commissioner Grandoff further inquired about PTB's real estate marketing strategy. Mr. Anderson responded affirmatively, praising the work of Mr. Ramsfield and the quality of PTB's real estate marketing strategy. Mr. Anderson also noted PTB's excellent position in terms of location, resources, and numerous strategic advantages, and concurred with Mr. Ramsfield regarding availability of property and his support of further land acquisition.

I. FUTURE PROPOSED PROJECTS

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

J. CALENDAR OF EVENTS

Mr. Anderson announced the following events:

May 19, 2015, 5:30 pm – The International Propeller Club, Port of Tampa: Celebration of National Maritime Day, *Florida Aquarium Explore-a-Shore Pavilion*

K. NEXT MEETING

Chairman Swindal announced that the next Board meeting was scheduled for Tuesday, June 16, 2015 at 9:30 a.m.

L. ADJOURNMENT

There being no further business, the meeting adjourned at 10:28 a.m.

ATTEST:

Stephen Swindal, Chairman

Patrick H. Allman, Secretary/Treasurer

Tampa Port Authority
Budgetary Comparative Statement of Revenue and Expenses
with Debt Service Coverage
For the Periods Ending May 2014 and 2015

YTD May 2014 Actual	YTD May 2015 Actual	Favorable (Unfavorable)	% Favorable (Unfavorable)		YTD May 2015 Budget	YTD May 2015 Actual	Favorable (Unfavorable)	% Favorable (Unfavorable)
\$ 26,024,943	\$ 28,660,553	\$ 2,635,610	10.1%	-----Operating revenue-----				
7,567,824	7,854,230	286,406	3.8%	Port usage fees	27,876,554	\$ 28,660,553	\$ 783,999	2.8%
542,724	542,010	(713)	(0.1%)	Rentals	7,498,334	7,854,230	355,896	4.7%
34,135,490	37,056,792	2,921,302	8.6%	Other operating	563,066	542,010	(21,056)	(3.7%)
				-----Total operating revenue-----	35,937,954	37,056,792	1,118,838	3.1%
				-----Operating expense-----				
8,338,752	8,548,702	(209,950)	(2.5%)	Personnel	8,698,847	8,548,702	150,145	1.7%
624,434	874,791	(250,357)	(40.1%)	Promotional	1,016,769	874,791	141,978	14.0%
9,420,161	9,029,256	390,905	4.1%	Administrative	9,790,128	9,029,256	760,872	7.8%
18,383,348	18,452,750	(69,402)	(0.4%)	-----Total operating expense-----	19,505,744	18,452,750	1,052,994	5.4%
15,752,143	18,604,043	2,851,900	18.1%	-----Operating income----- *	16,432,210	18,604,043	2,171,833	13.2%
				--Other non-operating revenue/(expense)--				
387,974	294,941	(93,033)	(24.0%)	Interest income	289,494	294,941	5,447	1.9%
(3,554,943)	(3,480,911)	74,032	2.1%	Interest expense	(3,292,974)	(3,480,911)	(187,937)	(5.7%)
10,446,028	10,580,951	134,922	1.3%	Ad valorem tax receipts	10,759,500	10,580,951	(178,549)	(1.7%)
(438,872)	(1,066,751)	(627,878)	143.1%	Other, net	(621,992)	(1,066,751)	(444,759)	(71.5%)
6,840,186	6,328,230	(511,957)	(7.5%)	-----Net non-operating revenue-----	7,134,028	6,328,230	(805,798)	(11.3%)
22,592,329	24,932,272	2,339,944	10.4%	Net income, excluding grant revenue*	23,566,238	24,932,272	1,366,034	5.8%
				-----Grants-----				
7,382,743	8,765,710	1,382,967	18.7%	Capital/Non-Operating Grants	8,750,000	8,765,710	15,710	0.2%
7,382,743	8,765,710	1,382,967	18.7%	-----Total Grants-----	8,750,000	8,765,710	15,710	0.2%
\$ 29,975,071	\$ 33,697,983	\$ 3,722,911	12.4%	Net income, including grant revenue*	\$ 32,316,238	\$ 33,697,983	\$ 1,381,745	4.3%
<i>*Before depreciation/amortization</i>				-----Debt Service Coverage-----				
				(based on preceding 12-month period)				
\$ 22,409,500	\$ 26,735,181	\$ 4,325,681	19.30%	Total available for debt service				
\$ 15,224,560	\$ 14,764,703	\$ 459,857	3.02%	Combined debt service, parity bonds				
1.47	1.81			Bond coverage, parity bonds				
\$ 15,224,560	\$ 14,766,503	\$ 458,057	3.01%	Combined debt service, parity & junior				
1.47	1.81			Bond coverage, parity & junior bonds				

SUBJECT: REMOVAL OF UNSERVICEABLE AND SURPLUS EQUIPMENT FROM PORT TAMPA BAY'S ASSET RECORDS

BACKGROUND:

The removal of Port Tampa Bay (PTB) property from the asset records requires specific approval by the PTB Board of Commissioners. Additionally, disposition of PTB's tangible personal property, such as equipment and vehicles, is administered by Section 274.06, *Florida Statutes*, which states that if the value of the property is estimated to be \$5,000 or less, it may be disposed of in the most efficient and cost-effective means as determined by the governmental unit.

FACTS/COMMENTS:

PTB staff has determined that the tangible personal property listed below is surplus and/or obsolete and no longer serves a useful function to PTB.

Asset #	Item	Date of Acquisition	Total Asset Book Value	Net Book Value (after depreciation)
O-2173	DesignJet 5500 Plotter	11/18/02	\$ 11,017.00	\$ 0.00

The age of the plotter and the fact that its drivers are not compatible with current software renders the equipment useless. In accordance with Section 274.06, *Florida Statutes*, the most cost-effective means of disposal is to scrap the equipment.

RECOMMENDATION:

Authorize the removal of the referenced asset from PTB's asset records and authorize the Port President/CEO or his designee to declare the property surplus and dispose of the item in accordance with the methodology stated above.

Board Meeting
June 16, 2015
Finance #194412 v1

SUBJECT: LEASE AGREEMENT WITH MICHAEL AND KAREN SOROS FOR CERTAIN UPLANDS LOCATED IN APOLLO BEACH, FLORIDA

BACKGROUND:

Michael and Karen Soros own a landlocked parcel in Apollo Beach (Lot T27N of Leen Subdivision, as per plat recorded in Plat Book 89, Page 55 of the Public Records of Hillsborough County). Port Tampa Bay (PTB) owns certain riparian uplands (Uplands) lying between the southeasterly boundary (water side boundary) of Lot T27N, and the mean high water line of Tampa Bay. Michael and Karen Soros desire to lease a portion of the Uplands in order to construct a single family residential dock along the adjoining submerged lands and construct a wooden walkway through the Uplands for access to and from the proposed dock. An ownership interest in riparian upland property is required as a condition of receiving a dock permit. The Soroses have applied for a minor work permit (MWP application No. 15-001) which PTB anticipates issuing on or about June 16, 2015 and is contingent upon the applicants obtaining a lease of a portion of the Uplands from PTB.

FACTS/COMMENTS:

Premises: Approximately 890 square feet of land.

Lease

Term: The term shall be for a period of twenty-five (25) years.

Rent: Rent for Lease Year 1 will be \$1,000.00 plus applicable sales tax. Rent will increase each year thereafter by the increase in CPI.

Use: Construction of a wooden walkway through the Premises for access to and from a single family residential dock along the abutting submerged lands and for no other purpose.

Other: Tenants shall be responsible for all real estate taxes, site improvements, insurance, maintenance of the Premises and all applicable laws and regulations.

Public

Hearing: A public hearing was held on June 8, 2015 and there were no comments.

RECOMMENDATION:

Authorize the Port President/CEO or his designee to execute a Lease Agreement with Michael and Karen Soros, the owners of Lot T27N, Leen Subdivision, Apollo Beach, subject to the terms described above and review by Chief Legal Officer.



Memorandum

To: A. Paul Anderson
President and CEO

CC: Charles Klug
Raul Alfonso

From: Reneé W. Dennis

Date: June 8, 2015

Subject: Michael and Karen Soros - Lease Agreement – Public Hearing

13

This public hearing was held in accordance with procedures specified in Chapter 95-488, Laws of Florida. The subject public hearing was held before me on Monday, June 8, 2015 at 10:00 a.m. Attached is the transcription of the hearing along with copies of all exhibits.



Reneé W. Dennis
Hearing Officer

Date June 8 2015

I hereby concur with the Hearing Officer's statement and recommend the President and CEO request approval by the Tampa Port Authority Board of Commissioners to approve the Lease Agreement with Michael and Karen Soros.



Heather L. Eblin-Crowe
Real Estate Project Manager

Date June 8, 2015

Attachments

PUBLIC HEARING TRANSCRIPT

June 8, 2015

Michael and Karen Soros – Lease Agreement

ATTENDEES

Heather L. Eblin-Crowe - PTB

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HEARING OFFICER

Reneé W. Dennis

Ms. Dennis:

Good morning. This public hearing is called to order at 10:00 a.m. This hearing is held under the authority and pursuant to Chapter 95-488 of the Laws of Florida. The purpose of this hearing is to hear comments from the general public and interested parties regarding the following:

LEASE AGREEMENT WITH MICHAEL AND KAREN SOROS

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

Mrs. Crowe:

First, I will enter into the record Exhibit No. 1 which is the legal ad that appeared in the May 15, 2015 issue of the Tampa Bay Times advising of this public hearing. This is the only exhibit to be entered into the record.

Michael and Karen Soros own Lot T27N of Leen Subdivision, as per map or plat as recorded in Plat Book 89, Page 55 of the Public Records of Hillsborough County, which is landlocked. The Tampa Port Authority owns certain riparian uplands lying between the southeasterly boundary, the water side boundary of Lot T27N, and the mean high water line of Tampa Bay. Michael and Karen Soros desire to lease a portion of the Uplands in order to construct a single family residential dock along the adjoining submerged lands and construct a wooden walkway through the Uplands for access to and from the proposed dock. An ownership interest in riparian property upland of a dock is required as a condition of receiving a dock permit. The Soros' have applied for a Minor Work Permit No. 15-001 which Port Tampa Bay anticipates issuing on or about June 16, 2015 which is contingent upon the applicants obtaining a lease.

The Soros' desire to lease approximately 712 square feet of land for the construction of a wooden walkway through the Premises for access to and from a single family residential dock along the abutting submerged lands and for no other purpose.

The term shall be for a period of twenty-five (25) years and Rent for Lease Year 1 will be \$1,000.00 plus applicable sales tax. Rent will increase each year thereafter by the increase in CPI.

Tenants shall be responsible for all real estate taxes, site improvements, insurance, maintenance of the Premises and all applicable laws and regulations.

That is all.

MS. DENNIS:

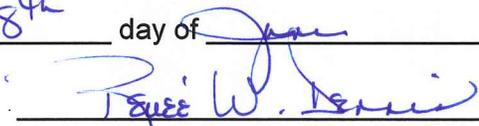
At this time we will take comments concerning this issue.

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Are there any comments? Hearing none.

A transcript will be made and furnished to the Port Authority Staff. The Staff will make a recommendation to our Board of Commissioners, which will meet on June 16, 2015. The Staff recommendation will be available on June 10, 2015. If there is nothing else to come before this hearing, I declare this hearing closed at 10:03 a.m.

I, **RENEÉ W. DENNIS**, have read and approve the form of the attached transcript of the June 8, 2015 public hearing for Michael and Karen Soros.

Dated this 8th day of June, 2015.


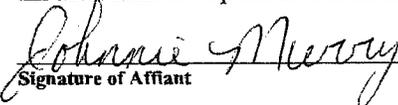
Reneé W. Dennis

Tampa Bay Times
Published Daily

STATE OF FLORIDA } ss
COUNTY OF Hillsborough County

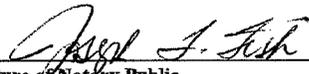
Before the undersigned authority personally appeared **Johnnie Murry** who on oath says that he/she is **Legal Clerk** of the **Tampa Bay Times** a daily newspaper published at St. Petersburg, in Pinellas County, Florida; that the attached copy of advertisement, being a Legal Notice in the matter **RE: Michael & Karen Soro** was published on **Tampa Bay Times: 5/15/15**, 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



Signature of Affiant

Sworn to and subscribed before me this 05/15/2015.



Signature of Notary Public

Personally known or produced identification

Type of identification produced _____



JOSEPH F. FISH
NOTARY PUBLIC
STATE OF FLORIDA
Comm# FF116052
Expires 6/23/2018

**PORT TAMPA BAY
NOTICE OF PUBLIC HEARING**

Notice is hereby given of a public hearing to be held at 10:00 a.m., Monday, June 8, 2015, 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 MICHAEL AND KAREN SOROS

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, June 5, 2015. 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.
(131609) 5/15/2015

SIGN-IN SHEET

PUBLIC HEARING FOR

MICHAEL AND KAREN SOROS - LEASE AGREEMENT

Monday, June 8, 2015 @ 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.				
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10.				

**SUBJECT: UNITED STEVEDORING OF AMERICA, INC., d/b/a HALLMARK
STEVEDORING COMPANY, STEVEDORE LICENSE APPLICATION**

BACKGROUND:

Pursuant to Section L, Item L10 Rules and Regulations Governing Licensing Procedures of the Port of Tampa Tariff No. 13 (Tariff), United Stevedoring of America, Inc., d/b/a Hallmark Stevedoring Company (Hallmark Stevedoring), has filed an application with Port Tampa Bay (PTB) for a Stevedore License to perform such services within the Hillsborough County Port District. The application was accompanied by the necessary fees and submittals.

FACTS/COMMENTS:

Hallmark Stevedoring's primary interest is to perform stevedoring operations within the Hillsborough County Port District. Hallmark Stevedoring has met all requirements set forth in Section L of the Tariff, including providing evidence that the applicant is maintaining the required types and amounts of insurance, and is prepared to perform the services for which the license is to be issued.

In accordance with Section L of the Tariff, a legal advertisement was published in the May 13, 2015 issue of the Tampa Bay Times and a public hearing was held on June 2, 2015 regarding Hallmark Stevedoring's license application, and there were no comments. The application and a transcript of the public hearing and public comments received at that hearing are attached.

RECOMMENDATION:

Approve the application and authorize the Port President/CEO or his designee to issue a Stevedore License to United Stevedoring of America, Inc., d/b/a Hallmark Stevedoring Company.

Memorandum

To: A. Paul Anderson, President & CEO

CC: Charles Klug, Raul Alfonso

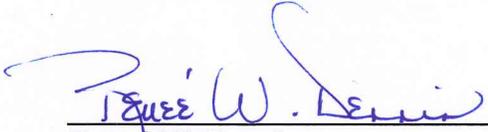
From: Reneé W. Dennis 

Date: June 2, 2015

Subject: Public Hearing – United Stevedoring of America, Inc. dba Hallmark Stevedoring Company- Stevedore License Application

20

This public hearing was held in accordance with procedures specified in Chapter 95-488, Laws of Florida. The subject public hearing was held before me on June 2, 2015 at 2:00 p.m. Attached is the transcription of the hearing along with copies of all exhibits.



Reneé W. Dennis
Hearing OfficerDate June 3, 2015

I hereby concur with the Hearing Officer's statement and recommend the President & CEO request approval by the Tampa Port Authority Board of Commissioners to approve a Stevedore License Application for Gulf Coast Bulk Equipment, Inc.



Michael Macaluso
Chief Financial OfficerDate June 5, 2015

Attachments

PUBLIC HEARING TRANSCRIPT

June 2, 2015

2:00 p.m.

United Stevedoring of America Inc. dba Hallmark Stevedoring Company
Stevedore License Application

ATTENDEES

21

Reneé W. Dennis - PTB
Cecelia Sealy – PTB
Johnny Santos – United Stevedore
Sal Kass – Ports America

HEARING OFFICER

Reneé W. Dennis

1 **Reneé Dennis:**

2
3 This public hearing of Port Tampa Bay is called to order at 2:00 p.m. on Tuesday, June
4 2, 2015. Today's 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 The application submitted by United Stevedoring of America, Inc. dba Hallmark
9 Stevedoring Company for a license to operate as Stevedore in accordance with Section L, Item
10 L00, Port of Tampa Tariff No. 13.

11
12 My name is Reneé Dennis. I am employed by Port Tampa Bay and have been appointed
13 by the Board of Commissioners of the Tampa Port Authority to serve as a hearing officer at
14 public meetings such as the one we are conducting today.

15
16 I will now enter into the record Exhibit No. 1 which is the United Stevedoring of America, 22
17 Inc. dba Hallmark Stevedoring Company license application to operate as a stevedore within the
18 port district in accordance with Section L, Item L00, Port of Tampa Tariff No. 13.

19
20 I will now enter into the record Exhibit No. 2 which is the legal advertisement published
21 Wednesday, May 13, 2015 in the Tampa Bay Times, advising of this public hearing.

22
23 These are the two exhibits that will be entered into the record.

24
25 United Stevedoring of America, Inc. dba Hallmark Stevedoring Company's primary
26 interests are to perform stevedoring operations within the Hillsborough County Port District.

27
28 At this time we will take public comments concerning this issue.

29
30 Are there any comments?

31
32 Hearing none, Thank you. A transcript will be made and furnished to Port Tampa Bay
33 staff, who will then forward the transcript and recommendation to the Board of Commissioners at
34 their June 16, 2015 regular business meeting. The staff recommendation will be available on
35 Friday, June 12, 2015 after 4:00 p.m.

36
37 If there is nothing else to come before this hearing, I declare this hearing closed at 2:02
38 p.m.

1 I, Reneé W. Dennis, have read and approve the form of the attached transcript of the
2 June 2, 2015, public hearing for the United Stevedoring of America, Inc. dba Hallmark
3 Stevedoring Company stevedore license application.
4

5
6 Dated this 30 day of June, 2015.

7
8 Reneé W. Dennis
9 Reneé W. Dennis
10

Tampa Port Authority
Terminal Tariff No. 13**CFO**

JAN 22 2015

FINANCE DEPT.

**TAMPA PORT AUTHORITY
License Application**

In accordance with Chapter 95-488, Laws of Florida, as amended, the provisions of [Section L](#), Port of Tampa Terminal Tariff No. 13, as amended ("Tariff"), application is hereby made for a license authorizing the Applicant to operate as *(please indicate the license you are applying for from the list below)*

<input type="checkbox"/> Bunkering	<input type="checkbox"/> Ship Chandler
<input type="checkbox"/> Bus, Limo, Taxi	<input type="checkbox"/> Steamship Agent
<input type="checkbox"/> Line Handling	<input type="checkbox"/> Steamship Agent, Franchise
<input type="checkbox"/> Marine Terminal Operator	<input checked="" type="checkbox"/> Stevedore
<input type="checkbox"/> Mobile Food, Merchandise and/or Service Vendor	<input type="checkbox"/> Tugboat/Towing (harbor)
<input type="checkbox"/> Oil Waste Removal and/or Sanitary Removal	<input type="checkbox"/> Water Taxi
<input type="checkbox"/> Security Firm	

25

Applicant: Please attach all current documentation (applicable licenses, certificates, letters of adequacy, etc.) from the federal, state and/or local regulating authorities authorizing you to operate the service you wish to provide.

1. Applicant: United Stevedoring of America Inc dba Hallmark Stevedoring
Registered Name (Applicant must attach copies of documents filed with the State of Florida)

2. Form of business, i.e. sole proprietorship, partnership, corporation, other (please describe):

Corporation (FL)

Date Established: Aug 20, 12 DUNS: 06 425 5660 EIN: 36-474-0896

3. Registered Address: 1001 N. America Way, Ste 101
Miami FL. 33132

4. Billing Address, if different: 1299 E. Artesia Blvd
Carson, CA 90746

5. Telephone: (786) 409-2805 Fax: (786) 409-2806
(310) 645-6233

6. Email: Sherif@UnitedStevedoring.com Website: unitedstevedoring.com

7. Name, address and title of principal officers:

Sherif Assal President 310-466-8032

Name Position Telephone

Sherif@UnitedStevedoring.com
e-mail Address

Name Position Telephone

Tampa Port Authority
Terminal Tariff No. 13

e-mail

Address

8. Limousine and taxi companies must provide year/make/model and VIN number for all vehicles serving the cruise terminals. If more than five (5) vehicles are to be registered the information must be emailed in spreadsheet form.

9. State in detail the types of business you intend to conduct on Tampa Port Authority property or on private property in the Port district. (If additional space is needed please attach necessary pages to application.)

Stevedoring services: USA wishes to perform all relevant stevedoring services for cruise vessels that call in Tampa. This entails employing ILA union labor to load, discharge + provision cruise ships.

10. In support of this application, and to establish proof of Applicant's readiness, willingness and ability to perform under the requested license, please provide documentary evidence of:

26

- ✓ (a) Financial capability including but not limited to annual report and financial statements (at a minimum, income statements, balance sheets and cash flow sheets) for the past three (3) years (if applicable) and any issued this year. If annual reports or financial statements are not available, please provide a certified copy of the applicant's or principal owner(s) Federal income tax returns for the past three (3) years.
- ✓ (b) The applicant's articles of incorporation, articles of organization, partnership registration statement or statement of qualification, as applicable, and a statement that the entity is authorized to do business in the State of Florida.
- ✓ (c) Experience in proposed field of operation and current location(s) of operation (include a resumé for each officer, director, member, partner, shareholder, principal or employee active in the management of the Applicant).
- ✓ (d) Ownership or availability of equipment essential to performance of proffered service. Attach list of equipment to be used in the performance of this service (if applicable).
- ✓ (e) Safety policies and procedures in place for the service you wish to provide. If your service has potential of environmental impact, attach procedures in place to correct.
- ✓ (f) A Certificate of Insurance form properly prepared by your insurance agency. The Certificate of Insurance must be issued in compliance with the licensee's insurance requirements as set forth in [Section L20](#) of this Tariff.

Liability coverage's are to cover the interests of the Tampa Port Authority as being insured for the operations of the licensee for all coverage's other than the Workers' Compensation and Employers' Liability insurance. A formal Certificate of Insurance is to be delivered to the Tampa Port Authority prior to the use of any license issued.

- ✓ (g) For Franchise Steamship Agency Licensee only: \$100,000 bond, letter of credit, or cash deposit.

Tampa Port Authority
Terminal Tariff No. 13

11. Current licenses

in process { City _____ License # _____
County _____ License # _____
State Florida License # # 12000071650

12. References:

Bank: City National Bank

Address: 15260 Ventura Blvd Sherman City: Oaks State: CA Zip: 91403

Phone: 818-382-1416 Officer: Ms. Moar efi Account #: 41209097?

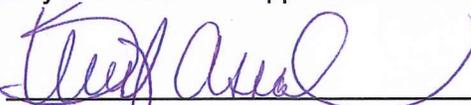
Three Trade References including address, phone number and account number:

Carnival Cruise Miami, Carlos Torres de Navarra (305) 599-2600 x 12703
POM/UCL, 1015 N. America Way #210, Miami, Matt Lewis (305) 436-4450
Bimini Superfast Ops, 1501 Biscayne Bl, Miami (305) 374 6664
Jose Lopez

The above information is provided for the purpose of extending credit to our company as provided in your Port Charges Tariff. We understand that any port usage invoice not paid within 30 days from date of invoice shall incur late charges of 1 ½ % for each 30 day period the invoice remains unpaid. To the best of our knowledge and belief, the information is accurate and may be relied upon in making your credit decision. We authorize our bank and suppliers to furnish you any information necessary to complete your evaluation of our credit history.

Applicant agrees, in the event this application is approved and license granted, to abide by all State, Local and Port Authority rules and regulations now in effect or hereafter established, including, without limitation, the tariff. By signing and submitting this application, Applicant certifies that all information provided in this application is true and correct and further, understands that providing false or misleading information on this application may result in the application being denied, or in instances of renewal, revoked.

Applicant acknowledges that this application is subject to the Florida Public Records Act, Chapter 119, Florida Statutes, as may be amended. Applicant hereby waives any and all claims for any damages resulting to the Applicant from any disclosure or publication in any manner of any material or information acquired by Tampa Port Authority during the application process or during any inquiries, investigations, or public hearings. The individual executing this application personally warrants that s/he has the full binding authority to execute this application on behalf of the Applicant.

SIGNED 
Sherif Assal
Print name
President
Title or Position

DATE: 1-21-2015

**Tampa Port Authority
REQUEST FOR BILLING ON ACCOUNT APPLICATION**

Company Name

United Stevedoring of America DBA Hallmark

Location Address 1001 N. America Way #202 City Miami State FL Zip 33132

Billing Address 1299 E. Artesia Blvd City Carson State CA Zip 90746

Billing Contact Sherif Assal Email Sherif@unitedstevedoring.com

Telephone (786) 409-2805 Fax (786) 409-2806

Type of Business Stevedoring Services Date Established 8/20/2012

D-U-N-S # 064255660 EIN # 36-4740896

Type of Entity Proprietorship
 Partnership
 Corporation
 Other

If incorporated: Year 8/20/2012 State Florida

Key Management Members and Owners	Titles
<u>Sherif Assal</u>	<u>President</u>
_____	_____
_____	_____

Bank City National Bank

Address 15260 Ventura Blvd City Sherman Oaks State CA Zip 91403

Phone 818-382-1416 Officer Ms. Moorefi

Account # 412090977

Three Trade references, addresses and phone numbers

Carnival Cruise -Miami Carlos Torres DeNavarro (305) 599-2600 xt 10103

POM/NCL 1015 N.America way #210 Miami - Matt Lewis (305) 436-4450

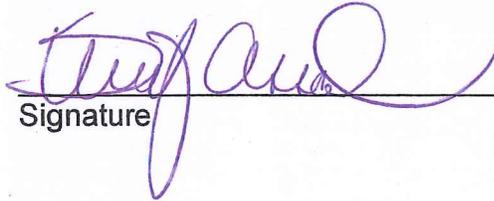
Bimini Supertast ops, 1501 Biscayne Blvd, Miami Jose Lopez (305) 374-6664

The above information is provided for the purpose of extending credit to our company as provided in your Port Charges Tariff. We understand that any port usage invoice not paid within 30 days from date of invoice shall incur late charges of 1 ½% for each 30 day period the invoice remains unpaid. To the best of our knowledge and belief, the information is accurate and may be relied upon in making your credit decision. We authorize our bank and suppliers to furnish you any information necessary to complete your evaluation of our credit history.

29

Sherif Assal

Printed Name of Authorized Individual, Partnership or Corporation



Signature

President

Title

1-21-15

Date

UNITED STEVEDORING OF AMERICA, INC.

United Stevedoring of America, Inc. (USA) has been an active stevedore in the Port of Miami and Port Everglades since 2012. USA was formed after the complete acquisition of Hallmark Stevedore Company and was rebranded and reorganized.

USA currently serves over 600 vessel calls per year in South Florida and customers include Carnival Cruise Lines, Norwegian Cruise Line and others. While USA has been serving Carnival Cruise Lines since its inception, more recently USA was awarded the stevedoring contract for all Carnival Corporation brands operating from the port of Miami.

The management team possesses decades of experience in the stevedoring industry and is extremely well-suited to serve the needs of the cruise lines.

130284

Tampa Bay Times
Published Daily

STATE OF FLORIDA } ss
COUNTY OF Hillsborough County

Before the undersigned authority personally appeared Aaron Alvarez 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: NOTICE OF PUBLIC HEA was published on Tampa Bay Times: 5/13/15. 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 05/13/2015.

Signature of Notary Public

Personally known or produced identification

Type of identification produced _____

 JOSEPH F. FISH
NOTARY PUBLIC
STATE OF FLORIDA
Comm# FF116052
Expires 6/23/2018

**PORT TAMPA BAY
NOTICE OF PUBLIC HEARING**

Notice is hereby given the Tampa Port Authority d/b/a Port Tampa Bay will hold a public hearing at 2:00 p.m., Tuesday, June 2, 2015 at its offices located at 1101 Channelside Drive, Tampa, Florida, to hear public comments concerning the following:

The application submitted by **United Stevedoring of America, Inc. dba Hallmark Stevedoring Company**, for a license to operate as a Stevedore in accordance with Section L, Item LOO, Port of Tampa Tariff No. 13.

All written comments and objections directed toward the foregoing matter should be filed with Port Tampa Bay Director of Cargo & Cruise Marketing at 1101 Channelside Drive, Tampa, Florida 33602 by noon on Friday, May 29, 2015. 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 THE TAMPA PORT AUTHORITY dba 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.
(130284) (05-13-15)

D. REGULAR AGENDA

SUBJECT: LEASE AGREEMENT WITH KLOECKNER METALS CORPORATION

BACKGROUND:

Kloeckner Metals Corporation (Kloeckner), formerly known as Namasco Corporation, is a multi-metal distributor that provides steel processing services in over 30 locations in the United States including Tampa. Kloeckner currently leases (Existing Lease) from Port Tampa Bay (PTB) a 91,509 square foot warehouse situated on approximately 4.5 acres (Original Premises) located on 20th Street. The Existing Lease expires on July 31, 2015 with one (1) lease extension option of four (4) years. Kloeckner has outgrown this facility and desires to briefly extend the Existing Lease and lease a new facility (New Lease) to be constructed by PTB on approximately twelve (12) acres of undeveloped land (New Premises) at Southbay in southern Hillsborough County.

FACTS/COMMENTS:

Kloeckner and PTB staff have negotiated the following terms and conditions:

EXISTING LEASE

- Term:** Extend the Term for one year to July 31, 2016 with an option to continue on a month to month basis thereafter, for a period not to exceed three (3) years, based on the same rental rate.
- Premises:** PTB would accept the condition of the Original Premises in the condition observed by PTB staff during an inspection conducted on March 31, 2015. PTB has not conducted any environmental testing and does not waive any obligations of Kloeckner regarding environmental contamination, if any.
- Other:** Kloeckner would leave all overhead cranes at the Premises upon termination, but could remove other equipment. All other provisions of the Existing Lease would remain unmodified.

NEW PREMISES TERMS:

- Premises:** Approximately 12.0 acres of land located at Southbay.
- Use:** Storing, processing and distributing steel products.
- Term:** Twenty-five (25) years commencing on or about October 1, 2016 with two (2) extension options of five (5) years each.
- Rent:** Rent would be based on the following schedule:
- | | |
|------------------------------------|--------------------|
| Lease Year 1 (Development Period*) | \$250,000 per year |
| Lease Year 2 | \$600,000 per year |

Lease Year 3	\$650,000 per year
Lease Year 4	\$750,000 per year
Lease Year 5	\$850,000 per year
Lease Years 6 - 8	\$975,000 per year
Lease Years 9 - 10	\$985,000 per year
Lease Years 11 - 25	Increase by 1.5% from the previous Lease Year
Lease Extension Option Terms	Increase each year by CPI from the previous Lease Year

Improvements:

PTB would contract for the construction of a “build to suit” warehouse, related site work, rail spur and utilities, not to exceed \$10,000,000 (PTB Improvements). Kloeckner would provide complete program criteria to PTB. PTB would solicit bids for the construction and design of all PTB Improvements. Processing equipment and other trade fixtures would be installed at the sole cost of Kloeckner. In the event the total development costs exceed the \$10,000,000 upset limit amount, upon mutual agreement, the annual rents would increase by an amount equal to the payment calculation of an amortized loan at a rate of five percent (5%), with a twenty (20) year term.

Environmental Conditions:

Kloeckner would be solely responsible for all appropriate environmental restrictions and mitigation requirements applicable to the New Premises and the proposed uses under the New Lease, including any special environmental permits required as a result of Kloeckner’s permitted activities on the New Premises.

Other:

Kloeckner would be responsible for all real estate taxes, site improvements, insurance, maintenance of the New Premises, and compliance with all seaport security laws and regulations, environmental laws and regulations, and all other applicable regulations and laws. A Public Hearing was held on May 8, 2015 and there were no public comments.

RECOMMENDATION:

Authorize the Port President/CEO or his designee to execute a modification of the existing lease agreement and a new lease agreement with Kloeckner Metals Corporation in accordance with the terms set forth above, subject to review by the Chief Legal Officer.

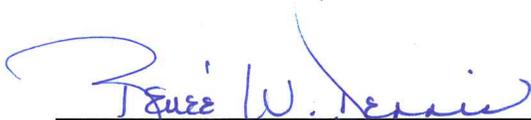


Memorandum

To: A. Paul Anderson, President & CEO
CC: Charles Klug, Raul Alfonso
From: Reneé W. Dennis 
Date: May 11, 2015
Subject: Kloeckner Metals Corporation - Lease Agreement – Public Hearing

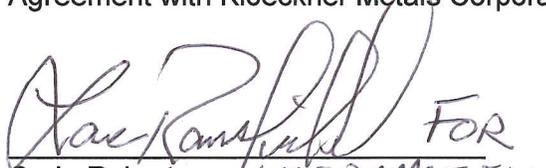
36

This public hearing was held in accordance with procedures specified in Chapter 95-488, Laws of Florida. The subject public hearing was held before me on Friday, May 8, 2015 at 9:00 a.m. Attached is the transcription of the hearing along with copies of all exhibits.


Reneé W. Dennis, Hearing Officer

Date May 12, 2015

I hereby concur with the Hearing Officer's statement and recommend the President & CEO request approval by the Tampa Port Authority Board of Commissioners to approve the Lease Agreement with Kloeckner Metals Corporation.


FOR
Craig Roberts LANE RANKFIELD
Real Estate Project Manager

Date 5-11-15

Attachments

PUBLIC HEARING TRANSCRIPT

Friday, May 8, 2015

Kloeckner Metals Corporation – Lease Agreement

ATTENDEES

Craig Roberts – PTB
Heather L. Eblin-Crowe - PTB

HEARING OFFICER

Reneé W. Dennis

37

1 **Ms. Dennis:**

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

7
8 **LEASE AGREEMENT WITH KLOECKNER METALS CORPORATION**

9
10 My name is Reneé 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 office at public hearings
12 such as the one we are conducting today. Sitting beside me is Craig Roberts, Real Estate
13 Project Manager, who will assist me in this hearing.

14
15 **Mr. Roberts:**

16
17 First, I will enter into the record Exhibit No. 1, which is the legal ad that appeared in the
18 April 17, 2015 issue of the Tampa Bay Times advising of this public hearing. This is the only
19 exhibit to be entered into the record.

20
21 Kloeckner Metals Corporation, formerly known as Namasco Corporation, is a multi-metal
22 distributor that provides steel processing services in over 30 locations in the United States,
23 including Tampa. Kloeckner Metals currently leases from Port Tampa Bay a 91,509 square foot
24 warehouse situated on approximately 4.5 acres located on 20th Street. The Existing Lease
25 expires on July 31, 2015 and has one (1) lease extension option of four (4) years. Kloeckner
26 has outgrown this facility and desires to move its location to Southbay by which PTB would do a
27 contract for construction of a "build to suit" for a warehouse, related site work, rail spur and
28 utilities.

29
30 Kloeckner Metals desires to lease approximately 12.0 acres of land located at Southbay,
31 subject to easements for rail, utilities and other applicable infrastructure necessary for PTB to
32 develop the adjoining lands. The terms of the New Lease shall be as follows:

33
34 Kloeckner Metal's Existing Lease expires on July 31, 2015 but has one (1) lease
35 extension option of four (4) years. Port Tampa Bay will amend the Existing Lease revising the
36 lease extension option to one (1) year; therefore, the Existing Lease will be extended to July 31,
37 2016 and then would continue on a month to month basis thereafter, for a period not to exceed
38 three (3) years.

39
40 The New Premises is approximately 12.0 acres of land at Southbay and are within a
41 designated brownfield area. Kloeckner Metals will have to rely upon its own examination of the
42 New Premises.

1 The New Premises shall be used for the purpose of storing, processing and distributing
2 steel products.

3
4 The Lease Term shall be for a period of twenty-five (25) years commencing on or about
5 October 1, 2016 and would include two (2) five (5) year lease extension options.

6
7 Rent for the Original Premises and the New Premises would be consolidated and based
8 on the following schedule set forth below:

9		
10	Lease Year 1	\$250,000 per year
11	Lease Year 2	\$600,000 per year
12	Lease Year 3	\$650,000 per year
13	Lease Year 4	\$750,000 per year
14	Lease Year 5	\$850,000 per year
15	Lease Years 6 - 8	\$975,000 each year
16	Lease Years 9 - 10	\$985,000 each year
17	Lease Years 11 - 25	The Rent shall be increased by 1.5%
18		from the previous Lease Year
19		

39

20 During the Lease Extension Options, each lease year, the Rent shall be increased each
21 lease year by the CPI Index.

22
23 Port Tampa Bay will contract for the construction of a "build to suit" warehouse, related
24 site work, rail spur and utilities, not to exceed \$10,000,000 for the New Premises. Kloeckner
25 Metals, at its sole cost and expense, would provide complete engineered plans and
26 specifications ready for submission for bid and permitting. Port Tampa Bay would solicit bids in
27 a Request for Proposals from qualified contractors for the construction of the designed building
28 and improvements. Processing equipment and other trade fixtures would not be included and
29 would be installed at the sole cost of Kloeckner Metals.

30
31 Kloeckner Metals shall be solely responsible for all appropriate environmental restrictions
32 and mitigation requirements applicable to the New Premises and the proposed uses under the
33 New Lease, including any special environmental permits required as a result of Kloeckner
34 Metal's permitted activities on the New Premises.

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

38
39 That is all.

1 **Ms. Dennis:**

2

3 At this time we will take comments concerning this issue. Are there any comments?
4 Hearing none.

5

6 A transcript will be made and furnished to the Port Authority Staff. The Staff will make a
7 recommendation to our Board of Commissioners, which will meet on May 19, 2015. The Staff
8 recommendation will be available on May 13, 2015. If there is nothing else to come before this
9 hearing, I declare this hearing closed at 9:05 a.m.

10

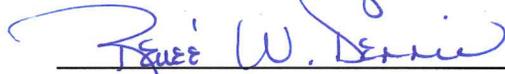
11 I, **RENEÉ W. DENNIS**, have read and approve the form of the attached transcript of the
12 May 8, 2015 public hearing for Kloeckner Metals Corporation.

13

14

15 Dated this 12th day of May, 2015.

16



17

18 Reneé W. Dennis

19

19

SIGN-IN SHEET

PUBLIC HEARING FOR

KLOECKNER METALS CORPORATION – LEASE AGREEMENT

Friday, May 8, 2015 @ 9:00 A.M.

PLEASE PRINT THE FOLLOWING INFORMATION

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

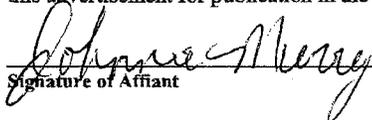
Handwritten signature: J. J. [unclear]

Tampa Bay Times
Published Daily

STATE OF FLORIDA } ss
COUNTY OF Hillsborough County

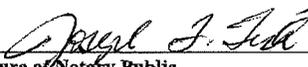
Before the undersigned authority personally appeared **Johnnie Murry** who on oath says that he/she is **Legal Clerk of the Tampa Bay Times** a daily newspaper published at St. Petersburg, in Pinellas County, Florida; that the attached copy of advertisement, being a Legal Notice in the matter **RE: Kloeckner Metals** was published on **Tampa Bay Times: 4/17/15**. 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



Signature of Affiant

Sworn to and subscribed before me this 04/17/2015.



Signature of Notary Public

Personally known or produced identification
Type of identification produced _____

 **JOSEPH F. FISH**
NOTARY PUBLIC
STATE OF FLORIDA
Comm# FF116052
Expires 6/23/2018

**PORT TAMPA BAY
NOTICE OF PUBLIC HEARING**

Notice is hereby given of a public hearing to be held at 9:00 a.m., Friday, May 8, 2015, 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 KLOECKNER METALS CORPORATION

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 Thursday, May 7, 2015. 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. (118544) 4/17/2015

LA15-015

SUBJECT: LEASE AGREEMENT WITH CAROLCO INDUSTRIAL SERVICES, INC.

BACKGROUND:

Carolco Industrial Services, Inc. (Carolco) is a mechanical insulation contractor that caters to power and chemical plants, water and sewer treatment plants, and other industrial and commercial users. Carolco has leased approximately 1.5 acres of land (Premises) at the intersection of US. Highway 41 and Pendola Point Road from Port Tampa Bay (PTB) since 2006. Carolco's lease has recently expired and Carolco desires to continue to lease the Premises from PTB for an additional period of time.

FACTS/COMMENTS:

PTB Staff and Carolco have negotiated a Lease subject to the following terms:

Premises: Approximately 1.5 acres of land with a 15,200 square foot warehouse located at the intersection of U.S. Highway 41 and Pendola Point Road.

Use: Warehousing activities related to its mechanical insulation business.

Term: Two (2) years with three (3) one (1) year lease extension options.

Rent: The annual Rent would be as follows:
 Lease Years 1 - 2 \$68,700.00 per year*
 Option Years Rent increased by 2% each year thereafter

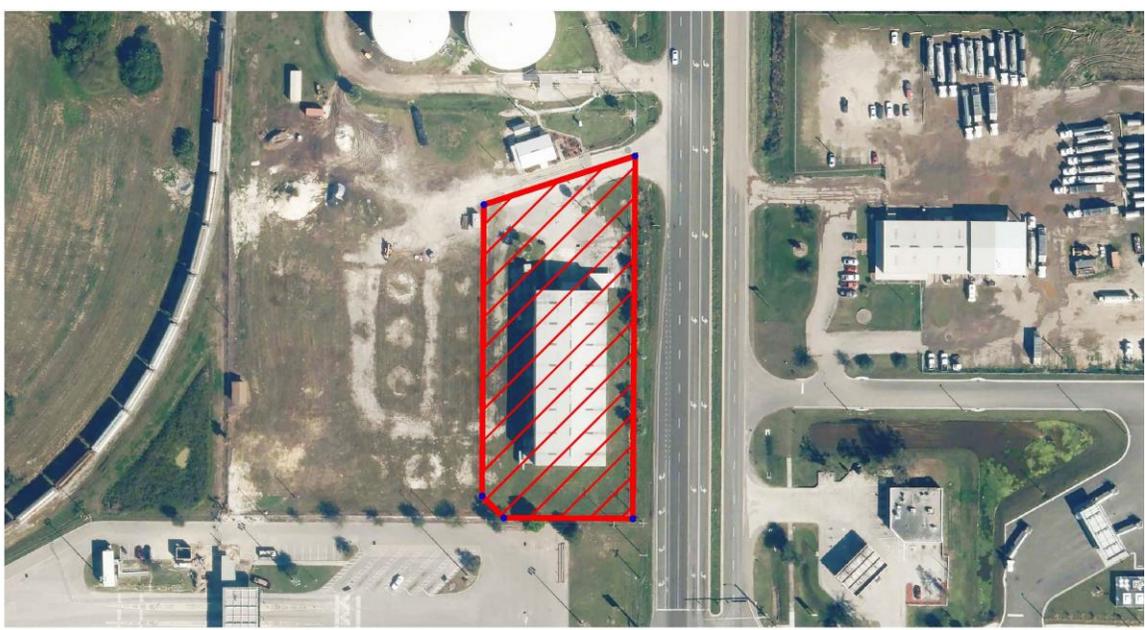
* Rent is currently \$65,906.00 and would remain at this rate until completion of the building refurbishments within the first Lease year, such as roof, roof vents, gutters, and skylights in order to prevent water intrusion into the building, replacement of the HVAC system, and other repairs necessary as determined in the sole discretion of the Port Engineer. Following the completion of the building refurbishments, the annual Rent would increase to \$68,700.00 per year as set forth above.

Other: Carolco would be responsible for all real estate taxes, any new 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. There were no comments at the public hearing on June 8, 2015.

RECOMMENDATION:

Authorize the Port President/CEO or his designee to execute a Lease Agreement with Carolco Industrial Services, Inc., subject to the terms described above and review by Chief Legal Officer.

Board Meeting
 June 16, 2015
 Real Estate 194210v2



Memorandum

To: A. Paul Anderson
President and CEO

CC: Charles Klug
Raul Alfonso

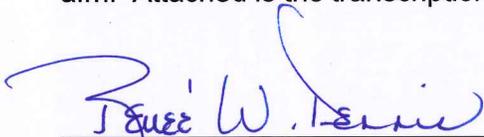
From: Reneé W. Dennis 

Date: June 8, 2015

Subject: Carolco Industrial Services, Inc. - Lease Agreement – Public Hearing

45

This public hearing was held in accordance with procedures specified in Chapter 95-488, Laws of Florida. The subject public hearing was held before me on Monday, June 8, 2015 at 9:31 a.m. Attached is the transcription of the hearing along with copies of all exhibits.



Reneé W. Dennis
Hearing Officer

Date June 9 2015

I hereby concur with the Hearing Officer's statement and recommend the President and CEO request approval by the Tampa Port Authority Board of Commissioners to approve the Lease Agreement with Carolco Industrial Services, Inc.



Catherine J. Pinion
Real Estate Project Manager

Date 08 JUNE 2015

Attachments

PUBLIC HEARING TRANSCRIPT

June 8, 2015

Carolco Industrial Services, Inc. – Lease Agreement

ATTENDEES

Catherine J. Pinion – PTB
Heather L. Eblin-Crowe - PTB

46

HEARING OFFICER

Reneé W. Dennis

1 **Ms. Dennis:**

2
3 Good morning. This public hearing is called to order at 9:31 a.m. This hearing is held
4 under the authority and pursuant to Chapter 95-488 of the Laws of Florida. The purpose of this
5 hearing is to hear comments from the general public and interested parties regarding the
6 following:

7
8 **LEASE AGREEMENT WITH CAROLCO INDUSTRIAL SERVICES, INC.**

9
10 My name is Reneé 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 office 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
17 First, I will enter into the record Exhibit No. 1, which is the legal ad that appeared in the
18 May 15, 2015 issue of the Tampa Bay Times advising of this public hearing. This is the only
19 exhibit to be entered into the record.

20
21 Carolco Industrial Services, Inc. was established in 1983 and is a mechanical insulation
22 contractor that caters to power and chemical plants, water and sewer treatment plants, and other
23 industrial and commercial users. Carolco had a lease with Port Tampa Bay for a 15,200 square
24 foot warehouse situated on approximately 1.5 acres of land at the intersection of US. Highway
25 41 and Pendola Point Road that has expired.

26
27 Carolco desires to continue to lease the Premises and the terms of the Lease shall be as
28 follows:

29
30 The Premises is approximately 1.5 acres of land and includes a 15,200 square foot
31 warehouse located at the intersection of U.S. Highway 41 and Pendola Point Road and shall be
32 solely used for warehousing activities related to its mechanical insulation construction business.

33
34 The Lease Term shall be for a period of two (2) years with three (3) one (1) year lease
35 extension options.

36
37 The Annual Rent for the Premises during the Lease Term shall be as follows:

38
39 For Lease Years 1 – 2, the Rent shall be \$68,700.00 per year.

40
41 For the Extension Option Years, Rent shall increase by two percent (2%) each lease year
42 thereafter.

43
44 Annual Rent is currently \$65,906.00 and shall remain at this rate until completion of the
45 building refurbishments. Following the completion of the building refurbishments, the Annual
46 Rent shall increase to \$68,700.00 per year as set forth above. Such refurbishments may
47 include, may include, the roof, roof vents, gutters, and skylights in order to prevent water

1 intrusion into the building, replacement of the HVAC system, and any other repair necessary as
2 determined in the sole discretion of the Port Tampa Bay Engineer. The building refurbishments
3 shall be completed within the first year of the Lease.

4
5 Carolco shall be responsible for all real estate taxes, any new site improvements,
6 insurance, maintenance of the Premises, compliance with all seaport security laws and
7 regulations, environmental laws and regulations, and all other applicable laws and regulations.

8
9 That is all.

10
11 **MS. DENNIS:**

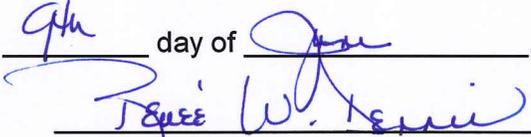
12
13 At this time we will take comments concerning this issue.

14
15 Are there any comments? Hearing none.

16
17 A transcript will be made and furnished to the Port Authority Staff. The Staff will make a
18 recommendation to our Board of Commissioners, which will meet on June 16, 2015. The Staff
19 recommendation will be available on June 10, 2015. If there is nothing else to come before this
20 hearing, I declare this hearing closed at 9:35 a.m.

48

21
22 I, **RENEÉ W. DENNIS**, have read and approve the form of the attached transcript of the
23 June 8, 2015 public hearing for Carolco Industrial Services, Inc.

24
25
26 Dated this 9th day of June, 2015.
27 
28 _____
29 Renee W. Dennis
30

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: PORT TAMPA BAY NOTIC** was published on **Tampa Bay Times: 5/15/15**. 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

Johnnie Murry
Signature of Affiant

Sworn to and subscribed before me this 05/15/2015.

Joseph F. Fish
Signature of Notary Public

Personally known or produced identification

Type of identification produced _____

 JOSEPH F. FISH
NOTARY PUBLIC
STATE OF FLORIDA
Comm# FF116052
Expires 6/23/2018

**PORT TAMPA BAY
NOTICE OF PUBLIC HEARING**

Notice is hereby given of a public hearing to be held at 9:30 a.m., Monday, June 8, 2015, 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 CAROLCO INDUSTRIAL SERVICES, 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, June 5, 2015. 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. (131517) 5/15/2015

SIGN-IN SHEET

PUBLIC HEARING FOR

CAROLCO INDUSTRIAL SERVICES, INC. - LEASE AGREEMENT

Monday, June 8, 2015 @ 9:30 A.M.

PLEASE PRINT THE FOLLOWING INFORMATION

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

SUBJECT: CONTRACT WITH BAYSHORE SOLUTIONS FOR ADDITIONAL WEBSITE ENHANCEMENTS

BACKGROUND:

In October 2011, Port Tampa Bay's (PTB) Board of Commissioners approved the selection of Bayshore Solutions (HM Investors, LLC) for the redevelopment and hosting of PTB's website. The redevelopment of the website, which included the incorporation of accurate, easy-to-find local and international information, and support for PTB's marketing and business development initiatives, was completed in March 2012.

FACTS/COMMENTS:

As PTB staff continues to expand its business development initiatives and strategies, it is necessary to integrate these initiatives and objectives into PTB's current website. Specifically, this integration will include identifying and defining PTB's target audiences and developing themes, channels and messages to capture that target audience. The integration would also include the possible development and hosting of micro-websites, i.e. websites linked to PTB's primary website in order to convey the PTB message to specific target audiences such as the annual Steel Conference and Safety and Risk Mitigation Summit micro-websites.

PTB staff believes that it is important that a consistent, synergetic message of PTB's initiatives and strategies is presented across all spectrums, including the website. Because Bayshore Solutions has already developed, implemented, and is hosting PTB's website, it would not be practicable for PTB to procure new development services due to the additional costs that would be incurred to ensure that the website enhancements are consistent with the existing website. For this reason, PTB staff recommends contracting with Bayshore Solutions to incorporate these enhancements for a cost not-to-exceed \$50,000, including the micro-websites, with a thirty day termination clause.

Funding for additional website enhancements has been included in the FY2015 Operating Budget.

RECOMMENDATION:

Authorize the President/CEO or his designee to execute a contract with Bayshore Solutions, in an amount not to exceed \$50,000, for enhanced development of PTB's website, subject to final review by Legal Counsel.

Board Meeting
June 16, 2015
Information Technology Department
#194747v3

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 MAY 31, 2015

YEAR-TO-DATE LEGAL FEES AND EXPENSES

	<u>FY 2015 Budget</u>	<u>FY 2015 Actual</u>
General Support / Litigation	\$219,000.00	\$ 3,787.00
General Real Estate / Land Use	\$ 60,000.00	\$ 30,628.65
General Employment / Labor	\$ 35,000.00	\$ 24,239.80
General Construction Services	\$ 38,000.00	\$ 4,280.00
General Environmental	\$ 15,000.00	\$ 24,850.60
General Bankruptcy Services	\$ 9,000.00	\$ 0.00
General Admiralty / Maritime / Tariff	\$ 24,000.00	\$ 1,944.33
YEAR-TO-DATE FY 2014-15	<u>\$400,000.00</u>	<u>\$ 89,730.38</u>
[Under/Over – Budget \$310,269.62]		

LITIGATION AND GENERAL LEGAL SUPPORT

<u>Outside Counsel / Matter</u>	<u>May</u>	<u>Cumulative FY To Date</u>
Bryant Miller Olive - General		
Gray Robinson - General		\$ 665.00
- Channelside Bay Mall [14] - SM [24]		\$ 600.00
Manson Bolves - General		
Trenam Kemker - General		
Mechanik Nuccio - Special General		\$ 750.00
Smith Katzenstein Jenkins - CBM	\$140.00	\$ 315.00
<u>Special General</u> Hamilton Miller & Birthisel - Ins – RC		\$ 1,597.00

GENERAL REAL ESTATE / LAND USE LEGAL SUPPORT

<u>Outside Counsel / Matter</u>	<u>May</u>	<u>Cumulative FY To Date</u>
Gray Robinson		
- General		
- New Channelside Dev [21]		
- Channelside Bay Mall [16]		
- DRI [15]		\$ 6,136.00
- CBP Development [31]		\$ 292.50
Mechanik Nuccio		
- General		
P&M Consulting Group		
- General DRI		\$ 125.00
- SouthBay	\$ 550.00	\$ 5,295.45
- Channelside		\$ 150.00
- Port Redwing	\$ 300.00	\$ 300.00
Smolker Bartlett		
- General		
Trenam Kemker		
- General		
- Lease Review		\$ 14,672.50
Hobby & Hobby		
- General		\$ 2,030.20

GENERAL LABOR / EMPLOYMENT LEGAL SUPPORT

<u>Outside Counsel / Matter</u>	<u>May</u>	<u>Cumulative FY To Date</u>
Broad and Cassel		
- General		\$ 10,797.80
Gray Robinson		
- General		
- Emp Ben [22]		\$ 4,192.00
Mandelbaum Fitzsimmons		
- General		\$ 3,675.00
- Employment [EC]		\$ 5,575.00

GENERAL CONSTRUCTION SERVICES LEGAL SUPPORT

<u>Outside Counsel / Matter</u>	<u>May</u>	<u>Cumulative FY To Date</u>
Broad and Cassel - General		
Gray Robinson - General		
Richard Harrison PA - General		
Trenam Kemker - General		
- Special Construction	\$ 525.00	\$ 2,430.00
- GFL Construction	\$ 1,325.00	\$ 1,325.00

GENERAL ENVIRONMENTAL LEGAL SUPPORT

<u>Outside Counsel / Matter</u>	<u>May</u>	<u>Cumulative FY To Date</u>
Broad and Cassel - General		
Enola Brown PA - General		
- Port Redwing		\$ 4,232.50
- South Bay	\$ 4,175.00	\$ 8,497.50
- Hanson Pipe	\$ 1,275.00	\$ 1,275.00
Lash & Wilcox - General		
Manson Bolves - General		\$ 5,457.70
- General Lofley	\$ 2,716.50	\$ 5,387.90

GENERAL BANKRUPTCY LEGAL SUPPORT

<u>Outside Counsel / Matter</u>	<u>May</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>May</u>	<u>Cumulative FY To Date</u>
Robert Birthisel, PA - General		
Mandelbaum Fitzsimmons - General		
Quarles & Brady - General		
Venable LLC - General	\$ 969.33	\$ 969.33

Board Meeting
June 16, 2015
Legal #194701v1

**TAMPA PORT AUTHORITY
MONTHLY AGED RECEIVABLES
MAY 31, 2015**

Customer Number	Customer Name	Current	31 - 60 Days	61 - 90 Days	91 & Over	Customer Balance
<u>Port Fees:</u>						
S036	ALTAMAR SHIPPING	64.00	88.00	-	-	152.00
Q023	ALTAMAR SHIPPING SERVICE	1,979.25	1,139.88	-	-	3,119.13
T012	AMALIE OIL COMPANY	9,217.58	-	-	-	9,217.58
A470	AMERICAN MARINE AGENCIES	343.27	2,362.08	2,772.55	-	5,477.90
A415	AMERICAN VICTORY MARINERS	197.42	-	-	-	197.42
Q212	ATLANTIC RO-RO CARRIERS, INC.	3,307.22	-	-	-	3,307.22
A012	BOUCHARD TRANSPORT CO	20,439.15	33,384.77	-	-	53,823.92
S041	BRONCO TRANSPORT	328.00	-	-	-	328.00
T201	BUCKEYE TERMINALS, LLC	26,753.98	-	734.42	404.13	27,892.53
A514	BUCKEYE TERMINALS, LLC.	20.00	-	-	-	20.00
T003	CARGILL INC	4,004.50	-	-	-	4,004.50
D049	CARGILL SALT	60.00	-	-	-	60.00
T151	CARGILL SALT	71,422.12	26,493.84	-	-	97,915.96
S025	CARGILL SALT DIVISION	(111.44)	-	-	-	(111.44)
T131	CARNIVAL CRUISE LINES	240,021.54	-	-	-	240,021.54
M071	Carter's Contracting Services, Inc.	166.01	-	-	-	166.01
T198	CEMEX CONSTRUCTION MATERIALS FLORIDA, LLC	4,574.10	-	-	-	4,574.10
T141	CEMEX INC	-	-	-	6,741.00	6,741.00
T014	CENTRAL FLORIDA PIPELINE LLC	357,310.92	-	-	-	357,310.92
T109	CITRUS PRODUCTS	19,924.45	-	-	-	19,924.45
D047	CITY OF TAMPA	1,180.00	-	-	-	1,180.00
Q350	COMMERCIAL METALS COMPANY	15,816.65	-	-	87.73	15,904.38
D004	CTL DISTRIBUTION INC	-	20.00	-	-	20.00
Q196	DAEWOO INTERNATIONAL AMERICA	-	-	-	87.58	87.58
Q116	DONGBU USA INC	-	852.78	-	-	852.78
Q081	DONGKUK INTERNATIONAL INC	-	-	1,282.11	-	1,282.11
A478	ENTERPRISE MARINE SERVICES LLC	6,259.32	-	-	-	6,259.32
A031	FILLETTE GREEN & CO, INC	17,359.26	-	-	-	17,359.26
T132	FLORIDA AQUARIUM	469.00	-	-	-	469.00

**TAMPA PORT AUTHORITY
MONTHLY AGED RECEIVABLES
MAY 31, 2015**

Customer Number	Customer Name	Current	31 - 60 Days	61 - 90 Days	91 & Over	Customer Balance
Q097	FRONTIER LOGISTICS	4,572.44	-	-	-	4,572.44
A429	GAC SHIPPING (USA) INC	43,343.31	8,851.84	419.45	-	52,614.60
S043	GLOBAL DISTRIBUTION INC	16.00	-	-	-	16.00
A254	GREAT LAKES DREDGE & DOCK	207.75	-	-	-	207.75
Q353	GREYSTONES MARITIME INTERNATIONAL	-	2,293.81	-	-	2,293.81
T108	GRIFFIN INDUSTRIES	-	1,087.63	1,452.00	-	2,539.63
A264	GULF MARINE REPAIR INC	3,280.45	-	-	-	3,280.45
T063	GULF SULPHUR SERVICES	22,671.46	-	-	-	22,671.46
S059	HEAVY PARTS INTERNATIONAL	8.00	-	-	-	8.00
A306	INCHCAPE SHIPPING SERVICES	953.47	-	-	-	953.47
A496	INTERCRUISES SHORESIDE & PORT SERVICES	(633.78)	-	-	-	(633.78)
Q330	INTERMETAL REBAR LLC	4,514.06	-	-	-	4,514.06
A040	INTERNATIONAL SHIP MANAGEMENT & AGENCY SERVICES	3,644.84	-	-	-	3,644.84
A078	INTERNATIONAL SHIP REPAIR	694.50	395.00	-	-	1,089.50
A350	KIMMINS CONTRACTING	60.00	20.00	-	-	80.00
D036	KINDER MORGAN BULK	20.00	40.00	-	-	60.00
T116	KINDER MORGAN BULK/TBS	1,823.82	-	-	67.89	1,891.71
A003	KIRBY OFFSHORE MARINE	12,176.98	-	-	-	12,176.98
Q224	KLOECKNER METAL CORPORATION	15,693.68	-	-	-	15,693.68
A248	LA CARRIERS, INC	123.00	105.00	-	-	228.00
Q004	M G MAHER & COMPANY	130.39	8,692.63	-	-	8,823.02
S049	MARDOT LOGISTICS INC	440.00	-	-	-	440.00
A360	MARTIN GAS MARINE	9,326.25	7,629.68	-	-	16,955.93
T135	MARTIN MARIETTA AGGREGATES	63,801.99	2,892.66	-	-	66,694.65
T134	MARTIN OPERATING PARTNERSHIP	24,530.95	29,562.57	-	-	54,093.52
A016	MARTIN PRODUCT SALES LLC	438.75	-	-	-	438.75
A529	MCDONOUGH MARINE SERVICE(DIV OF MARMAC CORP)	146.25	-	-	-	146.25
M077	MCGRIFF, SEIBELS & WILLIAMS, INC.	-	-	1,000.00	-	1,000.00
D044	MCROBERTS PROTECTIVE AGENCY	-	160.00	220.00	-	380.00
T199	MEDITERRANEAN SHIPPING CO./CHARLESTON	25,092.49	20,147.30	17,129.97	818.43	63,188.19
Q339	MEDTRADE INC	(44.03)	94.93	-	-	50.90
M025	MILLENNIUM MANAGEMENT GROUP, INC.	-	-	-	1,431.64	1,431.64

**TAMPA PORT AUTHORITY
MONTHLY AGED RECEIVABLES
MAY 31, 2015**

Customer Number	Customer Name	Current	31 - 60 Days	61 - 90 Days	91 & Over	Customer Balance
Q338	mitsui & COMPANY USA	110.57	7,371.30	-	-	7,481.87
A053	MORAN TOWING CORPORATION	8,375.75	70.29	4,686.00	-	13,132.04
A430	MORAN-GULF SHIPPING AGENCIES	39,870.00	31,477.30	-	-	71,347.30
T002	MOSAIC CROP NUTRITION, LLC	10,560.59	19,794.75	-	157.74	30,513.08
T011	MURPHY OIL USA INC	23,251.44	-	-	-	23,251.44
D050	NEXLUBE TAMPA, LLC	-	20.00	-	-	20.00
A486	NORTH AMERICAN GENERAL AGENTS	4,565.27	2,347.00	-	-	6,912.27
A071	NORTON LILLY INTERNATIONAL	10,473.94	-	-	119.55	10,593.49
T200	NORWEGIAN CRUISE LINE	-	2,654.26	-	-	2,654.26
A439	NOVA INTERNATIONAL SHIPPING	9,125.04	-	-	-	9,125.04
A464	NYK LINE (NA) INC.	13,647.27	-	-	-	13,647.27
S050	ONLINE TRANSPORT INT'L LLC	88.00	-	-	-	88.00
A341	ORION MARINE CONSTRUCTION	288.38	392.25	-	-	680.63
A069	OSG AMERICA INC	5,050.08	-	-	-	5,050.08
T064	PASCO TERMINALS INC	5,224.53	-	-	-	5,224.53
S039	PORTS AMERICA	20.00	-	-	-	20.00
T006	PORTS AMERICA	9,721.50	1,015.13	-	72.98	10,809.61
T182	PORTS AMERICA	55,938.20	42,872.57	-	1,252.86	100,063.63
T182I	PORTS AMERICA (INTERNATIONAL)	14,509.58	-	226.05	1,462.07	16,197.70
Q202	PUSAN STEEL AMERICA	6,382.57	-	-	-	6,382.57
Q012	R W SMITH & COMPANY	1,017.19	-	-	-	1,017.19
A064	SAVAGE & SON, AR	223,651.40	96.00	-	-	223,747.40
A065	SEA & LAND SHIPPING	47,279.09	4,246.69	-	-	51,525.78
S042	SOUTHERN WASTE SERVICES INC	16.00	-	-	-	16.00
Q354	STEMCOR SPECIAL STEELS LLC (TX)	349.60	-	-	-	349.60
Q029	STEMCOR USA (NYC)	2,014.08	-	-	-	2,014.08
A283	STEPHENSON INTERNATIONAL INC	64.00	-	-	-	64.00
A417	SULPHUR CARRIERS	21,170.79	5,582.80	-	78.43	26,832.02
T101	SULPHURIC ACID TRADING COMPANY	12,896.25	-	-	-	12,896.25
S055	TAMPA CONTAINER TRANSPORT	568.00	-	-	-	568.00
T166	TAMPA ELECTRIC COMPANY	4,495.79	299,719.47	-	-	304,215.26
T137	TAMPA JUICE SERVICE INC	1,582.93	-	-	-	1,582.93

**TAMPA PORT AUTHORITY
MONTHLY AGED RECEIVABLES
MAY 31, 2015**

Customer Number	Customer Name	Current	31 - 60 Days	61 - 90 Days	91 & Over	Customer Balance
T021	TAMPA PORT SERVICES, LLC	9,853.02	9,355.16	63.84	-	19,272.02
A384	TAMPA SHIP LLC	1,150.50	-	-	-	1,150.50
T173	TITAN FLORIDA LLC	33,156.48	-	4,857.77	-	38,014.25
T193	TITAN METAL SERVICE, INC.	7,815.93	-	-	-	7,815.93
T150	TRADEMARK METALS RECYCLING FKA ONESTEEL	53,868.53	532.07	-	-	54,400.60
A497	TRANS-ATLANTIC AGENCIES INC	60,984.00	-	-	-	60,984.00
T020	TRANSMONTAIGNE INC	121,377.04	-	-	-	121,377.04
S021	TRX SOUTHEAST (TAMPA #770)	56.00	-	-	-	56.00
T311	TTI Holdings, Inc.	-	14,384.19	-	-	14,384.19
A034	UNITED OCEAN SHIPPING (TECO)	6,729.84	11,955.87	-	-	18,685.71
Q220	VA INTERTRADING	3,746.93	-	-	-	3,746.93
A465	VALLS SHIPPING COMPANY	36,551.14	34,134.22	-	-	70,685.36
T119	VULCAN MATERIALS COMPANY	97,522.65	-	-	-	97,522.65
T056	YARA NORTH AMERICA INC	8,431.74	-	-	-	8,431.74
T171	ZIM ISRAELI NAVIGATION COMPANY	104,901.87	110,957.16	-	2,781.42	218,640.45
Subtotal Port Fees		\$ 2,116,592.82	\$ 745,292.88	\$ 34,844.16	\$ 15,563.45	\$ 2,912,293.31

Lease Charges:

L045	AMALIE OIL	1,090.09	-	-	-	1,090.09
L219	AMERICAN VICTORY SHIP MEMORIAL MUSEUM	1,000.00	-	-	-	1,000.00
L306	BUCKEYE TERMINALS, LLC	-	-	96.30	-	96.30
L277	CEMEX CONSTRUCTION MATERIALS FLORIDA LLC	93,474.50	-	-	-	93,474.50
L299	CEMEX CONSTRUCTION MATERIALS FLORIDA, LLC	5,006.32	-	-	-	5,006.32
L227	DESTINATION TAMPA BAY	-	-	-	1,287.59	1,287.59
L044	DIVERSIFIED MARINE TECH	10,938.36	-	-	-	10,938.36
L305	GREAT LAKES DREDGE & DOCK	12,500.00	-	-	-	12,500.00
L287	HCP ASSOCIATES, INC	3,569.34	-	-	1,024.75	4,594.09
L103	INTERNATIONAL SHIP REPAIR	30,681.42	-	-	-	30,681.42
L313	JIAN LU AND JINLI XIE	2,154.31	-	-	-	2,154.31

**TAMPA PORT AUTHORITY
MONTHLY AGED RECEIVABLES
MAY 31, 2015**

Customer Number	Customer Name	Current	31 - 60 Days	61 - 90 Days	91 & Over	Customer Balance
L098	KINDER MORGAN BULK TERMINALS	8,179.53	-	-	-	8,179.53
L057	MARITRANS OPERATING CO LP	7,133.34	7,240.34	-	7,133.34	21,507.02
L173	MARTIN OPERATING PARTNERSHIP	14,253.84	-	-	-	14,253.84
L312	MULTI -FAMILY CONSTRUCTION, LLC	10,159.65	-	-	-	10,159.65
L039	MURPHY OIL USA INC	8.00	-	12.69	-	20.69
L291	ONLINE TRANSPORT INT'L LLC	120.00	-	-	-	120.00
L314	ORION MARINE CONSTRUCTION, INC	4,815.00	-	-	-	4,815.00
L196	SEABULK TOWING INC	140.82	-	-	-	140.82
L138	SHRIMP SVC DOCK ASSOCIATION	8.00	-	-	-	8.00
L235	STARSHIP CRUISE LINE	128.91	-	-	-	128.91
L064	SUPERIOR SEAFOODS INC	119.42	-	-	-	119.42
L049	TAMPA PORT SERVICES, LLC	-	-	165.44	165.44	330.88
L286	TD BANK, NA	55.34	55.34	55.34	3,689.08	3,855.10
L239	TITAN FLORIDA LLC	26,427.71	-	-	515.34	26,943.05
L078	TRANSMONTAIGNE TERMINALING INC	21.59	21.06	55.93	-	98.58
L311	TTI Holdings, Inc.	30,459.33	-	-	-	30,459.33
L282	UNIVERSITY OF SOUTH FLORIDA	8,945.29	-	-	-	8,945.29
L307	VERIZON WIRELESS PERSONAL COMMUNICATIONS LP	446.33	446.33	-	-	892.66
L079	VERSAGGI SHRIMP COMPANY	119.70	-	-	-	119.70
Subtotal Lease Charges		\$ 271,956.14	\$ 7,763.07	\$ 385.70	\$ 13,815.54	\$ 293,920.45
<u>Accounts in Litigation/Renegotiation/Bankruptcy:</u>						
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 May 31, 2015		\$ 2,388,548.96	\$ 753,055.95	\$ 35,229.86	\$ 49,061.92	\$ 3,225,896.69

TAMPA PORT AUTHORITY
MONTHLY CONTRACT STATUS REPORT
May 31, 2015

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 (year 3), terminated early	12-12	07/16/13	\$ 1,324,273	\$ 682,785	51.6%
Grounds Maintenance	Great Bay Landscape (year 2)	12-14	08/21/12	\$ 314,400	\$ 252,050	80.2%
Financial Audit & Related Areas	Cherry, Bekaert & Holland (year 2)	12-15	07/17/12	\$ 89,800	\$ 80,608	89.8%
Insurance Broker Services	Hugh Wood (year 3)	12-17	07/16/13	\$ 52,000	\$ 39,000	75.0%
Copier Leases (7 copiers)	Ricoh Americas Corporation	12-18	07/17/12	\$ 144,000	\$ 154,512	107.3%
Annual Maintenance & License - Great Plains	Tribridge (year 3)	12-19	09/18/12	\$ 165,000	\$ 153,963	93.3%
PARCS Parking Access Revenue Control System Maintenance	Scheidt & Bachmann USA (year 3)	12-22	07/16/13	\$ 50,613	\$ 29,524	58.3%
General Planning Services	Renaissance Planning Group	13-06	10/16/12	\$ 400,000	\$ 162,433	40.6%
Security Guard Services	AlliedBarton (1/20/14 -1/19/15)	13-08	12/17/13	\$ 3,814,166	\$ 2,418,367	63.4%
Law Enforcement Services	BOCC / HCSO	13-10	01/15/13	\$ 2,002,223	\$ 1,173,661	58.6%
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	\$ 98,176	65.5%
Insurance Consultants	Interisk (1st renewal)	13-24	07/16/14	\$ 90,000	\$ 37,950	42.2%
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 (year 2)	13-26	08/20/13	\$ 137,000	\$ 58,750	42.9%
Employee Dental Plan	Direct Assignment Benefit Plans (year 2)	14-03	09/17/13	\$ 80,000	\$ 28,704	35.9%
State Legislative Services	Advocacy Group at Cardenas Partners (year 2)	14-05	08/20/13	\$ 60,000	\$ 35,339	58.9%
State Legislative Services	Ballard Partners (year 2)	14-06	08/20/13	\$ 60,000	\$ 45,000	75.0%
Janitorial Services	ASK Solutions; All Southern Cleaning	14-08	10/15/13	\$ 657,671	\$ 513,521	78.1%
Federal Government Relations Consultant	Alcalde & Fay	14-10	09/17/13	\$ 180,000	\$ 144,548	80.3%
TPA Admin bldg & Cruise Terminal 3 HVAC	Tampa Bay Trane	14-12a	01/21/14	\$ 44,200	\$ 25,509	57.7%
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	\$ 81,282	84.5%
OPERATING AND NON-CAPITAL CONTRACTS:				\$ 10,290,574	\$ 6,316,949	
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	\$ 1,826,230	89.1%
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	\$ 1,877,309	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	\$ 1,469,899	61.5%
Wi-Fi Private Line Service	Level 3 Communications	13-21	07/16/13	\$ 120,000	\$ 104,715	87.3%
Disaster Recovery services	Belfor USA Group	13-22	07/16/13	\$ 50,000	\$ 30,000	60.0%
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	\$ 1,567,598	66.7%
Professional Service Contracts	Various	14-02	09/17/13	\$ 5,064,600	\$ 3,339,164	65.9%
Continuing Repair / Improvements Contracts	Various	15-01	02/18/14	\$ 2,100,000	\$ 291,478	13.9%
Professional Service Contracts	Various	15-02	09/20/11	\$ 2,250,000	\$ 364,458	16.2%
CONTINUING ANNUAL CONTRACTS:				\$ 29,114,600	\$ 17,383,072	

TAMPA PORT AUTHORITY
MONTHLY CONTRACT STATUS REPORT
May 31, 2015

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	\$ 2,602,133	97.0%
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	\$ 45,696,634	98.6%
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	\$ 896,024	93.7%
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	\$ 491,698	88.5%
Navigational Improvements / Unit Price Dredging	Orion Dredging	14-04	08/20/13	\$ 3,500,000	\$ 3,280,934	93.7%
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	\$ 933,817	\$ 828,312	88.7%
TPA Admin bldg & Cruise Terminal 3 HVAC	Tampa Bay Trane	14-12	12/17/13	\$ 1,767,529	\$ 1,697,624	96.0%
Security Command Center Video Monitoring System	Technical Innovation Group	14-15	03/18/14	\$ 190,000	\$ 178,718	94.1%
Customs Exam Station - Roof Replacement	P.J. Callaghan Construction	14-17	03/18/14	\$ 233,527	\$ 213,916	91.6%
Container Facilities Improvements for Hookers Point	Batson Cook	14-20	05/20/14	\$ 2,183,632	\$ 1,441,416	66.0%
Port Redwing Security Fencing (including 10% contingency, not used)	Good Neighbor Fence	14-21	05/20/14	\$ 129,580	\$ 116,196	89.7%
Eastport	GLF Construction Corp	14-24	06/17/14	\$ 23,066,840	\$ 2,814,203	12.2%
Gantry Cranes	ZPMC	15-03	10/21/14	\$ 22,690,000	\$ 2,196,050	9.7%
Port Redwing Underground Power Supply And Teco Utility Easement	Tampa Electric Company	15-14	03/15/15	\$ 594,000	\$ 406,853	68.5%
CONSTRUCTION AND CAPITAL CONTRACTS:				\$ 119,803,195	\$ 74,316,011	
GRAND TOTAL:				\$ 159,208,368	\$ 98,016,032	

PERMIT REPORT
5/1/2015 – 5/31/2015

PERMITS ISSUED

REVISIONS

13-013	Tetrattech, Inc. & NOAA Restoration Center	Oyster reef habitat rock dike segments/Hillsborough Bay/Tampa
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VIOLATIONS

	Dr. William Carson	Building & doing work in the mangroves

*Indicates that permit was issued After-The-Fact

PENDING APPLICATIONS SUMMARY

Permit #	Appl. Received	Minor/ Standard	Applicant	Proposed Work
14-009	8/29/14	TBD	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
15-001	2/25/15	M	Mike Soros	Dock & Boat Lift at Andalucia (requires new PTB Upland Lease)
15-002	3/5/15	M	Tampa Electric Company	Install Channel Markers & Floating Buoys
15-003	3/9/15	S	MacDill AFB	Maintenance Dredge Channels & Boat Basin
05-257 (R1)	5/5/15	S	Georgetown (fka Westshore Yacht Club)	Modification to Marina Complex, Individual Lot Docks, Wetland Impacts/Mit
15-004	5/8/15	M	5700 Mariner South, Inc	Add 4 Finger Piers with 6 Boat Lifts to Existing Dock
15-005	5/26/15	M	Mosaic Fertilizer, Inc.	Seawall Repair (60 LF) at Cellular Berth/Big Bend Terminal

Board Meeting
June 16, 2015
Environmental Department/ #194732 v1

EXPENDITURES
Between \$50,000 - \$100,000
5/1/2015 – 5/31/2015

COMPANY	DESCRIPTION	AMOUNT	FUNDING	ADDITIONAL INFORMATION

Board Meeting
June 16, 2015
#194723

F. EXECUTIVE DIRECTOR REPORT

G. PRESENTATIONS

**UPDATE FROM PORT TAMPA BAY VICE
PRESIDENT OF REAL ESTATE, LANE
RAMSFIELD**

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

I. FUTURE PROPOSED PROJECTS

PORT TAMPA BAY LIST OF FUTURE PROPOSED PROJECTS

UPDATED 06/01/15

Project Name	Current Contractor/ Consultant	Estimated Proposal/Bid Release	Estimated Board Approval
FY15 Portwide Roadway Improvements - Phase I	New Bid	Jun/Jul 2015	Jul/Aug 2015
Grounds Maintenance	Great Bay Landscaping	June 2015	Aug 2015
Landscape Maintenance (SBE Set Aside)	New Bid	Jun/Jul 2015	Aug/Sep 2015
Maritime Boulevard - Shoreline Avenue to GATX Drive Improvements	New Bid	Jun/Jul 2015	Jul/Aug 2015
Port Redwing - Electrical Service (SBE Set Aside)	New Bid	Jun/Jul 2015	Jul/Aug 2015
FY15 Portwide Roadway Improvements - Phase II	New Bid	Jun/Jul 2015	Jul/Aug 2015
Port Redwing Railroad	New Bid	Jul/Aug 2015	Aug/Sep 2015

J. CALENDAR OF EVENTS

K. ANNUAL ELECTION OF OFFICERS

L. DATE OF NEXT MEETING

TUESDAY, JULY 21, 2015, 11:00 AM

M. ADJOURNMENT