



**PORT TAMPA BAY  
MONTHLY BUSINESS MEETING  
AUGUST 20, 2024 - 9:30 AM**

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**AUGUST 22, 2024 - FISCAL YEAR (FY) 2025 BUDGET WORKSHOP, PORT TAMPA BAY BOARDROOM, 10:00 AM TO 12:00 NOON**

**SEPTEMBER 4, 2024 - TENTATIVE MILLAGE RATE AND FISCAL YEAR 2025 BUDGET PUBLIC HEARING, PORT TAMPA BAY BOARDROOM, 5:01 PM**

**SEPTEMBER 13, 2024 - QUARTERLY EDUCATIONAL HARBOR TOUR - MEET THE TENANTS, 10:00 AM - 12:00 PM ON YACHT STARSHIP, REGISTRATION OPENS AT 10:30 AM ON AUGUST 30, 2024, AT [www.porttb.com/harbor-tours](http://www.porttb.com/harbor-tours)**

**SEPTEMBER 19, 2024 - FINAL MILLAGE RATE AND FY 2025 BUDGET  
PUBLIC HEARING, *PORT TAMPA BAY BOARDROOM, 5:01 PM***

**K. DATE OF NEXT REGULAR BUSINESS MEETING**

**REGULAR MONTHLY BUSINESS MEETING, TUESDAY, SEPTEMBER 17, 2024, AT  
9:30 AM IN PORT TAMPA BAY BOARDROOM**

**L. ADJOURNMENT**

**A. INVOCATION AND PLEDGE OF ALLEGIANCE**

**PUBLIC COMMENT**

**B. APPROVAL OF MINUTES**

**RECEIPT OF MINUTES OF THE JUNE 18, 2024  
BOARD MEETING**

**PRESENTATION OF CARGO AND CRUISE  
QUARTERLY REPORT**

**PRESENTATION AND RECEIPT OF  
FINANCIAL STATEMENT**

**BUSINESS MEETING  
JUNE 18, 2024, 9:30 AM**

Mr. Chad Harrod, Chairman, called the Port Tampa Bay (PTB) Business Meeting to order at 9:33 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; Mr. Ted Conner, Commissioner; and The Honorable Mayor Jane Castor, Commissioner. Port Tampa Bay Commissioner's Seats #4 and #6 are currently vacant.

The following PTB senior management staff members attended in person; Mr. Paul Anderson, President and CEO; Mr. Charles Klug, Principal Counsel; Mr. Raul Alfonso, Executive Vice President and Chief Commercial Officer; Mr. Mr. Brian Giuliani, Chief Operating Officer; Mr. Phillip Lawson, Director of Finance and acting Chief Financial Officer; Mr. Wade Elliott, Senior Vice President of Marketing and Business Development; Mr. Patrick Blair, Vice President of Engineering; Mr. Ed Washington, Vice President of Real Estate; Mr. Greg Lovelace, Vice President of Business Development; Mr. Karl Strauch, Vice President of Marketing; Ms. Joanne Toledo, Vice President of Human Resources; Ms. Laura Lenhart, Vice President of Government Affairs; Mrs. Ryan Fierst, Vice President of Legal Affairs; Mr. Matt Thompson, Vice President of Operations; Mr. Thomas Hobbs, Chief of Staff; and Mr. Ken Washington, Chief Information Officer.

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**

Dr. Malcom Klein, resident on Davis Islands, requested that Tampa Port Authority require Mirasol LLC (Mirasol Apartments on Davis Islands and neighbor to Dr. Klein) submit a revision to Minor Work Permit 22-035 for its project due to "misleading information, omissions, and violations including unauthorized encroachment of their property on my riparian property." Dr. Klein continued by stating his list of objections.

The public comment sign-in sheet is Attachment 2.

**B. APPROVAL OF MINUTES OF THE MAY 21, 2024, BOARD MEETING**

Mayor Castor, seconded by Commissioner Mai, moved to approve the minutes as presented. The motion was carried unanimously.

**PRESENTATION AND RECEIPT OF THE FINANCIAL STATEMENT FOR EIGHT MONTHS ENDING MAY 31, 2024**

Mr. Phillip Lawson, Director of Finance, presented the financial statement and reviewed specific line items.

Mayor Castor, seconded by Commissioner Conner, moved to receive the financial statement for eight months ending May 31, 2024. The motion was carried unanimously.

**C. APPROVAL OF THE CONSENT AGENDA**

1. **APPROVAL OF AGUNSA TAMPA TERMINAL LLC – MARINE TERMINAL OPERATOR LICENSE AGREEMENT**
2. **APPROVAL OF LEASE AGREEMENT WITH QUALITY CONTAINER TRANSPORT, INC.**
3. **APPROVAL OF CONSENT TO SUBLEASE FROM NORTH ATLANTIC INTERNATIONAL OCEAN CARRIER, INC. TO QUALITY CONTAINER TRANSPORT, INC.**
4. **APPROVAL OF EPC MINOR WORK PERMIT NO. 78320 – REQUEST FOR VARIANCE FOR ADDING A BOAT LIFT TO SHARED DOCK AT 1153 ABBEYS WAY, TAMPA, FL**

Commissioner Conner, seconded by Mayor Castor, moved to approve the Consent Agenda as presented. The motion was carried unanimously.

**D. REGULAR AGENDA**

1. **APPROVAL OF TENTATIVE MILLAGE RATE FOR FISCAL YEAR (FY) 2025**

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

In response to Commissioner Mai's question regarding the estimated increase in property tax revenues over FY 2023, Mr. Lawson stated that the Property Appraiser's office provides tentative estimates of property values in May with better estimates being provided in July. Mr. Lawson continued that the updated estimates in July are typically very close to the May information.

In response to Chairman Harrod's question regarding the millage rate process, Mr. Charles Klug explained that if the proposed rate of \$0.0770 is approved at this meeting, the Board could determine it would like to raise that rate however, there would need to be a public notice process with a detailed justification. The millage rate could be lowered without further notice and justification.

Commissioner Allman, seconded by Commissioner Conner, moved to authorize the Port President/CEO, or his designee, to submit the tentative millage rate not to exceed \$0.0770 per\$1,000 valuation to the Hillsborough County Property Appraiser. Final approval of the FY2025 millage rate will be subject to Board approval subsequent to the public hearings to be held in September of 2024. The motion was carried unanimously.

## **2. APPROVAL OF RANKING OF FIRMS AND CONTRACT AWARD FOR PROVIDER OF INSURANCE BROKER SERVICES RFP 004-24**

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

Mr. Lawson introduced Mr. Phillip Altemus and Mr. Nick Terlecki, both representatives of Arthur J. Gallagher Risk Management Services, LLC (AJG). Mr. Altemus and Mr. Terlecki thanked the Board and staff for the opportunity to provide Insurance Broker Services to Port Tampa Bay. Mr. Altemus also described AJG's experience, background, and other Florida port clients and terminal operators.

There was discussion regarding the increased fee over previous years for Insurance Broker Services. In response to Commissioner Mai's concern regarding the additional \$100,000 fee increase versus the proposed benefit, Mr. Altemus noted that, in addition to insurance broker services, AJG would also provide insurance consulting services.

In response to Chairman Harrod's question regarding how the "insurance consulting services" is utilized, Mr. Lawson explained that staff may contact AJG for assistance in determining insurance needs.

Mr. Altemus explained some areas AJG could produce a reduction in premiums and stated that the savings in reduced premiums could offset the annual fee, which would result in overall savings for Port Tampa Bay. Further discussing led to Mr. Altemus explaining that he would review PTB coverages and move more of PTB policies from US underwriters to Lloyd's of London underwriters, which have a more specific port/maritime specialty. Mr. Altemus continued describing additional ways to reduce premiums for PTB policies stating that he would pursue capped deductibles. Having capped deductibles also reduces potential costs after a catastrophic event. Mr. Altemus also noted that AJG only works with underwriter companies with an AM Best rating of not less than A-, with Lloyd's of London being currently rated A+.

Commissioner Mai continued that he was not opposed to AJG but needed more time to study its proposal. Commissioner Conner stated that the \$100,000 fee increase would be worth the quality of service to be provided.

In response to Commissioner Conner's question regarding whether AJG had experience with storm damage, Mr. Altemus stated that AJG had experience with storm damage claims at Port Everglades. Commissioner Conner then noted that Port Everglades still utilizes AJG's services and considered that a good reference.

Commissioner Allman and Mayor Castor expressed their approval of this item stating that the previous provider's fee was too low and that PTB staff experts reviewed the proposals.

Commissioner Allman, seconded by Commissioner Conner, moved to approve the final ranking of firms for Insurance Broker Services and authorize the Port President/CEO, or his designee, to enter into an agreement with Arthur J. Gallagher Risk Management Services, LLC as the provider of insurance broker services for one (1) year with two (2) one-year options, at a cost not to exceed \$150,000 per year, subject to review by Port counsel. If PTB staff is unable to reach an agreement with the top ranked firm, then staff would terminate negotiations with that

firm and commence negotiations with the next highest ranked firm. The motion was carried four to one, with Commissioner Mai voting “No.”

**3. APPROVAL OF AMENDMENT TO PUBLIC TRANSPORTATION GRANT AGREEMENT (PTGA) WITH THE FLORIDA DEPARTMENT OF TRANSPORTATION – FSTED FUNDS (PTGA 435130-19404 G1092)**

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

Commissioner Conner, seconded by Commissioner Mai, moved to authorize the Port President/CEO, or his designee, to (a) enter into a Public Transportation Grant Agreement with FDOT, District Seven, for \$3,280,000 (PTGA 435130-19404 g1092) for Hooker’s Point Improvements, and pay the 50% match from Port Tampa Bay Revenues, and (b) pay \$57,400 to the Florida Ports counsel.

**4. APPROVAL OF PUBLIC TRANSPORTATION GRANT AGREEMENT (PTGA #435911-19401) WITH THE FLORIDA DEPARTMENT OF TRANSPORTATION – DPTO FUNDS**

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

In response to Chairman Harrod’s question regarding why this grant did not require a Florida Ports Council fee, Mr. Blair stated that this grant was from a different state funding source that did not require FPC process thus there would not be any associated fee.

Mayor Castor, seconded by Commissioner Conner, moved to authorize the Port President/CEO, or his designee, to enter into a Public Transportation Grant Agreement with FDOT, District Seven (PTGA #435911-19401) for Port Tampa Bay’s Marine Highway Auto Terminal project in the amount of \$1,723,862, and pay the 50% matching funds from Port Tampa Bay’s revenues, subject to review by Port counsel. The motion was carried unanimously.

**5. APPROVAL OF PUBLIC TRANSPORTATION GRANT AGREEMENT (PTGA #435913-19401) WITH THE FLORIDA DEPARTMENT OF TRANSPORTATION – DDR FUNDS**

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

In response to Commissioner Mai’s question regarding whether the design included a traffic signal on US 41 at the South Bay location, Mr. Blair stated that the design and permitting included a traffic signal and that as soon as the required threshold is met, PTB will submit the request to the City to have the traffic signal installed.

In response to Commissioner Mai’s question regarding whether there were any permitting issues, Mr. Blair stated that there had not been any issues with permitting on this project.

Mayor Castor, seconded by Commissioner Conner, moved to authorize the Port President/CEO, or his designee, to enter into a Public Transportation Grant Agreement with FDOT, District Seven (PTGA #435913-19401) for Southbay road, utilities, turning lane and signalization project in the amount of \$1,723,831 and pay 50% matching funds from Port Tampa Bay’s revenue sources, subject to review by Port counsel. The motion was carried unanimously.

Mr. Anderson commented on the grant funding for projects related to items D3-D5, thanking the support of the Florida Department of Transportation in investing in port and noting the economic impact of these projects.

**6. APPROVAL OF CONTRACT AWARD FOR DISASTER RECOVERY UNIT PRICE CONTRACT TO BELFOR USA GROUP, INC.**

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

In response to Commissioner Mai's question regarding whether the fee schedule would apply during the full-term of the contract years, Mr. Thompson confirmed that the fee schedule would remain the same.

Mayor Castor, seconded by Commissioner Mai, moved to authorize the Port President/CEO, or his designee, to negotiate a disaster recovery services unit price contract with Belfor USA Group, Inc. to provide priority disaster recovery services for an initial term of three (3) years with two (2) consecutive one (1) year renewal options, for the rates and materials set forth in the attached schedule, and pay a retainer fee of \$10,000 for the first year and \$10,000 for each year thereafter, subject to review by Port counsel. The motion was carried unanimously.

**7. APPROVAL OF FINAL RANKING AND AGREEMENT FOR ENGINEERING CONSULTANT SERVICES FOR METROPORT DEVELOPMENT DESIGN – RFQ NO. 005-24**

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

In response to Chairman Harrod's question regarding the timeline for the project, Mr. Blair stated that the next steps would be contract negotiation, permit awarded in early 2025 with project completion anticipated in two years.

In response to Commissioner Mai's question regarding whether PTB staff included Department of Environmental Protection and the U.S. Army Corps of Engineers, Mr. Blair stated that staff met with both of those agencies.

Commissioner Allman, seconded by Mayor Castor, moved to approve the final ranking of firms as shown in this agenda item for the Metro Port Development Design Services, RFQ No. 005-24; authorize staff to negotiate an agreement with the top ranked firm in accordance with the terms listed in this agenda item; authorize the Port President/CEO, or his designee, to execute the negotiated agreement with project funding for FY2024 in an amount not to exceed \$500,000, all subject to review by Port counsel. If PTB staff is unable to reach an agreement with the top ranked firm, then staff would terminate negotiations with that firm and commence negotiations with the next highest ranked firm. The motion was carried unanimously.

**8. APPROVAL OF AWARD OF CONTRACT TO CONSTRUCT BERTH 214 WHARF**

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

In response to Chairman Harrod's question regarding the construction timeline, Mr. Blair stated that construction should take approximately 18 months and that construction could be completed in 2026.

Commissioner Allman, seconded by Commissioner Conner, moved to authorize the Port President/CEO, or his designee, to execute a contract with Russell Marine, LLC for the Berth 214 Wharf, in an amount not to exceed \$2,364,750 for any unforeseen conditions that may arise during construction. Also authorize a work order with Moffat & Nichol, Inc. for construction support services in the amount of \$240,039, with funds from the General Engineering Consultant contract, all subject to final review by Port counsel. The motion was carried unanimously.

#### **E. RECEIPT OF REPORTS**

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

Commissioner Mai, seconded by Mayor Castor, moved to receive reports as presented. The motion was carried unanimously.

Mayor Castor left the meeting at 11:13 am.

#### **F. EXECUTIVE DIRECTOR REPORT**

Mr. Anderson reported the USF College of Nursing Port of Tampa Seafarer Clinic has officially opened. This is a first-of-its-kind clinic and will provide potentially life-saving healthcare to global maritime workers who travel through the port. Seafarers are international maritime workers aboard cargo and cruise ships, who are sometimes at sea for months at a time. Many come from impoverished countries and are unable to access reliable healthcare. Mr. Anderson continued that this partnership between Port Tampa Bay and USF will lead the way for maritime healthcare across the globe. The clinic is open to the entire maritime community and provides a variety of care. More information is available at [www.porttb.com](http://www.porttb.com).

Mr. Anderson stated that Port Tampa Bay, including Executive Vice President and Chief Commercial Officer, Raul Alfonso, took part in the CREW Tampa Bay Economic Summit. Mr. Alfonso met with Mr. Bill Cronin, President & CEO of Pasco County's EDC who took part in a panel with the Mayors of Tama, St. Petersburg and Clearwater. The event focused on our region's collective strengths, challenges, and opportunities and highlighted how to work together to make the Tampa Bay region a great place to live, work and play.

Mr. Anderson reported that PTB Vice President of Operations, Matthew Thompson, represented Port Tampa Bay at U.S. Senator Rick Scott's hurricane preparedness press conference this month. Over the years, PTB has developed several emergency plans tailored to the unique needs of our expanding maritime community. This year, PTB consolidated and enhanced these plans into the Comprehensive Emergency Management Plan (CEMP), a robust all-hazards blueprint designed to guide staff and emergency responders through any incident or event. Mr. Anderson continued that this shared focus on hurricane readiness is not just about protecting the port: it is about safeguarding the critical supply chains that serve the entire state of Florida.

Mr. Anderson stated that CITY Furniture hosted Port Tampa Bay staff on a tour of its new office and distribution center on I-4 just outside of Plant City. This state-of-the-art facility was built to supply the growing demand for the furniture business in Florida. CITY Furniture is growing larger all the time, with new stores opening all over central Florida. CITY Furniture has 1.2 million square feet of distribution center space in Plant City, along the Tampa/Orlando I-4 Corridor.

Mr. Anderson reported the success of the 9<sup>th</sup> Annual Tampa Bay Safety Summit. From learning about exciting new technology to networking and impressive first aid kits that each attendee was provided, staff hopes everyone enjoyed the event this year. Attendees received great presentations from Ports America, Red Cross, and Tampa International Airport. Port Tampa Bay's Vice President of Security, Mark Dubina, also introduced the event's keynote speaker, Hillsborough County Sheriff Chad Chronister, who spoke about how crucial safety is to the growing regions. This statewide conference shares best practices and information among first responders and inter—government agencies in transportation. Once attendees visited the great sponsors and settled in, opening remarks were given by Port Tampa Bay's Chief Operating Officer, Brian Giuliani.

Mr. Anderson stated that Margaritaville at Sea has arrived! Earlier this month, a celebration was held, during which Savannah Buffett, Jimmy's daughter, was named the ship's official godmother and the ship was formally added to their fleet. Mr. Anderson stated he had the wonderful opportunity to tour the ship and noted that it will be a wonderful addition to PTB's cruise offerings. The newly designed Margaritaville at Sea *Islander* set sail on her inaugural voyage on June 14, departing from Port Tampa Bay to Cozumel, Mexico, on a four-night journey. The fully reimagined ship spans 12 passenger decks, accommodating up to 2,650 passengers and offers an array of new dining, entertainment and island destinations. Following the inaugural sailing to Cozumel, the new flagship vessel will continue to sail four- and five-night cruises to Key West and Mexico. In 2025, the ship will add the additional island hot spots of Belize, Jamaica, and Grand Cayman on extended six- and seven-night itineraries. Margaritaville at Sea will call our port year-round. Each 2,500-passenger cruise ship, the average size vessel that sails from Port Tampa Bay, brings an economic impact of more than \$400,000 to the region's tourism industry.

## **G. PRESENTATIONS**

### **LEGISLATIVE UPDATE**

Ms. Laura Lenhart introduced representatives from Port Tampa Bay's two state legislative consulting firms and one federal legislative consulting firm as follows: Capital City Consulting's Mr. Justin Day and Mr. Andrew Ketchel; The Advocacy Group's Messrs. Stephen Shiver and Steve Schale; and Van Scoyoc Associates' Mr. Harry Glenn.

Mr. Shiver outlined the Florida budget and reviewed the status of passed bills as of 06/17/2024. Mr. Shiver also presented a 2024 election cycle overview. Mr. Shiver then presented 2024 Legislation Transportation Highlights and other policy issues. Mr. Schale presented issues to follow for 2025 Legislative Session and reviewed the upcoming leadership in the Florida House, Senate and Executive Branch.

Mr. Day reviewed funding sources for seaports including FPFC 1996 Bond Refinance, FSTED, SIS, GM, SPII and other FDOT allocations in FDOT 5-year Work Program as well as FDOD Intermodal Development / Grants Program.

The State Legislative Update presentation is Attachment 3.

Mr. Glenn outlined a report on federal activities, which included an Appropriations Update and ongoing work with US Army Corps of Engineers. Mr. Glen also reviewed the next steps with regards to WRDA 2024.

The Federal Legislative Update Presentation is Attachment 4.

Mr. Anderson thanked the legislative partners for their reports.

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

### **ANNUAL ELECTION OF OFFICERS**

Commissioner Conner stated that the current slate of officers had served the Board very well.

Commissioner Conner, seconded by Commissioner Allman moved to retain the current slate of officers. The motion was carried four to zero with Mayor Castor being absent.

The 2024-2025 Tampa Port Authority, d/b/a Port Tampa Bay, Board of Commissioners officers are as follows: Chairman, Chad Harrod; Vice Chairman, Hung Mai; and Secretary/Treasurer, Patrick Allman.

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

Commissioner Allman stated that Mr. Juan Martinez, of security firm Martinez and Company, Inc. (Martinez) has spoken to him regarding Port Tampa Bay's Small Business Enterprise (SBE) policy. Commissioner Allman noted that Martinez is the incumbent for PTB's SBE Set-Aside Uniformed Security Guard Services Agreement and that Martinez was concerned that they would no longer qualify as an SBE firm under current PTB policy.

Commissioner Allman moved to change Port Tampa Bay's SBE policy to increase the revenue earnings for the previous three years from \$3 million to \$5 million for service-related firms and from \$5 million to \$8 million for construction firms. Commissioner Allman continued that this would mirror Hillsborough County's SBE Policy.

There was discussion relating to the process for changing the SBE policy. Mr. Anderson and Chairman Harrod both praised Martinez for its quality of service yet stated they preferred firms approach PTB staff regarding a request for a change in policy. Commissioner Mai asked to have staff review the policy and bring an update to the Board at a future meeting. With further discussion, Mr. Klug explained that staff could bring an updated policy to the Board at a subsequent Board meeting.

Commissioner Allman withdrew his motion and moved to renew the agreement with Martinez for an additional year.

## **I. FUTURE PROPOSED PROJECTS**

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

**CALENDAR OF EVENTS**

Mr. Anderson noted the following events.

**JUNE 20, 2024 – PROPELLER CLUB PORT OF TAMPA LEADERSHIP NIGHT, *Hotel Flor Tampa Downtown, 5:30 pm***

**JULY 12, 2024 – QUARTERLY EDUCATIONAL HARBOR TOUR – ENVIRONMENTAL STEWARDSHIP, *Registration opens at 10:30 am on June 26, 2024 at [www.porttb.com/harbor-tours](http://www.porttb.com/harbor-tours).***

**J. NEXT MEETING**

Chairman Harrod announced the next regular business meeting will be on Tuesday, August 20, 2024, at 9:30 am, and announced there would be no meeting in July. Chairman Harrod also stated information regarding that meeting will be posted online at [www.porttb.com](http://www.porttb.com).

**K. ADJOURNMENT**

With no further business, the meeting was adjourned at 12:03 p.m.

ATTEST:

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

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

**PORT TAMPA BAY BUSINESS MEETING**  
**JUNE 18, 2024 – 9:30 a.m.**

**PUBLIC ATTENDANCE SIGN-IN SHEET**

<u>NAME</u>	<u>BUSINESS</u>
MALCOLM KLEIN	PERSONAL
Richard Tapp	STING RAY MARITIME
Steve Finnesy	Tampa Port Ministries
Jare White	TBHS
Philip Erblan	Stantec
SHAWN BROWN	PTB
BETH WATSON	PTB
SEAN VANDEDRINCK	RUSSELL MARINE
Arthur Savino	A.R. Savage & Son
Mike Freiner	HDR
TOBIAS ROSE	TBPA
RAY CLARK	FDOT
GEORGE BOYLE	FDOT
MIKE STRICKLAND	BELFOIL
Brad Brump	Mosaic
Bill Kozub	MA/AUS

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# PORT TAMPA BAY BUSINESS MEETING

JUNE 18, 2024 – 9:30 a.m.

## IN-PERSON PUBLIC ATTENDANCE SIGN-IN SHEET

(In person attendees)

NAME

BUSINESS

Ben Brice

HDR

John Glass

MOFFATT & NICHOL

Henry Queen

TBBT

Hans Phifer

TSA

Mark Spears

TSA

Charles Cook

Burgess & Nipke

TEVIN FREEMAN

TBPA

ANTHONY WASHINGTON

Allied Universal Services

JUAN MARTINEZ

MARTINEZ & Co

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# PORT TAMPA BAY BUSINESS MEETING

JUNE 18, 2024 – 9:30 a.m.

## PUBLIC COMMENT SIGN-IN SHEET

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

### To make comments at beginning of meeting:

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

<u>NAME / ADDRESS</u>	<u>TOPIC / AGENDA ITEM NUMBER(S)</u>
MALCOLM KLEIN 94 BALTIC CIRCLE TAMPA 33606	MWP 22-035 REQUEST FOR REVISION TO APPLICATION
_____	_____
_____	_____
_____	_____
_____	_____

16

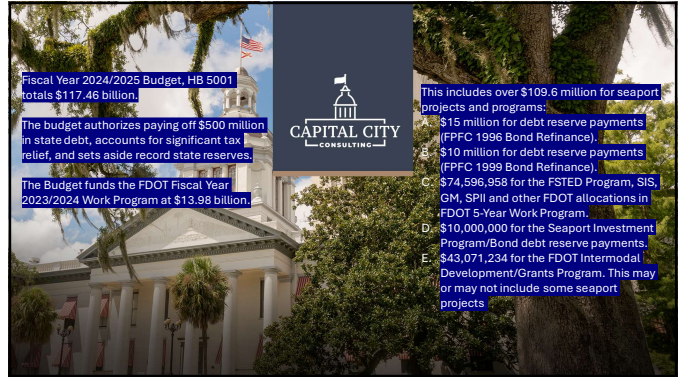
### To make comments on specific agenda items:

<u>NAME / ADDRESS</u>	<u>AGENDA ITEM NUMBER(S)</u>
_____	_____
_____	_____
_____	_____
_____	_____

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



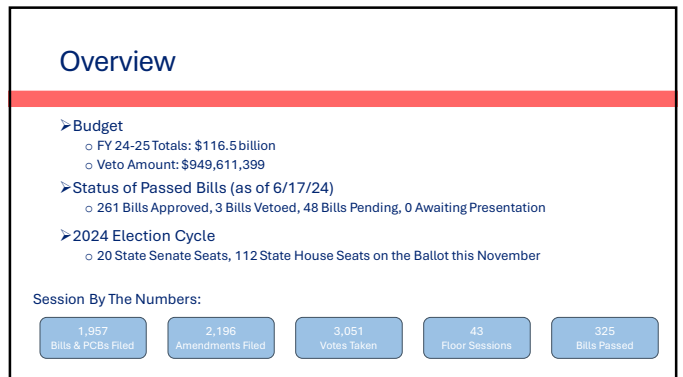
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### 2024 Legislation | Transportation Highlights

<p><b>HB 287: Transportation</b> By: Representative Tiffany Esposito</p> <ul style="list-style-type: none"> <li>➤ Limits the amount of fuel tax revenues and motor vehicle license-related fees that the Florida Department of Transportation (FDOT) may spend on public transit projects.</li> <li>➤ Amends laws relating to public-private transportation facilities and public-private partnerships to align with industry terms and practices and to improve current processes.</li> <li>➤ Revises a provision in current law relating to the use of reclaimed asphalt pavement material.</li> </ul>	<p><b>HB 1301: Department of Transportation</b> By: Representative Shane Abbott</p> <ul style="list-style-type: none"> <li>➤ Provides a \$15 million appropriation available for five (5) fiscal years to support FDOT's Intermodal Logistics Center Infrastructure Program.</li> <li>➤ Provides that certain unallocated New Starts Transit funds must be reallocated to the Strategic Intermodal System. This provision expires June 30, 2026.</li> <li>➤ Provides for direct appointment by the Governor of the Secretary of Transportation.</li> </ul>
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### 2024 Legislation | Other Policy Issues

**HB 275 | Offenses Involving Critical Infrastructure**  
By: Representative Jennifer Canady

- Specifies "critical infrastructure" to include facilities like electrical, chemical, communications, water treatment, transportation, military, and other significant sites.
- Establishes felony charges for knowingly tampering with critical infrastructure resulting in damage costing \$200 or more or causing functional impairment with similar restoration costs. Also criminalizes trespassing on critical infrastructure properties, designating it as a third-degree felony.
- Mandates civil liability for those convicted of tampering, with damages payable to the infrastructure's owner or operator equating to three times the actual damage sustained.
- Penalizes unauthorized computer or electronic device access within critical infrastructure, setting various degrees of felonies based on the severity of the act—ranging from gaining access to causing service disruption.

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### 2024 Other Policy Issues & Looking Ahead

- **HB 7013 | Special Districts**  
By: House Local Administration, Federal Affairs & Special Districts Subcommittee, Persons-Mulicka
- **HB 163/SB 608 | Dredging and Beach Restoration Projects**  
By: Representative Gossett-Seidman & Senator Rodriguez
- **SB 7076 | Transportation Network Companies**  
By: Senate Finance and Tax

**Important Dates | 2025 Legislative Session**


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### Looking Ahead | 2025 Legislative Session

➤ **Incoming Legislative Leadership:**


House Speaker Designate Danny Perez (R - Miami)	House Budget Chair Lawrence McClure (R - Dover)	Senate President Designate Ben Albritton (R - Wauchula)	Senate Budget Chair Ed Hooper (R - Clearwater)

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**PORT TAMPA BAY™**

**REPORT ON FEDERAL ACTIVITIES**  
*Presented June 20, 2023*



**VAN SCOYOC ASSOCIATES**

1



**Appropriations Update**

TAMPA HARBOR FEDERAL FUNDING  
*Army Corps of Engineers – Fiscal Year 2022/2023/2024*

Omnibus Appropriations, FY 2022  
**\$12,472,000** Operations and Maintenance


Infrastructure Investment and Jobs Act, FY 2022  
**\$1,950,000** Tampa Harbor General Reevaluation Report (GRR)  
**\$15,000,000** Operations and Maintenance

Omnibus Appropriations, FY 2023  
**\$11,754,000** Operations and Maintenance

President’s Budget Request, FY 2024  
**\$12,661,000** Operations and Maintenance

2

2




**Ongoing Work with the Army Corps**

In order to respond to Tampa’s growth projections, the Army Corps has resumed a study to identify the harbor-wide improvements needed.

General Reevaluation Report (GRR)  
3 years/\$4 million: 65%federal; 35% nonfederal


Target Completion/Congressional Authorization:  
Chief’s Report by August 2024

Inclusion in the 2024 *Water Resources Development Act (WRDA)* end of 2024



3

3



**Next Steps**

- With authorization for the harbor-wide improvement project in late 2024, the Army Corps of Engineers will need Pre-Construction Engineering and Design (PED) funding for Fiscal Year 2025.
- The Corps estimates the total cost for PED at \$20 million.
- Working with the Florida Congressional Delegation to advocate for PED funding in the President’s FY 25 budget request.

4

4



## Federal Grant Opportunities

Awarded

June 2020 -- \$19.8 million INFRA grant for Berth 214

August 2022 -- \$12.6 million RAISE grant for Berth 301.

Pending Applications

RAISE grant -- \$20,800,000 for East Port Omniport Berth and Uplands Expansion

Port Infrastructure Development Grant (PIDP) -- \$18,700,000 for East Port Omniport

U.S. Marine Highway Grant -- \$2,765,000 for the Mexico Marine Highway Auto Terminal


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## Significant Legislative Activity 118<sup>th</sup> Congress

- H.R. 3365 -- Supply Chain Improvement Act
- H.R. 3316 -- One Federal Decision for All Act
- H.R. 1836 Ocean Shipping Reform Implementation Act of 2023
- H.R. 2367 -- Truck Parking Safety Improvement Act
- Water Resources Authorization Act

6



## Port Tampa Bay Leadership on Federal Issues

- Paul Anderson now Chairman of the Board for AAPA
- Expediting the delivery of Federal resources
- Permitting reform to reduce the time from project award to construction
- Unmanned Aerial Vehicles operating in port air space
- Port Tampa Bay and all Florida ports are open for business

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# Thank You



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Port Tampa Bay  
**Port Tampa Bay Public Berths**  
**FY24 VS FY23 1st - 3rd Quarters (Oct-June)**

BULK CARGO				
	FY24	FY23	Inc(Dec)	%
COMMODITY	NET TONS	NET TONS		
DRY BULK CARGO				
CEMENT, BULK	924,465	950,889	(26,424)	-3%
GRANITE ROCK, BULK	669,884	784,913	(115,029)	-15%
LIMESTONE	1,175,805	1,197,000	(21,195)	-2%
PHOSPHATIC CHEMICAL, BULK	324,918	158,501	166,417	105%
PRILLED SULPHUR	119,810	159,654	(39,844)	-25%
<i>Other Dry Bulk Commodities</i>	<i>1,222,846</i>	<i>715,687</i>	<i>507,159</i>	<i>71%</i>
<b>Total Dry Bulk Cargo:</b>	<b>4,437,728</b>	<b>3,966,644</b>	<b>471,084</b>	<b>12%</b>
LIQUID BULK CARGO				
AMMONIA, ANHYDROUS	174,657	36,554	138,103	378%
CONCENTRATE & CITRUS JUICE	279,710	721,645	(441,935)	-61%
PETROLEUM PRODUCTS	6,225,922	6,286,606	(60,684)	-1%
SULPHUR, LIQUID	369,215	242,766	126,449	52%
SULPHURIC ACID	53,163	85,358	(32,195)	-38%
<i>Other Liquid Bulk Commodities</i>	<i>160,307</i>	<i>135,200</i>	<i>25,107</i>	<i>19%</i>
<b>Total Liquid Bulk Cargo:</b>	<b>7,262,974</b>	<b>7,508,129</b>	<b>(245,155)</b>	<b>-3%</b>
<b>TOTAL BULK CARGO:</b>	<b>11,700,702</b>	<b>11,474,773</b>	<b>225,929</b>	<b>2%</b>
GENERAL CARGO				
	FY24	FY23	Inc(Dec)	%
Commodity	NET TONS	NET TONS		
Containerized	877,332	799,990	77,342	10%
Scrap Metal	159,310	224,371	(65,061)	-29%
Steel Products	242,111	161,938	80,173	50%
<i>Other General Cargo Commodities</i>	<i>185,596</i>	<i>218,892</i>	<i>(33,296)</i>	<i>-15%</i>
<b>TOTAL GENERAL CARGO:</b>	<b>1,464,349</b>	<b>1,405,191</b>	<b>59,158</b>	<b>4%</b>
<b>TOTAL BULK AND GENERAL:</b>	<b>13,165,051</b>	<b>12,879,964</b>	<b>285,087</b>	<b>2%</b>
<b>TEUS (includes empties)</b>	<b>198,962</b>	<b>156,651</b>	<b>42,311</b>	<b>27%</b>
<b>Passengers</b>	<b>890,283</b>	<b>871,579</b>	<b>18,704</b>	<b>2%</b>
<b>No. of Cruise Ship Sailings</b>	<b>196</b>	<b>196</b>	<b>0</b>	<b>0%</b>

Data as of 8/13/2024

Subject to Change by ETA Date

## Total Port Berths

### FY24 VS FY23 1st - 3rd Quarters (Oct-June)

BULK CARGO				
	FY24	FY23	Inc(Dec)	%
COMMODITY	NET TONS	NET TONS		
<b>DRY BULK CARGO</b>				
CEMENT, BULK	1,015,282	1,000,933	14,349	1%
COAL	102,486	352,948	(250,462)	-71%
GRANITE ROCK, BULK	669,884	784,913	(115,029)	-15%
LIMESTONE	1,175,805	1,197,000	(21,195)	-2%
PHOSPHATE, ROCK/CHEMICAL	2,408,978	2,777,811	(368,833)	-13%
PRILLED SULPHUR	119,810	159,654	(39,844)	-25%
<i>Other Dry Bulk Commodities</i>	<i>1,882,319</i>	<i>1,498,649</i>	<i>383,670</i>	<i>26%</i>
<b>Total Dry Bulk Cargo:</b>	<b>7,374,564</b>	<b>7,771,908</b>	<b>(397,344)</b>	<b>-5%</b>
<b>LIQUID BULK CARGO</b>				
AMMONIA, ANHYDROUS	681,815	683,483	(1,668)	0%
CONCENTRATE & CITRUS JUICE	279,710	721,645	(441,935)	-61%
PETROLEUM PRODUCTS	13,202,435	13,699,026	(496,591)	-4%
SULPHUR, LIQUID	1,597,894	1,446,489	151,405	10%
SULPHURIC ACID	53,163	85,358	(32,195)	-38%
<i>Other Liquid Bulk Commodities</i>	<i>265,453</i>	<i>280,089</i>	<i>(14,636)</i>	<i>-5%</i>
<b>Total Liquid Bulk Cargo:</b>	<b>16,080,470</b>	<b>16,916,090</b>	<b>(835,620)</b>	<b>-5%</b>
<b>TOTAL BULK CARGO:</b>	<b>23,455,034</b>	<b>24,687,998</b>	<b>(1,232,964)</b>	<b>-5%</b>
<b>GENERAL CARGO</b>				
	FY24	FY23	Inc(Dec)	%
Commodity	NET TONS	NET TONS		
Containerized	877,332	799,990	77,342	10%
Scrap Metal	351,774	306,472	45,302	15%
Steel Products	242,111	163,396	78,715	48%
<i>Other General Cargo Commodities</i>	<i>185,596</i>	<i>228,463</i>	<i>(42,867)</i>	<i>-19%</i>
<b>TOTAL GENERAL CARGO:</b>	<b>1,656,813</b>	<b>1,498,321</b>	<b>158,492</b>	<b>11%</b>
<b>TOTAL BULK AND GENERAL:</b>	<b>25,111,847</b>	<b>26,186,319</b>	<b>(1,074,472)</b>	<b>-4%</b>
<b>VESSELS</b>				
Barge	680	701	(21)	-3%
Cruise	196	196	0	0%
Tug	722	710	12	2%
Vessel	728	755	(27)	-4%
<b>TOTAL VESSELS:</b>	<b>2,326</b>	<b>2,362</b>	<b>(36)</b>	<b>-1.5%</b>
<b>TEUS (includes empties)</b>	<b>198,962</b>	<b>156,651</b>	<b>42,311</b>	<b>27%</b>
<b>Passengers</b>	<b>890,283</b>	<b>871,579</b>	<b>18,704</b>	<b>2%</b>
<b>No. of Cruise Ship Sailings</b>	<b>196</b>	<b>196</b>	<b>0</b>	<b>0%</b>

Includes all port berths; foreign and domestic cargo

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

8/13/2024

Subject to Change

**Port Tampa Bay**  
**Budgetary Comparative Statement of Revenues and Expenses**  
**For the ten (10) months ending July 2024**

	<b>Budget</b>	<b>Actual</b>	<b>Favorable (Unfavorable)</b>	<b>%</b>
<b>Description</b>				
Port Usage Fees	50,972,077	50,582,236	(389,841)	-0.8%
Rentals	19,159,738	19,508,190	348,452	1.8%
Other Operating	363,204	426,064	62,860	17.3%
<b>Operating Revenue</b>	<b>70,495,019</b>	<b>70,516,490</b>	<b>21,471</b>	<b>0.0%</b>
Personnel	19,286,207	18,910,853	375,354	1.9%
Promotional	1,856,559	1,303,446	553,113	29.8%
Administrative	19,828,003	19,175,532	652,471	3.3%
<b>Operating Expense</b>	<b>40,970,769</b>	<b>39,389,831</b>	<b>1,580,938</b>	<b>3.9%</b>
<b>Operating Income</b>	<b>29,524,250</b>	<b>31,126,659</b>	<b>1,602,409</b>	<b>5.4%</b>
	42%	44%		
Interest Income	2,000,000	3,850,300	1,850,300	92.5%
Interest Expense	(3,060,893)	(3,059,035)	1,858	0.1%
Ad Valorem Tax Receipts	11,536,608	11,667,643	131,035	1.1%
Other, net	(1,250,463)	(647,751)	602,712	48.2%
<b>Non-Operating</b>	<b>9,225,253</b>	<b>11,811,157</b>	<b>2,585,904</b>	<b>28.0%</b>
<b>Net Income</b>	<b>38,749,502</b>	<b>42,937,816</b>	<b>4,188,314</b>	<b>10.8%</b>

## **C. CONSENT AGENDA**

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

**BACKGROUND:**

The removal of Port Tampa Bay (PTB) property from the asset records requires specific approval by the PTB Board of Commissioners. Additionally, disposition of PTB's tangible personal property, such as equipment and vehicles, owned by local governments is subject to Section 274.06, *Florida Statutes*, which states that a governmental unit's property which is obsolete or the continued use of which is uneconomical or inefficient, or which is without commercial value may be first offered to any governmental unit and then donated, destroyed, or abandoned. Further, if the value of the property is estimated to be \$5,000 or less, it may be disposed of in the most efficient and cost-effective means as determined by the governmental unit. Section 274.04, *Florida Statutes* provides that a government may exchange property with a seller as a trade-in and apply the exchange allowance to the cost of the property acquired.

**FACTS/COMMENTS:**

PTB staff has determined that the vehicles listed below are surplus and/or obsolete or no longer serve a useful function to PTB. Staff believes trading the vehicles in toward the purchase of new vehicles will result in a better return for PTB than would be realized at auction. However, should any of the vehicles not be accepted as trade-ins, staff recommends they be sent to auction for disposal.

<u>Asset No.</u>	<u>Description</u>	<u>Net Book Value</u>	<u>Disposal Method</u>
A-250	2018 Ford Escape	\$0	Auction
S-824	2008 Boat- Proline 22'	\$0	Auction
S-825	2008 Boat Trailer	\$0	Auction

**RECOMMENDATION:**

Approve removal of the referenced assets from PTB's asset records and authorize the Port President/CEO, or his designee, to declare the subject property surplus and dispose of the items in accordance with the stated methodology.

Board Meeting  
August 20, 2024  
Fleet Management 437334

**SUBJECT: EPC MINOR WORK PERMIT NO. 78779 – VARIANCE FOR AFTER-THE-FACT ROOF OVER AN EXISTING BOAT LIFT AT 7405 BAY DRIVE, TAMPA, FLORIDA**

**BACKGROUND:**

Representatives of SVC Property Management, LLC (Applicant) submitted Minor Work Permit (MWP) Application No. 78779 to the Environmental Protection Commission of Hillsborough County (EPC), pursuant to the 2009 Interlocal Agreement between EPC and Port Tampa Bay (PTB) delegating the processing and issuance of certain minor work permits. The Applicant is requesting an after-the-fact variance review for modification made to the existing private single-family residential dock structure by adding an 18-foot by 25-foot roof over the existing boatlift. The Applicant's project site is located at 7405 Bay Drive in Tampa, Florida on Mobbly Bay with a shoreline of approximately 276 linear feet. The site location falls within the Classification of Lands area designated as an Aquatic Resource Protection Area (ARPA) for the area known as Upper Old Tampa Bay, per Section IV.D.3. of the PTB Submerged Lands Management Rules (Rules). In 2014, the previous property owner at this site, Mr. and Mrs. Vidal, were issued Minor Work Permit No. 55823 by the EPC for construction of the existing approximately 550 square foot overall dock structure with a non-covered boat lift at the maximum 50-foot waterward extent, as measured from the Mean High Water elevation line.

**FACTS/COMMENTS:**

The total area covered within an ARPA for a private single-family residential dock with both a terminal platform and a covered slip cannot exceed 160 square feet within the general Resource Management Standards of the PTB Rules. In addition, no dock or pier may extend waterward of the mean or ordinary high-water line more than 50-feet or 20% of the navigable width of the waterbody at the particular location, whichever is less, for a private single-family residential dock in an ARPA. With the roof added by the Applicant, the structure's waterward extent is 51.83-feet since there is approximately 1.83-feet of roof overhang on the waterward end. The Applicant's docking facility of approximately 729 square feet does not exceed the 10 to 1 ratio for this site. The Applicant's boatlift addition is uniform with the dock structures in the surrounding community. All other aspects of the proposed structure are consistent with the Rules.

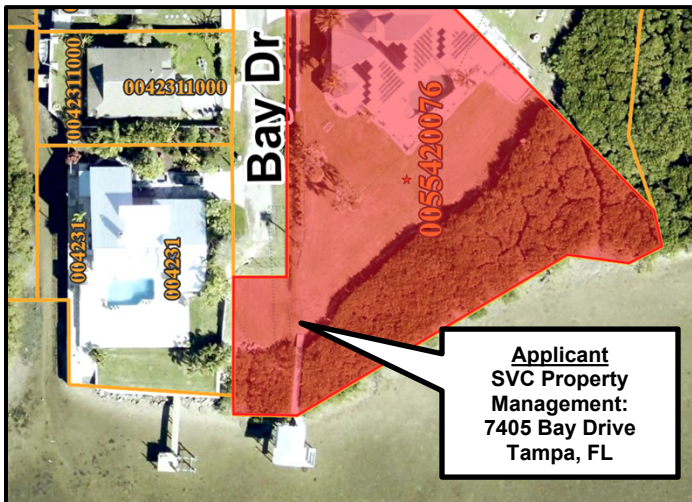
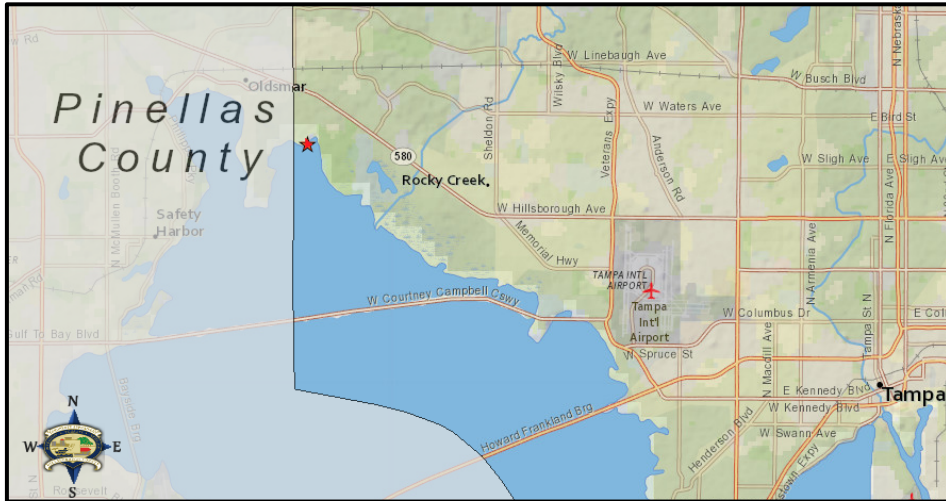
The Rules regulate the allowable size for private residential marine structures and provide for a variance procedure if certain conditions are met which assure that the proposal is not contrary to the spirit and intent of the Rules and the variance requested arises from a unique and peculiar submerged land or riparian property.

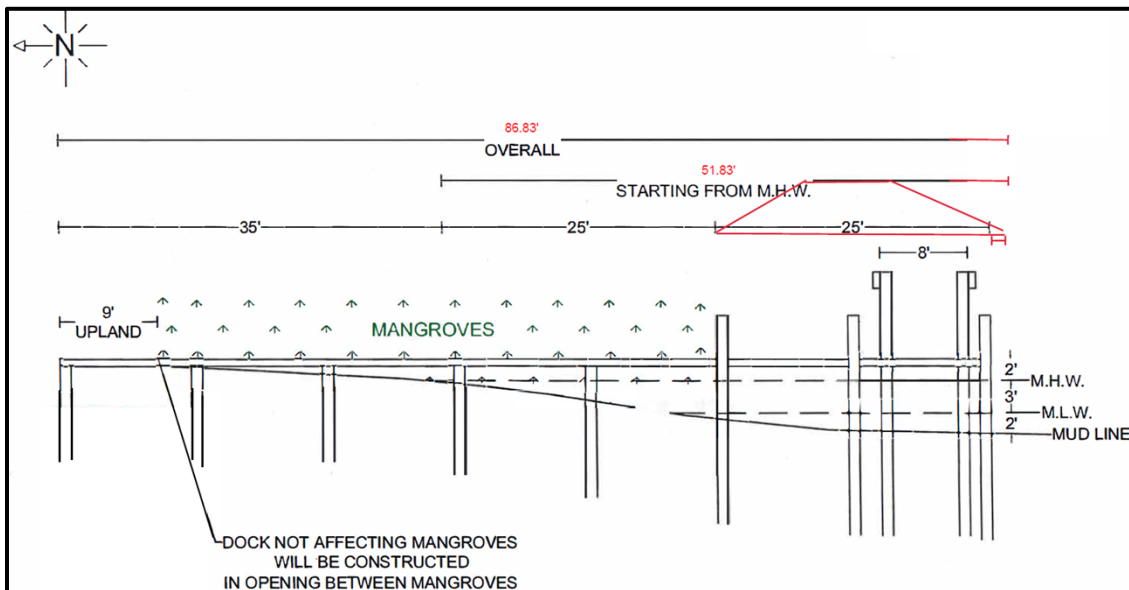
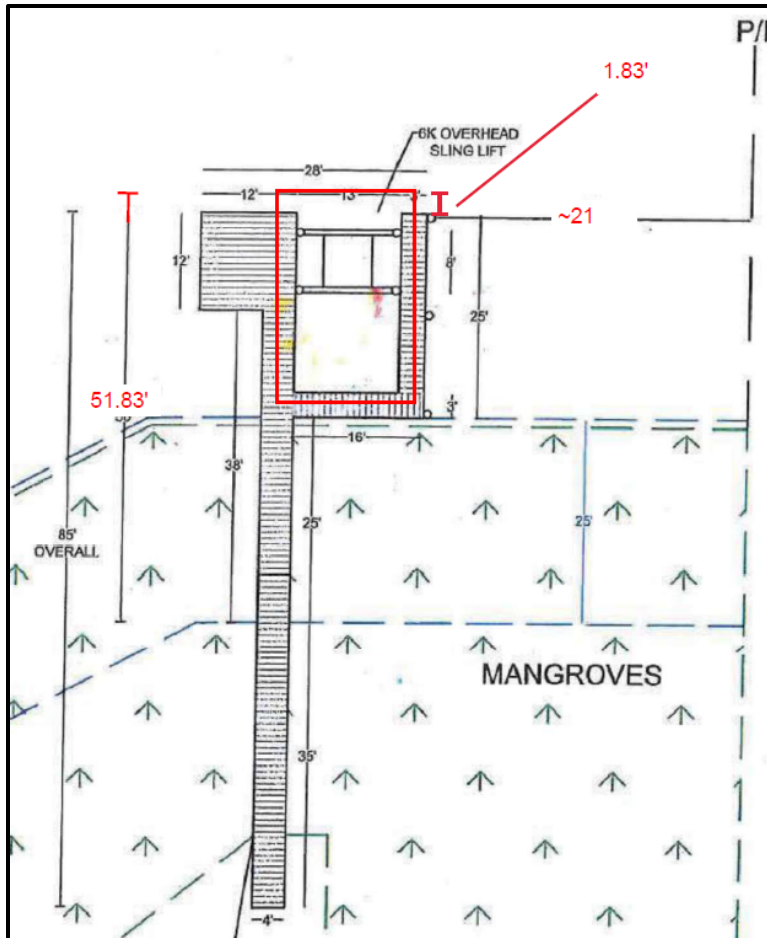
An Affidavit of No Objection for a riparian setback encroachment from one of the neighbors and a regular Affidavit of No Objection was received from the other neighbor; the application is supported by the EPC reviewing staff and PTB staff recommends approval of the variance.

**RECOMMENDATION:**

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

Board Meeting  
August 20, 2024  
Environmental 437763





**SUBJECT: ENTITY NAME CHANGE FOR WEBSITE HOSTING AND MAINTENANCE SERVICES AGREEMENT**

**BACKGROUND:**

Port Tampa Bay (PTB) retains a website company for hosting and maintenance of PTB's website(s). PTB has a Website Development and Website Hosting Services Agreement with GSL Solutions, Inc. that expired on October 31, 2023.

**FACTS/COMMENTS:**

In accordance with PTB policy, staff advertised a Request for Proposals (RFP) for hosting and maintenance services on December 29, 2023, on DemandStar (PTB's electronic procurement program, as well as in the Tampa Bay Times, the Florida Sentinel Bulletin and the La Gaceta. On February 20, 2024, the Board awarded the contract to Pantheon Solutions, Inc. for a term of one year with two extension options of one year each, with a not-to-exceed annual amount of \$45,000 annually; however, entity name of the proposer was changed to Most Investments, LLC, d/b/a Pantheon Software, with the same principals.

**RECOMMENDATION:**

Authorize the Port President/CEO or his designee to execute a contract with Most Investments, LLC, d/b/a Pantheon Software, for Website Hosting and Maintenance Services, for a not-to-exceed amount of \$45,000 per annum.

Board Meeting  
August 20, 2024  
Marketing 437796

**SUBJECT: EXTENSION OF THE VIDEO PRODUCTION SERVICES AGREEMENT WITH SHOOTING STARS POST, INC.**

**BACKGROUND:**

Port Tampa Bay (PTB) retains a video production company to represent PTB with a high-quality visual identity through video production services that are strategically placed in multi-media channels for distribution. At its meeting on August 15, 2023, the PTB Board awarded the Video Production Services Agreement to Shooting Stars Post, Inc. (Shooting Stars) for an initial term of one (1) with two (2) extension options of one (1) year each with an amount not to exceed \$90,000. The initial term of the contract commenced on September 1, 2023, and expires on August 31, 2024. PTB and Shooting Stars would like to exercise the first extension option extending the contract to August 31, 2025.

**FACTS/COMMENTS:**

PTB's video production and library is a critical component to both the trade and the consumer-facing side of our business. Sight, sound, and motion is critical in today's world in capturing the attention of our audience in various multimedia channels and is imperative to the strategic goals of Marketing and Business Development.

Shooting Stars Post has provided consistent services that help support our efforts to promote PTB'S the Port Tampa Bay brand both locally and internationally. Shooting Stars has been instrumental in assisting PTB maintain a consistent and synergistic look and feel to its video productions and in the furtherance of PTB's brand.

This past year Shooting Stars has completed digital video presentation(s) and has supplemented PTB's video library with updated vignettes as new cargos, ships, services, land developments, and tenants were added to PTB's diverse business lines and operations. In addition, Shooting Stars have documented new ship arrivals and supported a new execution for our tradeshow video presentation.

The contract extension would be for one (1) additional year (September 1, 2024 to August 31, 2025) for an amount not to exceed \$90,000.00. The funding for this contract was included in the approved FY24 Operating Budget.

**RECOMMENDATION:**

Authorize the Port President/CEO, or his designee, to execute a one (1) year extension of the Agreement for Video Production Services for the period commencing September 1, 2024, through August 31, 2025, with Shooting Stars Post, Inc., for an amount not to exceed \$90,000.00, subject to review by Port counsel.

Board Meeting  
August 20, 2024  
Marketing 437884

**SUBJECT: SITE IMPROVEMENTS PERMIT TO SPECTRUM SUNSHINE ST. LLC**

**BACKGROUND:**

Port Tampa Bay's (PTB) policy for Site Improvements Permits establishes guidelines for tenants and other users of PTB lands to obtain PTB's permission before constructing any improvements on PTB lands. The policy requires that PTB's Board of Commissioners must approve all improvements or modifications on PTB lands with an estimated construction cost in excess of \$200,000.00 or that involve the granting of an easement.

**FACTS/COMMENTS:**

Spectrum Sunshine State LLC has submitted a site improvements permit application for the installation, maintenance and repair of underground fiber optic cable by directional bore and hand trench and placement of flush mount pull boxes, equipment, facilities and other communications accessories at 848 McClosky Blvd., at the location shown on the attached exhibit.

PTB staff has reviewed the application, determined that the proposed location of improvements does not have any conflicts, and recommends approval of the site improvements permit and the granting of the associated utility easement.

**RECOMMENDATION:**

Approve the site improvements permit and authorize the Port President and CEO to execute the applicable utility easement with Spectrum Sunshine St. LLC for the placement of underground fiber optic cable and flush mount pull boxes as described in this agenda item, subject to review by Port counsel.

Board Meeting  
August 20, 2024  
Engineering 437852

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### PORT OF TAMPA GENERAL NOTES

- (1) CONTRACTOR TO COORDINATE ALL WORK WITH THE UTILITY COMPANIES IN ORDER TO PREVENT DAMAGE TO EXISTING UTILITIES. ALL UTILITIES SHALL BE MARKED AND DEPTH SHALL BE VERIFIED PRIOR TO CONSTRUCTION. CALL 813-246-4247.
- (2) SUBURBS AND DRIVEWAYS TO BE DIRECT JETTED AS NECESSARY.
- (3) ALL CONSTRUCTION, MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE LATEST EDITION OF THE SPECIFICATIONS.
- (4) DEPARTMENT OF PUBLIC WORKS, UTILITIES INSPECTION DIVISION SHALL BE NOTIFIED THREE (3) WORKDAYS PRIOR TO ANY CONSTRUCTION OF CONSTRUCTED INFRASTRUCTURE.
- (5) CONTRACTOR SHALL PREPARE ALL GRASSES AREAS TO EXISTING CONDITIONS.
- (6) MAINTAIN MINIMUM (5) FEET OF SEPARATION FROM ALL WATER LINES.
- (7) THESE DRAWINGS ARE INTENDED FOR PERMIT PURPOSES ONLY AND ARE NOT FOR CONSTRUCTION USE.
- (8) THESE DRAWINGS ARE FOR PERMITTING PURPOSES ONLY. UTILITY LOCATIONS SHOWN ON THESE PLANS ARE PROPRIETARY AND FROM UTILITY RECORD INFORMATION.
- (9) NO EXCAVATION SHALL BE PERFORMED WITHIN 10 FEET OF PROTECTED TREES OR FOR GRAND CANES. ALL UTILITY INSTALLATION SHALL BE PLACED BY DIRECT-BORING UNDER TREES, BEHIND THE CURB OF THE PROTECTIVE BOULDER.

### VICINITY MAP

SECTION 30 TOWNSHIP 29-S RANGE 19-E

PROJECT LOCATION

### LEGEND

<ul style="list-style-type: none"> <li>□ DIRT</li> <li>✱ ELECTRIFIC</li> <li>✱ ELEC</li> <li>X GAS</li> <li>X POWER POLE</li> <li>○ CONCRETE FOUNDATION</li> <li>○ 12" - 18" HOLE</li> <li>○ FIRE HYDRANT</li> <li>□ CURB/RT</li> </ul>	<ul style="list-style-type: none"> <li>— CENTERLINE</li> <li>— 12" / 18"</li> <li>— DRAIN</li> <li>— MAN</li> <li>— WATER</li> <li>— FURNACE</li> <li>— FISH</li> <li>— SEWER</li> <li>— RAIL</li> </ul>
---	--

APPLICATION FOR TAMPA PORT AUTHORITY PERMIT TO PLACE BURIED CABLE AND CONDUIT WITHIN THE ROW OF MCGLOORY BLVD.			
DRAWING	DATE	DATE	DATE
SECTION 30	TOWNSHIP 29-S	RANGE 19-E	
OWNER	PROJECT		
Spectrum	ORDER	PRINT	1 OF 3

**SUBJECT: STANDARD WORK PERMIT APPLICATION #23-048 – PORT TAMPA BAY (PTB) ENGINEERING DEPARTMENT FOR BERTH 218 DEVELOPMENT AT THE SOUTHWEST CORNER OF HOOKER’S POINT, TAMPA, FLORIDA**

**BACKGROUND:**

The Tampa Port Authority, d/b/a Port Tampa Bay (PTB), Engineering Department, has applied for a standard work permit to the PTB Environmental Department for a marine construction project that has been assigned Standard Work Permit Application No. 23-048 for the construction of Berth 218 vessel cargo terminal. Berth 218 wharf development construction activities consist of an approximately 481-foot by 125-foot concrete deck encased by an approximately 731 linear foot steel sheet pile bulkhead with backfilling of approximately 50,210 cubic yards of submerged lands and associated breasting dolphins and access ramps located at the southwest corner of Hooker’s Point on Cut “C” Channel, south adjacent to Berth 219 at 4219 Maritime Boulevard in Tampa, Florida.

To alleviate ship congestion at Berth 219 on the south end of Hooker’s Point, Port Tampa Bay (PTB) requires the construction of this new berth located south of the existing Berth 219 terminal. In addition to the new 60,125 square foot berth, the existing cement unloading barge that is moored at Berth 219 will be shifted south to allow for a 75-FT clearance between vessels at the new Berth 218 and existing Berth 219 when moored for improved unloading of product from the cargo vessel.

**FACTS/COMMENTS:**

The project is in review for approval by the Environmental Protection Commission (EPC) of Hillsborough County for the wetland/surface water impact environmental review and has been deemed consistent with the *Imagine 2040: Tampa Comprehensive Plan* by the Hillsborough County City-County Planning Commission.

A public hearing was held on July 30, 2024, and there were no comments.

**RECOMMENDATION:**

Authorize the Port President/CEO, or his designee, to execute Port Tampa Bay Standard Work Permit No. 23-048, subject to review by Port counsel.

Board Meeting  
August 20, 2024  
Environmental 436233





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: July 31, 2024

Subject: Tampa Port Authority d/b/a Port Tampa Bay Engineering Department  
Standard Work Permit Application No. 23-048 for Berth 218 Wharf

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 Tuesday, July 30, 2024 at 9:31 a.m. Attached is the transcription of the hearing along with copies of all exhibits.

Heather Eblin-Crowe  
Heather Crowe  
Hearing Officer

Date July 31, 2024

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 Standard Work Permit No 23-048.

Jackelyn Julien  
Jackie Julien  
Environmental Supervisor

Date July 31, 2024

Attachments

**PUBLIC HEARING TRANSCRIPT**  
**July 30, 2024 at 9:31 a.m.**

**Tampa Port Authority d/b/a Port Tampa Bay Engineering Department**  
**PTB Standard Work Permit Application No. 23-048**

**ATTENDEES**

Barbara Baity – Port Tampa Bay  
Patrick Blair – Port Tampa Bay  
Jose De Jesus – Port Tampa Bay  
John Glass – Moffatt & Nichol  
Mike Seifert – Port Tampa Bay

**HEARING OFFICER**

Heather Eblin-Crowe

1 **MRS. CROWE:**

2  
3 Good morning. Today is Tuesday, July 30, 2024 and this public hearing is called  
4 to order at 9:31 a.m. This hearing is held under the authority and pursuant to Chapter  
5 95-488 of the Laws of Florida. The purpose of the hearing is to hear comments from the  
6 general public and interested parties regarding the following:  
7

8  
9 **PORT TAMPA BAY STANDARD WORK PERMIT APPLICATION #23-048 FOR**  
10 **TAMPA PORT AUTHORITY, D/B/A PORT TAMPA BAY ENGINEERING**  
11 **DEPARTMENT FOR BERTH 218 WHARF**  
12

13 My name is Heather Crowe and I am employed by the Tampa Port Authority, doing  
14 business as Port Tampa Bay, and have been appointed by its Board of Commissioners  
15 to serve as a hearing officer at public hearings such as the one we are conducting today.  
16 Sitting beside me is Jackie Julien, Supervisor of Environmental Affairs Department, who  
17 will assist me in this hearing.  
18

19 **MRS. JULIEN:**

20  
21 Thank you. Tampa Port Authority, d/b/a Port Tampa Bay (PTB), Engineering  
22 Department has applied for a Standard Work Permit to the PTB Environmental  
23 Department for a marine construction project that has been assigned Standard Work  
24 Permit Application No. 23-048 for the construction of Berth 218 vessel cargo terminal.  
25 Berth 218 wharf development construction activities consist of an approximately 481-foot  
26 by 125-foot concrete deck encased by an approximately 731 linear foot steel sheet pile  
27 bulkhead with backfilling of approximately 50, 210 cubic yards of submerged lands, and  
28 associated breasting dolphins and access ramps located at the southwest corner of  
29 Hooker’s Point on Cut “C” Channel, south adjacent to Berth 219 at 4219 Maritime  
30 Boulevard in Tampa, Florida.  
31

32 To alleviate ship congestion at Berth 219 on the south end of Hooker’s Point, Port  
33 Tampa Bay (PTB) requires the construction of this new berth located south of the existing  
34 Berth 219 terminal. In addition to the new 60,125 square foot berth, the existing cement  
35 unloading barge that is moored at Berth 219 will be shifted south to allow for a 75-FT  
36 clearance between vessels at the new Berth 218 and existing Berth 219 when moored  
37 for improved unloading of product from the cargo vessel. The agent for this project is  
38 Applied Sciences Consulting and Moffatt and Nichol.  
39

40 There are eleven (11) exhibits that I would like to offer into the record:  
41

42 **Exhibit No. 1 – A copy of submitted Port Tampa Bay Standard Work Permit Application**  
43 **Number 23-048 information received on June 30, 2023.**  
44

1 **Exhibit No. 2** – Copies of Port Tampa Bay Environmental Department’s certified letters  
 2 of notice, dated October 26, 2023, that were sent to the Environmental Protection  
 3 Commission (EPC) of Hillsborough County Wetlands Division, the Planning Commission,  
 4 1500-foot radius riparian property owners in the area, and interested parties for review of  
 5 the project proposal.

6  
 7 **Exhibit No. 3** – Copy of emailed comments received on October 27, 2023 from City of  
 8 Tampa Wastewater Department stating no comments for this project.

9  
 10 **Exhibit No. 4** – Copy of the Environmental Protection Commission of Hillsborough  
 11 County (EPC) Wetlands Management Division review comments letter dated November  
 12 29, 2023 requesting additional information and separate wetland impact application  
 13 submittal to the EPC Wetlands Division for the wetland impact and mitigation review  
 14 associated with this project.

15  
 16 **Exhibit No. 5** – Copy of Hillsborough County City-County Planning Commission  
 17 resolution of this project dated December 11, 2023 indicating consistency with the  
 18 *Imagine 2040: City of Tampa Comprehensive Plan*.

19  
 20 **Exhibit No. 6** – Copy of the June 26, 2024 Port Tampa Bay Environmental Department’s  
 21 certified letter with supporting documentation for this project sent to the Executive Director  
 22 of the EPC indicating the scheduled public hearing and requesting EPC recommendation  
 23 comments for this project be provided within 30 days.

24  
 25 **Exhibit No. 7** – Copy of Port Tampa Bay Environmental Department’s certified notice  
 26 letters dated June 28, 2024 for the scheduled public hearing information for this project  
 27 sent to the EPC Wetlands Division, the Planning Commission, 1500 foot radius riparian  
 28 property owners in the area, and interested parties.

29  
 30 **Exhibit No. 8** – The legal ad that appeared in the June 30, 2024 issue of the Tampa Bay  
 31 Times advertising this public hearing.

32  
 33 **Exhibit No. 9** – Copy of review comments received via email on July 2, 2024 on behalf  
 34 of the Federal Aviation Authority stating a Height Zoning Permit is needed for this project.

35  
 36 **Exhibit No. 10** – Copy of the second EPC Wetlands Management Division review  
 37 comments letter dated July 24, 2024 Requesting Additional Information (RAI) for  
 38 evaluation of the proposed wetland impact area with Option 1 requiring a separate  
 39 wetland impact application submittal to the EPC Wetlands Division to verify the wetland  
 40 impact associated with this entire project match the previously approved Florida  
 41 Department of Environmental Protection and mitigation credits. Option 2 being a  
 42 separate wetland impact application submittal to the EPC Wetlands Division to review  
 43 proposed impacts outside of the previously approved impact area under permits issued

1 by the Florida Department of Environmental Protection (Permit No. 291520419) and U.S.  
2 Army Corps of Engineers (Permit No. 88IP-20785).

3  
4 **Exhibit No. 11** – Copy of the July 26, 2024 PTB Engineering Dept. staff email response  
5 to address EPC’s 2<sup>nd</sup> RAI letter stating that they are choosing Option 1 to document the  
6 project impacts will be similar to the FDEP review.

7  
8 That is all.

9  
10 **MRS. CROWE:**

11  
12 Thank you, Jackie, the exhibits will be entered into the record as presented.

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

15  
16 Are there any comments? Hearing none.

17  
18 A transcript will be made and furnished to the Port Authority Staff. The Staff will  
19 make a recommendation to our Board of Commissioners, which will meet on August 20,  
20 2024. If there is nothing else to come before this hearing, I declare this hearing closed at  
21 9:39 a.m.

22  
23 I, Heather Crowe, have read and approve the form of the attached transcript of the  
24 July 30, 2024 Public Hearing for Standard Work Permit No. 23-048.

25  
26 Dated on July 31, 2024.

27  
28  
29  
30 Heather Eblin-Crowe  
31 Heather Eblin-Crowe  
32 Public Hearing Officer

# Tampa Bay Times

tampabay.com

- Ad Proof -

Ad Number 0000350115-01    Ad Type CLS Legal Liner    Production Method AdBooker    Production Notes  
External Ad Number    Ad Attributes    Ad Released No    Pick Up 0000142067-01

Ad Size 2 X 40 li    Color

WYSIWYG Content

**PORT TAMPA BAY  
NOTICE OF PUBLIC HEARING**

Notice is hereby given of a public hearing to be held on July 30, 2024 at 9:30 a.m. before the Tampa Port Authority, d/b/a Port Tampa Bay at its offices located at 1101 Channelside Drive, Tampa, Florida 33602, to hear public comments regarding the following:

**Port Tampa Bay Standard Work Permit Application #23-048 Submitted by Port Tampa Bay Engineering Department for the Proposed Construction of Berth 218 Wharf Consisting of Approximately 485 Feet x 125 Feet of Concrete Deck Encased By 731 Linear Feet of Steel Sheet Pile Bulkhead With +/- 50,210 Cubic Yards of Fill Located at the SW Corner of Hookers Point; South Side Berth 219 At 4219 Maritime Boulevard, Tampa, FL; Folio #199335-0000 & 199335-0000; STR 31-295-19E; Cut "C"; Within the City of Tampa**

The permit application is on file and available for inspection at PTB offices from 8:30 a.m. until 12:00 noon and from 1:00 p.m. to 5:00 p.m., Monday through Friday (except holidays). Additional information is available online at [www.tampabayport.com](http://www.tampabayport.com). All written comments and objections directed toward the foregoing matter should be filed with Port Tampa Bay, Environmental Department, at 1101 Channelside Drive, Tampa, Florida 33602 by 12:00 p.m. (noon) on July 29, 2024. Oral comments and objections may be presented at the hearing.

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

**ANY PERSON WHO DECIDES TO APPEAL ANY DECISION OF THE PORT TAMPA BAY WITH RESPECT TO ANY MATTER CONSIDERED AT THIS PUBLIC HEARING WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH A PURPOSE, MAY NEED TO HIRE A COURT REPORTER TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.**  
*Published June 30, 2024* (350115)

Run Date 06/30/2024    Product Tampa Bay Times    Placement Legals - CLS    Position Legal    Zone BL-Hillsborough

# SIGN-IN SHEET

## PUBLIC HEARING FOR

SWP 23-048 Tampa Port Authority d/b/a Port Tampa Bay Engineering Department-Berth 218 Wharf

Tuesday, July 30, 2024 @ 9:30 A.M.

### PLEASE PRINT THE FOLLOWING INFORMATION

	YOUR NAME (Please print)	COMPANY NAME (Please print full company name)	COMPLETE COMPANY ADDRESS (Please print full company address)	Do you plan to comment?
1.	JOHN GLASS	MERRITT & NICHOL	501 E KENNEDY BLVD, STE 1910, TAMPA, FL 33602	No
2.	JOE DE JESUS	PTRB	1101 CHAMPNLSIDE DR, TAMPA, FL	NO
3.	PATRICK BARR	PTRB	1101 " " "	NO
4.	MIKE SEIFER	PTRB	" " "	NO
5.				
6.				
7.				
8.				
9.				
10.				

## **D. REGULAR AGENDA**

**SUBJECT: AMENDMENT TO FINANCIAL AUDIT AGREEMENT WITH RIVERO, GORDIMER & CO., PA**

**BACKGROUND:**

According to Section 11.45, Florida Statutes, the rules of the Auditor General, and Section 11 of Port Tampa Bay's (PTB) Enabling Act, PTB and Tampa Bay International Terminals (TBIT), a component unit of PTB, are required to have an annual independent audit of their financial records. PTB retains an accounting firm to perform annual financial audits relating to financial transactions for the current fiscal year end and other related auditing and accounting services for both PTB and TBIT.

At the June 20, 2017, Board meeting, PTB's Board of Commissioners (Board) approved the selection of Rivero, Gordimer & Company, P.A. (Rivero Gordimer) for the Financial Audit Services Agreement (Agreement). The parties entered into an Agreement for an initial term of three (3) years with two (2) one (1) year extension options. The initial term of the Agreement was September 1, 2017, to August 31, 2020.

**FACTS/COMMENTS:**

The fourth and fifth contract years were approved on August 18, 2020, and August 17, 2021, respectively. Additionally, at the August 17, 2021, meeting, the Board approved an additional two years (contract years six and seven) to allow for the implementation of new Government Accounting Standards Board (GASB) requirements, specifically GASB 87 for Leases. The last extension allowed for the completion of the FY 2023 audit.

For a timely performance of the audit for FY 2024, an additional extension (contract year eight) is requested. Rivero Gordimer will conduct the audit for \$77,000 and an ancillary services fee of \$10,000. This fee is the same as Rivero Gordimer charged for the two previous audits. Funding for these services will be included in the FY2025 Operating Budget

For future year audits (FY 2025 and thereafter), PTB will advertise for a Request for Proposals (RFP) for financial audit services in 2025.

**RECOMMENDATION:**

Authorize the Port President and CEO, or his designee, to amend the Financial Audit Services Agreement with Rivero, Gordimer & Co., PA, to extend the financial audit services for one additional year (for the FY 2024 audit) with an audit service fee of \$77,000 and an ancillary services fee of \$10,000, subject to approval of the FY2025 Operating Budget and review by Port counsel.

Board Meeting  
August 20, 2024  
Finance 437738

**SUBJECT: SMALL BUSINESS ENTERPRISE (SBE) SET-ASIDE FOR UNIFORMED SECURITY GUARD SERVICES**

**BACKGROUND:**

On June 18, 2019, the Port Tampa Bay (PTB) Board of Commissioners approved the award of the PTB's Small Business Enterprise (SBE) Set-Aside Uniform Security Guard Contract under RFP No. P-005-19 to Martinez and Company (Martinez) for a period of three (3) years (2019-2022), with two (2) one-year (1) extension options. PTB utilizes a SBE security firm to provide security services for an area of PTB property not covered by the prime security services contract with Allied Universal Security, LLC (Allied). The PTB Board of Commissioners approved the award of the PTB's prime security services contract to Allied (Allied Contract) at its December 19, 2023, board meeting that included a competitively bid bill rate for services and 9% Small Business Enterprise (SBE) participation. The term of the Allied Contract is for a period of three (3) years with two (2) one (1) year renewal options.

PTB is responsible for securing PTB owned properties from Channelside to Port Redwing. PTB utilizes contracts with the Hillsborough County Sheriff's Office (HCSO) and private security contractors, along with PTB Security Officers, to accomplish this mission. Specialized or remote areas requiring additional security allow PTB to increase SBE participation, while providing needed services.

**FACTS/COMMENTS:**

On June 21, 2024, in accordance with PTB policy, staff advertised a Request for Proposals (RFP) for qualified Uniformed Security Guard Services in the Tampa Bay Times, Florida Sentinel Bulletin, LaGaceta newspapers and electronically on the DemandStar eProcurement distribution system. Ten (10) firms participated in the mandatory pre-proposal conference conducted on June 27, 2024. On July 11, 2024, PTB received one (1) responsive proposal. The proposal was submitted by the contract incumbent, Martinez and Company Security Services (Martinez & Company). Project Manager Mark Dubina, PTB Vice President-Security, in coordination with PTB Procurement Director Nancy Marino, determined that based on experience and qualifications, the Martinez & Company proposal met or exceeded the requirements of the RFP. Based on that review, it was determined that the procurement process was complete.

Staff recommends approving the contract with an initial three (3) year term followed by two (2) one-year consecutive extension options, at the sole discretion of PTB, consistent with the Allied Contract. This would assist PTB staff in creating additional stability within the ranks of the contract guard force and align with the Allied Contract.

**RECOMMENDATION:**

Authorize the Port President/CEO, or his designee, to negotiate a contract with Martinez & Company Security Services to provide uniformed guard services for the period of up to three (3) years, with two (2) one-year extension options, at a cost not to exceed \$401,265, which includes a 5% contingency, for the first year beginning in September 2024, all subject to review by Port counsel.

Board Meeting  
August 18, 2024  
Security 437761

**SUBJECT: CONTRACT AWARD – SBE SET ASIDE FOR GROUNDS MAINTENANCE SERVICES**

**BACKGROUND:**

The Port Tampa Bay (PTB) Grounds Maintenance Services contract includes the labor, materials and general maintenance of grounds of approximately 964 acres of PTB land including trees, fields, and ditches, roadsides and other areas. On August 21, 2021, the PTB Board approved a contract with T.C.C. Enterprise, Inc. which expires September 30, 2024.

**FACTS/COMMENTS:**

On June 21, 2024, PTB advertised for Grounds Maintenance Services in the Tampa Bay Times, La Gaceta and Florida Sentinel as well as electronically on DemandStar. We had eleven (11) plan holders, and five (5) firms attended the mandatory pre-bid conference on June 27, 2024. On July 18, 2024, PTB received two (2) responsive bids listed below:

<u>BIDDER</u>	<u>Location</u>	<u>BID AMOUNT</u>	<u>SBE%</u>
1. Merion Landscape Services LLC	Tampa, FL	\$374,400	100%
2. TCC Enterprise Inc.	Tampa, FL	\$414,600	100%

Staff has reviewed the qualifications and the experience of Merion Landscape Services LLC, a Florida limited liability company (Merion), and determined it is the apparent low responsive and responsible bidder for the Grounds Maintenance Services contract. The firm maintains valid licenses and certifications to perform the work required by this contract. In addition, Merion received excellent references from current contracts on the Bay area.

Staff recommends awarding the Grounds Maintenance contract to Merion Landscape Services LLC, a PTB registered SBE, for the proposed amount of \$374,400.00

Funding for this contract has been included in the proposed Fiscal Year 2025 Operating Budget.

**RECOMMENDATION:**

Authorize the Port President/ CEO, or his designee, to enter into an agreement with Merion Landscape Services LLC to provide Grounds Maintenance Services for the period of one (1) year with two (2) one-year consecutive renewal options in the amount not to exceed, \$374,400.00 and authorize a total budget for the project for an amount not to exceed \$411,840.00 , which includes a ten percent (10%) contingency for unforeseen circumstances that may occur during the contract term, subject to review by Port counsel.

Board Meeting  
August 20, 2024  
Facilities Management 436407

**SUBJECT: CONTRACT AWARD – SBE SET ASIDE FOR LANDSCAPE SERVICES**

**BACKGROUND:**

The Port Tampa Bay (PTB) Landscape Services contract includes labor, materials and all necessary services to maintain the exterior landscape of PTB facilities in a healthy, vigorous, growing condition, including mowing, pruning, and fertilizing, mulching, pest and weed control. The current contract, with TCC Enterprise Inc., expires September 30, 2024.

**FACTS/COMMENTS:**

On June 14, 2024, PTB advertised an Invitation to Bid (ITB) for Landscape Services, as a Small Business Enterprise (SBE) set-aside contract, in the Tampa Bay Times, La Gaceta and Florida Sentinel Bulletin as well as electronically on DemandStar. Twenty-one (21) plan holders requested the procurement documents, and six (6) firms attended the mandatory pre-bid teleconference on June 20, 2024. On June 25, 2024, PTB received two (2) responsive bids listed below:

<b><u>BIDDER</u></b>	<b><u>LOCATION</u></b>	<b><u>BID AMOUNT</u></b>	<b><u>SBE%</u></b>
1. TCC Enterprise Inc.	Tampa, FL	\$138,100	100%
2. Merion Landscaping Services LLC	Tampa, FL	\$190,000	100%

Staff has reviewed the qualifications and experience of TCC Enterprise Inc., a Florida corporation (TCC), and determined it is the apparent low responsive and responsible bidder for the Landscape Services contract. The firm maintains valid licenses and certifications to perform the work required by this contract. Staff recommends awarding the Landscape Maintenance contract to TCC Enterprise Inc., for the proposed amount of \$128,100.00 per year, with a \$10,000 beautification allowance.

Funding for this contract has been included in the proposed FY2025 operating Budget.

**RECOMMENDATION:**

Authorize the Port President/ CEO, or his designee, to enter into an agreement with TCC Enterprise Inc. to provide landscape maintenance services for the period of one (1) year with two (2) one-year consecutive renewal options in the amount not to exceed \$128,100.00 and authorize a total budget for the project for an amount not to exceed \$138,100.00, which includes a \$10,000 beautification allowance, subject to review by Port counsel.

Board Meeting  
August 20, 2024  
Facilities Management ID 436406

**SUBJECT: CONTRACT AWARD FOR ELEVATOR/ESCALATOR MAINTENANCE & REPAIRS AT PORT TAMPA BAY**

**BACKGROUND:**

The Port Tampa Bay (PTB) Facilities Management oversees the maintenance and repair of ten (10) escalators and ten (10) elevators at PTB’s cruise terminals and office buildings.

The Facilities Operating Budget for FY 2025 includes \$967,142 for contracted maintenance and repair services, including monthly preventative maintenance, emergency repair parts, cruise operations standby, and modernization of the elevators.

**FACTS/COMMENTS:**

PTB advertised a Request for Proposals for the Elevator/Escalator Maintenance & Repair Services on June 21, 2024, in the Tampa Bay Times, Florida Sentinel Bulletin, and La Gaceta, as well as Onvia DemandStar (an eProcurement distribution system). PTB staff held a mandatory pre-proposal conference and site visit on June 26, 2024, and on July 18, 2024, received two proposals. On July 25, 2024, the Evaluation Committee, which consisted of Norberto Sanchez, PTB Director of Facilities Management; Jim Forsyth, PTB Director of Operations; Doug Berry, PTB Engineer; and Anthony Zelinski, PTB Facilities System Manager, unanimously ranked the firms as follows:

	<b><u>Ranked</u></b>	<b><u>Location</u></b>	<b><u>SBE%</u></b>
1.	TK Elevator Corporation	Tampa, FL	1%
2.	Oracle Elevator Holdco Inc.	St. Petersburg, FL	1%

TK Elevator Corporation is fully licensed and qualified to perform the work and received an excellent reference from Moffit Cancer Center for similar work performed. Both firms did their due diligence in attempting to partner with SBE firms on the contract. The top ranked firm included one SBE firm for a 1% SBE participation

PTB staff recommends approval of the Evaluation Committee’s final ranking of the firms. Staff also requests approval to negotiate and execute a five (5) year agreement with the top ranked firm in amount not to exceed \$967,142.00 for the first year of the agreement, contingent upon the PTB Board’s final approval of the Facilities Management Department’s FY2025 Operating Budget.

**RECOMMENDATION:**

Authorize the Port President/ CEO, or his designee, to enter into an agreement to provide Elevator/Escalator Maintenance & Repair Services, in the amount not to exceed \$967,142 for the first term option of a five (5) year agreement ending in 2029, contingent upon approval of the FY2025 Operation and Capital Budget and subject to final review by Port counsel.

Board Meeting  
August 20, 2024  
Facilities 436404



**RFP 007-24 ELEVATOR / ESCALATOR MAINTENANCE & REPAIR SERVICES  
PROPOSAL EVALUATION SUMMARY**

<b>Firm Names</b>		
<b>Committee Member</b>	<b>Oracle Elevator Holdco Inc. d/b/a Elevated</b>	<b>TK Elevator</b>
Evaluator # 1	1.90	1.10
Evaluator # 2	1.95	1.05
Evaluator # 3	1.95	1.05
<b>Total:</b>	<b>5.80</b>	<b>3.20</b>
<b>Ranking:</b>	<b>2</b>	<b>1</b>

48

**Ranking Scale:** #1 (the lowest score) is the best score, #2 second best, #3 third best.....

**Ranking Directions:** Each evaluator shall rank each respondent independently for each category based on the above referenced ranking scale.



**RFP 007-24 ELEVATOR / ESCALATOR MAINTENANCE & REPAIR SERVICES - PROPOSAL EVALUATION**

		Firm Names	
Evaluation Criteria	Weight	Oracle Elevator Holdco Inc. d/b/a Elevated	TK Elevator
<p><b><u>Qualifications and Experience of the Firm (i.e. responsible):</u></b></p> <p>History of the Firm's organization, including current organizational chart, and any other appropriate descriptive information helpful in evaluating qualifications and experience.</p> <p>1 Firm's experience and qualifications, as a whole, in the performance of comparable maintenance and repair service contracts.</p> <p>Firm's understanding of the work to be performed in accordance with the Description of Services and specialized experience and / or qualifications for these tasks.</p> <p>Information, qualifications or experience considered significant, innovative, pertinent, or otherwise relevant for PTB's consideration.</p>	20%	2	1
<p><b><u>Qualifications / Experience of Key Personnel:</u></b></p> <p>Evaluation of Key Personnel (project manager and supervisory personnel) experience and qualifications who will specifically perform and/or oversee the work.</p> <p>2 Statement of key personnel accessibility to oversee PTB work.</p> <p>Organizational chart identifies Key Personnel associated with the projects profiled in References Form, specifically those who are still employed with the firm and performing similar work.</p>	20%	2	1
<p><b><u>Technical Approach:</u></b></p> <p>Describe how the contract will commence, initial procedures, the collection of data, methodology, scheduling, time frames, coordination and administration of the contract.</p> <p>3 Describe the methodology and tool sets to be used to successfully accomplish the required work.</p> <p>Estimate of Contractor and PTB man-hours to accomplish deliverables. Identify any tasks that will NOT be performed on site.</p>	10%	2	1 <b>50</b>
<p><b><u>Pricing &amp; Staffing Fee Schedule:</u></b></p> <p>4 Cost of the contract (including proposed markup percentage) – Fee Schedule.</p>	40%	2	1
<p><b><u>Responder's Overall Responsiveness:</u></b></p> <p>5 Demonstrated understanding of contract requirements.</p> <p>Clarity/Completeness of Questionnaire / Form 6 Responses.</p> <p>Proposal presents in accordance to Section A; Paragraph 3.</p>	5%	2	1
<p><b><u>Volume of Work:</u></b></p> <p>6 The objective is effecting an equitable distribution of contracts among qualified firms. Points are based on actual fees PTB paid to a firm within the past three (3) years.</p>	5%	1	2
<b>Total:</b>	<b>100%</b>	<b>1.95</b>	<b>1.05</b>

**Ranking Scale:** #1 is the highest score, #2 second highest, #3 third highest....

**Ranking Directions:** Each evaluator shall rank each respondent independently for each category based on the above referenced ranking scale.

**Evaluator Printed Name:** \_\_\_\_\_ Evaluator # 2

**Date:** \_\_\_\_\_ 8/1/2024

**Evaluator Signature:** \_\_\_\_\_ (On File)

**RFP 007-24 ELEVATOR / ESCALATOR MAINTENANCE & REPAIR SERVICES - PROPOSAL EVALUATION**

		Firm Names		
		Weight	Oracle Elevator Holdco Inc. d/b/a Elevated	TK Elevator
	<p><b><u>Qualifications and Experience of the Firm (i.e. responsible):</u></b></p> <p>History of the Firm's organization, including current organizational chart, and any other appropriate descriptive information helpful in evaluating qualifications and experience.</p>			
1	<p>Firm's experience and qualifications, as a whole, in the performance of comparable maintenance and repair service contracts.</p> <p>Firm's understanding of the work to be performed in accordance with the Description of Services and specialized experience and / or qualifications for these tasks.</p> <p>Information, qualifications or experience considered significant, innovative, pertinent, or otherwise relevant for PTB's consideration.</p>	20%	2	1
	<p><b><u>Qualifications / Experience of Key Personnel:</u></b></p> <p>Evaluation of Key Personnel (project manager and supervisory personnel) experience and qualifications who will specifically perform and/or oversee the work.</p>			
2	<p>Statement of key personnel accessibility to oversee PTB work.</p> <p>Organizational chart identifies Key Personnel associated with the projects profiled in References Form, specifically those who are still employed with the firm and performing similar work.</p>	20%	2	1
	<p><b><u>Technical Approach:</u></b></p> <p>Describe how the contract will commence, initial procedures, the collection of data, methodology, scheduling, time frames, coordination and administration of the contract.</p>			
3	<p>Describe the methodology and tool sets to be used to successfully accomplish the required work.</p> <p>Estimate of Contractor and PTB man-hours to accomplish deliverables. Identify any tasks that will NOT be performed on site.</p>	10%	2	1
	<p><b><u>Pricing &amp; Staffing Fee Schedule:</u></b></p> <p>Cost of the contract (including proposed markup percentage) – Fee Schedule.</p>			
4		40%	2	1
	<p><b><u>Responder's Overall Responsiveness:</u></b></p> <p>Demonstrated understanding of contract requirements.</p>			
5	<p>Clarity/Completeness of Questionnaire / Form 6 Responses.</p> <p>Proposal presents in accordance to Section A; Paragraph 3.</p>	5%	2	1
	<p><b><u>Volume of Work:</u></b></p> <p>The objective is effecting an equitable distribution of contracts among qualified firms. Points are based on actual fees PTB paid to a firm within the past three (3) years.</p>			
6		5%	1	2
<b>Total:</b>		<b>100%</b>	<b>1.95</b>	<b>1.05</b>

**Ranking Scale:** #1 is the highest score, #2 second highest, #3 third highest.....

**Ranking Directions:** Each evaluator shall rank each respondent independently for each category based on the above referenced ranking scale.

**Evaluator Printed Name:** \_\_\_\_\_ **Evaluator # 3** \_\_\_\_\_

**Date:** \_\_\_\_\_ **8/1/2024** \_\_\_\_\_

**Evaluator Signature:** \_\_\_\_\_ **(On File)** \_\_\_\_\_

**SUBJECT: OFFICE SPACE LEASE AGREEMENT WITH VASTEC, INC.**

**BACKGROUND:**

Vastec, Inc. (Vastec) is a Florida corporation which provides digital imaging services for a wide variety of public and private clients. Vastec was established in 2007 and employs over 100 employees with offices in several states. Vastec has leased office space located on the south side of the first floor at the Joseph Garcia International Center from Port Tampa Bay (PTB) since 2011. Vastec’s lease expires on September 30, 2024; however, Vastec desires to renew the lease with PTB.

**FACTS/COMMENTS:**

PTB staff and Vastec have negotiated the following terms for a new lease agreement:

**Premises:** Approximately 11,804 square feet of office space located on the first floor at 1101 Channelside Drive as depicted on Exhibit “A.”

**Use:** Solely for general and executive offices.

**Term:** Five (5) years with no Lease Extension Options.

**Rent:** Rent for the Premises would be as follows:

<u>Lease Term</u>	<u>Annual Rent</u>
Year 1	\$30.00 per square foot or \$354,120.00 annually
Years 2 - 5	Annual rent would increase by 3% from the previous Lease Year Rent

**Improvements:**

PTB would extend a Tenant Improvement allowance to Vastec of \$7.00 per square foot for a total of \$82,628.00 for paint, carpet and flooring upgrades to be paid upon PTB’s receipt and acceptance of invoices for the Tenant Improvements.

**Other:** Vastec would be responsible for its telephone and data services, and insurance requirements of PTB. PTB would provide janitorial service, electrical and water/sewer service, and maintenance of building common areas.

**Public**

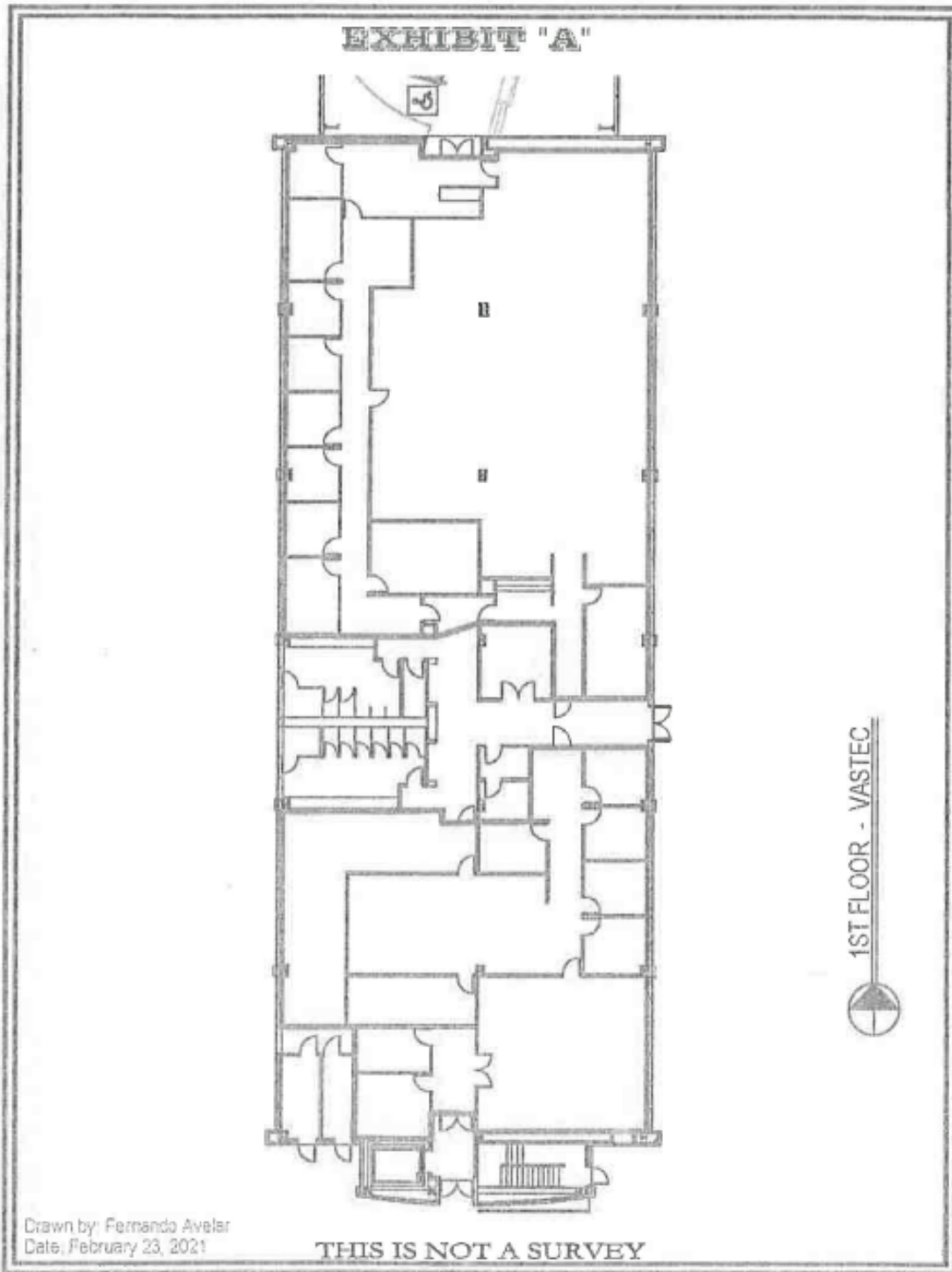
**Hearing:** A public hearing was held on August 9, 2024, and there were no comments.

**RECOMMENDATION:**

Authorize the Port President/CEO, or his designee, to execute an office space lease agreement with Vastec, Inc., in accordance with the terms set forth in this agenda item, subject to review by Port counsel.

Board Meeting  
August 20, 2024  
Real Estate 435255

Exhibit "A"





PORT TAMPA BAY

1101 Channelside Drive  
Tampa, Florida 33602

# Memorandum

To: A. Paul Anderson  
President and CEO

CC: Charles Klug  
Raul Alfonso

From: Heather Eblin-Crowe

Date: August 9, 2024

Subject: Vastec, 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 Friday, August 9, 2024, at 10:00 a.m. Attached is the transcription of the hearing along with copies of all exhibits.

Heather Eblin-Crowe  
Heather Eblin-Crowe  
Hearing Officer

Date August 9, 2024

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 Vastec, Inc.

Lisa Payne  
Lisa Payne  
Real Estate Project Manager

Date August 9, 2024

Attachments

**PUBLIC HEARING TRANSCRIPT**  
**August 9, 2024 at 10:00 a.m.**  
**Vastec, Inc. – Office Space Lease Agreement**

**ATTENDEES**

Ron Glessing – Port Tampa Bay

**HEARING OFFICER**

Heather Eblin-Crowe

1 Good morning. Today is Friday, August 9, 2024, and this public hearing is called to order  
2 at 10:00 a.m. This hearing is held under the authority and pursuant to Chapter 95-488 of the Laws  
3 of Florida. The purpose of the hearing is to hear comments from the general public and interested  
4 parties regarding the following:

5 **OFFICE SPACE LEASE AGREEMENT WITH VASTEC, INCORPORATED**

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

10 **MRS. PAYNE:**

11 Vastec, Inc., hereinafter referred to as "Vastec", is a Florida corporation which provides  
12 digital imaging services for a wide variety of public and private clients. Vastec was established in  
13 2007 and employs over 100 employees with offices in several states. Vastec has leased  
14 approximately 11,804 square feet of office space within the Joseph Garcia International Center  
15 from Port Tampa Bay since 2011. Vastec's Lease expires on September 30, 2024; however, Vastec  
16 desires to renew the Lease. The terms of the new Lease Agreement are as follows:

17 The Premises is located on the south side of the first floor in Suite 100 of the Joseph Garcia  
18 International Center at 1101 Channelside Drive and is approximately 11,804 square feet.

19 The Premises would be used solely for general and executive offices.

20 The Initial Term would be five (5) years commencing on October 1, 2024, and will have  
21 no Lease Extension Options.

22 Rent for Lease Year 1 would be based upon \$30.00 per square feet which is \$29,510.00 a  
23 month or \$354,120.00 annually. Commencing in Lease Year 2, the Rent would increase by three  
24 percent (3%) from the Rent paid in the previous Lease Year.

25 A Tenant Allowance of \$7.00 per square foot or approximately \$82,628.00 will be  
26 provided to Vastec for upgrades to include paint, carpet, and flooring for the Premises.

27 Port Tampa Bay would provide basic janitorial services, and utility service while Vastec  
28 would be responsible for its telecommunication and internet services as well as insurance  
29 requirements. Vastec would comply with all building laws and regulations and all other applicable  
30 laws and regulations.

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

32 Exhibit No. 1 – Depiction and Layout of the Premises.

1 Exhibit No. 2 – The Public Hearing Notice, along with the Publication Affidavit. The  
2 Public Hearing Notice was published in the July 3, 2024, issue of the Tampa Bay Times.

3 These are the only exhibits to be offered into the record.

4 That is all.

5 **MRS. CROWE:**

6 Thank you, Mrs. Payne. The exhibits will be entered into the record as presented.

7 At this time, we will take comments concerning this issue.

8 Are there any comments? Hearing none.

9 A transcript will be made and furnished to the Port Authority Staff. The Staff will make a  
10 recommendation to our Board of Commissioners, which will meet on August 20, 2024. The Staff  
11 recommendation will be available on August 13, 2024. If there is nothing else to come before this  
12 hearing, I declare this hearing closed at 10:04 a.m.

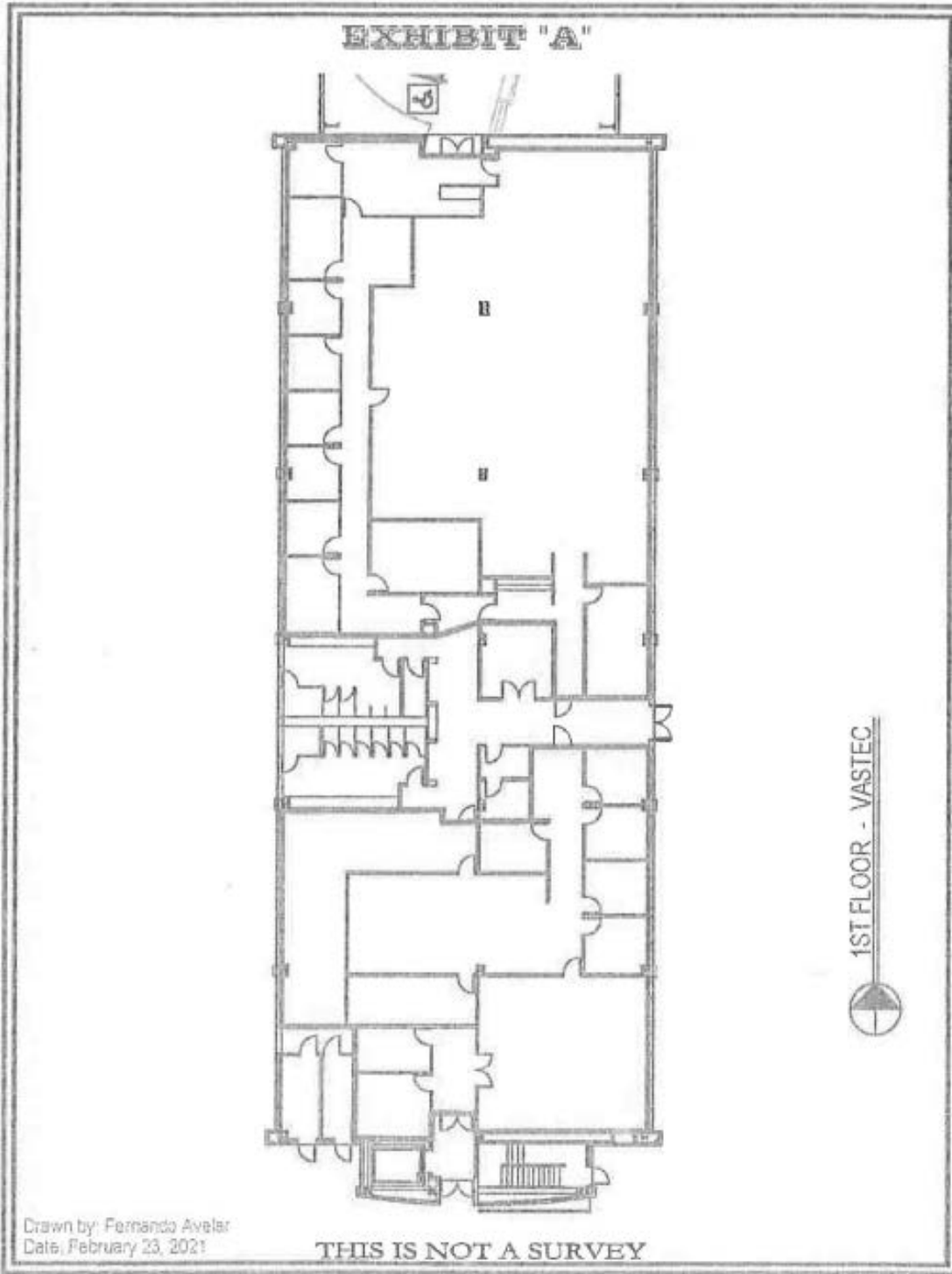
13 I, Heather Crow, have read and approve the form of the attached transcript of the August  
14 9, 2024, Public Hearing for the Lease Agreement with Vastec, Inc.

15  
16  
17  
18  
19  
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22

Dated on August 9, 2024.

Heather Eblin-Crowe  
Heather Eblin-Crowe  
Public Hearing Officer

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



**TAMPA PORT AUTHORITY PUBLIC HEARING  
Vastec, Inc. – Office Space Lease Agreement  
August 9, 2024 @ 10:00 a.m.  
PTB ID# 438068**

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

0000350755-01

**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: Vastec, Inc. - Office Space Lease** was published in said newspaper by print in the issues of: 7/3/24 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.

**PORT TAMPA BAY  
NOTICE OF PUBLIC HEARING**

Notice is hereby given of a public hearing to be held on August 9, 2024 at 10:00 a.m., before the Tampa Port Authority, d/b/a Port Tampa Bay at its office located at 1101 Channelside Drive, Tampa, Florida 33602, to hear public comments regarding the following:

**VASTEC, INC. - OFFICE 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 August 8, 2024. Oral comments and objections may be presented at the hearing.

In accordance with the federal Americans with Disabilities Act and Section 382.26, Florida Statutes, persons with disabilities requiring reasonable accommodation to participate in this hearing should call Anthony King (813) 905-5167 or email [aking@tampaport.com](mailto:aking@tampaport.com) no later than 48 hours prior to the hearing.

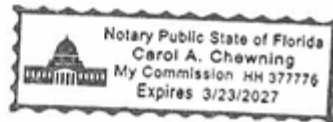
**ANY PERSON WHO DECIDES TO APPEAL ANY DECISION OF THE TAMPA PORT AUTHORITY d/b/a PORT TAMPA BAY WITH RESPECT TO ANY MATTER CONSIDERED AT THIS PUBLIC HEARING WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH PURPOSE, MAY NEED TO HIRE A COURT REPORTER TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS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

07/03/2024 0000350755

  
\_\_\_\_\_  
Signature: Affiant

Sworn to and subscribed before me this 07/03/2024

\_\_\_\_\_  
Signature of Notary Public  
Personally known  or produced identification  
Type of identification produced \_\_\_\_\_



# SIGN-IN SHEET

## PUBLIC HEARING FOR

### VASTEC, INCORPORATED – OFFICE LEASE AGREEMENT

August 9, 2024 @ 10:00 A.M.

#### PLEASE PRINT THE FOLLOWING INFORMATION

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

**SUBJECT: EXTENSION OF GENERAL PLANNING CONSULTING SERVICES****BACKGROUND:**

On June 29, 2023, Port Tampa Bay (PTB) solicited a Request for Qualifications (RFQ No. Q-005-23) for General Planning Services Consultants. On August 15, 2023, PTB's Board of Commissioners (Board) authorized an agreement with Renaissance Planning Group, Inc. On October 19, 2023, PTB and Renaissance Planning Group, Inc. entered into an Agreement for an initial term of one (1) year beginning October 1, 2023, ending September 30, 2024, with two (2) consecutive one (1) year extension options.

PTB assigns work to Renaissance through work orders with a written scope and budget for each task assignment. The firm has proven to be responsive and cooperative.

**FACT/COMMENTS:**

The Renaissance team assist PTB with a wide range of professional studies, plans, assessments, and proposals. Their team consists of several firms which specialize in various port and maritime related general planning services including freight and transportation planning; cruise and cargo planning and forecasting; preliminary project development and engineering; grant proposal development; and economic analysis. In particular, the Renaissance team has been instrumental in providing planning services necessary for grant applications and proposals including economic impact analysis, market assessment, financial policy, project presentation and technical analysis.

Work under this Agreement is assigned by PTB to the consultant through work orders and Renaissance is compensated only for actual work performed and costs incurred in the performance of the services. Staff recommends exercising the first, one (1) year extension option with Renaissance Planning Group, Inc. for a not to exceed budget amount of \$400,000, which will be included in PTB's CIP FY 24/25 budget. However, PTB would not be obligated to spend the allocated budget.

**RECOMMENDATION:**

Authorize the Port President/CEO, or his designee, to amend the current General Planning Services Agreement with Renaissance Planning Group, Inc. for the final two year options beginning October 1, 2024, and ending September 30, 2026, subject to budget approval and review by Port counsel.

Board Meeting  
August 20, 2024  
Planning & Development 437561

**SUBJECT: FINAL RANKING AND AGREEMENTS FOR ON-CALL CONSTRUCTION SERVICES, RFP NO. P-006-24, AGREEMENT NO. 24-01124**

**BACKGROUND:**

The three-year Port Tampa Bay (PTB) Unit Price Upland Contracts with Moran Environmental Recovery, LLC, and Austin Construction Group, Inc. expire on October 13, 2024. The contracts are used on an "as-needed" basis to make repairs and improvements to the upland facilities at PTB, such as roadways, sewers, cargo yards, lighting, tenant fit-ups, building repairs, etc., which are beyond the capability of PTB personnel.

**FACTS/COMMENTS:**

PTB advertised a Request for Proposals (RFP) to perform On-call Construction Services on July 12, 2024, in the Tampa Bay Times, LaGaceta, Florida Sentinel Bulletin, as well as posted electronically on Onvia (DemandStar), and subsequently received submittals from one firm

<u>Rank</u>	<u>Firm Name</u>	<u>Office Location</u>	<u>SBE Participation</u>
1	Austin Construction Group, Inc.	Tampa	80%

PTB staff recommends the approval of this ranking and requests authorization to negotiate and execute a three (3) year agreement with the Austin Construction Group, with a thirty (30) day termination clause for the convenience of PTB.

PTB staff would authorize the actual work by work order on an "as needed" basis using the negotiated price rates. Any work order in excess of \$250,000 would be brought to the Board for prior approval. The second and third years of each agreement would be subject to annual funding approval by the Board. The agreements would not limit PTB's prerogative for bidding on major projects separately. Funding of the entire project in the amount of \$2,000,000 is included in the FY25 Capital Budget. However, there is no obligation that PTB spend any or all of the approved budget.

**RECOMMENDATION:**

Approve the final ranking as shown in this agenda item for the On-Call Construction Services, RFP No. P-006-24, and authorize staff to negotiate an agreement with Austin Construction Group, and authorize the Port President/CEO, or his designee, to execute the agreement with funding in the FY 24 Capital Budget for a total amount not to exceed \$2,000,000, all subject to review by Port counsel.

Board Meeting  
 August 20, 2024  
 Engineering 437767

**SUBJECT: SITE IMPROVEMENTS PERMIT FOR SESCO CEMENT FLORIDA, LLC****BACKGROUND:**

Port Tampa Bay's (PTB) policy for Site Improvements Permits establishes guidelines for tenants and other users of PTB lands to obtain PTB's consent before constructing any improvements on PTB lands. The policy requires the approval of PTB's Board of Commissioners for the construction or modification of improvements on PTB lands with an estimated construction cost in excess of \$200,000.00 or that involves the granting of easements.

**FACTS/COMMENTS:**

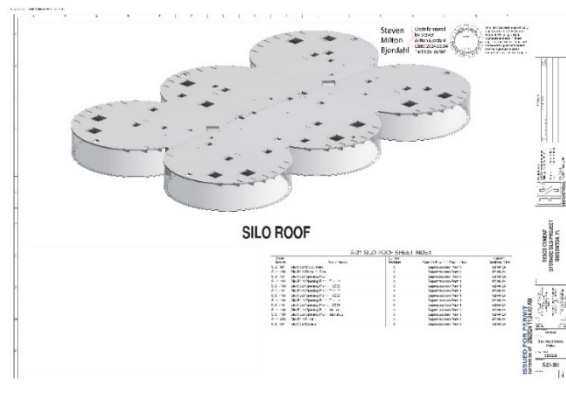
The PTB Board approved a lease agreement with SESCO Cement Florida, LLC (SESCO) to lease approximately seven (7) acres at Port Redwing at its May 21, 2019, board meeting, and approved an amendment to the lease to increase their lease by 6.68 acres to approximately 13.4 acres at its December 15, 2020, board meeting. The PTB Board also approved a SESCO Site Improvements Permit for civil site works including site fill, grading, driveway connections, paving, signage, and storm water systems with an estimated cost of \$1.3 Million at its May 16, 2023, board meeting, and a Site Improvements Permit for auger cast piles and a mat slab foundation for concrete silos with an estimated cost of \$2.2 Million at its February 20, 2024, board meeting.

SESCO recently submitted a Site Improvements Permit application for structural walls, roof and raised floor for concrete silos. The approximate cost of the project is \$12 million. PTB staff has reviewed the application, determined that the proposed works are in line with the original lease and do not have any conflicts, and recommends approval of the Site Improvements Permit upon receipt of all necessary documentation showing its ability to complete the proposed site improvements.

**RECOMMENDATION:**

Approve the Site Improvements Permit and authorize the Port President/CEO, or his designee, to execute the permit as described in this agenda item, subject to review by Port counsel and receipt of all necessary documentation.

Board Meeting  
August 20, 2024  
Engineering 437464



## **E. RECEIPT OF REPORTS**

- 1. REPORT OF MONTHLY AGED RECEIVABLES**
- 2. REPORT OF MONTHLY CONTRACT STATUS**
- 3. REPORT OF MONTHLY WORK PERMITS ISSUED**
- 4. REPORT OF MONTHLY EXPENDITURES BETWEEN  
\$50,000 - \$100,000**

**TAMPA PORT AUTHORITY**  
**Monthly Aged Receivables**  
**July 31, 2024**

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
Q416	AA METALS INC	-	-	275.82	-	275.82
T163	ACE STEVEDORING CO INC	11,104.81	-	-	-	11,104.81
D082	ALLIANCE MECHANICAL SOLUTIONS, LLC	120.00	-	-	-	120.00
S036	ALTAMAR SHIPPING	-	850.50	-	-	850.50
T012	AMALIE OIL COMPANY	800.00	-	-	-	800.00
D081	AMERICAN MARINE EXPRESS, INC	-	157.50	-	-	157.50
D054	ANCHOR SANDBLASTING AND COATINGS, INC	160.00	40.00	-	-	200.00
Q228	ARCELORMITTAL INTERNATIONAL (IL)	9,864.62	-	-	-	9,864.62
A512	BEYEL BROTHERS INC	521.85	521.85	-	-	1,043.70
T201	BUCKEYE TERMINALS, LLC	137,078.17	2,590.41	-	-	139,668.58
T003	CARGILL INC	(644.25)	-	-	-	(644.25)
D049	CARGILL SALT	(1,487.70)	120.00	-	-	(1,367.70)
T131	CARNIVAL CRUISE LINES	404,799.72	-	-	-	404,799.72
T198	CEMEX CONSTRUCTION MATERIALS FLORIDA, LLC	18,175.71	-	-	-	18,175.71
T014	CENTRAL FLORIDA PIPELINE LLC	155,868.86	386,170.01	-	-	542,038.87
Q414	CENTURY METALS & SUPPLIES INC	119.59	7,972.96	-	-	8,092.55
D047	CITY OF TAMPA	1,360.00	-	-	-	1,360.00
D048	CITY OF TAMPA MOBILITY DEPARTMENT	260.00	180.00	-	-	440.00
Q506	CMA CGM (AMERICA) LLC	62.60	62.60	62.60	4,173.06	4,360.86
Q502	CUSTOMS BROKER SUPPLIERS INC	-	-	-	107.30	107.30
A423	DANN OCEAN TOWING, INC	-	210.00	-	-	210.00
D063	DAVIS INDUSTRIAL	40.00	-	-	-	40.00
Q450	DOLE FRESH FRUIT COMPANY	17,974.23	4,282.00	-	-	22,256.23
Q081	DONGKUK INTERNATIONAL INC	297.74	-	-	-	297.74
Q127	DONGKUK INTERNATIONAL INC	2,094.30	-	-	-	2,094.30
Q032	DUFERCO STEEL, INC (TX)	141.09	4,184.31	5,221.59	-	9,546.99
S064	DV CONTAINER SERVICES	(24.00)	63.00	157.50	-	196.50
D085	EXPRESS EMPLOYMENT PROFESSIONALS	20.00	-	-	-	20.00
A418	EXPRESS MARINE	77,401.48	129.15	-	-	77,530.63
Q508	FERROSOURCE	-	-	1,254.67	-	1,254.67
A031	FILLETTE GREEN & CO, INC	13,083.39	1,143.04	-	-	14,226.43
T132	FLORIDA AQUARIUM	491.75	-	-	-	491.75

**TAMPA PORT AUTHORITY**  
**Monthly Aged Receivables**  
**July 31, 2024**

Customer Number	Customer Name	Current	31 - 60 Days	61 - 90 Days	91 & Over	Customer Balance
A429	GAC SHIPPING (USA) INC	134,270.75	-	-	-	134,270.75
S043	GLOBAL DISTRIBUTION INC	-	577.50	-	-	577.50
A254	GREAT LAKES DREDGE & DOCK	-	-	620.55	-	620.55
Q503	GREENLEAF LUMBER LLC	-	239.00	-	-	239.00
Q353	GREYSTONES MARITIME INTERNATIONAL	-	1,025.18	-	-	1,025.18
A527	GULF HARBOR SHIPPING, LLC	(25.00)	-	-	-	(25.00)
T063	GULF SULPHUR SERVICES	20,061.03	18,891.46	-	-	38,952.49
Q401	HANWA AMERICAN CORP-CA	1,416.13	5,178.38	-	-	6,594.51
A549	HOST AGENCY, LLC	61,103.56	-	-	-	61,103.56
Q010	HUSTEEL USA INC	4,422.72	-	-	-	4,422.72
A306	INCHCAPE SHIPPING SERVICES	60,613.49	-	-	-	60,613.49
A078	INTERNATIONAL SHIP REPAIR	-	154.35	-	-	154.35
Q355	K&K ENTERPRISES INC.	-	97.30	-	-	97.30
D078	KAG SPECIALTY PRODUCTS GROUP, LLC	60.00	-	-	-	60.00
A350	KIMMINS CONTRACTING	60.00	180.00	-	-	240.00
D032	KINDER MORGAN - CENTRAL FLORIDA PIPELINE LLC	20.00	-	-	-	20.00
T116	KINDER MORGAN BULK/TBS	-	1,532.03	-	-	1,532.03
A003	KIRBY OFFSHORE MARINE	7,597.56	-	-	-	7,597.56
A248	LA CARRIERS, LLC	86.10	-	-	-	86.10
Q410	LEE COMPANY CUSTOMS BROKER	(690.73)	-	50.30	-	(640.43)
T308	LOGISTEC GULF COAST LLC	125,004.20	2,485.69	-	-	127,489.89
T430	MARGARITAVILLE AT SEA	357,031.74	104,199.94	-	-	461,231.68
A360	MARTIN GAS MARINE	14,424.64	3,606.16	-	-	18,030.80
T134	MARTIN OPERATING PARTNERSHIP	1,081.97	-	-	-	1,081.97
A465	MASTER, OWNER & OPERATORS	46,559.74	-	510.50	-	47,070.24
D074	MCKENZIE CONTRACTING, LLC	-	-	-	20.00	20.00
Q432	MID SHIP LOGISTICS, INC	231.68	-	-	-	231.68
A509	MOBRO MARINE INC	436.80	1,143.45	-	-	1,580.25
A430	MORAN SHIPPING AGENCIES	(246.00)	-	-	-	(246.00)
A053	MORAN TOWING CORPORATION	7,021.31	-	-	-	7,021.31
T002	MOSAIC CROP NUTRITION, LLC	(2,732.33)	7,738.44	60.00	-	5,066.11
T011	MURPHY OIL USA INC	9,068.97	-	-	-	9,068.97
A486	NORTH AMERICAN GENERAL AGENTS	(847.14)	-	-	-	(847.14)
A071	NORTON LILLY INTERNATIONAL	73,663.73	-	2,578.26	-	76,241.99
T200	NORWEGIAN CRUISE LINE	-	-	1,683.13	-	1,683.13
A439	NOVA INTERNATIONAL SHIPPING	19,604.19	-	-	-	19,604.19

**TAMPA PORT AUTHORITY**  
**Monthly Aged Receivables**  
**July 31, 2024**

Customer Number	Customer Name	Current	31 - 60 Days	61 - 90 Days	91 & Over	Customer Balance
A341	ORION MARINE CONSTRUCTION	210.00	-	-	-	210.00
A069	OSG SHIP MANAGEMENT, INC	828.04	355.84	-	-	1,183.88
T205	PLAINS LPG SERVICES, L.P.	102.31	6,820.55	-	-	6,922.86
T318	PORT LOGISTICS TERMINAL OPERATIONS LLC	1,317.42	-	-	-	1,317.42
S039	PORTS AMERICA	20.00	-	-	-	20.00
T006	PORTS AMERICA	1,510.02	-	-	-	1,510.02
T182	PORTS AMERICA	214,521.17	1,038.40	-	-	215,559.57
T311	Precision Build Solutions, LLC	1,940.32	-	-	-	1,940.32
A283	PRO TRANSPORT INC, TAMPA	(8.50)	21.00	42.00	84.00	138.50
T292	PURAGLOBE FLORIDA LLC	2,308.61	-	-	-	2,308.61
Q511	QSL LOGISTICS & SERVICES	2,138.32	-	-	-	2,138.32
D075	RELIABLE TAMPA PARTNERS	160.00	300.00	-	-	460.00
T202	ROYAL CARIBBEAN CRUISES LTD.	626,154.93	-	-	-	626,154.93
A064	SAVAGE & SON, AR	354,814.52	-	-	-	354,814.52
A531	SAVAGE MARINE MANAGEMENT COMPANY, LLC	17,162.39	-	-	-	17,162.39
A065	SEA & LAND SHIPPING	2,959.60	-	-	-	2,959.60
A410	SEATRADE, USA	6,180.55	-	3,052.26	-	9,232.81
D080	SOUTHERN SKILL TRADES INC	20.00	-	-	-	20.00
T101	SULPHURIC ACID TRADING COMPANY	16,252.96	-	-	-	16,252.96
T021	TAMPA PORT SERVICES, LLC	17,051.63	-	-	-	17,051.63
Q191	TERNIUM USA INC	907.86	-	-	-	907.86
D084	TITAN FLORIDA (TITAN CONCRETE-WEST COAST REGION)	80.00	-	-	-	80.00
T173	TITAN FLORIDA LLC	(164.70)	-	-	-	(164.70)
Q415	TITAN STEEL CORPORATION	(0.20)	-	-	-	(0.20)
T150	TRADEMARK METALS RECYCLING FKA ONESTEEL	93,849.22	-	-	-	93,849.22
A251	TRADEMARK METALS RECYCLING LLC	40.00	-	-	-	40.00
A497	TRANS-ATLANTIC AGENCIES INC	58,297.85	-	-	-	58,297.85
T197	TRANSFLO TERMINAL SERVICES, INC.	48,848.92	52,671.00	-	-	101,519.92
T020	TRANSMONTAIGNE INC	50,124.60	2,151.39	-	-	52,275.99
Q163	USP HOLDINGS, INC	250.02	-	-	-	250.02
T119	VULCAN MATERIALS COMPANY	(1,147.87)	781.36	54,020.20	-	53,653.69
Q435	WEST COAST METALS	1,714.86	-	-	-	1,714.86
T056	YARA NORTH AMERICA INC	10,151.67	-	-	-	10,151.67
<b>Subtotal Port Fees</b>		<b>3,317,599.59</b>	<b>619,865.75</b>	<b>69,589.38</b>	<b>4,384.36</b>	<b>4,011,439.08</b>

**TAMPA PORT AUTHORITY**  
**Monthly Aged Receivables**  
**July 31, 2024**

Customer Number	Customer Name	Current	31 - 60 Days	61 - 90 Days	91 & Over	Customer Balance
<b><u>Lease Charges</u></b>						
L045	AMALIE OIL	626.68	-	-	-	626.68
L219	AMERICAN VICTORY SHIP MEMORIAL MUSEUM	(1.40)	-	-	-	(1.40)
L400	ARDENT MILLS, LLC	218.37	-	-	-	218.37
L306	BUCKEYE TERMINALS, LLC	-	1,376.32	-	-	1,376.32
L011	CARGILL FINANCIAL SERVICE CTR	(14,218.75)	-	-	-	(14,218.75)
L207	CARGILL INC SALT FACILITY	327.44	-	-	-	327.44
L403	CELLCO PARTNERSHIP DBA VERIZON WIRELESS	(5.52)	-	-	-	(5.52)
L277	CEMEX CONSTRUCTION MATERIALS FLORIDA LLC	-	109,003.76	-	-	109,003.76
L399	CEMEX CONSTRUCTION MATERIALS FLORIDA LLC	(1,087.12)	25,406.57	-	-	24,319.45
L299	CEMEX CONSTRUCTION MATERIALS FLORIDA, LLC	479.57	-	-	-	479.57
L044	DIVERSIFIED MARINE TECH	750.05	-	-	-	750.05
L415	GLOVIS AMERICA, INC	-	-	569.50	179.47	748.97
L124	GULF MARINE REPAIR INC	500.00	-	-	-	500.00
L214	GULF SULPHUR SERVICES	70,644.97	-	226.85	688.39	71,560.21
L103	INTERNATIONAL SHIP REPAIR & MARINE SERVICES, INC	20.00	60.00	-	-	80.00
L412	KAREN GONZALEZ PITTMAN	1,768.80	-	-	-	1,768.80
L308	LOGISTEC GULF COAST LLC	20.00	-	-	-	20.00
L328	MAJESTIC STEEL USA	(735.00)	-	-	-	(735.00)
L173	MARTIN OPERATING PARTNERSHIP	28,382.33	-	-	-	28,382.33
L315	MICHAEL & KAREN SOROS	1,360.81	-	-	-	1,360.81
L010	MOSAIC CROP NUTRITION, LLC	22,304.25	-	-	-	22,304.25
L039	MURPHY OIL USA INC	(856.43)	-	-	-	(856.43)
L408	NAV TRANSPORTATION LLC	(60.00)	-	-	-	(60.00)
L410	NORTH ATLANTIC INTERNATIONAL OCEAN CARRIER, INC	8,171.05	8,057.58	-	-	16,228.63
L318	PORT LOGISTICS TERMINAL OPERATIONS LLC	-	-	-	20.00	20.00
L292	PURAGLOBE FLORIDA LLC	1,691.85	20.00	-	-	1,711.85
L414	RMC BROTHERS LLC	4,017.44	-	-	-	4,017.44
L196	SEABULK TOWING INC	125.17	-	-	-	125.17
L138	SHRIMP SVC DOCK ASSOCIATION	121.92	-	-	-	121.92
L235	STARSHIP CRUISE LINE	191.51	-	-	-	191.51

**TAMPA PORT AUTHORITY  
Monthly Aged Receivables  
July 31, 2024**

Customer Number	Customer Name	Current	31 - 60 Days	61 - 90 Days	91 & Over	Customer Balance
L413	SUNCOAST PORT SERVICES, LLC	739.23	-	-	-	739.23
L064	SUPERIOR SEAFOODS INC	147.88	-	-	-	147.88
L067	TAMPA BAY PIPELINE COMPANY	5,324.00	-	-	-	5,324.00
L179	TAMPA JUICE SERVICE INC.	(138.28)	-	-	-	(138.28)
L407	TAMPA PILOTS, LLC	(20.00)	-	-	-	(20.00)
L258	TAMPA PORT SERVICES (FKA YARA NORTH AMERICA)	3,359.02	-	-	-	3,359.02
L049	TAMPA PORT SERVICES, LLC	10,776.20	-	-	-	10,776.20
L190	TAMPA SHIP LLC	440.00	-	-	-	440.00
L239	TITAN FLORIDA LLC	-	17.55	-	-	17.55
L209	TRADEMARK METALS RECYCLING FKA ONESTEEL	(1,948.05)	-	-	-	(1,948.05)
L297	TRANSFLO TERMINAL SERVICES, INC.	(377.65)	-	-	-	(377.65)
L078	TRANSMONTAIGNE TERMINALING INC	16.00	-	-	-	16.00
L307	VERIZON WIRELESS PERSONAL COMMUNICATIONS LP	(119.72)	-	-	-	(119.72)
L079	VERSAGGI SHRIMP COMPANY	44.66	-	-	-	44.66
L146	VULCAN MATERIALS	(891.73)	-	-	-	(891.73)
<b>Subtotal Lease Charges</b>		<b>142,109.55</b>	<b>143,941.78</b>	<b>796.35</b>	<b>887.86</b>	<b>287,735.54</b>
 <b>Accounts in Litigation/Renegotiation/Bankruptcy</b>						
R020	ATLANTIC SPECIALTY INSURANCE COMPANY	-	-	-	2,495.78	2,495.78
T183	CERES MARINE TERMINALS INC	-	-	-	1,144.30	1,144.30
L404	INTEGRAL ENERGY, LLC	-	-	-	274,733.00	274,733.00
R027	KHIRY BOYD	3,461.39	-	-	-	3,461.39
A538	WORK CAT TRANS GULF LLC	-	-	-	224,197.87	224,197.87
<b>Subtotal Accounts in Litigation/Renegotiation/Bankruptcy</b>		<b>3,461.39</b>	<b>-</b>	<b>-</b>	<b>502,570.95</b>	<b>506,032.34</b>
 <b>Total Aged Receivables as of July 31, 2024</b>		 <b>\$ 3,463,170.53</b>	<b>\$ 763,807.53</b>	<b>\$ 70,385.73</b>	<b>\$ 507,843.17</b>	<b>\$ 4,805,206.96</b>

**TAMPA PORT AUTHORITY**  
**MONTHLY CONTRACT STATUS REPORT**  
 07/31/24

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	\$ 50,185	71.4%
Software Licensing - iSeaports	Harbour Mastery, Inc.	22-26	10/21/14	\$ 65,000	\$ 54,705	84.2%
Security System Maintenance & Repair	GSA Security	24-03	03/23/22	\$ 481,000	\$ 125,947	26.2%
Drone Detection System	GSA Security	24-26	02/20/24	\$ 120,000	\$ -	0.0%
SBE Uniformed Security Guard Service	Martinez & Company	24-21	06/18/19	\$ 370,000	\$ 320,079	86.5%
Real Estate Consulting Services	Colliers International	24-17	06/15/21	\$ 75,000	\$ -	0.0%
Government Relations Consultant Services	Van Scoyoc & Associates	24-33	08/17/21	\$ 90,000	\$ 67,500	75.0%
State Legislative Services	Advocacy Group at Cardenas Partners	24-29	08/16/22	\$ 60,000	\$ 50,000	83.3%
Elevator/Escalator Maintenance & Repair Services	ThyssenKrupp Elevator	24-27	09/15/20	\$ 427,084	\$ 298,687	69.9%
Website Development & Website Hosting Services	Pantheon Solutions	24-35	11/15/22	\$ 45,000	\$ 8,975	19.9%
Video Production Services	Shooting Stars Post Inc	24-30	08/15/23	\$ 90,000	\$ 78,480	87.2%
Software Licensing - Concur	Carahsoft Technology Corp	24-10	04/21/20	\$ 78,569	\$ 78,569	100.0%
Law Enforcement Services	Hillsborough County Sheriff's Office	24-39	09/20/22	\$ 3,067,804	\$ 1,733,340	56.5%
Workers Compensation Insurance	PGIT (Preferred Governmental Insurance Trust)	24-05	09/19/23	\$ 99,047	\$ 99,047	100.0%
Landscaping Services	TCC Enterprise Inc	24-06	09/21/21	\$ 120,000	\$ 67,650	56.4%
Grounds Maintenance	TCC Enterprise Inc	24-18	09/21/21	\$ 341,009	\$ 232,506	68.2%
HVAC Monitoring, Routine Service & Repair	Tampa Bay Trane	24-12	09/17/19	\$ 84,200	\$ 50,009	59.4%
Uniformed Security Guard Services	Allied Universal	24-15	12/15/2020	\$ 4,272,625	\$ 2,481,995	58.1%
State Legislative Services	Capital City Consulting, LLC	24-21	06/15/21	\$ 60,000	\$ 55,750	92.9%
I.T. Consultant	Computer Science Corporation	24-23	09/18/18	\$ 85,000	\$ 71,737	84.4%
Janitorial Services	Xtremely Clean	24-08	10/15/19	\$ 468,727	\$ 328,119	70.0%
Insurance Broker Services	Hugh Wood, Inc	24-28	08/17/21	\$ 50,000	\$ 50,000	100.0%
Property, Liability, and Flood Insurance Coverage	Hugh Wood, Inc	24-42	04/16/24	\$ 6,078,544	\$ 5,517,693	90.8%
Hosting and Support Services	Timmons Group	24-20	12/21/21	\$ 72,950	\$ 36,260	49.7%
Financial Audit Services	Rivero, Gordimer & Company, PA	24-19	09/19/22	\$ 92,000	\$ 111,893	121.6%
Financial Advisory Services	PFM Financial Advisors LLC	24-40	09/20/22	\$ 30,000	\$ 30,000	100.0%
Medical Insurance	United Healthcare	24-37	10/18/23	\$ 3,203,057	\$ 1,935,528	60.4%
<b>OPERATING AND NON-CAPITAL CONTRACTS:</b>				<b>\$ 20,096,935</b>	<b>\$ 13,934,654</b>	
<b>CONTINUING ANNUAL CONTRACTS:</b>						
Disaster Recovery services	Belfor USA Group (Year 4)	24-22	06/18/24	\$ 10,000	\$ 10,000	100.0%
Professional Service Contracts	Various	20-01-02	09/17/19	\$ 7,895,000	\$ 6,355,190	80.5%
Professional Service Contracts	Various	21-01-02	09/15/20	\$ 7,799,422	\$ 5,685,516	72.9%
Professional Service Contracts	Various	22-01-02		\$ 14,537,473	\$ 13,104,786	90.1%
Professional Service Contracts	Various	23-01-02		\$ 12,065,909	\$ 9,485,460	78.6%
Professional Service Contracts	Various	24-01-02		\$ 7,085,502	\$ 3,550,269	50.1%
<b>CONTINUING ANNUAL CONTRACTS:</b>				<b>\$ 42,307,804</b>	<b>\$ 34,640,952</b>	

**TAMPA PORT AUTHORITY**  
**MONTHLY CONTRACT STATUS REPORT**  
07/31/24

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>						
Navigational Improvements - Turning Basin Widening	Orion Marine Construction	24-04	06/21/22	\$ 3,000,000	1,882,447	62.7%
Terminal 3 Access Road	Kimmins Contracting Corporation	21-39	05/18/21	\$ 1,523,424	1,522,927	100.0%
Engineering Consultant Services for Berth 214 Uplands Development (Container Terminal)	WSP USA Inc	21-16	04/20/21	\$ 1,000,000	786,249	78.6%
12,000 Sq Ft Storm hardened vehicle storage building	Blackwater Construction Services	22-38	10/19/21	\$ 3,000,000	3,094,643	103.2%
Berth 268 Reconstruction	Orion Marine Construction	22-41	03/22/22	\$ 12,000,000	8,540,478	71.2%
Electrical improvements for Sumitomo Cranes	Global Rigging & Transport, Inc	23-45	08/16/22	\$ 3,000,000	2,549,622	85.0%
Sanitary Sewer System	Causeway Development Partners	23-46	08/16/22	\$ 639,312	631,086	98.7%
Redwing Access Rd	QGS Development, LLC	23-48	09/19/22	\$ 1,761,141	1,590,936	90.3%
Berth 214 Uplands Development	PCS Civil, Inc	23-51		\$ 20,154,697	12,929,835	64.2%
Hookers Point ATONs (Range Markers)	Vecellio & Grogan, Inc	23-50		\$ 1,448,625	1,233,505	85.2%
Design of project to increase reliability to the electrical grid system	Tampa Electric Company (TECO)	23-52		\$ 500,000	-	0.0%
Eastport Mitigation Credits	Tampa Bay Mitigation & Southern States Land & Timber	24-47		\$ 3,248,070	2,016,300	62.1%
GUY N Verger Roadway Impr Phase II	PCS Civil, Inc	23-53		\$ 2,000,000	1,949,542	97.5%
Berth 301 Design Services	Moffatt & Nichol	24-55		\$ 600,000	405,759	67.6%
Passenger Bridge Replacements at Terminals 2 & 6	FMT Sweden AB	23-54		\$ 7,199,474	1,564,954	21.7%
Shrimp Dock Repairs	Tampa Bay Marine	24-16		\$ 2,415,451	-	0.0%
Electrical Power Generator at Hookers Point Security Complex	Austin Construction Group	24-56		\$ 750,000	-	0.0%
Berth 218 Construction	Orion Marine Construction	24-43		\$ 21,496,775	196,871	0.9%
Hookers Point Vehicle Storage Area	PCS Civil, Inc	24-44		\$ 3,500,000	-	0.0%
<b>CONSTRUCTION AND CAPITAL CONTRACTS:</b>				<b>\$ 89,236,969</b>	<b>\$ 40,895,152</b>	
<b>GRAND TOTAL:</b>				<b>\$ 158,727,210</b>	<b>\$ 93,021,026</b>	

## MINOR WORK PERMIT REPORT

6/1/2024 – 7/31/2024

### PERMITS ISSUED

23-026	Tampa Bay Watch	Oyster shell bag & Reef ball living shoreline/Hillsborough Bay/Tampa
23-055	Shawn Brown	Dock/Non-covered Boatlift/Mirabay Tidal Canal/Normandy Canal/Apollo Beach (Mirabay)
24-004	Bishop Toups	Dock/Non-covered Boatlift/Single Jet-ski Lift/Mirabay Tidal Canal/Normandy Canal/Apollo Beach (Mirabay)
24-008	Arcelia Walters	Rip Rap Revetment/Little Manatee River/ARPA/CBAP/Ruskin
24-010	Nickholas Sexton	Dock/Non-covered Boatlift/Single Jet-ski Lift/Mirabay Tidal Canal/Normandy Canal/Apollo Beach (Mirabay)
24-015	Emory Todd	Replace Seawall/Old Tampa Bay/Tampa
24-016	Coleen Pryce-Busch	Add Deck Lift & Relocate Existing Boatlift/ Mirabay Tidal Canal/Normandy Canal/Apollo Beach (Mirabay)
24-022	George Hampton	Non-Covered Boatlift/Jet-ski/PWC Lift/dock / Mirabay Tidal Canal/Normandy Canal/Apollo Beach (Mirabay)

### REVISIONS

22-036	Kurt Kwiatkowski	As-Built Terminal Platform Extension/Jet Ski/PWC Lift/Mirabay Tidal Canal/Normandy Canal/Apollo Beach (Mirabay)
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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
23-006	S	Bridgeview Estates HOA	Add 7 Boatlifts & 7 Finger Piers To Existing Private Multi-family Residential Dock @ 3909/ 3911 Snapper Pointe DR, Tampa, FL - Old Tampa Bay - <b>Possible SSLs Lease Required</b>
23-048	S	TPA/ Port Tampa Bay	Bulkhead wall & Pile Supported Wharf - Berth 218 -Cut D Channel - SW Corner @ Hookers Point
23-035	S	Port Tampa Bay (TPA) Engineering Dept.	Offshore Breakwater @ West Side of Spoil Island 2D, Tampa, FL
23-067	S	Davis Island Yacht Club	Rebuild Dock A, add new floating docks A-1, B-1, and D-1 to marina area ( <b>Existing SSLs Lease</b> )
23-068	S	MAA Westshore Exchange LLC	Docking Facility at 5440 W. Tyson Avenue, Tampa, FL
20-015	M	Brett Emes	Maintenance dredging-Lot 57 Len-Little Harbor
21-041	M	Elliott Glazer	Kayak lift @ 507 Islebay Drive-Apollo Beach, FL (Mirabay)
21-092	M	Michael Angel	Dock-lift @ 711 Pinckney Dr – Apollo Beach
22-020	M	Pine Key Project, LLC	Dock @ Pine Key Island (aka One Beer Can Island), Gibsonton
22-030	M	Hillsborough County	Bridge Maintenance-Channel Armoring Fletcher Avenue over Hillsborough River-COT/COTT/Unincorp.
22-035	M	Mirasol Davis Islands LLC – Carrier 2 – Mirasol LLC	Dock/finger pier/boatlift/boardwalk @ 84 Davis Blvd. Tampa

<b>Appl.#</b>	<b>M/S</b>	<b>Applicant</b>	<b>Proposed Work</b>
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
22-046	M	Paradise Group of Countryside LLC	Floating Docks@9022 W. Hillsborough Avenue-Tampa
22-054	M	Florida Fish & Wildlife	Data Buoy – NE Side of Egmont Key
23-003	M	Mark Nelson	Maintenance Dredge @3023 Christophers Watch Lane-Ruskin
23-009	M	6400 Apollo Beach Blvd Holdings	Boatramp @ 6400 Apollo Beach Blvd., Apollo Beach FL
23-022	M	Jack Bartlett	Dock/lift @ 5605 Seagrass Place-Apollo Beach, FL
23-024	M	S. Chad Fulwood	Dock/lift @ 998 Signet Drive-Apollo Beach, FL 33572
23-028	M	Nathan Vlasaty	Maintenance Dredge @ 3109 Christopher’s Watch Lane-Ruskin, FL
23-029	M	Brett Emes	Maintenance Dredge @ 3029 Christopher’s Watch Lane, Ruskin, FL
22-036R	M	Kurt Kwiatkowski	PWC lift @5710 Tybee Island Dr.-Apollo Beach
23-034	M	City of Tampa	Replace 1-Dock & Install 24 Mooring Anchors/Buoys @ 1002 Severn Avenue-Tampa, FL-Davis Island Seaplane Basin
23-039	M	Current Rocky Point LLC (Current Hotel)	Observation Deck @ 2545 Rocky Point Dr, Tampa , FL. <b>Possible SSLs Lease Required</b>
23-043	M	Robert & Laura Fish	Dock @ 7520 Anna Avenue, Gibsonton, FL
23-044	M	RD RWD Tampa LLC Trustee	Walkway,Maintenance Dredge, floating dock, living shoreline @ 102 S. Parker St. Tampa, FL
23-045	M	Daniel Depalol	Dock/lift @ 1002 Signet Drive (Mirabay) Apollo Beach, FL
23-047	M	Culbreath Key Bayside Condo Assoc.	5000 Culbreath Key Way, Marina Slip #26, Tampa
23-065-R1	M	Tampa Electric Company (TECO)	Add Kayaker Access Geoweb Ramp @ Manatee Viewing Center Tidal Pier @ 6990 Dockman Rd, Apollo Beach, FL
23-051	M	SE Tampa Bay LLC	Repair Seawall @ 5411 W. Tyson Avenue, Tampa, FL
23-057	M	Key West Landings Dock Assoc. Inc.	Extend Dock-install lift @ Marina Slip-Riverview, Alafia River
23-058	M	Hillsborough County Capital Programs	Replace/extend box culvert @ W of 6515 Riverview Drive, Riverview, FL
23-060	M	Tampa Electric Company (TECO)	Organism Return & Seawall @ 3602 Port Sutton Road, Tampa, FL
23-062	M	Park Square Enterprises, LLC	Dock/lift @ 5967 Blakeney Loop, Apollo Beach, FL (Mirabay)
23-063	M	Park Square Enterprises, LLC	Dock/lift @ 5961 Blakeney Loop, Apollo Bech, FL (Mirabay)
23-065	M	Lee Gueffroy	Lift/Roof/Pilings @ 2619 Manatee Harbor Dr, Ruskin, FL 33570
24-002	M	Harbour Island Marina Association Inc.	Maintenance Dredge @ various sites
24-003	M	Uniti Fiber d/b/a Southern Light LLC	Fiber Optic Cable @ Old Morris Bridge Rd., Temple Terrace, F L
24-006	M	Wayne Gonzalez	Replace Seawall @ 801 Bayview Drive, Ruskin, FL
24-011	M	Alessandro Angelini	Dock/boatlift @ 982 Signet Drive Apollo Beach, FL 33572 (Mirabay)
24-013	M	Michael Stine, Jr.	Replace Seawall @ 4937-4939 W. Melrose Avenue S, Tampa, FL
24-014	M	Xioa Yu	Walkway/dock/non-covered boatlift @5943 Blakeney Loop, Apollo Beach, FL 33572
24-017	M	Shell Point Marina	Navigational Signs @ North Adjacent to Little Bird Key (aka Sand Island) In Tampa Bay, North of Mouth of Little Manatee River (STR 02-32S-18E) for the Shell Point Marina Facility Located At 3340 W. Shell Point Rd., Apollo Beach, FL; Folio

Appl.#	M/ S	Applicant	Proposed Work
			#031923-0000; STR 11-32S-18E; Unincorporated Hillsborough County)
24-019	M	Sarah Blue	Dock Addition/Roof @ 3035 SW Manatee Avenue, Ruskin, FL 33570
24-020	M	Suncoast Port Services (John Friedel)	Tie-poles @1303 Shoreline Avenue, Tampa, FL
24-021	M	Hillsborough County	Replace dock/boardwalk/kayak launch @12702 N HWY 301, Thonotosassa, FL
24-023	M	April Hawkins	Dock @ 5713 Tybee Island Drive, Apollo Beach, FL (Mirabay)
24-024	M	Raymond Bauer	Dock @ 968 Signet Drive, Apollo Beach, FL (Mirabay)
24-025	S	Westshore Marina Ventures, LLC	Add approx 23,666 sq ft of overwater structure to the existing Westshore Yacht Club to accommodate mooring 48 additional slips
24-026	M	Thomas Hammer	Floating Dock @ 1032 Seagrape Dr., Ruskin, FL 33570
24-027	M	Scott Shear	Replace Seawall @ 4941 W. Melrose Avenue North, Tampa, FL 33629
24-028	M	Faindav, LLC (Attn: David Simonson)	Dock/lift/dredging @ 5606 Tybee Island Drive, Apollo Beach, FL (Mirabay)
24-029	M	Bistro Builders	Dock/Boatlift @ 5603 Tybee Island Drive, Apollo Beach, FL (Mirabay)
24-030	M	Smart Communication Holdings, LLC	Dock/Boatlift @ 5717 Tybee Island Drive, Apollo Beach, FL (Mirabay)
24-031	M	Smart Communication Holdings, LLC	Dock/Boatlift @ 5718 Tybee Island Drive, Apollo Beach, FL (Mirabay)
24-032	M	Specialty Restaurant Corporation	Rip Rap @ 7720 W. Courtney Campbell Causeway , Tampa, FL
24-033	M	Robert Kirek	Walkout/Boat lift @ 970 Signet Drive, Apollo Beach, F L (Mirabay)
24-034	M	Robert Lind	Dock/lift @ 1042 Signet Drive, Apollo Beach, FL (Mirabay)
24-035	M	Darren Thacker	Walkway/dock/lift/pwc @ 1052 Signet Drive, Apollo Beach, FL (Mirabay)
24-036		Riverside MHP LLC (Brian Sweat)	Seawall @ 1501 Susie Circle, Ruskin, FL 33570
24-037		Keith Ivester	Lift @ 5727 Tortoise PI (Mirabay) Apollo Beach, FL 33572
24-038		Clifford McGrath	Dock/Boatlift/Roof @ 3039 Manatee Avenue, Ruskin, FL 33570
24-039		Tampa Electric Company (TECO)	Maintenance Dredge - 13031 Wyandotte Road (Big Bend Power Station) Gibsonton, FL
24-040	M	Charles Carden	Piling -Submerged Lands adjacent to 13031 Wyandotte Rd, Gibsonton, FL
24-041	M	Matti Blecher	Dock/ Lift @ 996 Signet Drive (Mirabay) Apollo Bech, FL
24-042	M	Richard Lazar	Add Jet ski Lift @ 5714 Tybee Island Drive (Mirabay) Apollo Beach, FL 33572

<b>Appl.#</b>	<b>M/ S</b>	<b>Applicant</b>	<b>Proposed Work</b>
24-043	M	Allen Meyer	Boatlift/L-shaped dock @ 5706 Tybee Island Drive, Apollo Beach, FL (Mirabay)
24-044	M	Danyka Osvold	ATF Redecking/supports @ 1401 River Drive SW, Ruskin, FL 33570
24-045	M	Book of Sail LLC	Dock/Rip Rap @ 840 Signet Drive, Apollo Beach, FL 33572 (Mirabay)

Board Meeting  
August 20, 2024  
Environmental Department 437519

**EXPENDITURES**  
Between \$50,000 - \$100,000  
07/01/2024 - 07/31/2024

COMPANY	DESCRIPTION	AMOUNT	FUNDING	ADDITIONAL INFORMATION
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Board Meeting  
August 20, 2024  
ID149166

**F. EXECUTIVE DIRECTOR REPORT**

**G. PRESENTATIONS**

**CITY FURNITURE**

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

**I. FUTURE PROPOSED PROJECTS**

## Future Proposed Projects

August 2024

Project Name	Current Contractor / Consultant	Estimated Proposal/Bid Release	Estimated Board Approval
Lumber Building	NEW PROJECT	September	October
2 STS Gantry Cranes	NEW PROJECT	October	November
Hooker's Point Resiliency Project	NEW PROJECT	July	August
General Engineering Consultant Services - Civil	HDR, Inc., Moffatt & Nichol, WSP USA, Inc.	August	October
General Engineering Consultant Services - Marine	NEW PROJECT	September	October

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**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**

**AUGUST 22, 2024 – FISCAL YEAR (FY) 2025 BUDGET WORKSHOP, *PORT TAMPA BAY BOARDROOM, 10:00 AM TO 12:00 NOON***

**SEPTEMBER 4, 2024 – TENTATIVE MILLAGE RATE AND FY2025 BUDGET PUBLIC HEARING, *PORT TAMPA BAY BOARDROOM, 5:01 PM***

**FRIDAY, SEPTEMBER 13, 2024 – QUARTERLY EDUCATIONAL HARBOR TOUR – MEET THE TENANTS  
*REGISTRATION OPENS AT 10:30 AM ON AUGUST 30, 2024, AT [WWW.PORTTB.COM/HARBOR-TOURS](http://WWW.PORTTB.COM/HARBOR-TOURS)***

**SEPTEMBER 19, 2024 – FINAL MILLAGE RATE AND FY 2025 BUDGET PUBLIC HEARING, *PORT TAMPA BAY BOARDROOM, 5:01 PM***

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

**TUESDAY, SEPTEMBER 17, 2024, 9:30 AM  
VISIT [WWW.PORTTAMPABAY.COM](http://WWW.PORTTAMPABAY.COM) FOR FURTHER INFORMATION**

## **L. ADJOURNMENT**