



**PORT TAMPA BAY  
MONTHLY BUSINESS MEETING  
FEBRUARY 21, 2023 - 9:30 AM**

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<b>February 21, 2023: Maritime Industry Night</b> <i>Hosted by Propeller Club, University Club of Tampa</i> <i>5:30 pm - Reception, 6:30 pm - Dinner/Program</i>	
<b>March 7, 2023: Quarterly Harbor Tour</b> <i>Provided in partnership with Yacht Starship</i> <i>Visit <a href="http://www.porttb.com/harbor-tours">www.porttb.com/harbor-tours</a> for more information.</i>	
K. Date of Next Meeting	
<b>Tuesday, March 21, 2023, at 9:30 am in Port Tampa Bay Boardroom</b> <b>1101 Channelside Drive, Tampa, Florida 33602</b>	
L. Adjournment	

**A. INVOCATION AND PLEDGE**

**PUBLIC COMMENT**

**B. APPROVAL OF MINUTES**

**RECEIPT OF MINUTES OF THE:  
JANUARY 17, 2023 BOARD MEETING**

**PRESENTATION OF THE CARGO AND  
CRUISE QUARTERLY REPORT**

**PRESENTATION AND RECEIPT OF  
FINANCIAL STATEMENT**

**C. APPROVAL OF CONSENT AGENDA**

**PORT TAMPA BAY  
Business Meeting  
January 17, 2023, 9:30 am**

Mr. Chad Harrod, Chairman, called the Port Tampa Bay (PTB) Business Meeting to order at 9:32 a.m. Chairman Harrod thanked Board members, PTB staff and public for attending.

The following Board members were in attendance: Mr. Chad Harrod, Chairman; Mr. Hung T. Mai, P.E., Vice Chairman; Mr. Patrick H. Allman, Secretary/Treasurer; and Mr. Ted Conner, Commissioner. The Honorable Mayor Jane Castor, Commissioner arrived at 9:37 a.m. and Port Tampa Bay Commissioners Seat #4 is currently vacant.

The following PTB senior management staff members attended in person; Mr. Charles Klug, Principal Counsel; Mr. Raul Alfonso, Executive Vice President and Chief Commercial Officer; Mr. David Delac, Chief Financial Officer; Mr. Brian Giuliani, Chief Operating Officer; Mr. Wade Elliott, Senior Vice President of Marketing and Business Development; Mr. Patrick Blair, Vice President of Engineering; Mr. Greg Lovelace, Vice President of Business Development; Mr. Karl Strauch, Vice President of Marketing; and Ms. Joanne Toledo, Vice President of Human Resources.

The public attendance sign-in sheet is Attachment 1.

**A. INVOCATION – PLEDGE**

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

**PUBLIC COMMENT**

There were no Public comments.

**B. APPROVAL OF MINUTES OF THE DECEMBER 20, 2022, BOARD MEETING**

There being no comments, Commissioner Owen, seconded by Commissioner Conner moved to receive the minutes as presented. The motion carried five to zero with Mayor Castor being absent.

Chairman Harrod announced that Mr. Paul Anderson, Port Tampa Bay President/CEO, was unable to attend this meeting and Mr. Charles Klug would preside in Mr. Anderson's absence.

Mayor Castor arrived.

**PRESENTATION AND RECEIPT OF THE FINANCIAL STATEMENT OF THREE MONTHS ENDING DECEMBER 31, 2022**

Mr. David Delac presented the financial statement and reviewed specific line items.

In response to Commissioner Mai's question regarding the increase in cruise revenue, Mr. Delac stated that there is a slight increase on cruise revenue and that the heaviest cruise month is in December. January's cruise schedule is similar to December's so cruise revenue should be just as strong.

There being no further comments, Commissioner Mai, seconded by Commissioner Owen, moved to receive the Financial Statement of Three Months Ending December 31, 2022. The motion carried unanimously.

### **C. APPROVAL OF THE CONSENT AGENDA**

Chairman Harrod announced that the Consent Agenda Items would be presented separately the same as the Regular Agenda item.

#### **1. Approval of Consent to Change the Permitted Use Provisions in the Submerged Lands Lease and Ground Lease Agreements with Tampa Tyson Apts, LLC**

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

In response to Chairman Harrod's question regarding the recommendation to consent to the permitted use within the Lease, Mr. Klug confirmed that the recommendation was not a change in zoning and that Port Tampa Bay did not have the ability to change zoning and land use. This recommendation is to make the use in the Lease consistent with the intended uses of the uplands and submerged lands. There was continued discussion regarding the current zoning of the uplands. Mr. Klug explained that the zoning of the uplands was changed in July of 2022.

Commissioner Mai stated his concerns regarding the decline of heavy industrial lands and asked that staff request the Planning Commission to notify Port Tampa Bay with upcoming zoning hearings involving heavy industrial properties and referenced the Port Activity Center in the City's Comprehensive Plan. Mr. Klug noted that the uplands property referenced in this agenda item is not located within the Port Activity Center. Mr. Klug discussed the designation of the Port Activity Center in the Comprehensive Plan and stated that it is not limited to maritime properties and includes other lands that are critical to Port Tampa Bay for rail and road access. Mr. Klug further explained that PTB staff is supposed to be notified of a change in land use or zoning within the Port Activity Center for non-compatible uses such as schools, day care centers, housing complexes, etc., that would interfere with heavy truck traffic moving to and from the port. Port Tampa Bay staff wants to make sure the cargo can move from the water to the inland area either by road or rail. Mr. Klug continued that the reason why the referenced uplands was not included in the Port Activity Center 20 years ago may have been due to the area transitioning into residential. Commissioner Mai expressed further concern with surrounding properties still zoned Heavy Industrial (IH) and that rezoning those lands from IH chips away at the ability to function as a port, which serves the entire Hillsborough County district.

In response to Chairman Harrod's question regarding how the Port Activity Center is defined, Mr. Klug stated that the Port Activity Center is typically defined within the master planning process. Mr. Klug continued that Port Tampa Bay is supposed to receive notices of applications to change the land use and zoning of lands located within the Port Activity Center and provided the opportunity to provide comments at the rezoning hearing. While Port Tampa Bay could not prevent zoning and land use changes from happening, Port Tampa Bay could recommend setbacks such as greenspace buffering and noise attenuation devices in order to try to prevent a residential area from conflicting with the industrial area. There was further discussion regarding the Planning Commission's responsibility to notify Port Tampa Bay of IH properties that are scheduled for re-zoning hearings. Mr. Klug stated that Port Tampa Bay is notified for properties located within the Port Activity Center. Port Tampa Bay staff could request to be notified of any

IH change throughout the City and Hillsborough County. Further discussion included Mr. Klug restating that the referenced upland properties had been rezoned over the summer of 2022.

Commissioner Conner commended Commissioner Mai's research and comments then asked if Commissioner Mai was directing staff to be sensitive to the issue or was he concerned by the particular lease amendment referenced in this agenda item. Commissioner Mia responded that his comments referenced the 2040 Tampa Comprehensive Plan, Policy 8.1.1, 8.1.2 and 8.1.3, which states that the Planning Commission seek comments from Port Tampa Bay staff for decisions regarding lands located within the Port Activity Center. Commissioner Mai further explained that Policy 8.1.3 categorizes three tiers. Commissioner Mai continued that that language was a part of the policy to allow Port Tampa Bay to have a voice when properties under the aforementioned tiers are being considered for rezoning. Commissioner Mai further stated that his concern was for the Port's ability to function in the future and directly affecting existing industrial uses.

Mr. Raul Alfonso stated that the Port and region are evolving. Regions are the focus of industrial activities that work within the Port community. This will require a further, broader scope of the Tampa Bay region. Mr. Alfonso continued that where there are residences and developments moving in, Port staff considers what is suitable for Port operations. Many of those areas are on shallow waters that are not components of the maritime port industrial community and this should be considered as part of Port Tampa Bay's Master Plan revision for the future.

Ms. Elise Batsel, of Stearns Weaver Miller representing the applicant, stated that while she was not a part of the original rezoning, she has quite a bit of past experience with Rattlesnake Point over the past ten years. Ms. Batsel noted her respect for Commissioner Mai and his comments then added that there are many provisions in the Comprehensive Plan that address the preservation of industrial property. While the industrial preservation policies apply citywide, they are general policies. The policies Commissioner Mai referenced (8.1.1 through 8.1.3) are specific policies that apply to the Rattlesnake Point peninsula and specific to the area Tiered industrial while encouraging the transition over the course of many years. Ms. Batsel continued that approximately  $\frac{3}{4}$  of the peninsula has already transitioned and it is not appropriate from a compatibility perspective to continue to have some of the heavy industrial uses on that property. The future land use for the property referenced in this agenda item has been CMU-35 for a long time. With the rezoning already approved, the developer is pulling permits to begin construction. Ms. Batsel added that the practical effect the Board is considering in this agenda item is the change of use for the submerged lands lease so that the developer can take the existing docks and add new docks to service the development. Should the Board decide not to approve this item, the developer simply will not be able to update the docks, but the uplands development will go forward. The development will be commercial mixed use multi-family. Whether the docks are a part of that project or not is what hinges on the Board's vote on this item.

Commissioner Allman thanked Commissioner Mai for bringing this matter forward for conversation and noted his support of Commissioner Mai's comments. Commissioner Allman stated that the Port Tampa Bay Board of Commissioners should be diligent going forward to prevent further loss of heavy industrial lands, and purchase other relevant properties as they become available. Commissioner Allman further noted that the rezoning has already taken place for the property referenced in this agenda item and then made the motion to approve.

There was further discussion regarding the Planning Commission's Imagine 2040 Comprehensive Plan and that Port Tampa Bay is listed as an economic engine asset.

Commissioner Mai stated that he thought the Planning Commission should review that plan and recognize that the Port has many areas of concentration so that they understand the importance of the heavy industrial land use in the Port Activity Center. Ms. Batsel offered to meet with Commissioner Mai to work together on language to address his concerns.

Commissioner Owen seconded Commissioner Allman's motion to approve the item as presented and noted his support of Commissioner Mai's concerns. Commissioner Owen stated that he hopes all boards in Hillsborough County are cognizant of the attack on light and heavy industrial properties in the County. Those properties are a place to do business, for big trucks to traverse in and out. Commissioner Owen agreed with Commissioner Allman in that the property reference in this agenda item had already been rezoned, leaving only for this Board to consider the submerged lands lease permitted usage with this item.

In response to Chairman Harrod's question regarding whether the Planning Commission should have notified Port Tampa Bay of the rezoning of the uplands related to this agenda item, Mr. Klug explained that the referenced property was not located inside the Port Activity Center. Therefore, the Planning Commission was not required to notify Port Tampa Bay of any rezoning hearing on this property. The referenced property had not been included in the Port Activity Center approximately 20 years ago. Mr. Klug then gave some examples of properties that are located within the Port Activity Center and noted that Port Tampa Bay is notified of any land use hearings related to properties within the Port Activity Center. In response to Chairman Harrod's question regarding what impact the Board's vote on this item would be, Mr. Klug affirmed that a "no" vote would not prevent any rezoning and would simply determine whether the uplands owner could update the docks in that location.

There was further discussion that noted the original rezoning application had been denied due to the proximity abutting chemical formulators with a lot of discussion about having heavy industrial use directly next to a residential development. The applicant at that time appealed under the Florida Land Use and Environmental Dispute Resolution Act and a settlement was reached between the developer and the City of Tampa. Commissioner Conner stated that since Port Tampa Bay was collecting rent, the Port should allow the permitted use of the property for what has been approved by the rezoning process.

There being no further comments, Commissioner Allman, seconded by Commissioner Owen, moved to authorize the Port President/CEO, or his designee, to execute an Amendment to the Submerged Lands Lease and the Ground Lease with Tyson Tampa Apts., LLC, and approved changing the "Use" provisions in the Leases to residential and commercial use in accordance with the terms set forth in this agenda item, subject to review by Port counsel. The motion carried five to one with Commissioner Mai voting no.

## **2. Approval of Lease Amendment with Yara North America, Inc.**

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

In response to Chairman Harrod's question regarding who would be responsible for environmental evaluations, Mr. Klug stated that Port Tampa Bay would be responsible for engaging the environmental firm since the land swap is at Port Tampa Bay's request.

In response to Commissioner Mai's question regarding whether there are any underground assets that could jeopardize the road construction, Mr. Patrick Blair stated that there were no issues with the roadway project.

There being no further comments, Commissioner Owen, seconded by Mayor Castor, moved to authorize the Port President/CEO, or his designee, to execute an Amendment to the Lease Agreement with Yara North America, Inc., in accordance with the terms set forth in this agenda item, subject to review by Port counsel. The motion carried unanimously.

**3. Approval of Lease Amendment with Sulphuric Acid Trading Company, Inc. (SATCO)**

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

There was brief discussion regarding the history of SATCO's changing commodities.

In response to Commissioner Mai's question regarding whether SATCO's commodity of CN8 was the same as Yara's calcium nitrate, Mr. Klug stated that Yara's commodity was CN9, which is a slightly different type of commodity and the two would not be in direct competition.

In response to Chairman Harrod's question regarding exclusive use provisions, Mr. Klug stated that Port Tampa Bay did not provide exclusive rights.

In response to Commissioner Conner's question regarding whether Port Tampa Bay was notified of SATCO adding the caustic soda on the property earlier, Mr. Klug stated that staff was aware of the commodity and this agenda item was formally amending the lease to allow for the Use provision.

There being no further comments, Mayor Castor, seconded by Commissioner Mai, moved to authorize the Port President/CEO, or his designee, to execute and Amendment to Lease Agreement with Sulphuric Acid Trading Company, Inc., changing the Use provision to add the additional commodities to the Lease in accordance with the terms set forth in this agenda item, subject to review by Port counsel. The motion carried five to zero with Commissioner Allman abstaining.

**D. REGULAR AGENDA**

**1. Approval of Award Contract for Construction of Cruise Terminal 3 Including Berth 269 Anode Replacement – ITB B002-23**

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

There being no comments, Commissioner Conner, seconded by Mayor Castor, moved to authorize the Port President/CEO, or his designee, to enter into a contract with Orion Marine Construction Inc. for the construction of the Cruise Terminal 3 Anode project, in accordance with the terms set forth in this agenda item, subject to review by Port counsel. The motion carried unanimously.

**E. RECEIPT OF REPORTS**

- 1. Report of Monthly Aged Receivables**
- 2. Report of Contract Status**
- 3. Report of Work Permits**
- 4. Report of Expenditures Between \$50,000 and \$100,000**

There being no comments, Commissioner Owen, seconded by Commissioner Mai, moved to receive the reports as presented. The motion carried unanimously.

**F. EXECUTIVE DIRECTOR REPORT**

Mr. Klug reported that January is National Human Trafficking Awareness month. In recent years, Mr. Anderson participated in a panel discussion on Human Trafficking by Women In Government during a meeting of the National Council of State Legislators. Through Mr. Anderson's work with the USDOT's select advisory committee on Human Trafficking, the ongoing work with Truckers Against Trafficking, the Department of Homeland Security, as well as many other trade associations and third party groups, Port Tampa Bay leads the maritime industry in continually fighting against this terrible practice. Mr. Klug stated that he represents Port Tampa Bay on Hillsborough County's Human Trafficking Commission, ensuring best practices are maintained with other leaders in the county.

Mr. Klug stated that Port Tampa Bay has strove to provide awareness during of human trafficking by posting large posters and the Commission on Human Trafficking in cruise terminals, passing and other activities. Increasing awareness is a collective effort. It is not only things that are being done as a port, working with Truckers Against Trafficking is also very important. Port Tampa Bay provides handouts to all of the truckers and with over 10,000 truck moves a day going through various Port facilities, there are good opportunities to further increase awareness.

Mr. Klug continued that throughout the year, Port Tampa Bay distributes information on warning signs, posts information in the Port's cruise terminals, and creates advertisements to bring greater awareness. To recognize January as Human Trafficking Awareness month, each employee received a blue ribbon pin that they may wear during this month to show support towards the end of modern day slavery. Each Board member has also been given a blue ribbon pin during this meeting. Mr. Klug stated that as part of Port Tampa Bay's ongoing commitment to put an end to trafficking, employees are given a virtual refresher training course to be completed by January 31<sup>st</sup>. The purpose of this training is to provide staff with the information needed to recognize and report trafficking and worker exploitation.

Mayor Castor stated that from her years in law enforcement having worked in this particular area, there have been great advancements. However, with the easy accessibility to individuals, potential victims of trafficking through the internet, it is a problem that has to be addressed every minute of every day. The quantification of our impact on it is difficult, but it is all about communication and it is incredibly important that the entire community is not only aware of this issue, but understands the level of responsibility that they have in reporting. Mayor Castor applauded the efforts of Port Tampa Bay on being a part of this issue and the Port community as well.

Mr. Klug reported that Port Tampa Bay's cruise page has a new feature available to assist visitors and guests who travel through the port. The newly released "Cruise Destinations" page allows individuals to see the various destinations that cruise partners travel to and from Port Tampa Bay. The interactive map allows visitors to the page to filter destinations by cruise line and prompts individuals to a booking page from the cruise line's official site. Additionally, Port Tampa Bay's marketing team has been working hard developing a Cruise mobile app, which directs guests towards points of interests in the Tampa Bay area. The mobile app locates restaurants, shops and activities within walking distance of the cruise ship terminals. Guests can tell the mobile app how much time they have prior to their boarding and map out a route that can take them to the stops they wish to visit. The mobile app directs visitors to Sparkman Wharf, Ybor, and the Riverwalk, among other stops. Later this month Port Tampa Bay will be promoting this mobile app to members of the media to showcase its capabilities.

Mr. Klug congratulated Port Tampa Bay's Finance team and CFO David Delac for once again being awarded the Certificate of Achievement for Excellence in Financial Reporting. This is the 22<sup>nd</sup> consecutive year Port Tampa Bay's Finance Department has received the award, which is given by the Government Finance Officers Association of the United States and Canada. The award was given for the annual comprehensive financial report for the fiscal year ended September 30, 2021. The report has been judged by an impartial panel to meet the high standards of the program, which included demonstrating a constructing "spirit of full disclosure" to clearly communicate its financial story and motivate potential users and user groups to read the report. Mr. Klug concluded that the Certificate of Achievement is the highest form of recognition in the area of governmental accounting and financial reporting, and its attainment represents a significant accomplishment by a government and its management.

## **G. PRESENTATIONS**

There was no presentation.

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

Mayor Castor stated that since the discussion about cruise terminal 2 during the previous Board meeting, there has been a lot of public comment and also in the media.

Mayor Castor stated she would like to make a motion to solidify Port Tampa Bay's exploration of cruise terminal 2 wharf and the possibility of forming a committee consisting of members of the Port, Coast Guard, Hillsborough County Sheriff's Office, City of Tampa, and representatives of the Riverwalk Board. Additional representatives to include would be from local businesses: Strategic Property Partners, The Florida Aquarium, other stakeholders, including Yacht Starship. Mayor Castor stated she would like to have the group come together and do a cost benefit feasibility analysis and then review the feasibility and report back with a time certain.

Mayor Castor continued that this also plays into the overarching long-range planning and not the particular opening of the Riverwalk. With the growth of the community, we have to look at the density more on a vertical level than horizontal, to ensure that Port Tampa Bay is collaborating to have as much industrial business and residential area by using its available land to the best and highest use. With the potential development of the ship repair area (at the north end of Ybor Channel), there will be a need for unprecedented community/port collaboration.

Mayor Castor continued that her motion also allows for the possibility of a discussion about a time line to come to an agreement on the participants in the committee and create a time certain of approximately three or four months to come back to the Board with a feasibility report.

In response to Chairman Harrod's request to clarify Mayor Castor's motion, Mayor Castor stated that her motion is for Port Tampa Bay's Board to convene a committee with the input of all the aforementioned groups, and more if the Board wishes to add other voices that would be impactful in this venture. Then come back with a report that covers all of the areas of feasibility, security, and financing resources. Mayor Castor continued that, once and for all to have a final report of whether terminal 2 could be opened or not.

In response to Chairman Harrod's question regarding how to convene a committee amongst the Board as it relates to the Sunshine Law (Sunshine), Mr. Klug stated that if the Board created a committee and instructed them to make recommendations or perform functions normally performed by the Board that would be subject to Sunshine and meetings would need to be noticed and open to the public vs. a fact-finding role.

Commissioner Allman seconded Mayor Castor's motion.

Commissioner Mai made a substitute motion to direct Port Tampa Bay staff to do the comprehensive study including how to satisfy the Maritime Security Act and the U.S. Coast Guard, because the Facility Security Plan (FSP) goes through the Department of Homeland Security. PTB staff should get input from all stakeholders including cruise lines, and the costs associated in executing the FSP. Commissioner Mai continued that the study should also include how to have the Riverwalk go from the Tampa Bay History Center either under or over the Beneficial Drive Bridge and how that may impact the parking that leads to Sparkman Wharf and Yacht Starship. Commissioner Mai stated that if PTB staff conducts fact-finding and includes the stakeholders mentioned in Mayor Castor's motion, then his motion would be to leave the Board out so that the Sunshine would not be an issue.

There was some discussion with Mayor Castor clarifying that her motion was presented so that a report would lead to public conversation by having a committee created that includes the Coast Guard because there is a lot of discussion about security. Should security become a preventative barrier, then that can finally be communicated clearly with the entire committee. Having the committee under the Sunshine would allow others that may not be included in the committee to feel that they are a part of that process, can be informed, and share their viewpoints.

There was further discussion as the issue relates to the Riverwalk's continuity under/over Beneficial Drive Bridge. Chairman Harrod asked Commissioner Mai if he still wanted a substitute motion of Mayor Castor's motion included a path across the Beneficial Drive Bridge as part of the feasibility. Commissioner Mai affirmed that if Mayor Castor modified her original motion to include the Beneficial Drive Bridge then he would be satisfied. Mayor Castor stated that this particular committee could review specifically Terminal 2 and the Beneficial Drive Bridge.

There were continued comments regarding future development and how that would affect the community, both residential and through the Port and the business community.

Commissioner Owen asked about the difference between Commissioner Mai's substitute motion and Mayor Castor's motion. Commissioner Mai explained he wanted to include how to satisfy the Maritime Transportation Security Act, which Mayor Castor added after his earlier

comments. Mayor Caster stated that the difference between her original motion and Commissioner Mai's substitute motion is that her original motion convenes a committee that includes all of the stakeholders as opposed to just the Port and the Coast Guard, so that there is only one process.

After continued comments regarding the difference between the motion and substitute motion, Chairman Harrod asked if there was a second for the substitute motion, hearing none, the substitute motion failed.

Commissioner Conner asked if the motion could be presented at the next month's Board meeting to better define the details. Mayor Castor amended her motion so that the Board could vote to form the committee and Port Tampa Bay staff could outline some specifics of who would be included, and form a time frame, etc., to be presented to the Board at the next regular meeting. Commissioner Allman seconded the amended motion.

There was additional discussion defining how to form the committee. Mayor Castor noted that she wanted to vote to form a committee with representatives she mentioned earlier as a nucleus with a time certain.

There being no further discussion, Mayor Castor, seconded by Commissioner Allman, moved to form a committee and have staff return to the Board prior to the next regular meeting with the proposed members of that committee. The motion carried five to one with Commissioner Mai voting no.

Commissioner Mai asked staff to present at the next Board meeting to prepare language to present to the Planning Commission that would allow Port Tampa Bay to make comments on any comprehensive plan amendment rezoning related to heavy and light industrial located within the Port Activity Center as well as tier number three under the land use policy in the comprehensive plan.

## **I. FUTURE PROPOSED PROJECTS**

Mr. Klug reviewed the Future Projects list as presented.

## **J. CALENDAR OF EVENTS**

Mr. Klug announced the following events:

January 26, 2023 – Propeller Club Presents Salute to U.S. Coast Guard, *Egypt Shrine Center of Tampa Bay, 5:30 pm Reception; 6:30 pm Dinner/Program*

January 27, 2023 – Coast Guard Cutter *Blackthorn* Memorial – *11:00 am at Blackthorn Memorial park*

February 5-7, 2023 – 34<sup>th</sup> Tampa Steel Conference – *Marriott Water Street, full agenda can be viewed at [www.tampasteelconference.com](http://www.tampasteelconference.com)*

## **K. NEXT MEETING**

Chairman Harrod announced that the next regular business meeting would be on Tuesday, February 21 2023, at 9:30 am, and that further information regarding that meeting would be posted online at [www.porttb.com](http://www.porttb.com).

**L. ADJOURNMENT**

There being no further business, the meeting adjourned at 11:05 am.

ATTEST:

\_\_\_\_\_  
Chad Harrod, Chairman

\_\_\_\_\_  
Patrick H. Allman, Secretary/Treasurer

**PORT TAMPA BAY BUSINESS MEETING  
JANUARY 17, 2023 – 9:30 a.m.**

**PUBLIC ATTENDANCE SIGN-IN SHEET**

<u>NAME</u>	<u>BUSINESS</u>
ANDREW MYERS	FRAMPTON CONSTRUCTION
Kyle Shank	Frampton Construction
Steve Finney	Tampa Port Ministries
RANDY SMITH	BOHLER
Jere White	TBUSEC
DOUG WRAY	Ports America
JOHN GLASS	MUFFAT & NICHOL
DEREK SEARS	Muffat & Nichol
M. EDWARDS	MCPA
RAY CLARK	FDOT
JEFF HORNING	FDOT
TEARLY FLUICE	PILOTS
Bill Kuznick	AVS/MARITIME SERVICES
Henry Queen	TBBT
Arthur Savage	A. R. SAVAGE; Son
Dennis Marilli	Henry Marine

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PORT TAMPA BAY BUSINESS MEETING  
JANUARY 17, 2023 – 9:30 a.m.

IN-PERSON PUBLIC ATTENDANCE SIGN-IN SHEET  
(In person attendees)

NAME

BUSINESS

Billy Savage

AR Savage and Son

Dana Mininson

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Port Tampa Bay  
**Port Tampa Bay Public Berths**  
**FY23 VS FY22 1st Quarter (October-December)**

<b>BULK CARGO</b>				
	FY23	FY22	Inc(Dec)	%
COMMODITY	NET TONS	NET TONS		
<b>DRY BULK CARGO</b>				
CEMENT, BULK	270,315	178,308	92,007	52%
GRANITE ROCK, BULK	199,520	172,408	27,112	16%
LIMESTONE	333,565	583,900	(250,335)	-43%
PHOSPHATIC CHEMICAL, BULK	35,120	79,907	(44,787)	-56%
<i>Other Dry Bulk Commodities</i>	188,476	364,337	(175,861)	-48%
<b>Total Dry Bulk Cargo:</b>	<b>1,026,996</b>	<b>1,378,860</b>	<b>(351,864)</b>	<b>-26%</b>
<b>LIQUID BULK CARGO</b>				
AMMONIA, ANHYDROUS	0	95,475	(95,475)	-100%
CONCENTRATE & CITRUS JUICE	195,168	44,727	150,441	336%
PETROLEUM PRODUCTS	2,046,772	2,017,764	29,008	1%
SULPHUR, LIQUID	80,209	54,804	25,405	46%
SULPHURIC ACID	42,843	53,284	(10,441)	-20%
<i>Other Liquid Bulk Commodities</i>	31,898	49,402	(17,504)	-35%
<b>Total Liquid Bulk Cargo:</b>	<b>2,396,890</b>	<b>2,315,456</b>	<b>81,434</b>	<b>4%</b>
<b>TOTAL BULK CARGO:</b>	<b>3,423,886</b>	<b>3,694,316</b>	<b>(270,430)</b>	<b>-7%</b>
<b>GENERAL CARGO</b>				
	FY23	FY22	Inc(Dec)	%
Commodity	NET TONS	NET TONS		
Containerized	262,537	228,581	33,956	15%
Scrap Metal	46,156	119,710	(73,554)	-61%
Steel Products	72,122	117,673	(45,551)	-39%
<i>Other General Cargo Commodities</i>	20,553	71,879	(51,326)	-71%
<b>TOTAL GENERAL CARGO:</b>	<b>401,368</b>	<b>537,843</b>	<b>(136,475)</b>	<b>-25%</b>
<b>TOTAL BULK AND GENERAL:</b>	<b>3,825,254</b>	<b>4,232,159</b>	<b>(406,905)</b>	<b>-10%</b>
<b>TEUS (includes empties)</b>	<b>50,353</b>	<b>44,914</b>	<b>5,439</b>	<b>12%</b>
<b>Passengers</b>	<b>256,656</b>	<b>89,303</b>	<b>167,353</b>	<b>187%</b>
<b>No. of Cruise Ship Sailings</b>	<b>60</b>	<b>38</b>	<b>22</b>	<b>58%</b>

Data as of 2/14/2023

Subject to Change by ETA Date

Port Tampa Bay  
**Port Tampa Bay Total Berths**  
**FY23 VS FY22 1st Quarter (October-December)**

<b>BULK CARGO</b>				
	FY23	FY22	Inc(Dec)	%
COMMODITY	NET TONS	NET TONS		
<b>DRY BULK CARGO</b>				
CEMENT, BULK	295,337	178,308	117,029	66%
COAL	112,959	170,547	(57,588)	-34%
GRANITE ROCK, BULK	199,520	172,408	27,112	16%
LIMESTONE	335,565	583,900	(248,335)	-43%
PHOSPHATE, ROCK/CHEMICAL	731,566	866,804	(135,238)	-16%
<i>Other Dry Bulk Commodities</i>	444,136	540,165	(96,029)	-18%
<b>Total Dry Bulk Cargo:</b>	<b>2,119,083</b>	<b>2,512,132</b>	<b>(393,049)</b>	<b>-16%</b>
<b>LIQUID BULK CARGO</b>				
AMMONIA, ANHYDROUS	213,222	253,696	(40,474)	-16%
CONCENTRATE & CITRUS JUICE	195,168	44,727	150,441	336%
PETROLEUM PRODUCTS	4,491,023	4,463,978	27,045	1%
SULPHUR, LIQUID	478,175	458,976	19,199	4%
SULPHURIC ACID	42,843	53,284	(10,441)	-20%
<i>Other Liquid Bulk Commodities</i>	71,390	117,866	(46,476)	-39%
<b>Total Liquid Bulk Cargo:</b>	<b>5,491,821</b>	<b>5,392,527</b>	<b>99,294</b>	<b>2%</b>
<b>TOTAL BULK CARGO:</b>	<b>7,610,904</b>	<b>7,904,659</b>	<b>(293,755)</b>	<b>-4%</b>
<b>GENERAL CARGO</b>				
	FY23	FY22	Inc(Dec)	%
Commodity	NET TONS	NET TONS		
Containerized	262,537	228,581	33,956	15%
Scrap Metal	68,291	144,930	(76,639)	-53%
Steel Products	72,122	117,673	(45,551)	-39%
<i>Other General Cargo Commodities</i>	27,160	71,879	(44,719)	-62%
<b>TOTAL GENERAL CARGO:</b>	<b>430,110</b>	<b>563,063</b>	<b>(132,953)</b>	<b>-24%</b>
<b>TOTAL BULK AND GENERAL:</b>	<b>8,041,014</b>	<b>8,467,722</b>	<b>(426,708)</b>	<b>-5%</b>
<b>VESSELS</b>				
Barge	205	236	(31)	-13%
Cruise	60	38	22	100%
Tug	218	240	(22)	-9%
Vessel	244	267	(23)	-9%
<b>TOTAL VESSELS:</b>	<b>727</b>	<b>781</b>	<b>(54)</b>	<b>-6.9%</b>
<b>TEUS (includes empties)</b>	<b>50,353</b>	<b>44,914</b>	<b>5,439</b>	<b>12%</b>
<b>Passengers</b>	<b>256,656</b>	<b>89,303</b>	<b>167,353</b>	<b>187%</b>
<b>No. of Cruise Ship Sailings</b>	<b>60</b>	<b>38</b>	<b>22</b>	<b>58%</b>

Includes all port berths; foreign and domestic cargo

Vessel includes training vessels, repair/idle vessels, cruise ships in repair and in transit

2/14/2023

Subject to Change

**Port Tampa Bay**  
**Budgetary Comparative Statement of Revenues and Expenses**  
**For the four (4) months ending January 2023**

	Budget	Actual	Favorable (Unfavorable)	%
<b>Description</b>				
Port Usage Fees	19,628,206	20,304,757	676,551	3.4%
Rentals	7,150,821	7,781,858	631,037	8.8%
Other Operating	208,112	147,828	(60,284)	-29.0%
<b>Operating Revenue</b>	<b>26,987,139</b>	<b>28,234,443</b>	<b>1,247,304</b>	<b>4.6%</b>
Personnel	6,966,588	6,950,377	16,211	0.2%
Promotional	686,581	500,633	185,948	27.1%
Administrative	6,925,468	6,504,474	420,994	6.1%
<b>Operating Expense</b>	<b>14,578,637</b>	<b>13,955,484</b>	<b>623,153</b>	<b>4.3%</b>
<b>Operating Income</b>	<b>12,408,502</b>	<b>14,278,959</b>	<b>1,870,457</b>	<b>15.1%</b>
	46%	51%		
Interest Income	164,280	887,995	723,715	440.5%
Interest Expense	(1,307,514)	(1,307,342)	172	0.0%
Ad Valorem Tax Receipts	10,821,542	10,509,667	(311,875)	-2.9%
Other, net	(1,185,244)	(1,264,847)	(79,603)	6.7%
<b>Non-Operating</b>	<b>8,493,064</b>	<b>8,825,473</b>	<b>332,409</b>	<b>3.9%</b>
<b>Net Income</b>	<b>20,901,565</b>	<b>23,104,432</b>	<b>2,202,867</b>	<b>10.5%</b>

**SUBJECT: OFFICE SPACE LEASE AGREEMENT WITH REPRESENTATIVE KAREN GONZALEZ PITTMAN**

**BACKGROUND:**

The Honorable Karen Gonzalez Pittman (Representative Gonzalez Pittman) is a current member of the Florida House of Representatives representing the constituents of Florida District 65 and desires to lease office space from Port Tampa Bay (PTB), for legislative business serving the constituents of Florida District 65.

**FACTS/COMMENTS:**

PTB staff and Representative Gonzalez Pittman have negotiated the following terms for an Office Space Lease Agreement:

**Premises:** Approximately Nine Hundred Eight (908) square feet of office space (Suite 304) located at 1101 Channelside Drive, Tampa, Florida from Port Tampa Bay, as shown on Exhibit "A".

**Use:** Executive office space for legislative business serving the constituents of Florida District 65.

**Initial Term:** Two (2) years commencing upon the effective date of the Lease

**Extension**

**Options:** Two (2) Extension Options of Two (2) years each.

**Rent:** Rent for the Lease Term would be as follows:

Lease Year 1: \$33,596 annually or \$2,799.67 per month based on \$37.00 per square foot.

Lease Year 2 and Extension Options: Commencing in Lease Year 2 and continuing through the Lease Extension Options, Rent would increase at 3.0% each year from Rent paid in the previous Lease Year.

**Improvements:**

PTB would make some minor improvements to the Premises.

**Other:** PTB would provide, without charge to Representative Gonzalez Pittman, basic janitorial services, and utility services. Representative Gonzalez Pittman would be responsible for the telecommunication and internet services. Representative Gonzalez Pittman would comply with all Building rules and regulations and all other applicable laws and regulations.

**Public Hearing:** A Public Hearing was held on January 19, 2023 and there were no comments.

**RECOMMENDATION:**

Authorize the Port President and CEO, or his designee, to execute an Office Space Lease Agreement with Representative Gonzalez Pittman, in accordance with the terms set forth in this agenda item, subject to review by Port counsel.

Board Meeting  
February 21, 2023  
Real Estate 404287

**EXHIBIT "A"  
PREMISES**





PORT TAMPA BAY

1101 Channelside Drive  
Tampa, Florida 33602

# Memorandum

To: A. Paul Anderson  
President and CEO

CC: Charles Klug  
Raul Alfonso

From: Heather Eblin-Crowe

Date: January 20, 2023

Subject: Karen Gonzalez Pittman – Office Space Lease Agreement - Public Hearing

This public hearing was held in accordance with procedures specified in Chapter 95-488, Laws of Florida. The subject public hearing was held before me on Thursday, January 19, 2023 at 2:03 p.m. Attached is the transcription of the hearing along with copies of all exhibits.

Heather Eblin-Crowe  
Heather Eblin-Crowe  
Hearing Officer

Date January 20, 2023

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

Nes Carrero  
Nesdaly Carrero  
Real Estate Project Manager

Date January 20, 2023

Attachments

**PUBLIC HEARING TRANSCRIPT**  
**January 19, 2023 at 2:03 p.m.**  
**Karen Gonzalez Pittman – Office Space Lease Agreement**

**ATTENDEES**

Lisa Payne – Port Tampa Bay – Real Estate Department

**HEARING OFFICER**

Heather Eblin-Crowe

1 **MRS. CROWE:**

2  
3 Good afternoon. Today is Thursday, January 19, 2023 and this public hearing is  
4 called to order at 2:03 pm. This hearing is held under the authority and pursuant to  
5 Chapter 95-488 of the Laws of Florida. The purpose of the hearing is to hear comments  
6 from the general public and interested parties regarding the following:

7  
8 **OFFICE SPACE LEASE AGREEMENT WITH KAREN GONZALEZ PITTMAN**

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

15  
16 **MS. CARRERO:**

17  
18 Karen Gonzalez Pittman is a current member of the Florida House of  
19 Representatives for Florida District 65 and desires to lease approximately 908 square  
20 feet of office space at 1101 Channelside Drive, Tampa, Florida from Port Tampa Bay  
21 (PTB), for legislative business serving the constituents of Florida District 65.

22  
23 PTB staff and Representative Gonzalez Pittman have negotiated the following  
24 terms for a Lease Agreement:

25  
26 The Premises would be Suite 304, which is approximately 908 square feet of office  
27 space located at 1101 Channelside Drive, Tampa, Florida from Port Tampa Bay, as  
28 shown on Exhibit "A".

29  
30 The Initial Term of the Lease would be two (2) years commencing upon the  
31 effective date of the Lease and would have two (2) two (2) year Lease Extension Options.

32  
33 Rent for the Lease Term would be as follows:

34  
35 Rent for Lease Year 1 would be \$37.00 per square foot per year, which is \$33,596  
36 per year or \$2,799 monthly.

37  
38 Commencing in Lease Year 2, Rent would increase by 3.0% each year. This Rent  
39 increase would also apply to all Lease Extension Options.

40  
41 PTB would be responsible for some minor improvements to the Premises.

42  
43 PTB would provide, without charge to Tenant, basic janitorial services, and utility  
44 services; however, Representative Gonzalez Pittman would be responsible for the

1 telecommunication and internet services. Representative Gonzalez Pittman, would  
2 comply with all Building laws and regulations and all other applicable laws and  
3 regulations.

4  
5 At this time, I would like to offer the following exhibits into the record:

6  
7 Exhibit No. 1 – Depiction and Layout of the Premises.

8  
9 Exhibit No. 2 – The Public Hearing Notice, along with the Publication Affidavit from  
10 the Tampa Bay Times, which advertised the Public Hearing in the December 28, 2022  
11 issue of the Tampa Bay Times.

12  
13 These are the only exhibits to be offered into the record.

14  
15 That is all.

16  
17 **MS. CROWE:**

18  
19 I just want to make one correction; the Rent per month is \$2,799.69 cents.

20  
21 **MRS. CROWE:**

22  
23 Thank you Ms. Carrero. I will accept the exhibits as presented and they will be  
24 entered into the record.

25  
26 At this time, we will take comments concerning this issue.

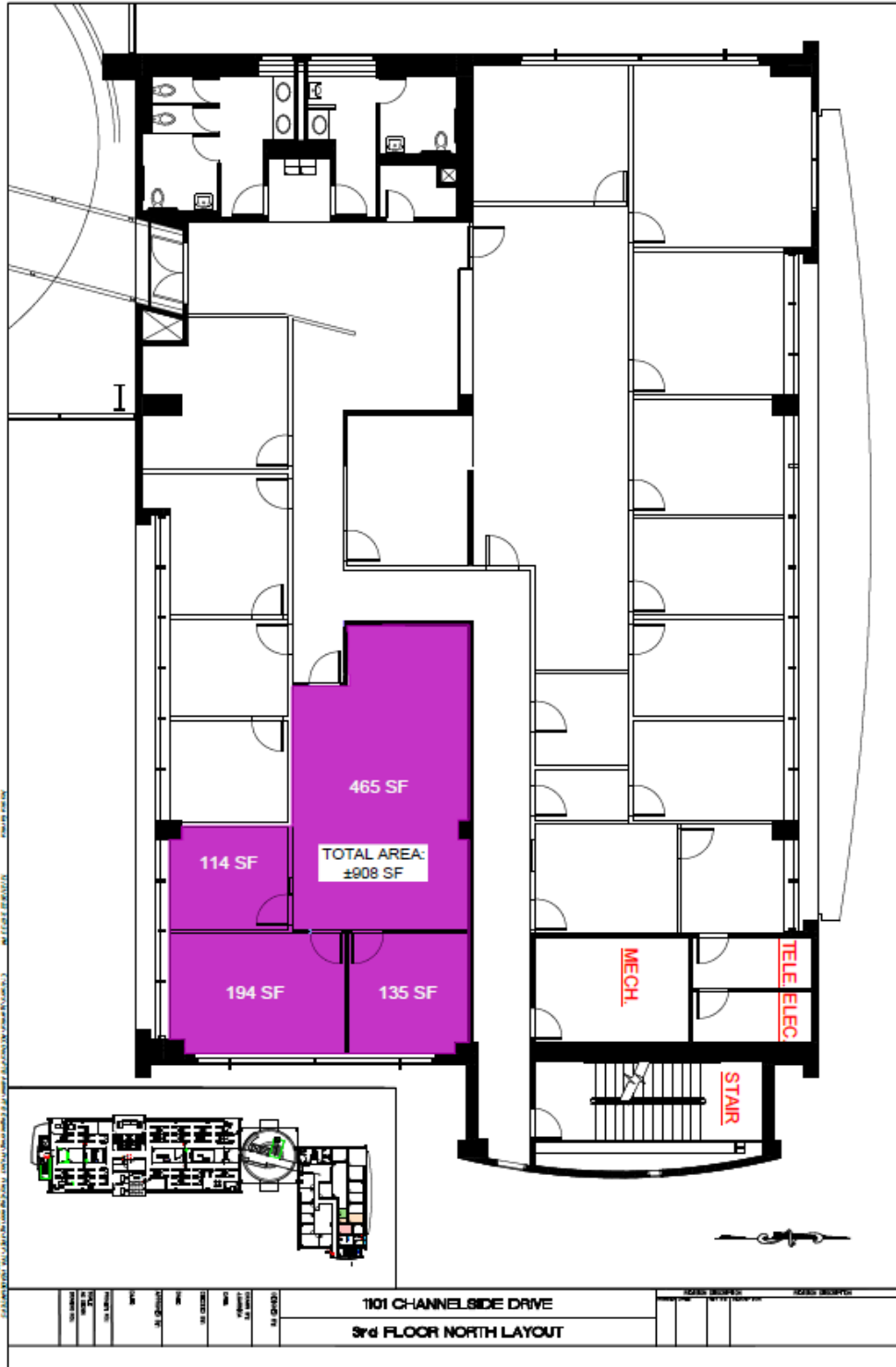
27  
28 Are there any comments? Hearing none.

29  
30 A transcript will be made and furnished to the Port Authority Staff. The Staff will  
31 make a recommendation to our Board of Commissioners, which will meet on February  
32 21, 2023. The Staff recommendation will be available on February 14, 2023. If there is  
33 nothing else to come before this hearing, I declare this hearing closed at 2:08 p.m.

34  
35  
36 Dated on January 20, 2023

37  
38  
39 Heather Eblin-Crowe  
40 Heather Eblin-Crowe  
41 Public Hearing Officer  
42

### EXHIBIT NO. 1 DEPICTION AND LAYOUT OF THE PREMISES



TAMPA PORT AUTHORITY PUBLIC HEARING  
Karen Gonzalez Pittman – Office Space Lease Agreement  
January 19, 2023 @ 2:03 p.m.  
PTB ID# 404697

### EXHIBIT NO. 2 TAMPA BAY TIMES PUBLIC NOTICE AND AFFIDAVIT

0000264198-01

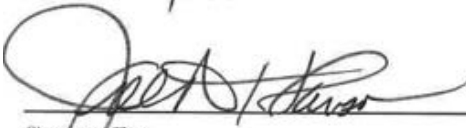
#### Tampa Bay Times Published Daily

STATE OF FLORIDA  
COUNTY OF Hillsborough

} ss

Before the undersigned authority personally appeared **Jill Harrison** who on oath says that he/she is **Legal Advertising Representative** of the **Tampa Bay Times** a daily newspaper printed in St. Petersburg, in Pinellas County, Florida; that the attached copy of advertisement, being a Legal Notice in the matter **RE: KAREN GONZALES PITTMAN - LEASE AGREEMENT** was published in said newspaper by print in the issues of: **12/28/22** or by publication on the newspaper's website, if authorized, on

Affiant further says the said **Tampa Bay Times** is a newspaper published in **Hillsborough** County, Florida and that the said newspaper has heretofore been continuously published in said **Hillsborough** County, Florida each day and has been entered as a second class mail matter at the post office in said **Hillsborough** 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 Affiant

Sworn to and subscribed before me this **12/28/2022**

  
\_\_\_\_\_  
Signature of Notary Public

Personally known  or produced identification

Type of identification produced \_\_\_\_\_

**PORT TAMPA BAY  
NOTICE OF PUBLIC HEARING**

Notice is hereby given of a public hearing to be held on January 19, 2022, at 2:00 p.m., before the Tampa Port Authority, d/b/a Port Tampa Bay at its offices located at 1101 Channelside Drive, Tampa, Florida 33602, to hear public comments regarding the following:

**KAREN GONZALES PITTMAN - LEASE AGREEMENT**

Additional information is available online at [www.tampaport.com](http://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 January 18, 2022. Oral comments and objections may be presented at the hearing.

In accordance with the federal Americans with Disabilities Act and Section 286.26, Florida Statutes, persons with disabilities requiring reasonable accommodation to participate in this hearing should call (813) 905-5031 or fax (813) 905-5029 not later than 48 hours prior to the hearing.

**ANY PERSON WHO DECIDES TO APPEAL ANY DECISION OF THE PORT TAMPA BAY WITH RESPECT TO ANY MATTER CONSIDERED AT THIS PUBLIC HEARING WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH A PURPOSE, MAY NEED TO HIRE A COURT REPORTER TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.**

12/28/22



# SIGN-IN SHEET

## PUBLIC HEARING FOR

### KAREN GONZALEZ PITTMAN – OFFICE SPACE LEASE AGREEMENT

Thursday, January 19, 2023 @ 2:00 P.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.	Lisa Payne	PTB	1101 Channel Side DR	NO
2.				
3.				
4.				
5.				
6.				
7.				
8.				
9.				
10.				

**SUBJECT: OFFICE SPACE LEASE AGREEMENT WITH GLOVIS AMERICA, INC.****BACKGROUND:**

Glovis America, Inc. (Glovis) is a third party logistics provider that supports various areas within the supply chain management process and is part of Hyundai Glovis Co., Ltd. Glovis desires to lease office space from Port Tampa Bay (PTB) for its Tampa operations.

**FACTS/COMMENTS:**

PTB staff and Glovis America have negotiated the following terms for an Office Space Lease Agreement:

**Premises:** Approximately Three Hundred Ninety Two (392) square feet of office space (Suite 303) located at 1101 Channelside Drive, Tampa, Florida from Port Tampa Bay, as shown on Exhibit "A".

**Use:** Executive office space.

**Initial Term:** Two (2) years commencing upon the effective date of the Lease, with Two (2) Extension Options of two (2) years each.

**Rent:** Rent for the Lease Term would be as follows:

Lease Year 1: \$21,560 annually or \$1,796.67/month based upon \$55.00/s.f.

Lease Year 2 and Extension Options: Commencing in Lease Year 2 and continuing through the Lease Extension Option, Rent would increase at 3.0% each year from Rent paid in the previous Lease Year.

**Other:** PTB would provide, without charge to Glovis, basic janitorial services, and utility services. Glovis would be responsible for their telecommunication and internet services. Glovis would comply with all building rules and regulations and all other applicable laws and regulations.

**Public**

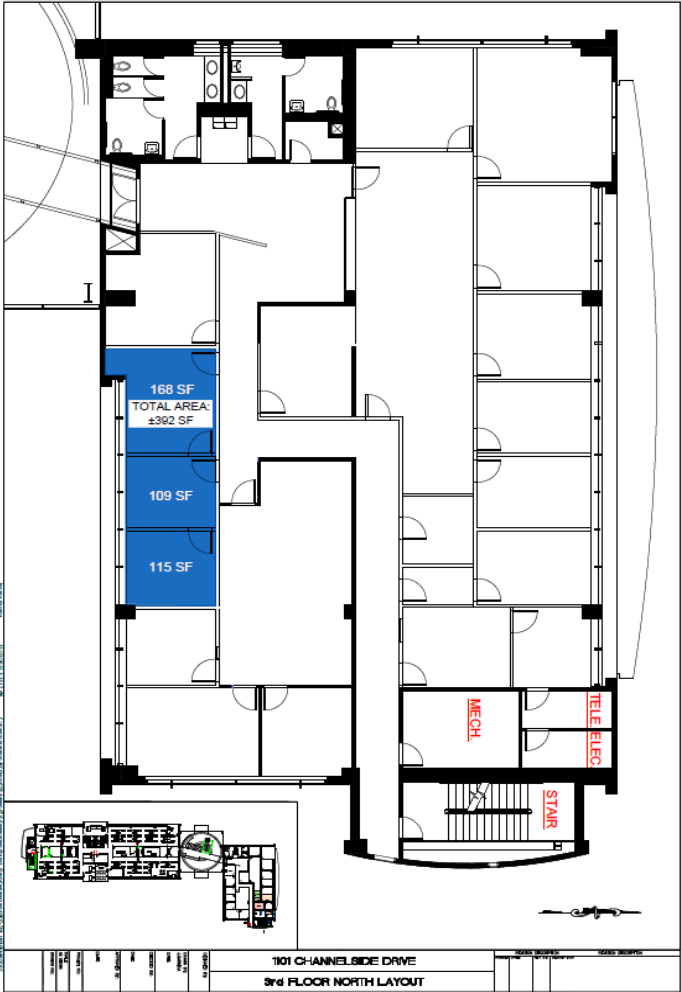
**Hearing:** A Public Hearing was held on February 2, 2023 and there were no comments.

**RECOMMENDATION:**

Authorize the Port President and CEO, or his designee, to execute an Office Space Lease Agreement with Glovis America Inc, in accordance with the terms set forth in this agenda item, subject to review by Port counsel.

Board Meeting  
February 21, 2023  
Real Estate 404944

EXHIBIT "A"  
PREMISES





PORT TAMPA BAY

1101 Channelside Drive  
Tampa, Florida 33602

# Memorandum

To: A. Paul Anderson  
President and CEO

CC: Charles Klug  
Raul Alfonso

From: Heather Eblin-Crowe

Date: February 7, 2023

Subject: Glovis America, Inc. – Office Space Lease Agreement - Public Hearing

This public hearing was held in accordance with procedures specified in Chapter 95-488, Laws of Florida. The subject public hearing was held before me on Thursday, February 2, 2023 at 2:05 p.m. Attached is the transcription of the hearing along with copies of all exhibits.

Heather Eblin-Crowe  
Heather Eblin-Crowe  
Hearing Officer

Date February 7, 2023

I hereby concur with the Hearing Officer's statement and recommend the President and CEO request approval by the Tampa Port Authority Board of Commissioners to approve the Office Space Lease Agreement with Glovis America Inc.

Nes Carrero  
Nesdaly Carrero  
Real Estate Project Manager

Date February 7, 2023

Attachments

**PUBLIC HEARING TRANSCRIPT**  
**February 2, 2023 at 2:05 p.m.**  
**Glovis America, Inc. – Office Space Lease Agreement**

**ATTENDEES**

Lisa Payne – Port Tampa Bay

**HEARING OFFICER**

Heather Eblin-Crowe

1 **MRS. CROWE:**

2  
3 Good afternoon. Today is Thursday, February 2, 2023 and this public hearing is  
4 called to order at 2:05 p.m. This hearing is held under the authority and pursuant to  
5 Chapter 95-488 of the Laws of Florida. The purpose of the hearing is to hear comments  
6 from the general public and interested parties regarding the following:  
7

8  
9 **OFFICE LEASE AGREEMENT WITH GLOVIS AMERICA INC.**

10  
11 My name is Heather Crowe and I am employed by the Tampa Port Authority, doing  
12 business as Port Tampa Bay, and have been appointed by its Board of Commissioners  
13 to serve as a hearing officer at public hearings such as the one we are conducting today.  
14 Joining me is Nes Carrero, Real Estate Project Manager, who will present the terms for  
15 this matter.  
16

17 **MS. CARRERO:**

18  
19 Glovis America, Inc., hereinafter referred to as "Glovis" is an integrated third party  
20 logistics provider and ocean transportation intermediary that transports a variety of items,  
21 including cars, buses, locomotives, and heavy machinery. Glovis is continuously  
22 developing new trans-ocean routes and improving existing routes to provide service for  
23 its various customers.  
24

25 Glovis desires to lease office space from Port Tampa Bay and the parties have  
26 negotiated the following terms for the Office Space Lease:  
27

28 The Premises is Suite 303, approximately 392 square feet, located in the Joseph  
29 Garcia International Center at 1101 Channelside Drive and would be used solely for  
30 executive office space.  
31

32 The Initial Term of the Lease would be two (2) years commencing upon the  
33 effective date of the Lease and would have Two (2) – Two (2) Year Lease Extension  
34 Options.  
35

36 Rent for Lease Year 1 would be \$21,560 based upon \$55 per square foot.  
37 Commencing in Lease Year 2 and continuing through the Lease Extension Options,  
38 Rent would increase at 3.0% each year from Rent paid in the previous Lease Year.  
39

40 Port Tampa Bay would provide, without charge to Tenant, basic janitorial services,  
41 and utility services and Glovis would be responsible for their telecommunication and  
42 internet services. Glovis would comply with all building laws and regulations and all other  
43 applicable laws and regulations.

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

2  
3 Exhibit No. 1 – Depiction and Layout of the Premises.

4  
5 Exhibit No. 2 – The Public Hearing Notice, along with the Publication Affidavit from  
6 the Tampa Bay Times, which advertised the Public Hearing on January 8, 2023 issue of  
7 the Tampa Bay Times.

8  
9 These are the only exhibits to be offered into the record.

10  
11 That is all.

12  
13 **MRS. CROWE:**

14  
15 Thank you Ms. Carrero. The exhibits are accepted and entered into the record as  
16 presented.

17  
18 At this time, we will take comments concerning this issue.

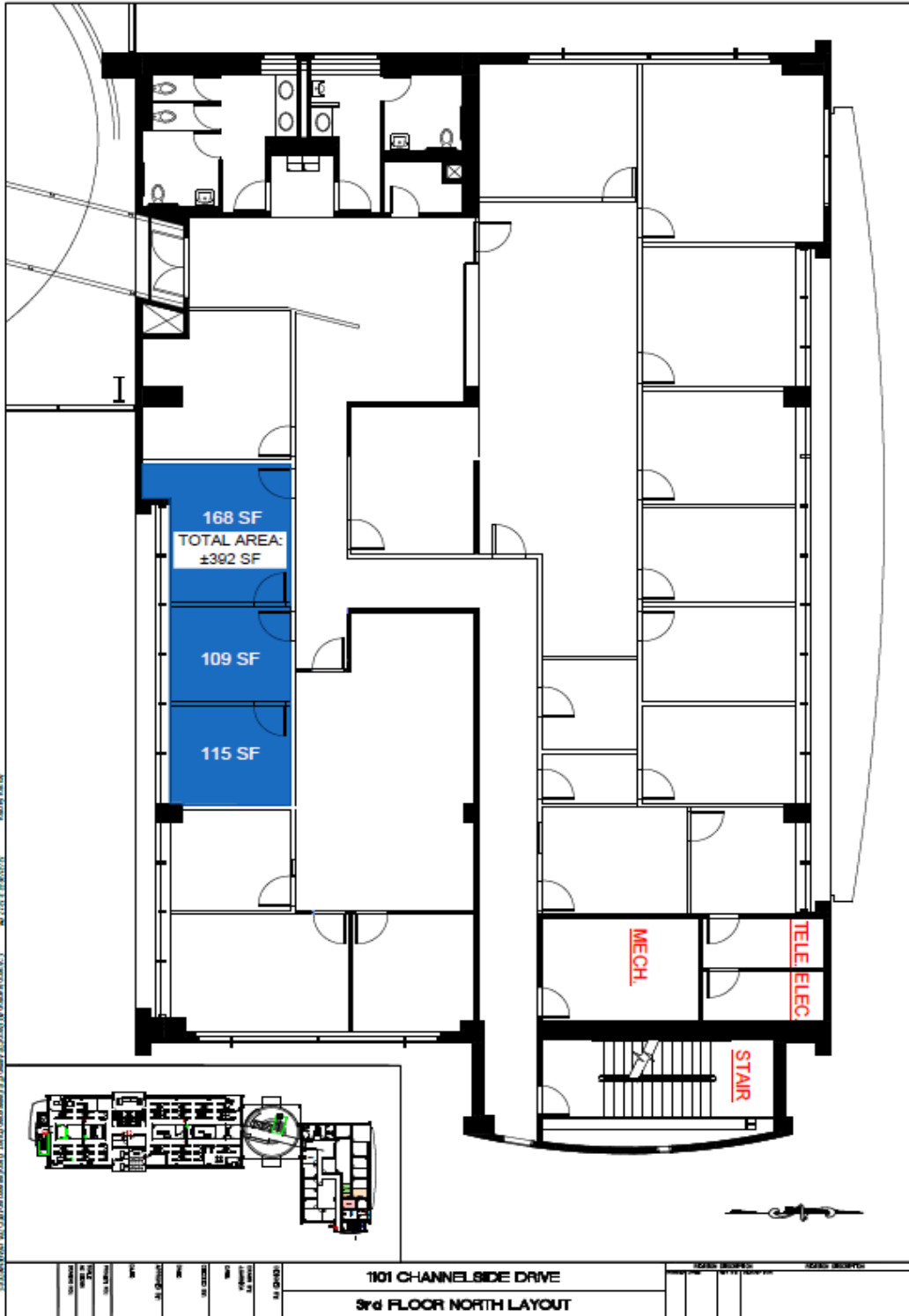
19  
20 Are there any comments? Hearing none.

21  
22 A transcript will be made and furnished to the Port Authority Staff. The Staff will  
23 make a recommendation to our Board of Commissioners, which will meet on February  
24 21, 2023. The Staff recommendation will be available on February 14, 2023. If there is  
25 nothing else to come before this hearing, I declare this hearing closed at 2:08 p.m.

26  
27 Dated on February 7, 2023  
28 \_\_\_\_\_.

29  
30  
31 Heather Eblin-Crowe  
32 Heather Eblin-Crowe  
33 Public Hearing Officer

### EXHIBIT NO. 1 AERIAL OVERLAY SKETCH OF THE PREMISES



1  
2  
3

### EXHIBIT NO. 2 TAMPA BAY TIMES PUBLIC NOTICE AND AFFIDAVIT


0000265966-01

**Tampa Bay Times**  
Published Daily

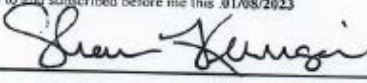
STATE OF FLORIDA  
COUNTY OF Hillsborough

Before the undersigned authority personally appeared **Jill Harrison** who on oath says that he/she is **Legal Advertising Representative** of the **Tampa Bay Times** a daily newspaper printed in St. Petersburg, in Pinellas County, Florida; that the attached copy of advertisement, being a Legal Notice in the matter **RE: Glovis America, Inc. - Lease Agreement** was published in said newspaper by print in the issues of: 1/8/23 or by publication on the newspaper's website, if authorized, on

Affiant further says the said **Tampa Bay Times** is a newspaper published in **Hillsborough** County, Florida and that the said newspaper has heretofore been continuously published in said **Hillsborough** County, Florida each day and has been entered as a second class mail matter at the post office in said **Hillsborough** 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 Affiant

Sworn to and subscribed before me this 01/08/2023

  
\_\_\_\_\_  
Signature of Notary Public

Personally known  or produced identification

Type of identification produced \_\_\_\_\_

**PORT TAMPA BAY  
NOTICE OF PUBLIC HEARING**

Notice is hereby given of a public hearing to be held on February 2, 2023, at 2:00 p.m., before the Tampa Port Authority, d/b/a Port Tampa Bay at its offices located at 1101 Channelside Drive, Tampa, Florida 33602, to hear public comments regarding the following:

**GLOVIS AMERICA, INC. - LEASE AGREEMENT**

Additional information is available online at [www.tampaport.com](http://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 February 1, 2023. 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) 906-6031 or fax (813) 906-6029 not later than 48 hours prior to the hearing.

ANY PERSON WHO DECIDES TO APPEAL ANY DECISION OF THE PORT TAMPA BAY WITH RESPECT TO ANY MATTER CONSIDERED AT THIS PUBLIC HEARING WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH A PURPOSE, MAY NEED TO HIRE A COURT REPORTER TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

Published January 8, 2023 (265966)



**SUBJECT: LEASE AGREEMENT WITH SUNCOAST PORT SERVICES, LLC****BACKGROUND:**

Suncoast Port Services, LLC (Suncoast) is a start-up company that will provide customized in-harbor, full scale concierge services such as waste removal, waterside concierge services (delivery of fresh, frozen and dry provisions), and line handling to vessels docking in Port Tampa Bay. Suncoast will offer a valuable service to the maritime community, particularly for foreign flagged ships. Suncoast desires to lease property from Port Tampa Bay for the delivery of supplies and provisions to vessels docked in the port.

**FACTS/COMMENTS:**

PTB staff and Suncoast have negotiated the following terms for a Lease Agreement:

**Premises:** Approximately 0.10 acres of land located on Shoreline Drive, on Hooker's Point, in Tampa, Hillsborough County, as shown in Exhibit "A".

**Use:** Service and delivery of supplies and provisions to vessels docked in the port.

**Initial Term:** Three (3) years commencing on March 1, 2023, with one (1) Three (3) Year Extension Option.

**Rent:** Lease Year 1: Rent would be \$8,400 per year based on \$7,000/acre.

Lease Years 2 - 6: Rent would increase by 3% each year.

**Security**

**Deposit:** The Security Deposit would be \$10,000.

**Other:** All appropriate environmental restrictions would be applied to the Lease, including, without limitation, odor and emissions control as required in the vicinity of the Premises. Suncoast would be responsible for all utilities, real estate taxes, site improvements, insurance, maintenance of the Premises, and compliance with all seaport security, environmental and other governmental laws and regulations.

**Public**

**Hearing;** A Public Hearing was held on December 8, 2022 and there were no comments.


**RECOMMENDATION:**

Authorize the Port President and CEO, or his designee, to execute a Lease Agreement with Suncoast Port Services, LLC, in accordance with the terms set forth in this agenda item, subject to review by Port Counsel.

Board Meeting  
February 21, 2023  
Real Estate ID 406392

EXHIBIT "A"  
PREMISES

**SUNCOAST PORT SERVICES**



**PREMISES  
0.10 ACRES±**

SHORELINE DRIVE

LEHMAN STREET

NORTH



PREMISES

DAVIS ISLAND

HOOKERS POINT

CAUSEWAY BOULEVARD

PORT TAMPA BAY

1101 Channel Side Drive  
Tampa, Florida 33602  
(813) 905-7478 Fax (813) 905-6029  
WWW.PORTTAMPABAY.COM

THIS IS NOT A SURVEY

February 9, 2023

Prepared By:  
Craig S. Kurial  
Professional Land Surveyor #4642  
Assistant Port Surveyor  
Port Tampa Bay



PORT TAMPA BAY

1101 Channelside Drive  
Tampa, Florida 33602

# Memorandum

To: A. Paul Anderson  
President and CEO

CC: Charles Klug  
Raul Alfonso

From: Heather Eblin-Crowe

Date: December 12, 2022

Subject: Suncoast Port Services, LLC – Lease Agreement - Public Hearing

This public hearing was held in accordance with procedures specified in Chapter 95-488, Laws of Florida. The subject public hearing was held before me on Thursday, December 8, 2022 at 2:02 p.m. Attached is the transcription of the hearing along with copies of all exhibits.

Heather Eblin-Crowe  
Heather Eblin-Crowe  
Hearing Officer

Date December 12, 2022

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 Suncoast Port Services, LLC.

Nes Carrero  
Nesdaly Carrero  
Real Estate Project Manager

Date December 12, 2022

Attachments

**PUBLIC HEARING TRANSCRIPT**  
**December 8, 2022 at 2:02 p.m.**  
**Suncoast Port Services, LLC – Lease Agreement**

**ATTENDEES**

**HEARING OFFICER**

Heather Eblin-Crowe

1 **MRS. CROWE:**

2  
3 Good afternoon. Today is Thursday, December 8, 2022 and this public hearing is  
4 called to order at 2:02 p.m. This hearing is held under the authority and pursuant to  
5 Chapter 95-488 of the Laws of Florida. The purpose of the hearing is to hear comments  
6 from the general public and interested parties regarding the following:  
7

8  
9 **LEASE AGREEMENT WITH SUNCOAST PORT SERVICES, LLC**

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

17 **MS. CARRERO:**

18  
19 Suncoast Port Services, LLC, hereinafter referred to as Suncoast, is a company  
20 that provides customized in-harbor, full-scale concierge services such as waste removal,  
21 waterside concierge services (delivery of fresh, frozen and dry provisions), and line  
22 handling to vessels docking in Port Tampa Bay. Suncoast will offer a valuable service to  
23 the Maritime community, particularly for foreign flagged ships. Suncoast desires to lease  
24 property located on Shoreline Drive, Hooker’s Point, in Tampa, Hillsborough County,  
25 Florida from Port Tampa Bay. Port Tampa Bay staff and Suncoast have negotiated the  
26 following terms for the Lease.  
27

28 The Premises would be approximately .20 acres of land as outlined on Exhibit No.  
29 1. The Premises would be used solely for offering waterside concierge services for ships  
30 in Port Tampa Bay. Suncoast plans to purchase a deck boat that can haul 8 pallets, and  
31 use a tele-handler to load the boat from the shore.  
32

33 The Initial Term would be Three (3) years commencing upon execution of the  
34 Lease. In addition, Suncoast would have one three (3) Year Lease Extension Option,  
35 based on the same terms and conditions.  
36

37 The Rent for the Lease Term would be as follows:

38  
39 Lease Year 1: Rent would be approximately \$1,400.00 per acre per month based upon  
40 \$7,000 per acre; therefore, Rent would be \$16,800.00 annually, or \$1,400 per month.  
41

42 Lease Year 2 and 3: The rent would increase by 3% each year.

1 Lease Extension Options: The Rent would be based upon the fair market value as  
2 determined by an agreed upon appraisal process, or as mutually agreed upon.

3  
4 Suncoast Port Services, LLC would take the Premises "AS-IS" in all respects. All  
5 appropriate environmental restrictions would be applied to the Amendment, including,  
6 without limitation, odor and emissions control as required in the vicinity of the Premises.

7  
8 Suncoast Port Services, LLC would be responsible for all improvements to the  
9 Premises and agrees to take the Premises and all existing improvements "AS-IS",  
10 "WHERE-IS" and Suncoast acknowledges that Port Tampa Bay disclaims and makes no  
11 representations or warranties, express or implied, including, without limitation, suitability  
12 or fitness for a particular purpose or otherwise.

13  
14 Suncoast Port Services, LLC would be responsible for all utilities, real estate taxes,  
15 site improvements, insurance, maintenance of the Premises, and compliance with all  
16 seaport security laws and regulations, environmental laws and regulations and all other  
17 applicable regulations and laws.

18  
19 At this time, I would like to offer the following exhibits into the record:

20  
21 Exhibit No. 1 - The Aerial Overlay Sketch of the Property.

22  
23 Exhibit No. 2 - The Public Hearing Notice, along with the Publication Affidavit. The Public  
24 Hearing Notice was published in the November 13, 2022 issue of the Tampa Bay Times  
25 advising of this Public Hearing.

26  
27 These are the only exhibits to be offered into the record.

28  
29 That is all.

30  
31 **MRS. CROWE:**

32  
33 I just want to make one correction. In the Public Hearing, it referred to it as the  
34 Amendment and this is a Lease Agreement not an Amendment. Thank you.

35  
36 I will accept the exhibits as presented - Exhibit No. 1, the sketch of the Premises  
37 and the December 8, 2022 Tampa Bay Times Public Hearing Notice. They will be  
38 presented into the record.

39  
40 At this time we will take comments concerning this issue.

41  
42 Are there any comments? Hearing none.

43

1 A transcript will be made and furnished to the Port Authority Staff. The Staff will  
2 make a recommendation to our Board of Commissioners, which will meet on December  
3 20, 2022. The Staff recommendation will be available on December 13, 2022. If there is  
4 nothing else to come before this hearing, I declare this hearing closed at 2:08 p.m.  
5

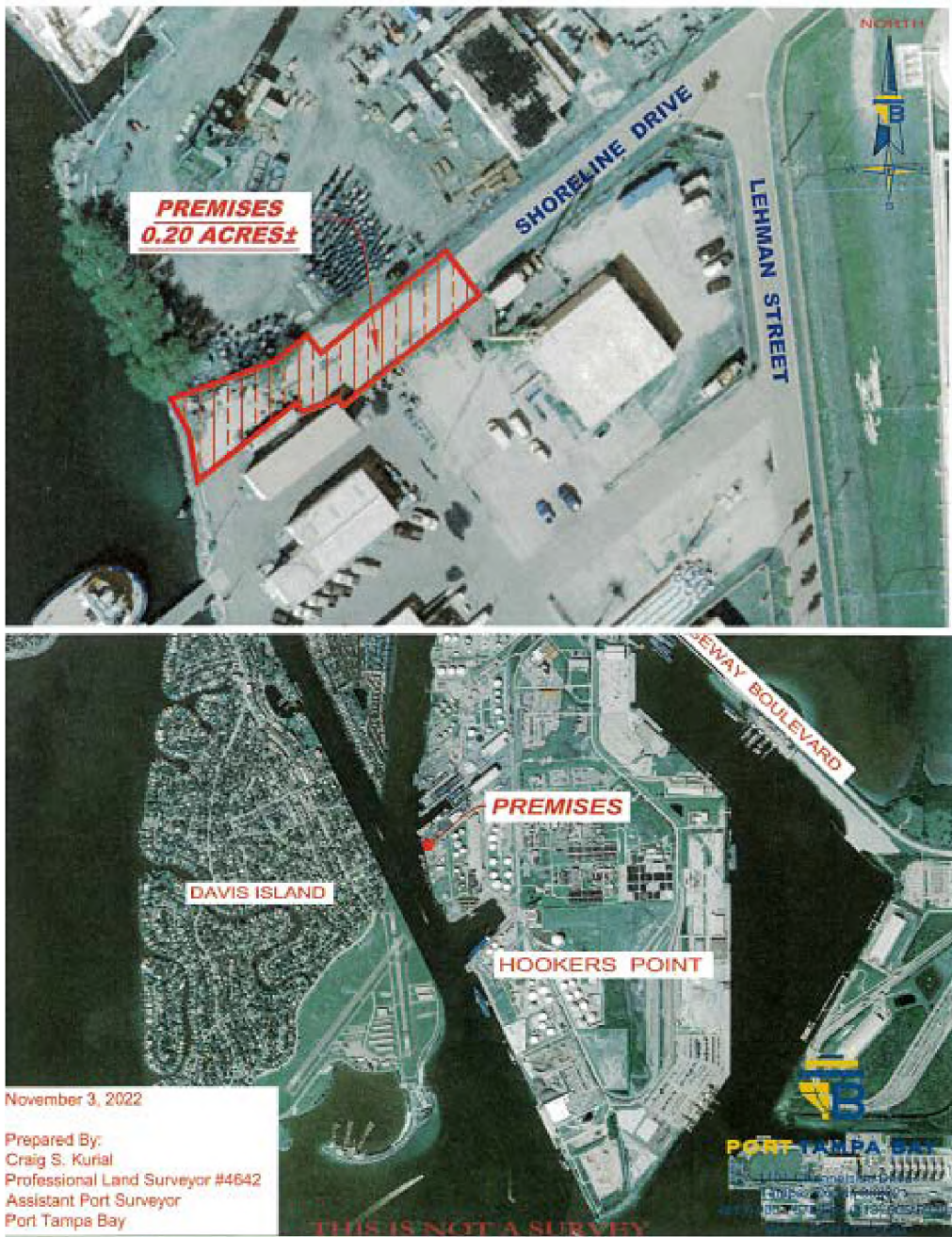
6 I, Heather Eblin-Crowe, have read and approve the form of the attached transcript  
7 of the December 8, 2022 Public Hearing for the Lease Agreement with Suncoast Port  
8 Services, LLC  
9

10  
11  
12  
13  
14  
15  
16

Dated on December 12, 2022.

Heather Eblin-Crowe  
Heather Eblin-Crowe  
Public Hearing Officer

### EXHIBIT NO. 1 AERIAL OVERLAY SKETCH OF THE PREMISES



TAMPA PORT AUTHORITY PUBLIC HEARING  
Suncoast Port Services, LLC – Lease Agreement  
December 8, 2022 @ 2:02 p.m.  
PTB ID# 402392

## EXHIBIT NO. 2 TAMPA BAY TIMES PUBLIC NOTICE AND AFFIDAVIT

0000257178-01

**Tampa Bay Times**  
Published Daily

STATE OF FLORIDA  
COUNTY OF Hillsborough

Before the undersigned authority personally appeared Courtney Freeb who on oath says that he/she is **Legal Advertising Representative** of the **Tampa Bay Times** a daily newspaper printed in St. Petersburg, in Pinellas County, Florida, that the attached copy of advertisement, being a Legal Notice in the matter **RE: NOTICE OF PUBLIC HEARING 12/8/22** was published in said newspaper by print in the issues of: 11/13/22 or by publication on the newspaper's website, if authorized, on

Affiant further says the said **Tampa Bay Times** is a newspaper published in **Hillsborough** County, Florida and that the said newspaper has heretofore been continuously published in said **Hillsborough** County, Florida each day and has been entered as a second class mail matter at the post office in said **Hillsborough** 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 Affiant

Sworn to and subscribed before me this 11/13/2022

\_\_\_\_\_  
Signature of Notary Public

Personally known     X     or produced identification  
Type of identification produced \_\_\_\_\_



PORT TAMPA BAY NOTICE OF PUBLIC HEARING	
Notice is hereby given of a public hearing to be held at on December 8, 2022 at 2:00 p.m., December 8, 2022, before the Tampa Port Authority, d/b/a Port Tampa Bay at its offices located at 1101 Channelside Drive, Tampa, Florida 33602, to hear public comments regarding the following:	
SUNCOAST PORT SERVICES, LLC - LEASE AGREEMENT	
Additional information is available online at <a href="http://www.tampaport.com">www.tampaport.com</a> . 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 December 7, 2022. Oral comments and objections may be presented at the hearing.	In accordance with the federal Americans with Disabilities Act and Section 385.26, Florida Statutes, persons with disabilities requiring reasonable accommodation to participate in this hearing should call (813) 905-5031 or fax (813) 905-5029 not later than 48 hours prior to the hearing.
ANY PERSON WHO DECIDES TO APPEAL ANY DECISION OF THE PORT TAMPA BAY WITH RESPECT TO ANY MATTER CONSIDERED AT THIS PUBLIC HEARING WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH A PURPOSE, MAY NEED TO HIRE A COURT REPORTER TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.	
To be published Sunday, November 13, 2022 in the Tampa Bay Times <span style="float: right;">(257178)</span>	

**TAMPA PORT AUTHORITY PUBLIC HEARING**  
**Suncoast Port Services, LLC – Lease Agreement**  
**December 8, 2022 @ 2:02 p.m.**  
**PTB ID# 402392**

**SIGN-IN SHEET**

**PUBLIC HEARING FOR**

**SUNCOAST PORT SERVICES, LLC - LEASE AGREEMENT**

Thursday, December 8, 2022 @ 2:00 P.M.

**PLEASE PRINT THE FOLLOWING INFORMATION**

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

*Handwritten:* JRG  
Suncoast

**SUBJECT: AMENDMENT TO CONTRACT FOR SALE AND PURCHASE WITH THE CITY OF TAMPA FOR THE SALE OF APPROXIMATELY 0.45 ACRES OF VACANT LAND LOCATED ALONG CHANNELSIDE DRIVE**

**BACKGROUND:**

On March 22, 2022, the Port Tampa Bay (PTB) Board approved the sale to the City of Tampa (City) of approximately 0.45 acres of vacant land located along Channelside Drive immediately north of the PTB parking garages (Lot) at 810 Channelside Drive, for the use as a park. The City separately approved by the Contract by formal Resolution.

**FACTS/COMMENTS:**

Pursuant to such approval, PTB and the City entered into a Contract for Sale and Purchase (Contract) for the sale of the Lot for the sum of \$3,800,000. In the Contract, PTB also reserved and retained all entitlement rights associated with or related to the Lot PTB, and reserved a perpetual easement over and across a portion of the Lot to provide access for maintenance and repair of the parking garage. The Contract also included a restrictive covenant limiting and restricting the use of the Lot to park purposes.

The Contract provided the City with a due diligence inspection period which will expire this month. The City has requested an amendment to the Contract to provide a 180-day extension period for continued due diligence purposes.

**RECOMMENDATION:**

Authorize the Port President/CEO, or his designee, to enter into an amendment to the Contract for Sale and Purchase with the City of Tampa extending the closing date for the sale of the Lot for a period not to exceed one hundred eighty days, subject to review by Port counsel.

Board Meeting  
February 21, 2023  
Legal 406713

**EXHIBIT "A"**  
**CITY OF TAMPA**



February 4, 2022  
Drawn by: Fernando Avelar  
Sheet 1 of 1  
Job # Exhibit

**THIS IS NOT A SURVEY**

**SUBJECT:            BREAKBULK FOREST PRODUCTS VOLUME INCENTIVE AGREEMENT**

**BACKGROUND:**

Ultrabulk Shipping A/S (Ultrabulk) is a major bulk and breakbulk shipping company based in Denmark that operates regularly scheduled services from Northern Europe to the East coasts and Gulf coasts of the United States and is represented by D. Oltmann Logistik GmbH & Co.KG (Oltmann Logistik). Ultrabulk began monthly services delivering lumber to Port Tampa Bay (PTB) in March 2020.

**FACTS/COMMENTS:**

PTB and Ultrabulk have a three (3) year Volume Incentive Agreement which will expire February 28, 2023 and the parties desire to enter into a new three year agreement.

PTB staff has negotiated an extension of the incentive agreement with Oltmann Logistik (acting on behalf of Ultrabulk) to provide a thirty percent (30%) wharfage discount from the current PTB tariff wharfage rate for forest products of \$1.72 per short ton after Ultrabulk exceeds an annual volume threshold of 50,000 cubic meters of forest products across PTB berths during a twelve (12) month period. Thus, the proposed wharfage discount of thirty percent (30%) from the tariff rate would be retroactively applied to the entire volume handled over that twelve (12) month period once the 50,000 cubic meters of forest products threshold is achieved. Dockage and any other PTB fees would be charged at normal PTB tariff rates.

**RECOMMENDATION:**

Authorize the Port President/CEO, or his designee, to enter into a new Volume Incentive Agreement with breakbulk forest products with Ultrabulk Shipping A/S, in accordance with the terms listed in this agenda item, subject to review by Port counsel.

Board Meeting  
February 21, 2023  
Business Development 404790

## **D. REGULAR AGENDA**

**SUBJECT: LEASE AGREEMENT WITH TRADEPOINT TAMPA 1, LLC****BACKGROUND:**

TradePoint Tampa 1, LLC, a Delaware limited liability company (TradePoint), is a privately held limited liability company owned by Redwood Holdings which developed TradePoint Atlantic transforming a former steel mill into one of the largest most strategically significant intermodal global logistics hubs located in Baltimore, Maryland. Port Tampa Bay (PTB) entered into a ground lease agreement with Taylor Perry Warehouse & Distribution, LLC (Taylor Perry), dated January 1, 2021 (Taylor Perry Lease), for the use of approximately 8.02 acres of vacant land along the southern portion of Hookers Point for the construction and operation of a 77,000 square foot warehousing facility (Taylor Perry Premises). However, Taylor Perry never constructed a transload facility on the Taylor Perry Premises. TradePoint desires to lease approximately 35 acres of vacant land, including the Taylor Perry Premises, from PTB for the construction and operation of a trans-load distribution facility. Taylor Perry has agreed to terminate the Taylor Perry Lease.

**FACTS/COMMENTS:**

PTB staff and TradePoint have negotiated the following terms for a Lease Agreement:

**Premises:** Approximately 35 acres of land located on Hooker's Point, in Tampa, Hillsborough County from Port Tampa Bay, as shown on Exhibit "A".

**Use:** Solely for the construction and operation of a trans-load distribution facility with one or more warehouses, outdoor container storage, truck parking, and other related trans-load and distribution use. During the Development Period, TradePoint would design and construct an approximately 475,000 to 550,000 sf. warehouse (Warehouse) on the Premises including necessary loading dock, truck parking, container storage and rail track improvements necessary for the use of the Warehouse as a distribution and trans-load facility and other site improvements to the Premises.

**Term:** Initial Term of Forty (40) years commencing on the effective date of the Lease consisting of a Development Period and an Operational Period. The Development Period would commence on the effective date of the Lease and end on the earlier of (a) the issuance of a certificate of occupancy for the warehouse on the Premises, or (b) twenty-four months after the effective date, whichever occurs first. The Operational Period would commence upon the expiration of the Development Period and continue throughout the remaining Term of the Lease and any extension option periods.

**Rent:** Development Period: No Rent.

Operational Years 1-5 (Lease Years 3 to 7): Rent will be \$30,000 per acre (\$1,050,000 annually).

Operational Years 6-38 (Lease Years 8- 40): Rent will be increased by 12.5% every five years.

**Option:** Tradepoint would have Three (3) extension options of Ten (10) years each. Rent for the first year of each extension period would be based upon the fair market value as determined by an appraisal. Rent for each subsequent year of the extension period would be increased by 12.5% every five years. Tradepoint would be responsible for utilities, real estate taxes, site and building improvements, insurance and maintenance of the Premises. Tradepoint would comply with seaport security regulations, environmental and all other applicable laws and regulations.

**Guaranty:** Tradepoint Atlantic, LLC, or another entity acceptable to PTB, would execute a Guaranty of Lease agreeing to guarantee the full and timely performance and observance of all of the covenants and terms therein provided to be performed and observed by Tradepoint under the Lease.

**Other:** The Taylor Perry lease would be terminated and the Taylor Perry Premises included in the Premises. Tradepoint would be responsible for utilities, real estate taxes, site and building improvements, insurance and maintenance of the Premises. Tradepoint would comply with seaport security regulations, environmental and all other applicable laws and regulations.

**Public Hearing:** There were no comments on the proposed lease at the public hearing held on January 5, 2023.

**RECOMMENDATION:**

Authorize the Port President and CEO, or his designee, to execute a lease agreement with Tradepoint Tampa 1, LLC, in accordance with the terms set forth in this agenda item, subject to review by Port counsel.

Board Meeting  
February 21, 2023  
Real Estate 404175

**EXHIBIT "A"  
PREMISES**





PORT TAMPA BAY

1101 Channelside Drive  
Tampa, Florida 33602

# Memorandum

To: A. Paul Anderson  
President and CEO

CC: Charles Klug  
Raul Alfonso

From: Heather Eblin-Crowe

Date: February 8, 2023

Subject: Tradepoint Tampa 1, LLC – Lease Agreement - Public Hearing

This public hearing was held in accordance with procedures specified in Chapter 95-488, Laws of Florida. The subject public hearing was held before me on Thursday, January 5, 2023 at 2:04 p.m. Attached is the corrected transcription of the hearing along with copies of all exhibits.

Heather Eblin-Crowe  
Heather Eblin-Crowe  
Hearing Officer

Date February 8, 2023

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 Tradepoint Tampa 1, LLC.

Nes Carrero  
Nesdaly Carrero  
Real Estate Project Manager

Date February 8, 2023

Attachments

**CORRECTED PUBLIC HEARING TRANSCRIPT**  
**January 5, 2023 at 2:04 p.m.**  
**Tradeport Tampa 1, LLC – Lease Agreement**

**ATTENDEES**

Don Orrico – RSA Consulting, LLC

**HEARING OFFICER**

Heather Eblin-Crowe

1 **MRS. CROWE:**

2  
3 Good afternoon. Today is Thursday, January 5, 2023 and this public hearing is  
4 called to order at 2:04 p.m. This hearing is held under the authority and pursuant to  
5 Chapter 95-488 of the Laws of Florida. The purpose of the hearing is to hear comments  
6 from the general public and interested parties regarding the following:  
7

8  
9 **LEASE AGREEMENT WITH TRADEPOINT TAMPA 1, LLC**

10  
11 My name is Heather Crowe, and I am employed by the Tampa Port Authority, doing  
12 business as Port Tampa Bay, and have been appointed by its Board of Commissioners  
13 to serve as a public hearing officer at public hearings such as the one we are conducting  
14 today. Here with me is Nesdary Carrero, Real Estate Project Manager, who will present  
15 the terms for this Lease.  
16

17 **MS. CARRERO:**

18  
19 Tradepoint Tampa 1, LLC, hereinafter referred to as “Tradepoint” is a privately held  
20 limited liability company owned by Redwood Holdings, which once operated the world’s  
21 largest iron and steel making facilities. Tradepoint is embarking on a new era of a modern  
22 industrial revival that has transformed a former steel mill into one of the largest most  
23 strategically significant intermodal global logistics hubs located in Baltimore, Maryland.  
24

25 Tradepoint desires to lease property located on Hooker’s Point, in Tampa,  
26 Hillsborough County from Port Tampa Bay, hereinafter referred to as “PTB”. Port Tampa  
27 Bay Staff and Tradepoint have negotiated the following terms of the Lease.  
28

29 The Premises will be approximately 35.5 acres of land for the construction and  
30 operation of a trans-load distribution facility as outlined on Exhibit No. 1. The Premises  
31 may accommodate up to 550,000 square feet of warehouse building with truck and  
32 container storage.  
33

34 In addition, during the Initial Term of the Lease, Tradepoint will have the Right of  
35 First Refusal to lease approximately 10.06 acres adjacent to the Premises consisting of  
36 rail spurs and an intermodal yard.  
37

38 The Initial Term would be thirty (30) years with four (4), ten (10) year Extension  
39 Options and would commence upon the effective date of the Lease.  
40

41 The Rent for the Lease Term would be as follows:

42  
43 Rent for Lease Year 1 would be \$30,000 per acre per year, or approximately \$1,005,000  
44 annually.

1 (Mrs. Crowe speaking to Ms. Carrero correcting Rent for Lease Year 1): \$1,0050,000.

2  
3 **MS. CARRERO:**

4  
5 \$1,050,000 annually.

6  
7 **MS. CARRERO:**

8  
9 Commencing in Lease Year 2 and continuing through the remaining, remainder of  
10 the Initial Term, Rent would be increase at 12.5% every five (5) years.

11  
12 The Rent for the Lease Extension Options would be based upon the fair market  
13 value as determined by an agreed upon appraisal process, or as mutually agreed upon.

14  
15 Wharfage and Dockage obligations for all goods moved across Port Tampa Bay  
16 docks and vessels moored at Port Tampa Bay berths would be in accordance with Port  
17 Tampa Bay's Port Tariff, an amend from time to time.

18  
19 Tradepoint would take the Premises "AS-IS" in all respects. All appropriated  
20 environmental restrictions would be applied to the Lease, including, without limitation,  
21 odor and emissions control as required in the vicinity of the Premises.

22  
23 Tradepoint would be responsible for all improvements to the Premises and agrees  
24 to take the Premises and all existing improvements "AS-IS", "WHERE-IS" and Tradepoint  
25 acknowledges that Port Tampa Bay disclaims and makes no representations or  
26 warranties, express or implied, including, without limitation, suitability or fitness for a  
27 particular purpose or otherwise.

28  
29 Tradepoint would be responsible for all utilities, real estate taxes, site  
30 improvements, insurance, maintenance of the Premises, and compliance with all seaport  
31 security laws and regulations, environmental laws and regulations and all other applicable  
32 regulations and laws.

33  
34 At this time, I would like to offer the following exhibit into the record:

35  
36 Exhibit No. 1 - The Aerial Overlay Sketch of the Premises.

37  
38 Exhibit No. 2 - The Public Hearing Notice, along with the Publication Affidavit from the  
39 Tampa Bay Times, which advertised the Public Hearing in the November 27, 2022 issue  
40 of the Tampa Bay Times.

41  
42 These are the only exhibits to be offered into the record.

43  
44 That is all.

1  
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22

**MRS. CROWE:**

Thank you Ms. Carrero. I will accept the exhibits as presented and they will be entered into the record.

At this time we will take comments concerning this issue.

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 January 17, 2023. The Staff recommendation will be available on January 10, 2023. If there is nothing else to come before this hearing; I declare this hearing closed at 2:10 p.m.

Dated on February 8, 2023.

Heather Eblin-Crowe  
Heather Eblin-Crowe  
Public Hearing Officer

### EXHIBIT NO. 1 AERIAL OVERLAY SKETCH OF THE PREMISES



TAMPA PORT AUTHORITY PUBLIC HEARING  
Tradepoint Tampa 1, LLC – Lease Agreement  
January 5, 2023 @ 2:04 p.m.  
PTB ID# 404242

### EXHIBIT NO. 2 TAMPA BAY TIMES PUBLIC NOTICE AND AFFIDAVIT


0000259208-01

**Tampa Bay Times**  
**Published Daily**

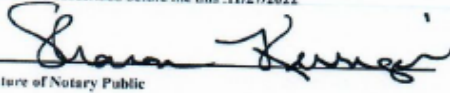
STATE OF FLORIDA  
COUNTY OF Hillsborough

Before the undersigned authority personally appeared Jill Harrison who on oath says that he/she is Legal Advertising Representative of the Tampa Bay Times a daily newspaper printed in St. Petersburg, in Pinellas County, Florida; that the attached copy of advertisement, being a Legal Notice in the matter RE: TRADEPOINT ATLANTIC, LLC - LEASE AGREEMENT was published in said newspaper by print in the issues of: 11/27/22 or by publication on the newspaper's website, if authorized, on \_\_\_\_\_

Affiant further says the said Tampa Bay Times is a newspaper published in Hillsborough County, Florida and that the said newspaper has heretofore been continuously published in said Hillsborough County, Florida each day and has been entered as a second class mail matter at the post office in said Hillsborough 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 Affiant

Sworn to and subscribed before me this 11/27/2022

  
\_\_\_\_\_  
Signature of Notary Public

Personally known     X     or produced identification

Type of identification produced \_\_\_\_\_

**PORT TAMPA BAY  
NOTICE OF PUBLIC HEARING**

Notice is hereby given of a public hearing to be held on January 5, 2022, at 2:00 p.m., before the Tampa Port Authority, d/b/a Port Tampa Bay at its offices located at 1101 Channelside Drive, Tampa, Florida 33602, to hear public comments regarding the following:

**TRADEPOINT ATLANTIC, LLC - LEASE AGREEMENT**

Additional information is available online at [www.tampaport.com](http://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 January 4, 2022. Oral comments and objections may be presented at the hearing.

In accordance with the federal Americans with Disabilities Act and Section 296.26, Florida Statutes, persons with disabilities requiring reasonable accommodations to participate in this hearing should call (813) 595-5021 or fax (813) 905-5029 not later than 48 hours prior to the hearing.

**ANY PERSON WHO DECIDES TO APPEAL ANY DECISION OF THE PORT TAMPA BAY WITH RESPECT TO ANY MATTER CONSIDERED AT THIS PUBLIC HEARING WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH A PURPOSE, MAY NEED TO HIRE A COURT REPORTER TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.**

(256208) 11/27/2022



**TAMPA PORT AUTHORITY PUBLIC HEARING**  
**Tradepoint Tampa 1, LLC – Lease Agreement**  
**January 5, 2023 @ 2:04 p.m.**  
**PTB ID# 404242**

### SIGN-IN SHEET

#### PUBLIC HEARING FOR

#### TRADEPOINT TAMPA 1, LLC - LEASE AGREEMENT

Thursday, January 5, 2023 @ 2:00 P.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.	Don Orzico	PSA Consulting LLC		No
2.				
3.				
4.				
5.				
6.				
7.				
8.				
9.				
10.				

**SUBJECT: PUBLIC TRANSPORTATION GRANT AGREEMENT WITH THE FLORIDA DEPARTMENT OF TRANSPORTATION – SIS FUNDS (CONSTRUCTION OF NEW BERTH 218**

**BACKGROUND:**

Port Tampa Bay (PTB) secured \$4,000,000 from the Florida Department of Transportation Strategic Intermodal System (SIS) funds for FY 22-23. The Florida Department of Transportation (FDOT), District Seven, is authorized to administer the disbursement of the funds, and requires PTB to enter into a Public Transportation Grant Agreement (PTGA), with FDOT concerning the disbursement of the funds.

**FACTS/COMMENTS:**

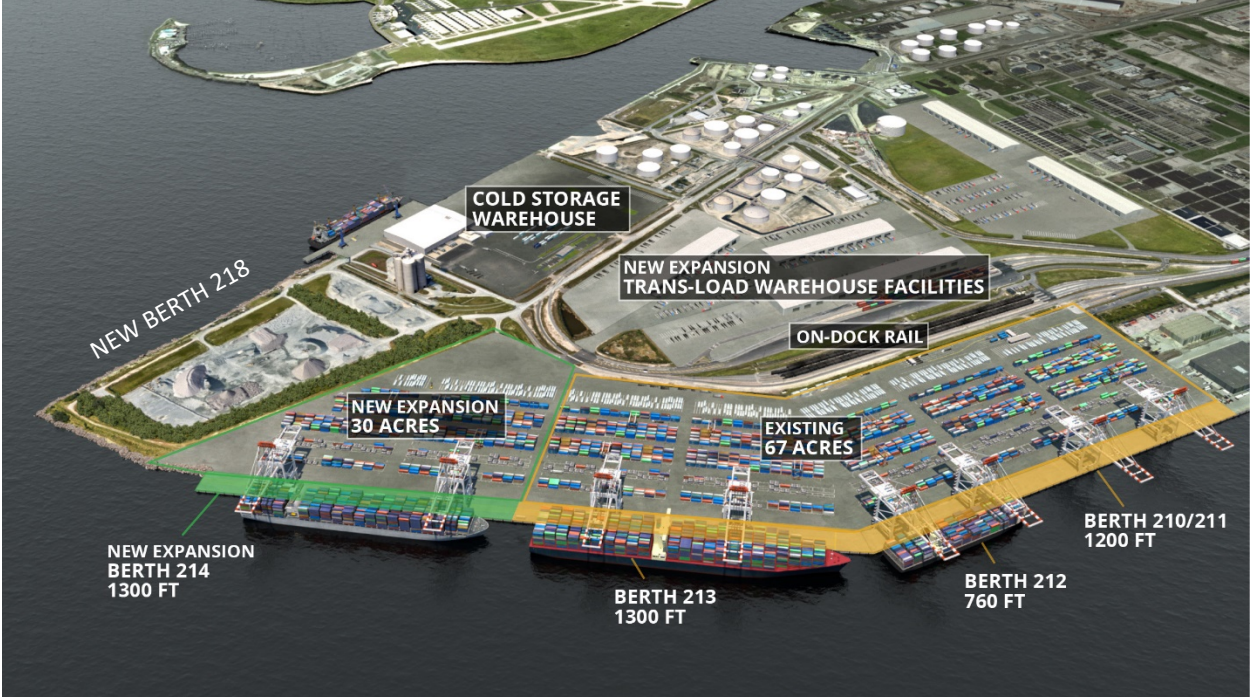
FDOT has provided these funds for a new bulk cargo berth at Berth 218. The Berth 218 Marine Infrastructure project is comprised of approximately 475 feet by 100 feet sheet pile wharf for aggregate operations, barge breasting dolphins for an existing pneumatic unloader, ship breasting dolphins, mooring points and utilities including lighting for navigational, operations, and security purposes.

PTB is slated to receive additional funding for this project in the upcoming FDOT budget cycle. The grant funds for this project requires a 50% matching grant, which will be paid from PTB's revenue sources.

**RECOMMENDATION:**

Authorize the Port President/CEO, or his designee, to enter into a Public Transportation Grant Agreement with FDOT, District Seven for Berth 218 Marine Infrastructure in the amount of \$4,000,000 which requires a match of \$4,000,000 from Port Tampa Bay's revenue sources, all subject to review by Port counsel.

Board Meeting  
February 21, 2023  
Planning and Development 406361



**SUBJECT: AMENDMENT TO PUBLIC TRANSPORTATION GRANT AGREEMENT WITH THE FLORIDA DEPARTMENT OF TRANSPORTATION – SIS FUNDS (PTGA #435130-19403 G2392)**

**BACKGROUND:**

Port Tampa Bay (PTB) secured an additional \$3,000,000 from the Florida Department of Transportation Strategic Intermodal System (SIS) funds for FY 22-23. The Florida Department of Transportation (FDOT), District Seven, is authorized to administer the disbursement of the funds, and requires PTB to enter into a Public Transportation Grant Agreement (PTGA), with FDOT concerning the disbursement of the funds.

At the April 19, 2022 Board Meeting, the board approved the original PTGA for Hooker's Point resiliency project in the amount of \$3,000,000 which requires a match of \$3,000,000 from Port Tampa Bay's revenue sources.

**FACTS/COMMENTS:**

FDOT has provided these funds for the Hooker's Point power resiliency project. The project scope consists of design, permitting, installing two new underground distribution circuits and undergrounding laterals for all of Hooker's Point and connecting the circuits to the substation. PTB proposes performing this work in two phases.

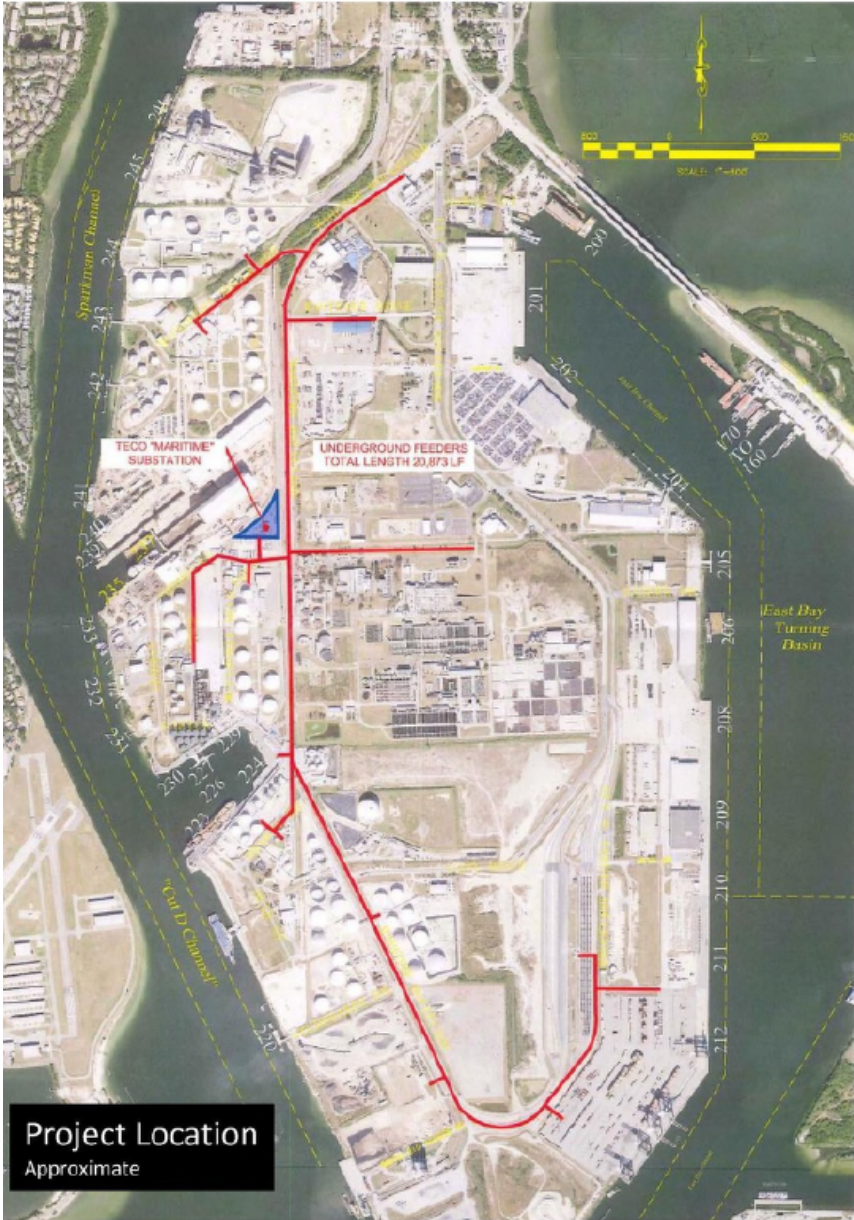
Upon the execution of this Amended PTGA, FDOT total contribution to the Fuel Terminal Electric project is \$6,000,000, which requires a 50% match. Required matching funds will be included in PTB's Capital Improvement Program and paid by PTB's revenue sources.

PTB will be undertaking this resiliency project in partnership with Tampa Electric Company (TECO).

**RECOMMENDATION:**

Authorize the Port President/CEO, or his designee, to enter into an Amended Public Transportation Grant Agreement with FDOT, District Seven (PTGA #435130-19403 G2392) for Hooker's Point power resiliency project in the amount of \$3,000,000 which requires a match of \$3,000,000 from Port Tampa Bay's revenue sources, all subject to review by Port counsel.

Board Meeting  
February 21, 2023  
Planning and Development 406230



**Project Location**  
Approximate

**SUBJECT: INERLOCAL AGREEMENT WITH CITY OF TAMPA AND HILLSBOROUGH COUNTY FOR CONSTRUCTION OF A MITIGATION PROJECT FOR FUTURE EASTPORT EXPANSION**

**BACKGROUND:**

Port Tampa Bay's master plan includes the expansion of over 60 acres at Eastport. Port Tampa Bay (PTB) staff has engineered this project and obtained applicable permits from the Florida Department of Environmental Protections and the United States Army Corps of Engineer.

PTB staff has also engineered and permitted a mitigation project for the environmental impacts of the future fill project on land owned by the City of Tampa (COT) located on Picnic Island. The City acquired the Picnic Island property with funding through Hillsborough County's Jan K. Platt Environmental Land Acquisition and Protection Program (ELAPP).

On September 20, 2022, the PTB Board approved the construction of Eastport Mitigation site project with the Kearney Companies, LLC in the amount of \$3,333,333.33, plus 5% contingency.

**FACTS/COMMENTS:**

Staff has negotiated an Interlocal Agreement with the City of Tampa (City) and Hillsborough County (County) as well as a County Consent Agreement to construct, monitor and maintain the mitigation sites on Picnic Island for the environmental impact of the future Eastport fill project.

The Interlocal Agreement includes a Joint Participation Agreement (JPA) between the City and PTB for Beneficial Use Projects in connection with the future deepening of the Federal Channel. In the JPA, PTB would agree to provide in-house staff time and equipment in amount of \$1,000,000 for survey and design services to evaluate at least 15 potential beneficial use dredge material projects. PTB would also agree to a minimum of \$1,000,000 in constructed beneficial use dredge material projects. PTB and the City would also jointly sponsor and run a public beneficial use of dredge material design contest offering a fee to be provided by PTB.

**RECOMMENDATION:**

Authorize the Port President/CEO, or his designee to enter into an Interlocal Agreement with the City of Tampa and Hillsborough County for the construction of a mitigation project for the future Eastport expansion described in this agenda item, subject to review by Port counsel.

Board Meeting  
February 21, 2023  
Engineering 406384

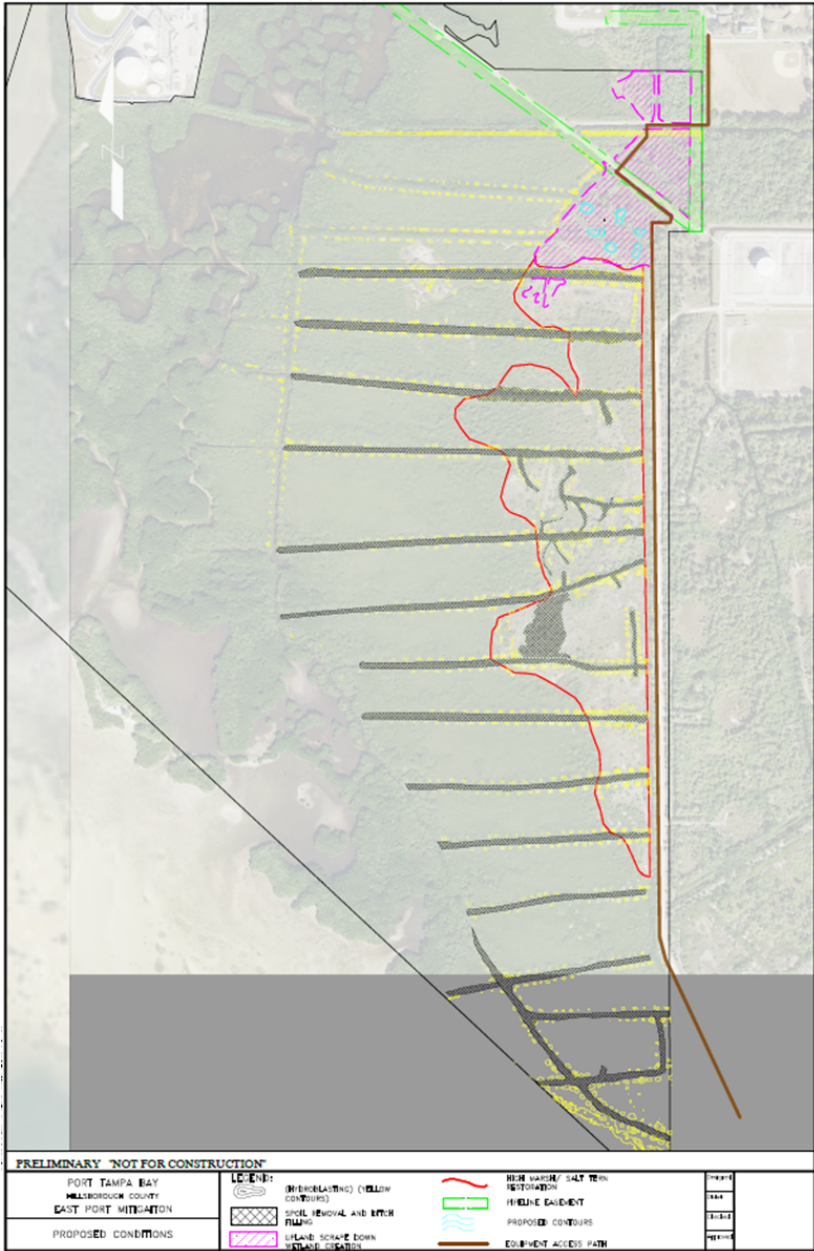
Eastport Future Fill Project



Mitigation Project Location



Mitigation Plan



## **E. RECEIPT OF REPORTS**

**1. REPORT OF AGED ACCOUNTS RECEIVABLES**

**2. REPORT OF CONTRACT STATUS**

**3. REPORT OF PERMITS**

**4. REPORT OF EXPENDITURES BETWEEN  
\$50,000 - \$100,000**

**TAMPA PORT AUTHORITY**  
**Monthly Aged Receivables**  
**January 31, 2023**

Customer Number	Customer Name	Current	31 - 60 Days	61 - 90 Days	91 & Over	Customer Balance
<b>Port Fees</b>						
D073	470 BULK PRODUCTS LLC		20.00			20.00
Q483	ACCORDIA SHIPPING LLC	132.63	6,193.14	2,649.14		8,974.91
S036	ALTAMAR SHIPPING	23.00				23.00
T012	AMALIE OIL COMPANY	3,212.73				3,212.73
D081	AMERICAN MARINE EXPRESS, INC	273.00				273.00
D054	ANCHOR SANDBLASTING AND COATINGS, INC	140.00				140.00
T400	ARDENT MILLS, LLC	7,946.16				7,946.16
Q456	ARGOS USA LLC	26,156.23				26,156.23
A512	BEYEL BROTHERS INC				315.00	315.00
S063	BMP USA, INC	10.50				10.50
T201	BUCKEYE TERMINALS, LLC	154,507.44				154,507.44
D049	CARGILL SALT	(67.70)				(67.70)
T131	CARNIVAL CRUISE LINES	554,384.74				554,384.74
T198	CEMEX CONSTRUCTION MATERIALS FLORIDA, LLC	27,226.48				27,226.48
T014	CENTRAL FLORIDA PIPELINE LLC	369,671.49	364,838.31			734,509.80
Q414	CENTURY METALS & SUPPLIES INC			62.83		62.83
Q439	CITROSUCO NORTH AMERICA, INC.	109,454.95				109,454.95
T109	CITRUS PRODUCTS	20,953.36				20,953.36
D047	CITY OF TAMPA	1,160.00				1,160.00
T196	CROPLAND SERVICES, INC.	2,590.24	162.00			2,752.24
A423	DANN OCEAN TOWING, INC	1,512.00				1,512.00
Q450	DOLE FRESH FRUIT COMPANY	5,986.00	6,436.00			12,422.00
Q032	DUFERCO STEEL, INC		489.58			489.58
S064	DV CONTAINER SERVICES	504.00				504.00
A418	EXPRESS MARINE	229.95				229.95
T132	FLORIDA AQUARIUM	491.75				491.75
Q097	FRONTIER LOGISTICS SERVICES				98.46	98.46
A429	GAC SHIPPING (USA) INC	125,196.42				125,196.42
T185	GAETANO CACCIATORE INC	692,580.92				692,580.92
S043	GLOBAL DISTRIBUTION INC	409.50				409.50
A527	GULF HARBOR SHIPPING, LLC	(25.00)				(25.00)
A264	GULF MARINE REPAIR INC	273.00				273.00
T063	GULF SULPHUR SERVICES	161,555.86				161,555.86
A306	INCHCAPE SHIPPING SERVICES	76,022.42				76,022.42

**TAMPA PORT AUTHORITY**  
**Monthly Aged Receivables**  
**January 31, 2023**

Customer Number	Customer Name	Current	31 - 60 Days	61 - 90 Days	91 & Over	Customer Balance
A078	INTERNATIONAL SHIP REPAIR		341.25			341.25
A350	KIMMINS CONTRACTING	120.00				120.00
A003	KIRBY OFFSHORE MARINE	3,293.93				3,293.93
A248	LA CARRIERS, LLC	1,491.12	305.20			1,796.32
T319	LINEA PENINSULAR, INC	2,738.17				2,738.17
T308	LOGISTEC GULF COAST LLC	130,337.28				130,337.28
T328	MAJESTIC STEEL USA		3,864.33			3,864.33
Q471	MARIAN SHIPPING LTD.	4,344.59				4,344.59
A360	MARTIN GAS MARINE	11,125.80	575.40			11,701.20
T135	MARTIN MARIETTA AGGREGATES	94,930.84				94,930.84
T134	MARTIN OPERATING PARTNERSHIP	323,713.63				323,713.63
A465	MASTER, OWNER & OPERATORS	62,261.06				62,261.06
A548	MCDONOUGH MARINE SERVICE				240.00	240.00
D074	MCKENZIE CONTRACTING, LLC	180.00	20.00			200.00
Q378	MINMETALS, INC		797.48			797.48
S067	MKD LOGISTICS LLC	118.00	115.50			233.50
A430	MORAN SHIPPING AGENCIES	93,685.74				93,685.74
A053	MORAN TOWING CORPORATION	10,715.11				10,715.11
T002	MOSAIC CROP NUTRITION, LLC	(1,729.27)				(1,729.27)
T011	MURPHY OIL USA INC	27,999.57	166.18			28,165.75
A486	NORTH AMERICAN GENERAL AGENTS	50,773.00	492.60	65.05	5,936.72	57,267.37
A071	NORTON LILLY INTERNATIONAL	537,221.68			1,653.88	538,875.56
T200	NORWEGIAN CRUISE LINE	194,175.12				194,175.12
A439	NOVA INTERNATIONAL SHIPPING	6,684.11				6,684.11
D077	OHC ENVIRONMENTAL ENGINEERING, INC		20.00			20.00
S076	ONLINE TRANSPORT INTERNATIONAL LLC	420.00	346.50			766.50
T318	PORT LOGISTICS TERMINAL OPERATIONS LLC	625.24	3,014.52			3,639.76
S039	PORTS AMERICA	21.00				21.00
T006	PORTS AMERICA	5,244.86				5,244.86
T182	PORTS AMERICA	218,938.62			225.68	219,164.30
T311	Precision Build Solutions, LLC	20.00				20.00
A283	PRO TRANSPORT INC, TAMPA	75.50	220.50	52.50		348.50
T292	PURAGLOBE FLORIDA LLC	1,626.98				1,626.98
D075	RELIABLE TAMPA PARTNERS	20.00				20.00
T202	ROYAL CARIBBEAN CRUISES LTD.		3,249.91			3,249.91
A064	SAVAGE & SON, AR	458,546.03				458,546.03

**TAMPA PORT AUTHORITY**  
**Monthly Aged Receivables**  
**January 31, 2023**

Customer Number	Customer Name	Current	31 - 60 Days	61 - 90 Days	91 & Over	Customer Balance
A531	SAVAGE MARINE MANAGEMENT COMPANY, LLC	7,225.50				7,225.50
A065	SEA & LAND SHIPPING	48,218.49				48,218.49
Q213	SEAH STEEL AMERICA CORP				257.02	257.02
A541	SPACE EXPLORATION TECHNOLOGIES CORP	2,205.80				2,205.80
T101	SULPHURIC ACID TRADING COMPANY	17,296.59				17,296.59
S055	TAMPA CONTAINER TRANSPORT	73.50				73.50
T021	TAMPA PORT SERVICES, LLC	(217.89)				(217.89)
A384	TAMPA SHIP LLC	262.50	0.50			263.00
T173	TITAN FLORIDA LLC	22,513.86				22,513.86
Q413	TOYOTA TSUSHO AMERICA, INC		134.89			134.89
T150	TRADEMARK METALS RECYCLING FKA ONESTEEL	103,215.78	105.00		79.72	103,400.50
A497	TRANS-ATLANTIC AGENCIES INC	233,417.45				233,417.45
T197	TRANSFLO TERMINAL SERVICES, INC.				9,106.66	9,106.66
T020	TRANSMONTAIGNE INC	74,370.39	6,440.75			80,811.14
S021	TRX SOUTHEAST (TAMPA #770)	241.50				241.50 <sup>1</sup>
T119	VULCAN MATERIALS COMPANY	55,779.57	54,709.85		5,692.30	116,181.72
T056	YARA NORTH AMERICA INC	7,003.15				7,003.15
T171	ZIM ISRAELI NAVIGATION COMPANY	53,610.18			1,338.21	54,948.39
<b>Subtotal Port Fees</b>		<b>5,207,446.15</b>	<b>453,059.39</b>	<b>2,829.52</b>	<b>24,943.65</b>	<b>5,688,278.71</b>
<b>License Fees</b>						
A314	TROPIC OIL COMPANY				250.00	250.00
<b>Subtotal License Fees</b>		<b>-</b>	<b>-</b>	<b>-</b>	<b>250.00</b>	<b>250.00</b>
<b>Lease Charges</b>						
L252	AKHTAR TRUST FKA ISLEWORTH HOLDING LLC	1,070.00				1,070.00
L219	AMERICAN VICTORY SHIP MEMORIAL MUSEUM	(19.37)				(19.37)
L207	CARGILL INC SALT FACILITY	(1,594.66)				(1,594.66)
L225P	CBP DEVELOPMENT, LLC	1,936.05				1,936.05
L403	CELLCO PARTNERSHIP DBA VERIZON WIRELESS	100.17			100.17	200.34
L399	CEMEX CONSTRUCTION MATERIALS FLORIDA LLC	23,843.22				23,843.22

**TAMPA PORT AUTHORITY**  
**Monthly Aged Receivables**  
**January 31, 2023**

Customer Number	Customer Name	Current	31 - 60 Days	61 - 90 Days	91 & Over	Customer Balance
L268	DANIEL, IAN & LORNA			1,605.97		1,605.97
L305	GREAT LAKES DREDGE & DOCK		77,072.10			77,072.10
L124	GULF MARINE REPAIR INC	129,643.99				129,643.99
L103	INTERNATIONAL SHIP REPAIR & MARINE SERVICES, INC	220.00				220.00
L412	KAREN GONZALEZ PITTMAN	2,222.05				2,222.05
L098	KINDER MORGAN BULK TERMINALS	(4,143.55)				(4,143.55)
L058	KINDER MORGAN LIQUIDS TERMINAL, LLC	90,049.09				90,049.09
L019	KLOECKNER METAL CORPORATION	31,192.27				31,192.27
L104	LITTLE HARBOR SMI, LLC	235.11	15,674.10			15,909.21
L308	LOGISTEC GULF COAST LLC	62,286.34				62,286.34
L328	MAJESTIC STEEL USA	1,118.18				1,118.18
L176	MID-AMERICA APARTMENTS, LP	4,181.45				4,181.45
L010	MOSAIC CROP NUTRITION, LLC	(156.32)				(156.32)
L410	NORTH ATLANTIC INTERNATIONAL OCEAN CARRIER, INC	6,464.57			872.73	7,337.30
L409	ONLINE TRANSPORT INTERNATIONAL LLC	2,103.96		2,103.96		4,207.9272
L405	PORT HENDRY D, LLC	778.37		778.37		1,556.74
L318	PORT LOGISTICS TERMINAL OPERATIONS LLC	10,047.30				10,047.30
L292	PURAGLOBE FLORIDA LLC	35,788.09				35,788.09
L196	SEABULK TOWING INC	(130.85)				(130.85)
L235	STARSHIP CRUISE LINE	87.21				87.21
L064	SUPERIOR SEAFOODS INC	75.40				75.40
L301	TAMPA BAY INTERNL TERMINALS	9,000.00				9,000.00
L049	TAMPA PORT SERVICES, LLC	(213.38)				(213.38)
L135	TAMPA SAILING SQUADRON	7,654.66				7,654.66
L190	TAMPA SHIP LLC	6,500.00				6,500.00
L291	TAYLOR PERRY WAREHOUSE & DISTRIBUTION LLC	50,026.88	35,866.18	23,718.94		109,612.00
L239	TITAN FLORIDA LLC	300.00	40.00			340.00
L209	TRADEMARK METALS RECYCLING FKA ONESTEEL	(198.28)	13.00			(185.28)
L297	TRANSFLO TERMINAL SERVICES, INC.	(19,226.44)		11,788.67	11,788.67	4,350.90
L078	TRANSMONTAIGNE TERMINALING INC	21.77	-	-	-	21.77
L146	VULCAN MATERIALS	(5,303.23)				(5,303.23)
<b>Subtotal Lease Charges</b>		<b>445,960.05</b>	<b>128,665.38</b>	<b>39,995.91</b>	<b>12,761.57</b>	<b>627,382.91</b>

TAMPA PORT AUTHORITY  
 Monthly Aged Receivables  
 January 31, 2023

Customer Number	Customer Name	Current	31 - 60 Days	61 - 90 Days	91 & Over	Customer Balance
<b>Accounts in Litigation/Renegotiation/Bankruptcy</b>						
R020	FELIPES PAVEL				2,495.78	2,495.78
L404	INTEGRAL ENERGY, LLC				274,733.00	274,733.00
A538	WORK CAT TRANS GULF LLC				224,197.87	224,197.87
<b>Subtotal Accounts in Litigation/Renegotiation/Bankruptcy</b>		-	-	-	<b>501,426.65</b>	<b>501,426.65</b>
<b>Total Aged Receivables as of January 31, 2023</b>		<b>\$ 5,653,406.20</b>	<b>\$ 581,724.77</b>	<b>\$ 42,825.43</b>	<b>\$ 539,381.87</b>	<b>\$ 6,817,338.27</b>

**TAMPA PORT AUTHORITY**  
**MONTHLY CONTRACT STATUS REPORT**  
**12/31/22**

Project	Contractor	Contract Financial Record #	Original Bd App Date	Amt Approved Including Amendments	Costs Incurred to Date	Percent Complete
<b>OPERATING AND NON-CAPITAL CONTRACTS:</b>						
Secured Data Center Facility Lease	Protected Trust/IF&D Data Suites	14-28	09/20/16	\$ 70,320	<b>20,074</b>	28.5%
Software Licensing - iSeaports	Harbour Mastery, Inc.	22-06	10/21/14	\$ 65,000	<b>59,865</b>	92.1%
Security System Maintenance & Repair	GSA Security	22-03	03/23/22	\$ 481,000	<b>318,544</b>	66.2%
SBE Uniformed Security Guard Service	Martinez & Company	22-21	06/18/19	\$ 324,500	<b>133,128</b>	41.0%
Real Estate Consulting Services	CBRE, Inc.	22-17	06/15/21	\$ 75,000	-	0.0%
Government Relations Consultant Services	Van Scoyoc & Associates	23-33	08/17/21	\$ 90,000	<b>22,500</b>	25.0%
State Legislative Services	Advocacy Group at Cardenas Partners	23-29	08/16/22	\$ 60,000	<b>20,000</b>	33.3%
Elevator/Escalator Maintenance & Repair Services	ThyssenKrupp Elevator	22-27	09/15/20	\$ 427,084	<b>110,412</b>	25.9%
Website Development & Website Hosting Services	GSL Solutions	22-35	11/15/22	\$ 45,000	<b>2,625</b>	5.8%
Video Production Services	Shooting Stars Post Inc	23-30	10/19/21	\$ 90,000	<b>23,188</b>	25.8%
Software Licensing - Concur	Carahsoft Technology Corp	23-10	04/21/20	\$ 75,375	<b>75,360</b>	100.0%
Law Enforcement Services	Hillsborough County Sheriff's Office	23-39	09/20/22	\$ 3,067,804	-	0.0%
Workers Compensation Insurance	PGIT (Preferred Governmental Insurance Trust)	23-05	09/20/22	\$ 96,081	<b>48,121</b>	50.1%
Landscaping Services	TCC Enterprise Inc	23-06	09/21/21	\$ 120,000	<b>22,550</b>	18.8%
Grounds Maintenance	TCC Enterprise Inc	23-18	09/21/21	\$ 341,009	<b>103,336</b>	30.3%
HVAC Monitoring, Routine Service & Repair	Tampa Bay Trane	23-12	09/17/19	\$ 84,200	<b>30,735</b>	36.5%
Consulting Services	HCP Associates	23-14	8/18/2020	\$ 95,000	<b>9,759</b>	10.3%
Uniformed Security Guard Services	G4S Security Solutions	23-15	12/15/2020	\$ 3,825,592	<b>272,777</b>	7.1%
Copier Leases (8 copiers)	Sharp Business Systems	22-11	10/16/18	\$ 60,000	<b>39,916</b>	66.5%
State Legislative Services	Capital City Consulting, LLC	22-21	06/15/21	\$ 60,000	<b>25,000</b>	41.7%
I.T. Consultant	Tribridge	22-23	09/18/18	\$ 85,000	<b>27,090</b>	31.9%
Janitorial Services	Xtremely Clean	23-08	10/15/19	\$ 468,727	<b>114,038</b>	24.3%
Insurance Broker Services	Hugh Wood, Inc	22-28	08/17/21	\$ 50,000	<b>50,000</b>	100.0%
Property & Liability Insurance	Hugh Wood, Inc	22-42	04/19/22	\$ 2,995,000	<b>2,813,195</b>	93.9%
Hosting and Support Services	Timmons Group	22-20	12/21/21	\$ 37,170	<b>37,170</b>	100.0%
Financial Audit Services	Rivero, Gordimer & Company, PA	23-19	09/19/22	\$ 92,000	<b>23,100</b>	25.1%
Financial Advisory Services	PFM Financial Advisors LLC	23-40	09/20/22	\$ 30,000	-	0.0%
Medical Insurance	United Healthcare	22-37	10/18/23	\$ 3,013,625	<b>518,309</b>	17.2%
<b>OPERATING AND NON-CAPITAL CONTRACTS:</b>				<b>\$ 16,324,487</b>	<b>\$ 4,920,791</b>	
<b>CONTINUING ANNUAL CONTRACTS:</b>						
Disaster Recovery services	Belfor USA Group (Year 4)	21-24	04/17/18	\$ 10,000	\$ 10,000	100.0%
Professional Service Contracts	Various	19-01-02	07/24/17	\$ 7,206,213	\$ 4,640,912	64.4%
Professional Service Contracts	Various	20-01-02	09/17/19	\$ 7,895,000	\$ 6,318,983	80.0%
Professional Service Contracts	Various	21-01-02	09/15/20	\$ 7,049,422	\$ 5,106,530	72.4%
Professional Service Contracts	Various	22-01-02		\$ 5,650,000	\$ 3,675,463	65.1%
Professional Service Contracts	Various	23-01-02		\$ 11,466,132	\$ 1,170,710	10.2%
<b>CONTINUING ANNUAL CONTRACTS:</b>				<b>\$ 39,276,767</b>	<b>\$ 20,922,598</b>	

**TAMPA PORT AUTHORITY**  
**MONTHLY CONTRACT STATUS REPORT**  
**12/31/22**

Project	Contractor	Contract Financial Record #	Original Bd App Date	Amt Approved Including Amendments	Costs Incurred to Date	Percent Complete
<b>CONSTRUCTION AND CAPITAL CONTRACTS:</b>						
Eastport Fill And Phase 2 Expansion Engineering Services	Moffatt & Nichol	17-18	09/19/17	\$ 1,909,205	1,837,405	96.2%
Navigational Improvements	Orion Marine Construction	23-04	08/20/19	\$ 3,000,000	2,985,256	99.5%
Berth 211 Upands Improvements	PCS Civil fka Pepper Construction Services, Inc	19-16	03/19/19	\$ 19,646,396	19,416,234	98.8%
Cruise Terminal 2 Office of Information Technology	US Customs and Border Patrol	19-22	06/18/19	\$ 483,718	-	0.0%
Guy N. Verger Roadway Improvements	Kimmins Contracting Corporation	21-38	11/17/20	\$ 2,700,000	2,492,323	92.3%
Transload Facility - Design and Construction	Williams Company	21-26	06/15/21	\$ 13,000,000	667,047	5.1%
Terminal 3 Access Road	Kimmins Contracting Corporation	21-39	05/18/21	\$ 1,446,469	1,189,537	82.2%
General Reevaluation Report of the Tampa Harbor Federal Project	US Army Corps of Engineers	21-50	02/16/21	\$ 1,575,000	1,032,500	65.6%
Engineering Consultant Services for Berth 214 Uplands Development (Container Terminal)	WSP USA Inc	21-16	04/20/21	\$ 1,000,000	666,441	66.6%
12,000 Sq Ft Storm hardened vehicle storage building	Blackwater Construction Services	22-38	10/19/21	\$ 3,000,000	2,381,843	79.4%
Transformers to support the new Sumitomo Cranes	Tampa Armature Works	22-16	02/15/22	\$ 1,280,981	1,227,195	95.8%
Berth 268 Reconstruction	Orion Marine Construction	22-41	03/22/22	\$ 12,000,000	4,165,693	34.7%
Berth 218 Marine Infrastructure Engineering Services	Moffatt & Nichol	22-43	05/17/22	\$ 600,000	165,221	27.5%
Electrical improvements for Sumitomo Cranes	Global Rigging & Transport, Inc	23-45	08/16/22	\$ 3,000,000	-	0.0%
Sanitary Sewer System	Causeway Development Partners	23-46	08/16/22	\$ 500,000	-	0.0%
Eastport Mitigation Site	The Kearney Companies LLC	23-47	09/19/22	\$ 3,500,000	-	0.0%
Redwing Access Rd	QGS Development, LLC	23-48	09/19/22	\$ 1,734,482	-	0.0%
Cruise Terminal 3 Anode project	Orion Marine Construction	23-49	01/17/23	\$ 357,500	-	0.0%
WAV Surveillance System	GSA Security	22-03-01	12/20/22	\$ 292,528	281,403	96.2%
<b>CONSTRUCTION AND CAPITAL CONTRACTS:</b>				<b>\$ 71,026,279</b>	<b>\$ 38,508,099</b>	
<b>GRAND TOTAL:</b>				<b>\$ 126,627,533</b>	<b>\$ 64,351,487</b>	

## MINOR WORK PERMIT REPORT

1/1/2023 – 1/31/2023

### PERMITS ISSUED

22-040	Cheryl Bidlingmaier	Dock/non-covered boatlift/Apollo Beach Canal/Mirabay/Apollo Beach
22-062	Delores Coe Marsh	RipRap/Little Manatee River (CBAP)/Ruskin

### REVISIONS

15-015	RMC Brothers-Rivers Edge Restaurant	Marina Dock Expansion with Lease/Alafia River/Gibsonon
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### VIOLATIONS

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\*Indicates that permit was issued After-The-Fact

### PENDING APPLICATIONS SUMMARY

Appl.#	M/S	Applicant	Proposed Work
20-010	S	Port Tampa Bay	Bulkhead wall, fill, dredge Berth 214
20-015	M	Brett Emes	Maintenance dredging-Lot 57 Len-Little Harbor
20-031	M	Hillsborough County Capital Programs Dept	Replace Phillips Lane Bridge (Bridge #104320) over Kitchen Branch <b>w/ Proposed SSLs Esmt./Esmt. Required</b>
21-041	M	Elliott Glazer	Kayak lift @ 507 Islebay Drive-Apollo Beach, FL (Mirabay)
21-042	M	Mark Staffa	Riprap @ 1315 Jumana Loop-Apollo Beach, FL (Andalucia) (L&S-Kevin Pelc)
21-057	M	George Wilkes	Dock @3020 Christopher Watch Lane, Ruskin, FL (Len-Little Harbor Lot)
21-068	M	Justin Bremer	Lift @ 5717 Sea Turtle Place-Apollo Beach, FL
21-092	M	Michael Angel	Dock-lift @ 711 Pinckney Dr – Apollo Beach
22-014	M	Zayo Group	Directional bore fiber optic cable @4716 Lithia Pinecrest Road - Riverview-Alafia River <b>Required SSLs Esmt</b>
22-020	M	Pine Key Project, LLC	Dock @ Pine Key Island (aka One Beer Can Island), Gibsonon
22-024	M	Bistro Builders, Inc.	Dock @ 705 Pinckney Dr-Apollo Beach (Mirabay)
22-025	M	Smart Communication Holdings LLC	Dock/ @ 607 Pinckney Dr-Apollo Beach (Mirabay)
22-026	M	Daniel Pator	Dock- @603 Pinckney Dr-Apollo Beach (Mirabay)
22-027	M	Smart Communication Holdings, LLC	Dock- @5605 Tybee Island Dr- Apollo Beach, FL (Mirabay)
22-028	M	Smart Communication Holdings LLC	Dock @5609 Tybee Island Dr-Apollo Beach, FL (Mirabay)
22-030	M	Hillsborough County	Bridge Maintenance-Channel Armoring Fletcher Avenue over Hillsborough River-COT/COTT/Unincorp.
22-031	M	SP Tampa Causeway Partners LLC	Subaqueous utility crossing @McKay Bay-3600 Causeway Blvd.-Tampa
22-033	M	Russell Miller	Dock-lift @ 609 Pinckney Dr-Apollo Beach (Mirabay)
22-035	M	Mirasol Davis Islands LLC – Carrier 2 – Mirasol LLC	Dock/fingerpier/boatlift/boardwalk @ 84 Davis Blvd. Tampa
22-037	M	Irvin Jackson	Boatlift on existing dock structure @5725 Sea Trout PL –Apollo Beach (Mirabay)
22-039	M	Hillsborough County	Bridge Maintenance – channel armoring @ Morris Bridge @ Hillsborough River

<b>Appl.#</b>	<b>M/S</b>	<b>Applicant</b>	<b>Proposed Work</b>
22-046	M	Paradise Group of Countryside LLC	Floating Docks@9022 W. Hillsborough Avenue-Tampa
22-047	M	Scott Sefton	Riprap @1301 Alhambra Dr.- Apollo Beach
22-049	M	Steven & Regina Barnes	Jetski lift-access walkway @ 811 Islebay Dr-Apollo Beach
22-051	M	MacDill Air Force Base	Pipeline – 5500 Commerce Street-Tampa
22-054	M	Florida Fish & Wildlife	Data Buoy – NE Side of Egmont Key
22-057	M	Andalucia Master Association	Extend pier/install lift @1303 Puerto Drive-slip C-6-Apollo Beach, FL
22-058	M	Andalucia Master Association	Extend pier/install lift/add double ski lift @1303 Puerto Drive-slip C-7-Apollo Beach, FL
22-059	M	Mark Thieme	Non-covered boatlift with dock extension @ 613 Balibay Rd-(Mirabay) Apollo Beach, FL
22-060	M	Stillwaters Landing Homeowners Assoc	Maintenance dredge @8819 Stillwaters Landing Drive, Riverview
22-061	M	Hillsborough County Public Works	Replace wales & catwalk @ Columbus Drive Bridge over Hillsborough River (Bridge #105504) Tampa, FL
22-063	M	Patrick Morgan	Dock/Boatlift @ 5720 Sea Trout Place- Apollo Beach
22-064	M	Tyson Apartment homes	Dock/boardwalk/riprap @ 5301 W. Tyson Street-Apollo Beach, FL
22-065	M	TECO	New Geoweb Kayak Launch Ramp @ 420 Noonan Branch Rd. & Add Kayaker Stairs to Manatee Viewing Center Tidal Walk structure @ 6990 Dickman Rd, Apollo Beach, FL
22-066	M	TPA Engineering Dept	Redevelop Berth 268 / Cruise Terminal 6 - Ybor Channel
22-067	M	Hillsborough County Public Works	Keysville Rd. Bridge Maintenance-RipRap-Channel Matting - Alafia River
23-001	M	2719 Ballast Point LLC	Lift /dock @ 3113 Christophers Watch Lane-Ruskin
23-002	M	Argos USA	Repair/replace docking structure/breasting dolphins @ 2001 Martime Blvd.-Tampa
23-003	M	Mark Nelson	Maintenance Dredge @3023 Christophers Watch Lane-Ruskin

Board Meeting  
February 21, 2023  
Environmental Department 406671

**EXPENDITURES**

Between \$50,000 - \$100,000  
01/01/2023 - 01/31/2023

COMPANY	DESCRIPTION	AMOUNT	FUNDING	ADDITIONAL INFORMATION
Communications International Inc	Security Equipment	\$ 54,206.40	Surplus	Radios and charging bays

Board Meeting  
February 21, 2023  
ID149166

**F. EXECUTIVE DIRECTOR REPORT**

**G. PRESENTATIONS**

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

**I. FUTURE PROPOSED PROJECTS**

# Future Proposed Projects

February 2023

Project Name	Current Contractor/ Consultant	Estimated Proposal/Bid Release	Estimated Board Approval
Berth 301 Design Services	NEW PROJECT	January	April
Aids to Navigation Hookers Point	NEW PROJECT	February	March
Cruise Passenger Bridges (3)	NEW PROJECT	TBD*	TBD*
Portwide Roadway Improvements Phase III Maritime Blvd.	NEW PROJECT	TBD*	TBD*

**NOTE:** This list contains possible future projects. Be advised these projects/contracts may be cancelled, delayed, or revised as required by PTB. Recently added contracts/projects are reflected in **bold**.

\* - To Be Determined

## **J. CALENDAR OF EVENTS**

**FEBRUARY 21, 2023: MARITIME INDUSTRY NIGHT**  
*HOSTED BY PROPELLER CLUB, UNIVERSITY CLUB OF  
TAMPA, 5:30 PM RECEPTION, 6:30 PM  
DINNER/PROGRAM*

**MARCH 7, 2023: QUARTERLY HARBOR TOUR**  
*PROVIDED IN PARTNERSHIP WITH YACHT STARSHIP  
VISIT [WWW.PORTTB.COM/HARBOR-TOURS](http://WWW.PORTTB.COM/HARBOR-TOURS) FOR  
MORE INFORMATION*

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

**TUESDAY, MARCH 21, 2023, 9:30 AM**  
*TO BE HELD AT:  
1101 CHANNELSIDE DRIVE, TAMPA, FL 33602  
VISIT [WWW.PORTTB.COM](http://WWW.PORTTB.COM) FOR MORE INFORMATION*

## **L. ADJOURNMENT**