



**PORT TAMPA BAY
MONTHLY BUSINESS MEETING
JANUARY 20, 2026 - 9:30 AM**

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K. DATE OF NEXT MEETING	
Tuesday, February 17, 2026, at 9:30 a.m. in Port Tampa Bay Boardroom	
L. ADJOURNMENT	

A. INVOCATION AND PLEDGE OF ALLEGIANCE

PUBLIC COMMENTS

**PROCLAMATION - NATIONAL HUMAN TRAFFICKING
AWARENESS MONTH**

B. MINUTES AND FINANCIAL STATEMENT

Receipt of minutes for December 12, 2025 Financial
Workshop and December 16, 2025 Board Meeting

Presentation and receipt of financial statement for month
ending December 31, 2025



PORT TAMPA BAY

Financial Workshop Meeting Minutes

Date: December 12, 2025

Location: Port Tampa Bay Headquarters, 1101 Channelside Drive, Tampa, Florida

The following Board Members were present:

Chad W. Harrod, Chairman, Ted Conner, Vice Chairman, Patrick H. Allman, Secretary/Treasurer, and Mark Kaplan

Port Tampa Bay senior staff present:

Charles Klug, Principal Counsel

Chairman Chad Harrod called the meeting to order at approximately 4:00 p.m. The Commissioners discussed general financial matters and compensation for the Port Tampa Bay staff, in general, and the Port President and CEO. No action was taken during the financial workshop.

Chairman Harrod adjourned the meeting at approximately 6:30 p.m.

Respectfully submitted,

Chad Harrod, Chairman

Patrick Allman, Secretary / Treasurer



Board of Commissioners Meeting Minutes

Date: December 16, 2025
Location: Port Tampa Bay Headquarters, 1101 Channelside Drive, Tampa, Florida

Port Tampa Bay Board Members Present:

Chad W. Harrod	Chairman	Seat #1
Christopher Carrere	Commissioner	Seat #2
Ted Conner	Vice Chairman	Seat #3
Mark Kaplan	Commissioner	Seat #4
Patrick H. Allman	Secretary/Treasurer	Seat #5
The Honorable Christine Miller	Commissioner	Seat #6
The Honorable Mayor Jane Castor	Commissioner	Seat #7

Port Tampa Bay Senior Staff Present:

Paul Anderson	President and CEO
Raul Alfonso	Executive Vice President and Chief Commercial Officer
Charles Klug	Principal Counsel
Brian Giuliani	Chief Operating Officer
Ken Washington	Vice President & Chief Information Officer
Greg Lovelace	Sr. Vice President of Marketing & Business Development
Patrick Blair	Vice President of Engineering
Karl Strauch	Vice President of Marketing
Joanne Toledo	Vice President of Human Resources
Ed Washington	Vice President of Real Estate
Mark Dubina	Vice President of Security
Ryan Fierst	Vice President of Legal Affairs
Matt Thompson	Vice President of Operations
Thomas Hobbs	Chief of Staff

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

Chairman Chad Harrod called the meeting to order at 9:30 a.m. and welcomed attendees, staff, and the public.

A. Invocation and Pledge of Allegiance

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

Public Comment

No public comments were received. Two individuals signed in to speak on specific agenda items and were advised they would be recognized when those items were heard.

B. Approval of Meeting Minutes

Chairman Harrod received the following sets of minutes for approval:

November 18, 2025, Board Meeting

Motion: Commissioner Christopher Carrere moved to approve all minutes

Second: The Honorable Mayor Castor

Vote: Motion carried unanimously

Financial Report

Presenter: Phillip Lawson

Phillip Lawson presented the Port's financial statements through the first two months of the fiscal year. He reported that port usage fees were approximately 6% below budget, primarily due to seasonal variances in commodities such as limestone, cement, granite, and petroleum. These variances are expected to normalize as the fiscal year progresses.

Rental revenues were approximately \$31,000 above budget, while other operating revenues exceeded budget by 14%. Overall operating revenues were approximately \$553,000 below budget.

Personnel expenses were approximately \$183,000, or 5% below budget, due largely to timing in filling vacant positions. Promotional and administrative expenses were collectively under budget by approximately \$1.5 million, reflecting savings in travel, advertising, conferences, consultants, and maintenance. Phillip advised that some of these expenses are expected to occur later in the fiscal year.

Operating income was reported at approximately \$1.1 million ahead of budget. Interest income exceeded budget due to conservative budgeting assumptions. Interest expense was below budget because the Port had not yet drawn on its line of credit. Ad valorem tax

revenues were approximately \$4 million ahead of budget due to the timing of collections, which is expected to normalize later in the year. Chairman Harrod clarified that the favorable variances were relative to budget and not year-over-year increases.

Motion: Commissioner Mark Kaplan moved to approve
Second: The Honorable Miller
Vote: Motion carried unanimously

C. Consent Agenda

C-1 OFFICE SPACE LEASE AGREEMENT WITH HCP ASSOCIATES, INC.

C-2 OFFICE SPACE LEASE AGREEMENT WITH FAMULARI, BUTTO & HIGGINBOTTOM, PLLC

C-3 FRANCHISE STEAMSHIP AGENT LICENSE FOR NORTON LILLY INTERNATIONAL U.S., INC.

C-4 SITE IMPROVEMENT PERMIT FOR PRECISION BUILD SOLUTIONS, LLC

Motion: Commissioner Kaplan moved to approve
Second: Commissioner Carrere
Vote: Motion carried unanimously

D. Regular Agenda

D-1 PURCHASE OF PORT TAMPA BAY SECURITY VEHICLES

Presenter: Mark Dubina

Mark Dubina, Vice President of Security, presented the annual request for replacement and purchase of Port security vehicles. He explained that the Security Department patrols Port properties from downtown Tampa to Apollo Beach and utilizes specialized vehicles equipped with security-specific equipment.

Dubina described the use of the Sourcewell cooperative procurement process, which is based on competitively bid contracts used by local and state governments. He noted that vehicles are replaced on a scheduled basis to avoid large, one-time replacement costs and that trade-in value would be received for older vehicles.

Funding for the vehicles was included in the FY2026 budget. Staff requested authorization for the Port President and CEO, or his designee, to spend up to \$280,000 for the purchase of four security vehicles and ancillary equipment, subject to review by Port Counsel.

Motion: Commissioner Ted Conner moved to approve
Second: The Honorable Miller
Vote: Motion carried unanimously

D-2 LEASE AGREEMENT WITH RITCHIE BROS. AUCTIONEERS (AMERICA), INC.

Presenter: Ed Washington

Ed Washington presented a proposed lease agreement with Ritchie Brothers Auctioneers America, Inc., the world's largest construction equipment auctioneer. Ritchie Brothers conducts multiple annual auctions at its Davenport, Florida facility, including the largest auction in the world each February.

The proposed lease would allow Ritchie Brothers to utilize approximately 4.2 acres at Hooker's Point within the Port's Foreign Trade Zone to import and stage non-compliant equipment that does not meet U.S. emissions standards. The equipment would be stored securely at the Port and ultimately exported through Port Tampa Bay. Compliant equipment would be transferred to Davenport for auction.

Washington noted that the proposed lease term was five years to allow both parties to evaluate the operation. He also requested approval of a site improvement permit, subject to staff review, for improvements including crushed concrete surfacing, fencing, and erosion controls, with an estimated cost of approximately \$384,000.

Chairman Harrod confirmed that the lease approval and site improvement permit could be approved together, subject to staff and legal review.

Tim Candor, a representative from Ritchie Brothers, thanked the Board and staff for their continued partnership.

Motion: Commissioner Carrere moved to approve
Second: Commissioner Kaplan
Vote: Motion carried unanimously

D-3 STANDARD WORK PERMIT APPLICATION #23-068 AND SUBMERGED LANDS LEASE WITH MAA WESTSHORE EXCHANGE, LLC

Presenter: Christopher Cooley

Christopher Cooley, Director of Environmental Affairs, presented a two-part agenda item consisting of a Standard Work Permit and a submerged land lease associated with a private multi-slip docking facility for a mixed-use development located at 5440 West Tyson Avenue in Old Tampa Bay.

The project includes removal and reuse of existing piers and construction of approximately 13,500 square feet of mixed floating and fixed dock structures. The structures will encompass 50 boat slips, including slips for personal watercraft, a kayak launch, and three slips designated for public use.

The project's preempted area totals approximately 46,913 square feet, well below the maximum allowable under Port rules. The project had received approvals from the Environmental Protection Commission and was deemed consistent with the Tampa Comprehensive Plan. Public comments received during the public hearing process had been addressed. The submerged land lease term includes a five-year initial term with three five-year renewal options and annual rent based on Port submerged land management rules.

Commissioners discussed public comments from adjacent property owners as well as impacts from navigation, environmental considerations, manatee protections, and the distinction between user fees and ownership of slips. Staff and legal counsel explained that additional revenue provisions would apply if future dock ownership was proposed.

Motion: Commissioner Patrick Allman moved to approve
Second: The Honorable Mayor Castor
Vote: Motion carried unanimously

**D-4 STANDARD WORK PERMIT APPLICATION #25-006 – TAMPA PORT AUTHORITY
ENGINEERING DEPARTMENT – PROPOSED CONSTRUCTION OF METROPORT
COMPLEX REDEVELOPMENT**

Presenters: Christopher Cooley and Patrick Blair

Christopher Cooley presented a Standard Work Permit request submitted by the Port Tampa Bay Engineering Department for redevelopment of the MetroPort Complex, located at 1300 East Harbor Street.

The project includes placement of fill in previously created submerged lands, dredging, installation of articulated concrete matting, excavation of submerged material, and construction of an approximately 820-linear-foot steel sheet pile bulkhead. The redevelopment will support expanded cruise operations. The project had received the necessary environmental approvals. No public comments were received during the public hearing.

Blair provided additional information regarding stormwater improvements associated with the project, explaining that the redevelopment would significantly upgrade aging stormwater infrastructure in the Channel District.

Commissioners discussed the strategic importance of the project for cruise capacity expansion and its ancillary public benefits.

Motion: Commissioner Allman moved to approve
Second: Commissioner Carrere
Vote: Motion carried unanimously

D-5 FINAL RANKING OF FIRMS AND AWARDS OF CONSTRUCTION MANAGER SERVICES AGREEMENT FOR METROPORT FILL

Presenter: Patrick Blair

Blair presented the final ranking of firms and recommended award of Construction Manager at Risk (CMAR) services for Phase 1 of the MetroPort Fill Project. He explained that cruise passenger volumes continue to grow and that additional terminal capacity is required.

Blair outlined the multi-phase approach, beginning with filling the MetroPort slip and implementing surcharge and stormwater improvements, followed by bulkhead construction, and development of a new cruise terminal and parking garage.

Staff recommended approval of the final rankings and authorization to negotiate and execute a CMAR agreement with Kimmons Construction Corp. for Phase 1 in an amount not to exceed \$18.5 million, including contingency funds, subject to legal review.

Motion: Commissioner Conner moved to approve
Second: The Honorable Miller
Vote: Motion carried unanimously

E. Receipt of Reports

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

Motion: Commissioner Kaplan moved to receive reports
Second: The Honorable Mayor Castor
Vote: Approved unanimously

F. Executive Director's Report

Paul Anderson provided updates on several key activities at Port Tampa Bay:

U. S. Central Command's (USCENTCOM)'s J4 Team Visit

Port Tampa Bay welcomed the U. S. Central Command (USCENTCOM)'s J4 team, comprised of both civilian leaders and military service members, for a briefing and tour focused on education, collaboration, and regional partnership. Port Tampa Bay CEO Paul Anderson provided opening remarks and a strategic overview of the port's operations, followed by a presentation and an in-depth waterside tour. The J4 team visit was part of their broader efforts to deepen understanding of the Tampa Bay community and strengthen ties with key regional partners.

Florida Chamber Foundation Panel Participation

Port Tampa Bay was proud to join leaders from across the state at the Florida Chamber Foundation's 2025 Transportation, Growth & Infrastructure Solution Summit in Orlando. Raul Alfonso, Executive Vice President & Chief Commercial Officer, participated in the discussion on how Florida's seaports power international trade, tourism, and economic growth. He highlighted the critical role ports play in strengthening supply chains, supporting Florida's growing population, and driving long-term prosperity through strategic infrastructure investment.

Florida Senate Transportation Panel on Seaports Participation

On Tuesday, December 9, Port Tampa Bay participated in a panel before the Florida Senate Committee on Transportation in Tallahassee. Chief Legal Officer Charles Klug highlighted the port's vital strategic importance to Florida's economy and supply chain, emphasizing its central role in supporting statewide commerce, transportation resilience, and continued growth.

Successful Four Cruise Ship Day

PTB Operations, Security, Engineering, and Facilities teams coordinated closely in the planning and execution of PTB's first four ship cruise day on Sunday, December 7. Norwegian Cruise Lines relocated a ship to the area late in the scheduling process due to global events. After significant planning and coordination with NCL, CBP, the USCG, and numerous Port departments, the plan came together to support the NCL Dawn's passenger debarkation and provisioning at Berth 150. Later, guests embarked at Cruise Terminal 3 and departed the same day. That weekend turned out to be particularly challenging with fog delays, heavy rains, and other factors. However, all challenges were overcome. Mr. Anderson expressed a special thank you to the PTB team who worked hard to make it a successful day.

Tampa Cooperative Safety and Security Initiative (TCSSI) Barbeque and Holiday Event

Port Tampa Bay hosted its 16th annual Tampa Cooperative Safety and Security Initiative (TCSSI) barbeque and holiday event. Safety and security are key focus areas for Port CEO Paul Anderson and the entire PTB maritime community. TCSSI is made up of many companies, entities, and agencies with an emphasis on safety. The annual event is an

opportunity for all to come together, ensure safety is a pinnacle focus, and grow and maintain strong relationships that ensure the Port remains ready and resilient.

PTB Staff Participated in Great American Teach-In

The Great American Teach-In invites professionals to engage with local K-12 students by sharing their careers, reading stories, or leading classroom activities in one-hour visits. This program strengthens community ties, inspires students, and raises awareness of career opportunities. Chief Legal Officer Charles Klug visited Booker T. Washington Elementary School on November 20 to speak to 3rd and 5th grade students about his work at Port Tampa Bay.

G. Presentations

SESCO Cement Presentation

A representative from SESCO Cement provided a detailed presentation regarding the company's operations at Port Tampa Bay and its long-standing partnership with the Port. SESCO Cement described its business as a supplier and distributor of cement serving the Tampa Bay region and the broader Florida construction market. The presenters explained that the Port of Tampa Bay is a critical gateway for the import of raw materials and finished cement products, supporting regional infrastructure, commercial development, and residential construction.

The presentation outlined SESCO's terminal operations at the Port, including vessel calls, storage capacity, material handling processes, and safety protocols. The presentation emphasized SESCO's investment in modern equipment and operational practices designed to improve efficiency, minimize dust and environmental impacts, and ensure compliance with applicable regulatory requirements.

Future plans were also discussed, including potential operational enhancements, continued coordination with Port staff on berth access and logistics, and a shared commitment to safety, environmental stewardship, and community engagement.

Commissioner Miller left the meeting.

H: New Business

Annual Performance Evaluation for PTB President and CEO

Chairman Harrod advised that, pursuant to the Port President and Chief Executive Officer's employment agreement and established Board policy, the Board is required to conduct an annual performance evaluation of the Port President and CEO.

Chairman Harrod stated that evaluation materials had been distributed to Board members in advance of the meeting and were prepared in accordance with the Board-approved evaluation framework. Board members discussed the scope of the evaluation, which encompassed leadership and management of Port operations, financial stewardship, strategic planning and execution, legislative and governmental relations, stakeholder and community engagement, safety and security initiatives, and overall advancement of the Port’s mission and long-term objectives.

The Board acknowledged Mr. Anderson’s high scores based on his strong leadership during a particularly active and challenging period for the Port, as well as the success he oversaw in growing cruise operations, planning major capital projects, and coordinating with local, state, and federal partners. Based on the compilation of individual numerical ratings assigned by PTB Board members, Ms. Joanne Toledo, PTB Vice President of Human Resources, had advised the overall ratings for the Port President and CEO’s evaluation as “outstanding.”

Commissioner Harrod stated that during the FY 2026 budget workshop that PTB employees are eligible to receive up to a 3% increase effective on the date of their performance review, in this case October 1, and all PTB employees are eligible for a market equity increase for fiscal year 2025-2026.

Commissioner Allman noted that Mr. Anderson’s compensation had been discussed during a financial workshop on Friday and made a motion to increase Mr. Anderson’s salary by 3%, from \$638,254.86 to \$657,402.50, and to award a bonus in the amount of \$330,852.36. The salary increase and bonus amounts were based on the intention to mirror the total FY2025 compensation.

Commissioner Kaplan proposed to amend the motion by revising Mr. Anderson’s bonus to make a one-time contribution of \$50,000 to Mr. Anderson’s existing section 415(m) account, and a one-time contribution of \$300,000 (all from non-tax revenues and non-stated appropriated funds) as a bonus payable directly to Mr. Anderson, in addition to the 3% salary increase. Mayor Castor stated she would vote no on the compensation motion but acknowledged that Mr. Anderson’s performance was outstanding and provided him with all 5s. Commissioner Conner stated that he also provided Mr. Anderson with all 5s and clarified that no action was taken at the financial workshop on Friday. Commissioner Harrod further noted that Mr. Anderson hit every goal that was set and that Port Tampa Bay had another great year.

Motion: Commissioner Kaplan moved to approve the amended motion
Second: Commissioner Carrere
Vote: Commissioners Kaplan, Carrere, Harrod, and Conner voted aye and Mayor Castor and Commissioner Allman voted nay

I. Future Proposed Projects

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

J. Calendar of Events

Propeller Club Annual Holiday Luncheon with the Mayor
December 16, 2025, from 11:30 a.m. to 2 p.m.

Propeller Club Maritime Expo 2026
January, 21, 2026, from 10 a.m. to 2 p.m.

Port Tampa Bay Anchor Ball
January 24, 2026, at 6 p.m.

K. Next Meeting:

Chairman Harrod announced the next Board meeting would be Tuesday, January 20, 2026, at 9:30 a.m. Information is available at www.porttb.com.

The meeting concluded with a viewing of the Port Tampa Bay 2025 holiday greeting video.

L. Adjournment

With no further business, Chairman Harrod adjourned the meeting at 11:00 a.m.

Respectfully submitted,

Chad Harrod
Chairman

Patrick Allman
Secretary/Treasurer

PORT TAMPA BAY BOARD MEETING

DECEMBER 16, 2025 - 9:30 A.M.

PUBLIC ATTENDANCE SIGN-IN SHEET

NAME

BUSINESS

<u>Steve Finney</u>	<u>Tampa Port Ministries</u>
<u>Nick Sanders</u>	<u>SWPA 23-068</u>
<u>Tim Kanter</u>	<u>RITCHIE BROS.</u>
<u>Nancy Lehr</u>	<u>M&N</u>
<u>Aly E. Etreby</u>	<u>Sesco Cement</u>
<u>Brady Brump</u>	<u>Mosaic</u>
<u>Michelle Esquivel</u>	<u>CEV</u>
<u>INDRID AGAJ</u>	<u>SWPA 23 068</u>
<u>Philip Eibland</u>	<u>stantec</u>
<u>Sam Brown</u>	<u>RS</u>
<u>Jerome White</u>	<u>TB&V</u>
<u>Jeffrey Horsey</u>	<u>FDOT</u>
<u>TERRY FLOKE</u>	<u>TAMPA PILOTS</u>
<u>David Nelson</u>	<u>NGMA</u>
<u>Mussie Basso</u>	<u>CPPI</u>
<u>Brian Moore</u>	<u>GHD</u>

Additional spaces on next page.

PORT TAMPA BAY BOARD MEETING

DECEMBER 16, 2025 – 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.

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

To make comments at beginning of meeting:

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

To make comments on specific agenda items:

<u>NAME / ADDRESS</u>	<u>AGENDA ITEM NUMBER(S)</u>
Nick Sanders / 401 E. Jackson	D.3
Tim Kanter	RITCHIE 49
_____	_____
_____	_____

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.

Port Tampa Bay
Budgetary Comparative Statement of Revenues and Expenses
For the first quarter ending December 2025

	Budget	Actual	Favorable (Unfavorable)	%
Description				
Port Usage Fees	17,213,021	17,566,292	353,271	2.1%
Rentals	6,617,621	6,689,672	72,051	1.1%
Other Operating	143,250	145,774	2,524	1.8%
Operating Revenue	23,973,892	24,401,738	427,846	1.8%
Personnel	6,179,269	5,878,106	301,163	4.9%
Promotional	654,139	407,369	246,770	37.7%
Administrative	8,095,185	6,623,777	1,471,408	18.2%
Operating Expense	14,928,593	12,909,252	2,019,341	13.5%
Operating Income	9,045,299	11,492,486	2,447,187	27.1%
	38%	47%		
Interest Income	669,501	801,006	131,505	19.6%
Interest Expense	(1,121,900)	(857,380)	264,520	-23.6%
Ad Valorem Tax Receipts	11,337,870	11,358,855	20,985	0.2%
Other, net	(1,281,565)	(1,449,707)	(168,142)	13.1%
Non-Operating	9,603,906	9,852,774	248,868	2.6%
Net Income	18,649,205	21,345,260	2,696,055	14.5%

C. CONSENT AGENDA

SUBJECT: MINOR WORK PERMIT APPLICATION #25-025 – REQUEST FOR VARIANCE TO CONSTRUCT PRIVATE RESIDENTIAL DOCK WITH BOATLIFT LOCATED AT 1064 SIGNET DR., APOLLO BEACH, FL

BACKGROUND:

Mr. Matthew Morgenthal (Applicant) applied to Port Tampa Bay (PTB)'s Environmental Department for construction of a private residential dock with non-covered boatlift in the Mirabay residential community, based on the Master Dock Plan. The property is located at 1064 Signet Drive, Apollo Beach, Florida on a man-made canal (Minor Work Application No. 25-025).

FACTS/COMMENTS:

The property has a shoreline of approximately 15.14 linear feet. The proposed approximately 262 square foot dock, with a non-covered boatlift, exceeds the allowable limit of ten (10) square feet of preempted area for each linear foot of shoreline requirements of PTB's Submerged Lands Management Rules (Rules) by approximately 111 square feet. Due to the residential community's conceptual Master Dock Plan shown for this Lot, the dock's pre-empted area exceeds the 10:1 allowable limit. All other aspects of the proposed dock meet the Rules.

The Rules regulate the allowable size for private residential marine structures but provide for a variance procedure if certain conditions are met. The variance procedure ensures 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.

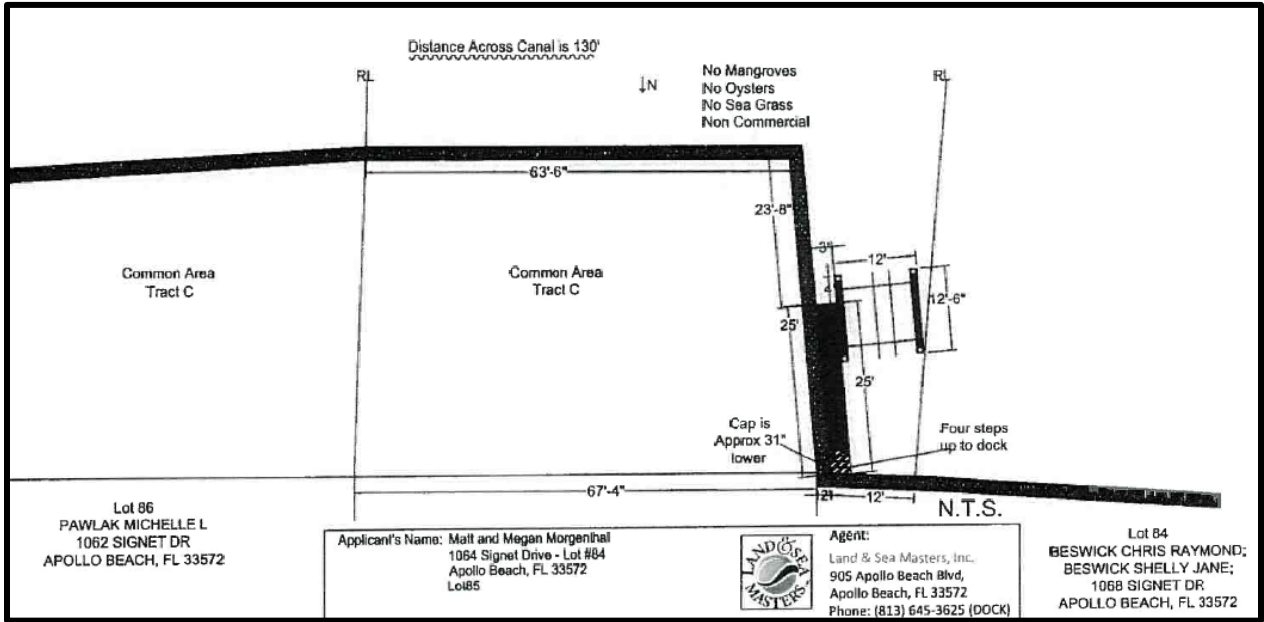
PTB received an Affidavit of No Objection from the west adjacent property owner, Mr. Beswick, and an Affidavit of No Objection from the south adjacent property owner's representative for Park Square Enterprises, LLC for the proposed riparian setback encroachment and the dock's location in front of the Common Area Tract riparian area.

The project has received approval by the neighborhood's Community Development District (CDD) Board and is supported by the Environmental Protection Commission (EPC) of Hillsborough County. PTB staff has reviewed the application and recommends approval of the variance.

RECOMMENDATION:

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

Board Meeting
January 20, 2026
Environmental



Supporting documents for this agenda item are available upon request. Please contact Amanda Black at [ablack@tampaort.com](mailto:ablack@tampaport.com) or (813) 514-3637 for more information.

SUBJECT: MINOR WORK PERMIT APPLICATION #25-036 – REQUEST FOR VARIANCE TO CONSTRUCT PRIVATE RESIDENTIAL DOCK WITH BOATLIFT LOCATED AT 1070 SIGNET DR., APOLLO BEACH, FL

BACKGROUND:

Mr. Nicholas Parrott (Applicant) applied to Port Tampa Bay's (PTB) Environmental Department for construction of a private residential dock with non-covered boatlift in the Mirabay residential community based, on their Master Dock Plan. The property is located at 1070 Signet Drive, Apollo Beach, Florida on a man-made canal (Minor Work Permit Application No. 25-036).

FACTS/COMMENTS:

The property has a shoreline of approximately 17.5 linear feet. The proposed approximately 362 square foot dock, with a non-covered boatlift, exceeds the allowable limit of ten (10) square feet of preempted area for each linear foot of shoreline requirements of PTB's Submerged Lands Management Rules (Rules) by approximately 187 square feet. Due to the residential community's conceptual Master Dock Plan shown for this Lot, the dock's pre-empted area exceeds the 10:1 allowable limit. All other aspects of the proposed dock meet the Rules requirements.

The Rules regulate the allowable size for private residential marine structures but provide for a variance procedure if certain conditions are met. The variance procedure ensures 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.

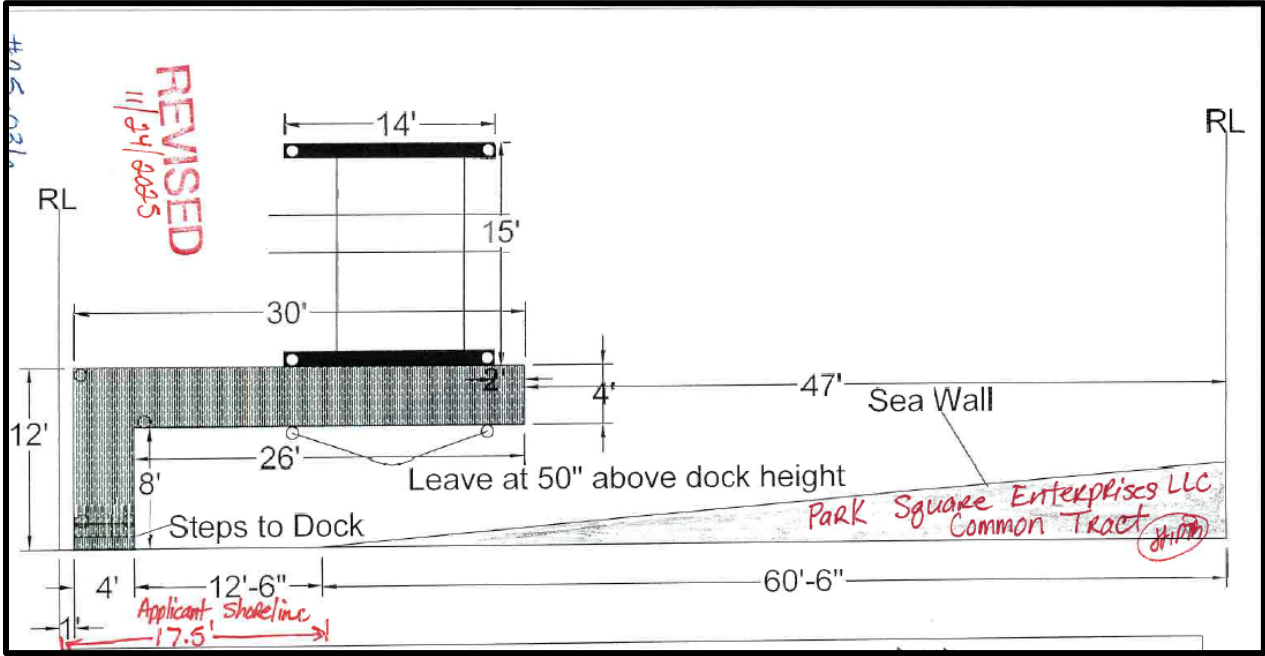
PTB received an Affidavit of No Objection from the east adjacent property owner, Mr. Beswick, and an Affidavit of No Objection from the south adjacent property owner's representative for Park Square Enterprises, LLC for the proposed riparian setback encroachment and the dock's location in front of Common Area Tract riparian area.

The project has received approval by the neighborhood's Community Development District (CDD) Board and is supported by the Environmental Protection Commission (EPC) of Hillsborough County. PTB staff has reviewed the application and recommends approval of the variance.

RECOMMENDATION:

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

Board Meeting
January 20, 2026
Environmental



Supporting documents for this agenda item are available upon request. Please contact Amanda Black at ablack@tampaport.com or (813) 514-3637 for more information.

SUBJECT: SUBMERGED LANDS LEASE WITH PALM RIVER RESERVE HOMEOWNERS ASSOCIATION, INC.

BACKGROUND:

Palm River Reserve Homeowners Association, Inc. (Palm River Reserve) represents a residential community located along the Palm River in Tampa, Florida. Palm River Reserve's Submerged Lands Lease (Lease) with Port Tampa Bay (PTB) for a term of twenty-five (25) years that has expired. Palm River Reserve has applied to renew its Lease for the use of approximately 5,834 square feet of submerged lands containing four (4) boat slips. These slips provide private recreational access for four (4) of the upland single-family homes. There are no new slips or modifications proposed in the application and the renewed Lease would maintain the existing dock configuration and use.

FACTS/COMMENTS:

PTB Staff and Palm River Reserve have negotiated the following lease terms:

Premises: Approximately 5,834 square feet of submerged lands as shown on Exhibit "A".

Use: Solely as a private single family multi slip docking facility for the upland homeowners.

Term: The Initial Term of the Lease would be for five (5) years, with two (2) Lease Extension Options of five (5) years each.

Rent: Annual Rent for Lease Year 1 would be \$1,261.31, plus applicable taxes, based on the Submerged Lands Management Rules rate of \$0.2162 per square foot.

An additional one-time payment of \$315.33, which is twenty-five percent (25%) of the base fee, is charged for the first annual fee on all leases.

Annual Rent for all future Lease Years would be calculated in accordance with Port Tampa Bay's Submerged Lands Management Rules.

Other: Palm River Reserve would be responsible for all real estate taxes, site improvements, utility services and maintenance of the Premises. In addition, Palm River Reserve shall comply with all applicable laws and regulations.

Public

Hearing: A public hearing was held on January 8, 2026, and there were no comments.

RECOMMENDATION:

Authorize the Port President/CEO, or his designee, to execute a Submerged Lands Lease with Palm River Reserve Homeowners Association, Inc., in accordance with the terms set forth in this agenda item, subject to review by Port counsel.

Board Meeting
January 20, 2026
Real Estate

EXHIBIT "A"
SKETCH OF SUBMERGED LAND USE

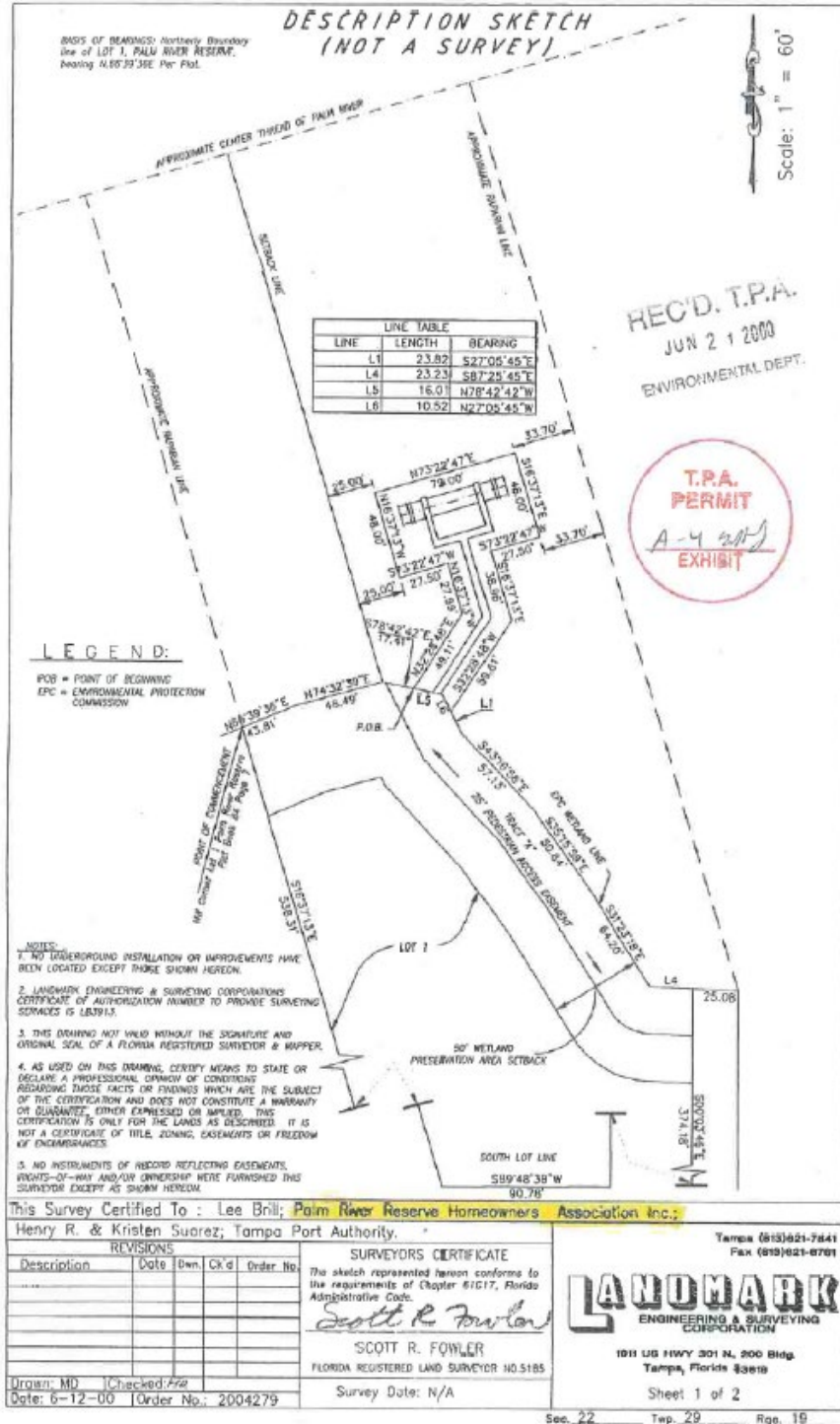


EXHIBIT "B"
SUBMERGED LAND LEGAL DESCRIPTION

DESCRIPTION: Submerged Lands Lease

A portion of the Southwest quarter of the Northeast quarter of Section 22, Township 29 South, Range 19 East, Hillsborough County, Florida, being more particularly described as follows:

COMMENCE at the Northwest corner of LOT 1, PALM RIVER RESERVE, as recorded in Plat Book 84, Page 7, of the Public Records of said County; thence along the Northerly boundary line of said LOT 1, the following three (3) courses: N.66°39'36"E., 43.81 feet; thence N.74°32'39"E., 48.49 feet; thence S.78°42'42"E., 17.41 feet to the POINT OF BEGINNING; thence leaving said Northerly lot line, N.32°28'48"E., 49.11 feet; thence N.16°37'13"W., 27.99 feet; thence S.73°22'47"W., 27.50 feet; thence N.16°37'13"W., 48.00 feet; thence N.73°22'47"E., 79.00 feet; thence S.16°37'13"E., 48.00 feet; thence S.73°22'47"W., 27.50 feet; thence S.16°37'13"E., 38.96 feet; thence S.32°28'48"W., 59.61 feet to the said Northerly boundary line of said LOT1; thence along said Northerly lot line, the following two (2) courses: N.27°05'45"W., 10.52 feet; thence N.78°42'42"W., 16.01 feet to the POINT OF BEGINNING.

Containing 5,834 square feet, More or Less.



REC'D. T.P.A.
 JUN 21 2000
 ENVIRONMENTAL DEPT.

This Survey Certified To : Lee Brill; Palm River Reserve Homeowners Association Inc.; Henry R. & Kristen Suarez; Tampa Port Authority.					Tampa (813)621-7841 Fax (813)621-6761
REVISIONS					SURVEYORS CERTIFICATE The sketch represented herein conforms to the requirements of Chapter 07617, Florida Administrative Code. <i>Scott R. Fowler</i> SCOTT R. FOWLER FLORIDA REGISTERED LAND SURVEYOR NO.5165
Description	Date	Rev.	CK'd	Order No.	
Drawn: MD	Checked: ESN	Date: 6-12-00			Order No.: 2004279
Survey Date: N/A					Sheet 2 of 2

Supporting documents for this agenda item are available upon request. Please contact Amanda Black at ablack@tampaport.com or (813) 514-3637 for more information.

SUBJECT: SITE IMPROVEMENTS PERMIT FOR TAMPA ELECTRIC COMPANY (TECO)
TO ADD LIGHT POLES TO ILLUMINATE GULF SULPHUR SERVICES, LTD,
LLLP LEASEHOLD PREMISES

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 involves the granting of an easement.

FACTS/COMMENTS:

Gulf Sulphur Services, Ltd, LLLP (GSS) is in a joint venture with the Mosaic Company ("Mosaic") and Cargill to operate the largest liquid sulphur transportation, storage, and logistics system in the United States. GSS has significant liquid storage tanks and facilities in Galveston, Texas and Tampa, Florida and currently leases approximately 9.8 acres on Pendola Point (Premises) from PTB. GSS has applied to PTB for a site improvements permit for Tampa Electric Company to add several light poles around the perimeter of GSS's premises for improved illumination of the fixtures on the premises (Improvements).

PTB staff has reviewed the application, determined that the proposed location of the Improvements do not have any conflicts, and recommends approval of the site improvements permit and the granting of any easement(s) required for the Improvements.

RECOMMENDATION:

Authorize the Port President/CEO, or his designee, to approve the site improvements permit and execute the applicable utility easement(s) with Tampa Electric Company for the installation of the Improvements on Gulf Sulphur Services, Ltd, LLLP's Premises, as described in this agenda item, subject to review by Port counsel.

Board Meeting
January 20, 2026
Engineering

SUBJECT: STANDARD WORK PERMIT APPLICATION #25-016 AND VARIANCE REQUEST – CITY OF TAMPA - WEST RIVERWALK – CONSTRUCTION OF THREE OVERWATER WALKWAYS ON HILLSBOROUGH RIVER

BACKGROUND:

The City of Tampa (Applicant) has applied to Port Tampa Bay's Environmental Department (PTB) for a standard work permit for a marine construction project consisting of two (2) pedestrian/multi-modal pile supported overwater underpass bridge structures and one (1) pedestrian pile supported overlook boardwalk structure for West Riverwalk between 202 Parker Street, at the north end of the overall project, and Columbus Statue Park, at south end of the overall project, in downtown Tampa on the west side of Hillsborough River (Permit No. 25-016).

FACTS/COMMENTS:

The proposed project includes three proposed pile-supported overwater walkways. The proposed northern structure consists of constructing an approximately 5,120 square feet by approximately 17-foot wide northern multi-modal pile supported underpass structure that will traverse under Brorein Street bridge and partially under the Leroy Selmon Expressway bridge. The proposed center approximately 864 square foot overlook structure consists of an 8-foot-wide pedestrian walkway over water pile-supported structure at Tony Janus Park and will tie-into the existing upland walkway. The southernmost structure consists of an approximately 7,007 square foot by 17-foot-wide multi-modal pile supported underpass structure that will traverse under Platt Street bridge and tie into Tony Janus Park and Columbus Statue Park. A variance would be required for the southernmost structure to extend more than the maximum twenty-five percent of the navigable width of the affected waterbody per PTB's Submerged Lands Management Rules (Rules). The proposed waterward extent of the southern structure will have overall length of approximately 98 feet that exceeds the allowable waterward extent for structures in the Rules by approximately 13.5 feet.

The Rules regulate the allowable size of structures but provide for a variance procedure if certain conditions are met. The variance procedure ensures 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. All other aspects of the proposed structure are consistent with the Rules. The project has received recommendations for approval from the Environmental Protection Commission (EPC) of Hillsborough County and has been deemed consistent with the *Imagine 2040: Tampa Comprehensive Plan* by the Hillsborough County City-County Planning Commission.

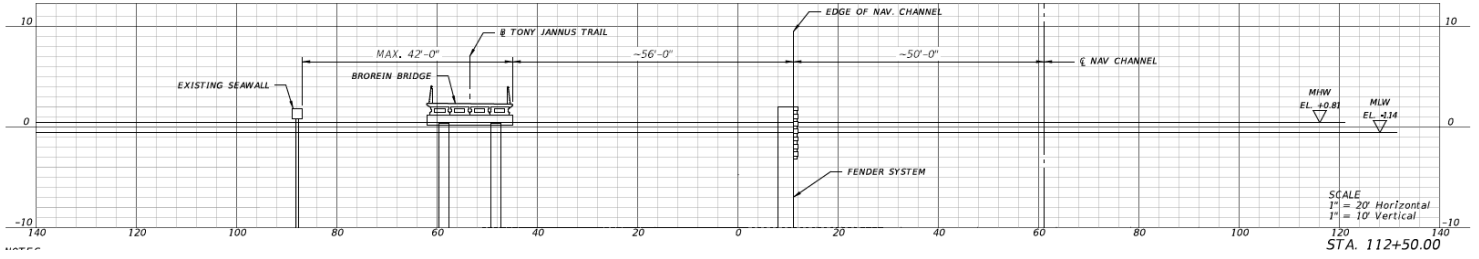
A public hearing was held on January 12, 2026, and there were no public comments.

RECOMMENDATION:

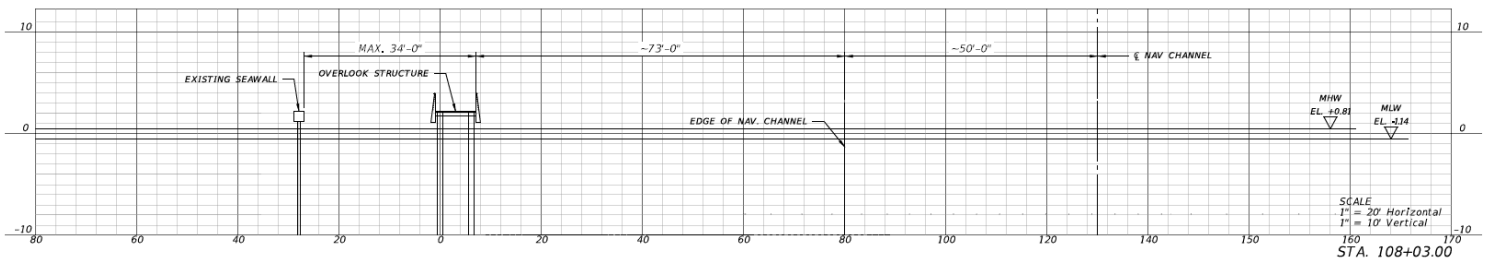
Authorize the Port President/CEO, or his designee, to execute Port Tampa Bay Standard Work Permit No. 25-016 and grant the variance, subject to review by Port counsel.

Board Meeting
January 20, 2026
Environmental

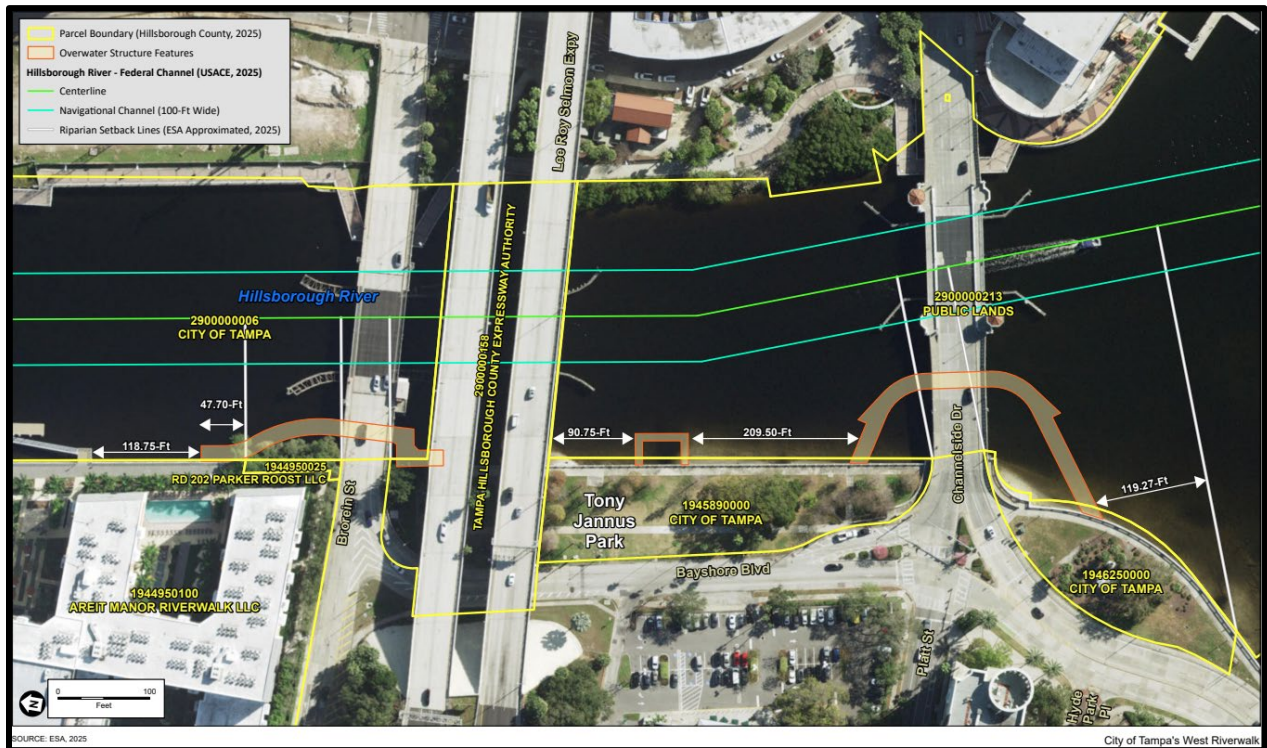




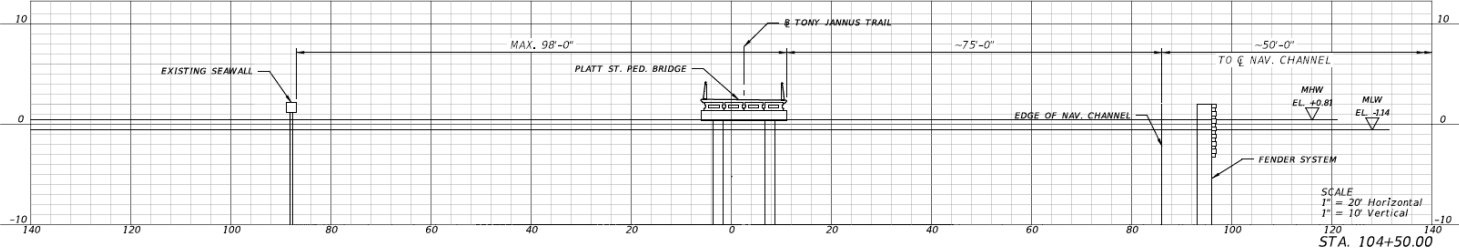
North - Underpass Bridge Structure



Center - Overlook Structure



South - Underpass Bridge Structure



Supporting documents for this agenda item are available upon request. Please contact Amanda Black at [ablack@tampaort.com](mailto:ablack@tampaport.com) or (813) 514-3637 for more information.

D. REGULAR AGENDA

SUBJECT: PURCHASE OF PORT TAMPA BAY VEHICLES FOR MULTIPLE DEPARTMENTS

BACKGROUND:

The Port Tampa Bay (PTB) Fleet Management Program phases out vehicles that are past their operating life cycle, have high maintenance cost, and no residual value, and replaces them with new vehicles that have proven efficiencies while lowering cost. Many vehicles in the PTB fleet are at the end, or nearing the end, of their useful lives. These vehicles may be sold at auction, repurposed within the PTB organization, or used as trade-ins for new vehicles.

FACTS/COMMENTS:

PTB staff, with the assistance of the Procurement Department, obtained quotes for new vehicles from the State of Florida Term Contract for Motor Vehicles, Sourcewell Cooperative contracts, and other government sponsored purchasing contracts, which were issued upon competitive bid by other governments. Based on these quotes and organizational needs, the Fleet Management Program identified the following quantity of vehicles as needed for replacement in the FY2026 cycle:

5 new vehicles for \$275,000.00

Funds for the purchase of these vehicles were included in the FY2026 Capital Budget.

RECOMMENDATION:

Authorize the Port President/CEO, or his designee, to spend up to \$275,000.00, depending upon trade-in values, etc., for the purchase of up to five (5) vehicles with necessary equipment required by the respective Port Tampa Bay departments, subject to review by Port counsel.

Board Meeting
January 20, 2026
Marketing

SUBJECT: APPROVE FUNDING FOR PHASE II METROPORT DEVELOPMENT DESIGN – RFQ NO. 005-24

BACKGROUND:

Port Tampa Bay's (PTB) cruise business has grown significantly over the past few years, from 1.1 million passengers in FY2023 to 1.6 million passengers in FY2025. An estimated 1.8 million passengers are projected for FY2026. The demand for cruise callings at PTB now exceeds the amount of cruise terminals, compelling PTB to turn away additional cruise ship callings.

To create a new cruise terminal, PTB staff intends to fill the MetroPort slip situated just north of Cruise Terminal 6 creating approximately 5.6 acres of uplands in order to accommodate a larger modern cruise vessel. Upon creation of the additional 5.6 acres of uplands, PTB staff intends to commission future projects such as a steel bulkhead, uplands development, cruise terminal, and parking garage.

FACTS/COMMENTS:

At the June 18, 2024 Board meeting, the Board approved the MetroPort Development Design Services Agreement with HDR Engineering, Inc. (HDR) and approved the first phase of design to fill 5.6 acres, storm water improvements, geotechnical improvements, including wick drains, and a surcharge program.

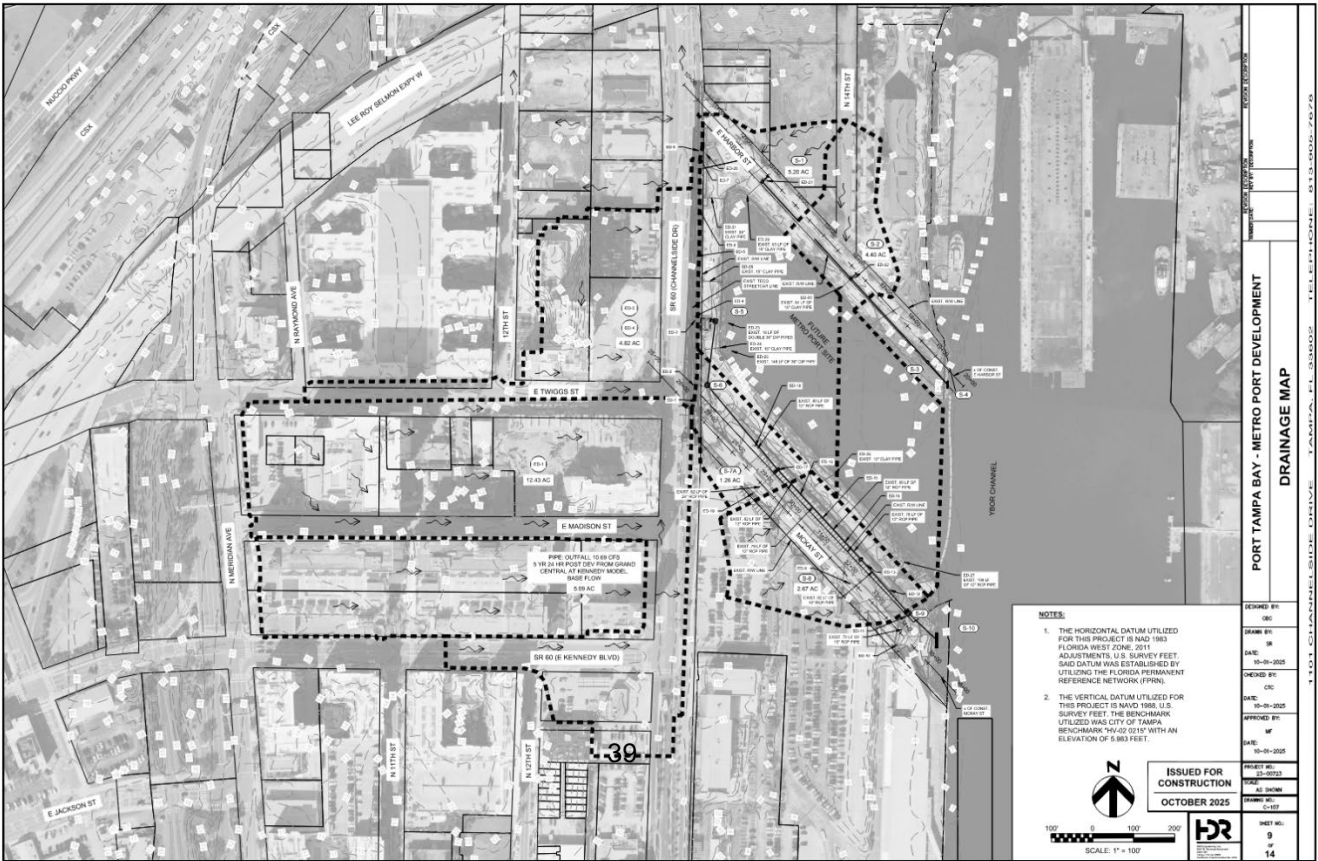
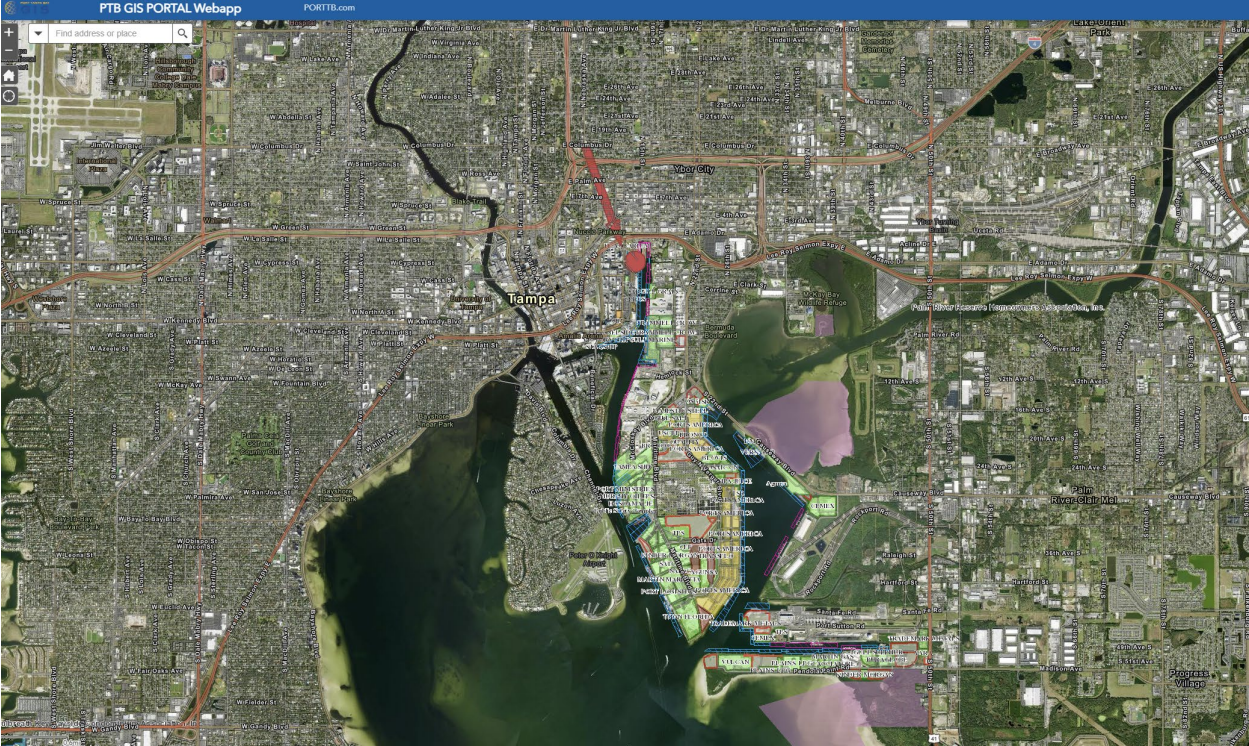
At the December 16, 2025 Board meeting, the Board approved a Construction Manager At Risk (CMAR) agreement with Kimmins Contracting Corp to fill the MetroPort slip and other Phase I improvements. The project is scheduled to begin in January 2026 with an estimated completion date of September 2026.

PTB staff requested a proposal from HDR for the Phase II improvements, primarily consisting of Steel Bulkhead Wharf and mooring and fendering systems. HDR provided a proposal in the amount of \$696,179.56 for Phase II design services, and \$142,000 for Phase 1 construction support services, including RFI and field inspections.

RECOMMENDATION:

Authorize funding for Phase II design services and Phase I construction support services for MetroPort Development with HDR, in the amount of \$950,000, which includes \$111,820.44 in funds for exploratory design of future phases, all subject to review by Port counsel.

Board Meeting
January 20, 2026
Engineering



**SUBJECT: ADDITIONAL FUNDING FOR TARIFFS ON PASSENGER BRIDGE
REPLACEMENTS FOR CRUISE TERMINALS 2 AND 6**

BACKGROUND:

Port Tampa Bay (PTB) owns and operates three (3) cruise terminals located in the Channel District, projected to service approximately 1.8 million passengers in FY2026. Passengers are transported on and off cruise ships via Passenger Boarding Bridges (PBBs). The Passenger Boarding Bridges at Cruise Terminals 2 and 6 are at the end of their useful life, require constant maintenance, and are due for routine life cycle replacement.

FACTS/COMMENTS:

PTB advertised Request for Proposals 003-23 (RFP) to perform design, fabrication, transportation, and erecting of three Jetway Passenger Boarding Bridges for Cruise Terminals 2 and 6. The PTB Board authorized an agreement with FMT Sweden AB for the design, fabrication, transportation, and erecting of three (3) new Passenger Boarding Bridges at a contract price of \$6,856,642 at its June 20, 2023 Board meeting.

During the design and fabrication process, tariffs were imposed by the current administration. The current tariff with the European Union on goods from Sweden was imposed for 15%, which applies to the FMT Passenger Bridges. FMT recently finished design and fabrication of the three (3) Passenger Boarding Bridges and will transport them to PTB. FMT has submitted a change order to cover the imposed Tariffs in the amount of \$825,000.

RECOMMENDATION:

Authorize the Port President/CEO or his designee to execute a change order to FMT Sweden AB for additional funding to pay the Tariffs on the three (3) new Passenger Boarding Bridges, as described in this agenda item, in the amount of \$825,000, subject to review by Port counsel.

Board Meeting
January 20, 2026
Engineering

E. RECEIPT OF REPORTS

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

TAMPA PORT AUTHORITY
Monthly Aged Receivables
December 31, 2025

Customer Number	Customer Name	Current	31 - 60 Days	61 - 90 Days	91 & Over	Customer Balance
Port Fees						
T425	AGUNSA USA, INC (Eastport Lease))	(2,452.92)	-	-	-	(2,452.92)
T012	AMALIE OIL COMPANY	5,019.73	-	-	-	5,019.73
D054	ANCHOR SANDBLASTING AND COATINGS, INC	140.00	-	-	-	140.00
S073	AUTOMOTIVE CORE SUPPLY, INC.	-	-	-	10.50	10.50
A512	BEYEL BROTHERS INC	613.44	-	-	-	613.44
A552	BIEHL & CO FLORIDA LLC	7,242.84	7,500.89	-	-	14,743.73
T201	BUCKEYE TERMINALS, LLC	21,956.75	-	-	-	21,956.75
Q527	BW WATER	-	231.93	2,440.72	-	2,672.65
T003	CARGILL INC	(644.25)	-	-	-	(644.25)
D049	CARGILL SALT	7.76	-	-	-	7.76
T151	CARGILL SALT	-	-	-	974.62	974.62 ⁴²
S025	CARGILL SALT DIVISION	-	1,092.00	-	-	1,092.00
T131	CARNIVAL CRUISE LINES	543,102.00	-	-	-	543,102.00
T014	CENTRAL FLORIDA PIPELINE LLC	107,831.44	-	-	-	107,831.44
Q414	CENTURY METALS & SUPPLIES INC	2,601.91	-	-	-	2,601.91
T109	CITRUS PRODUCTS	60,265.23	404.41	404.41	-	61,074.05
D089	CITY OF TAMPA (WATER DEPT. BADGES)	20.00	-	-	-	20.00
Q502	CUSTOMS BROKER SUPPLIERS INC	-	-	-	107.30	107.30
P327	DANIELLE LOFLEY	45.00	-	-	-	45.00
Q450	DOLE FRESH FRUIT COMPANY	17,364.00	-	-	-	17,364.00
S064	DV CONTAINER SERVICES	-	21.00	-	-	21.00
A400	EN BISSO & SON INC	1,098.20	-	-	-	1,098.20
T132	FLORIDA AQUARIUM	507.50	-	-	-	507.50
Q525	FRACHT FWO INC (TX)	-	-	-	1,667.14	1,667.14
A429	GAC SHIPPING (USA) INC	124,154.78	-	-	-	124,154.78
T185	GAETANO CACCIATORE INC	469,668.71	-	-	-	469,668.71
S043	GLOBAL DISTRIBUTION INC	(619.50)	630.00	-	-	10.50
A254	GREAT LAKES DREDGE & DOCK	638.28	-	-	-	638.28
Q528	GRIMALDI DEEPSEA-ACL USA	-	95.21	-	-	95.21

TAMPA PORT AUTHORITY
Monthly Aged Receivables
December 31, 2025

Customer Number	Customer Name	Current	31 - 60 Days	61 - 90 Days	91 & Over	Customer Balance
T063	GULF SULPHUR SERVICES	8,365.24	284.73	284.73	28,860.62	37,795.32
A549	HOST AGENCY, LLC	25,223.40	-	-	-	25,223.40
A306	INCHCAPE SHIPPING SERVICES	46,614.52	-	1,436.87	461.66	48,513.05
T101	INTERACID NORTH AMERICA, INC	66,668.62	-	54.12	-	66,722.74
A078	INTERNATIONAL SHIP REPAIR	-	294.84	-	-	294.84
D078	KAG SPECIALTY PRODUCTS GROUP, LLC	(1.00)	-	-	20.00	19.00
A350	KIMMINS CONTRACTING	20.00	-	-	-	20.00
A346	KIRBY CORPORATION	662.04	-	-	-	662.04
A003	KIRBY OFFSHORE MARINE	6,299.05	1,006.72	-	233.24	7,539.01
A248	LA CARRIERS, LLC	-	75.60	-	-	75.60
T308	LOGISTEC GULF COAST LLC	253,939.95	-	-	-	253,939.95
T430	MARGARITAVILLE AT SEA	315,616.00	-	-	-	315,616.00
A360	MARTIN GAS MARINE	2,367.36	591.84	-	-	2,959.20
T135	MARTIN MARIETTA AGGREGATES	58,177.09	-	-	-	58,177.09
T134	MARTIN OPERATING PARTNERSHIP	16,707.91	2,307.67	-	-	19,015.58
A465	MASTER, OWNER & OPERATORS	101,311.01	-	-	-	101,311.01
Q487	METAL ROOF MASTER	-	-	-	881.03	881.03
Q338	mitsui & COMPANY USA (IL)	638.27	-	-	-	638.27
S067	MKD LOGISTICS LLC	(58.00)	-	-	-	(58.00)
A053	MORAN TOWING CORPORATION	12,802.57	-	-	-	12,802.57
T002	MOSAIC CROP NUTRITION, LLC	(3,945.73)	1,654.90	-	2,628.69	337.86
T011	MURPHY OIL USA INC	35,383.70	-	-	-	35,383.70
S075	NAV TRANSPORTATION/NORTHSTAR SVCS LTD	-	126.00	-	-	126.00
A071	NORTON LILLY INTERNATIONAL, US, INC	364,691.51	-	-	-	364,691.51
T200	NORWEGIAN CRUISE LINE	329,614.39	-	-	-	329,614.39
A439	NOVA INTERNATIONAL SHIPPING	(1,990.54)	-	2,150.82	-	160.28
A069	OSG SHIP MANAGEMENT, INC	378.08	-	-	-	378.08
Q397	PACIFIC METALS TRADING INC	2,386.89	-	-	-	2,386.89
T205	PLAINS LPG SERVICES, L.P.	5,423.20	-	69.48	271.30	5,763.98
T318	PORT LOGISTICS TERMINAL OPERATIONS LLC	3,510.13	-	-	-	3,510.13
T006	PORTS AMERICA	188.79	-	-	-	188.79

TAMPA PORT AUTHORITY
Monthly Aged Receivables
December 31, 2025

Customer Number	Customer Name	Current	31 - 60 Days	61 - 90 Days	91 & Over	Customer Balance
T182	PORTS AMERICA	264,491.07	12,058.00	-	-	276,549.07
A283	PRO TRANSPORT INC, TAMPA	-	10.50	-	-	10.50
D075	RELIABLE TAMPA PARTNERS	40.00	-	-	-	40.00
T202	ROYAL CARIBBEAN CRUISES LTD.	1,150,826.33	-	-	-	1,150,826.33
A064	SAVAGE & SON, AR	498,624.97	-	-	-	498,624.97
A531	SAVAGE MARINE MANAGEMENT COMPANY, LLC	23,909.87	-	-	-	23,909.87
A486	SEACAT LINES C/O NAGA LOGISTICS	33,772.46	19,236.47	-	-	53,008.93
Q213	SEAH STEEL AMERICA CORP	-	94.58	-	-	94.58
S069	SOUTHERN CARTAGE, INC	(220.89)	-	-	-	(220.89)
D080	SOUTHERN SKILL TRADES INC	20.00	-	-	-	20.00
T166	TAMPA ELECTRIC COMPANY	-	-	-	525.00	525.00
T021	TAMPA PORT SERVICES, LLC	(26,384.98)	7,585.86	-	6,363.17	(12,435.95)
Q493	THE MILL STEEL COMPANY	-	182.74	-	-	182.74
D084	TITAN FLORIDA (TITAN CONCRETE-WEST COAST REGION)	180.00	-	-	-	180.00
T173	TITAN FLORIDA LLC	31,212.98	18,088.28	127.33	10,846.92	60,275.51
T150	TRADEMARK METALS RECYCLING FKA ONESTEEL	(0.84)	68.39	-	-	67.55
A497	TRANS-ATLANTIC AGENCIES INC	66,499.25	-	-	-	66,499.25
T020	TRANSMONTAIGNE INC	44,399.57	-	-	-	44,399.57
Q163	USP HOLDINGS, INC	1,515.89	-	-	-	1,515.89
A553	VALHALLA SHIP AGENCY, LLC	(58.74)	-	-	-	(58.74)
M084	VANE BROTHERS	518.40	-	-	-	518.40
T119	VULCAN MATERIALS COMPANY	-	18,617.39	-	3,873.05	22,490.44
A532	WORLD FUEL SERVICES, INC.	-	45,399.94	-	-	45,399.94
Subtotal Port Fees		5,098,900.69	137,659.89	6,968.48	57,724.24	5,301,253.30

TAMPA PORT AUTHORITY
Monthly Aged Receivables
December 31, 2025

Customer Number	Customer Name	Current	31 - 60 Days	61 - 90 Days	91 & Over	Customer Balance
Lease Charges						
L416	AJAX PAVING INDUSTRIES OF FL, LLC	152.74	-	-	-	152.74
L011	CARGILL FINANCIAL SERVICE CTR	(677.08)	-	-	-	(677.08)
L207	CARGILL INC SALT FACILITY	(302.81)	-	-	-	(302.81)
L403	CELLCO PARTNERSHIP DBA VERIZON WIRELESS	(5.52)	-	-	-	(5.52)
L399	CEMEX CONSTRUCTION MATERIALS FLORIDA LLC	21,250.41	-	-	-	21,250.41
L299	CEMEX CONSTRUCTION MATERIALS FLORIDA, LLC	(1,782.99)	-	-	332.04	(1,450.95)
L198	CULBREATH KEY BAYSIDE CONDO ASSOC.	11,385.96	-	-	-	11,385.96
L268	DANIEL, IAN & LORNA	(97.07)	-	-	-	(97.07)
L196	E.N. BISSO & SON INC	(100.00)	-	-	-	(100.00)
L317	Extenet Systems, Inc	111.04	111.04	111.04	7,511.07	7,844.19
L260	GAETANO CACCIATORE LLC	6,828.57	-	-	-	6,828.57
L415	GLOVIS AMERICA, INC	4,466.92	3,664.50	-	1,465.77	9,597.19
L214	GULF SULPHUR SERVICES	22,155.18	105.18	105.18	9,682.61	32,048.15
L103	INTERNATIONAL SHIP REPAIR & MARINE SERVICES, INC	-	100.00	-	-	100.00
L401	KBC ENTERPRISE, INC	1,645.07	-	-	-	1,645.07
L304	Key West Landings Dock Association, Inc	2,090.01	-	-	-	2,090.01
L098	KINDER MORGAN BULK TERMINALS	95.48	-	-	-	95.48
L104	LITTLE HARBOR SMI, LLC	16,503.63	-	-	-	16,503.63
L308	LOGISTEC GULF COAST LLC	5,694.41	-	-	-	5,694.41
L328	MAJESTIC STEEL USA	(154.95)	-	-	-	(154.95)
L173	MARTIN OPERATING PARTNERSHIP	28,615.49	-	437.06	-	29,052.55
L010	MOSAIC CROP NUTRITION, LLC	28,733.33	-	-	-	28,733.33
L408	NAV TRANSPORTATION LLC	(60.00)	-	-	-	(60.00)
L410	NORTH ATLANTIC INTERNATIONAL OCEAN CARRIER, INC	20,016.67	-	-	-	20,016.67
L418	PANGAEA FLORIDA LLC	-	2,500.00	-	-	2,500.00
L405	PORT HENDRY D, LLC	809.92	-	-	-	809.92
L318	PORT LOGISTICS TERMINAL OPERATIONS LLC	18,050.77	-	-	-	18,050.77
L264	PORTS AMERICA	38,316.02	49,250.00	-	-	87,566.02
L311	Precision Build Solutions, LLC	(120.00)	60.00	-	-	(60.00)

TAMPA PORT AUTHORITY
Monthly Aged Receivables
December 31, 2025

Customer Number	Customer Name	Current	31 - 60 Days	61 - 90 Days	91 & Over	Customer Balance
L292	PURAGLOBE FLORIDA LLC	(165.00)	-	-	-	(165.00)
L329	SESCO CEMENT FLORIDA LLC	26.00	169.00	-	-	195.00
L235	STARSHIP CRUISE LINE	-	-	-	183.94	183.94
L064	SUPERIOR SEAFOODS INC	(70.36)	-	-	-	(70.36)
L253	T C PORT YBOR LLC	(112.18)	-	-	-	(112.18)
L067	TAMPA BAY PIPELINE COMPANY	(174.08)	-	-	-	(174.08)
L258	TAMPA PORT SERVICES (FKA YARA NORTH AMERICA)	3,245.43	-	-	-	3,245.43
L049	TAMPA PORT SERVICES, LLC	10,402.77	-	-	488.93	10,891.70
L190	TAMPA SHIP LLC	40.00	-	-	20.00	60.00
L209	TRADEMARK METALS RECYCLING FKA ONESTEEL	481.74	-	-	-	481.74
L297	TRANSFLO TERMINAL SERVICES, INC.	(1,134.69)	-	-	-	(1,134.69)
L078	TRANSMONTAIGNE TERMINALING INC	8.00	-	-	-	8.00
L440	UNITED STATES COAST GUARD	(284.58)	-	-	-	(284.58)
L307	VERIZON WIRELESS PERSONAL COMMUNICATIONS LP	(119.72)	-	-	-	(119.72)
L146	VULCAN MATERIALS	(1,537.92)	-	-	-	(1,537.92)
Subtotal Lease Charges		234,226.61	55,959.72	653.28	19,684.36	310,523.97
Total Port Fees and Lease Charges as of December 31, 2025		\$ 5,333,127.30	\$ 193,619.61	\$ 7,621.76	\$ 77,408.60	\$ 5,611,777.27

TAMPA PORT AUTHORITY
MONTHLY CONTRACT STATUS REPORT
 12/31/2025

Project	Contractor	Contract Financial Record #	Original Bd App Date	Amt Approved Including Amendments	Costs Incurred to Date	Percent Complete
OPERATING AND NON-CAPITAL CONTRACTS:						
State Legislative Services	Advocacy Group at Cardenas Partners	26-29	08/16/22	\$ 60,000	\$ 15,000	25.0%
State Legislative Services	Gray Robinson, P.A.	26-29	06/17/25	\$ 60,000	\$ -	0.0%
Benefit Consulting Services	AON Consulting, Inc.	25-25	02/20/24	\$ 145,000	\$ -	0.0%
Insurance Broker Services	Arthur J. Gallagher Risk Management Services, LLC	26-28	06/18/24	\$ 150,000	\$ 75,000	50.0%
Property, Liability, and Flood Insurance Coverage	Arthur J. Gallagher Risk Management Services, LLC	26-42	06/18/24	\$ 4,471,896	\$ 5,611	0.1%
Strategic Communications Services Consultant	Bayview Public Relations	26-54	11/08/22	\$ 25,000	\$ 9,677	38.7%
Government Relations Consultant Services	Van Scoyoc & Associates	26-33	08/17/21	\$ 90,000	\$ 22,500	25.0%
Government Relations Consultant Services	Becker & Poliakoff, P.A.	26-33	04/15/25	\$ 90,000	\$ 22,500	25.0%
Bond Council	Bryant Miller Olive, P.A.	26-16	10/01/23	\$ 60,000	\$ 68,500	114.2%
Real Estate Consulting Services	Colliers International	26-17	06/15/21	\$ 75,000	\$ -	0.0%
Workers Compensation & Auto Insurance	Florida Insurance Alliance/PGIT	26-05	09/17/24	\$ 198,806	\$ 198,806	100.0%
Security System Maintenance & Repair	GSA Security/LaForce Holdings	25-03	03/23/22	\$ 481,000	\$ 262,760	54.6%
Drone Detection System	GSA Security	24-26	02/20/24	\$ 120,000	\$ 61,509	51.3%
Software Licensing - iSeaports	Harbour Mastery, Inc.	26-26	10/21/14	\$ 65,000	\$ -	0.0%
Law Enforcement Services	Hillsborough County Sheriff's Office	26-39	09/20/22	\$ 3,754,165	\$ -	0.0%
SBE Uniformed Security Guard Service	Martinez & Company	26-21	06/18/19	\$ 401,265	\$ 129,437	32.3%
Financial Audit Services	Mauldin & Jenkins, LLC	26-19	09/16/25	\$ 64,900	\$ 5,000	7.7%
Strategic Communications Services Consultant	Mercury Public Affairs, LLC	25-14	02/20/24	\$ 165,000	\$ 142,744	86.5%
Website Development & Website Hosting Services	Pantheon Solutions	26-35	11/15/22	\$ 45,000	\$ 7,500	16.7%
Financial Advisory Services	PFM Financial Advisors LLC	26-40	09/20/22	\$ 30,000	\$ -	0.0%
Financial Audit Services	Mauldin & Jenkins, LLC	26-19	09/16/25	\$ 64,900	\$ -	0.0%
Video Production Services	Shooting Stars Post Inc	26-30	08/15/23	\$ 90,000	\$ 29,925	33.3%
Landscaping Services	TCC Enterprise Inc	26-06	09/21/21	\$ 138,100	\$ 32,025	23.2%
Grounds Maintenance	TCC Enterprise Inc	26-18	09/21/21	\$ 456,060	\$ 103,650	22.7%
Elevator/Escalator Maintenance & Repair Services	ThyssenKrupp Elevator	26-27	09/15/20	\$ 967,142	\$ 322,897	33.4%
Hosting and Support Services	Timmons Group	25-20	12/21/21	\$ 72,950	\$ 34,034	46.7%
Medical Insurance	United Healthcare	25-37	10/18/23	\$ 3,203,057	\$ 3,203,057	100.0%
Uniformed Security Guard Services	Universal Protection Service dba Allied Universal	25-15	12/19/23	\$ 4,272,625	\$ 4,239,039	99.2%
CBP IT equipment and service	US Customs & Border Patrol	25-65	05/20/25	\$ 450,399	\$ -	0.0%
Annual recurring services	US Customs & Border Patrol	25-66	05/20/25	\$ 75,638	\$ -	0.0%
Janitorial Services	Xtremely Clean	26-08	10/15/19	\$ 542,284	\$ 103,293	19.0%

OPERATING AND NON-CAPITAL CONTRACTS:

\$ 20,885,187 \$ 9,094,465

CONTINUING ANNUAL CONTRACTS:

Disaster Recovery services	Belfor USA Group (Year 4)	25-24	06/18/24	\$ 10,000	\$ -	0.0%
Professional Service Contracts	Various	20-01-02	09/17/19	\$ 6,195,000	\$ 5,293,587	85.4%
Professional Service Contracts	Various	21-01-02	09/15/20	\$ 7,799,442	\$ 570,583	7.3%
Professional Service Contracts	Various	22-01-02		\$ 14,537,473	\$ 13,191,448	90.7%
Professional Service Contracts	Various	23-01-02		\$ 12,065,909	\$ 9,799,702	81.2%
Professional Service Contracts	Various	24-01-02		\$ 8,880,630	\$ 7,039,799	79.3%
Professional Service Contracts	Various	25-01-02		\$ 8,750,000	\$ 8,039,369	91.9%

TAMPA PORT AUTHORITY

MONTHLY CONTRACT STATUS REPORT

12/31/2025

Project	Contractor	Contract Financial Record #	Original Bd App Date	Amt Approved Including Amendments	Costs Incurred to Date	Percent Complete
CONTINUING ANNUAL CONTRACTS:				\$ 49,488,454	\$ 35,895,119	
CONSTRUCTION AND CAPITAL CONTRACTS:						
HP Resiliency Project	Hypower, LLC	23-52-2	04/02/25	\$ 6,576,845	4,269,314	64.9%
HP Resiliency Project	Tampa Electric Company (TECO)	23-52-3	10/22/24	\$ 7,000,000	4,250,000	60.7%
Passenger Bridge Replacements at Terminals 2 & 6	FMT Sweden AB & Global Rigging Transport	23-54	02/28/24	\$ 7,199,474	3,433,906	47.7%
Shrimp Dock Repairs	Tampa Bay Marine	24-22a	11/14/23	\$ 2,415,451	284,063	11.8%
Berth 218 Construction	Orion Marine Construction	24-43	03/19/24	\$ 21,496,775	20,035,444	93.2%
Hookers Point Vehicle Storage Area	PCS Civil, Inc	24-44	04/16/24	\$ 3,500,000	3,467,478	99.1%
Eastport Mitigation Credits	Mangrove Point Mitigation/Tampa Bay Mitigation & Southern	24-47	08/15/23	\$ 3,248,070	2,613,300	80.5%
Electrical Power Generator at Hookers Point Security Complex	Austin Construction Group	24-56	11/14/23	\$ 750,000	696,062	92.8%
Metro Port Design	HDR Engineering, Inc.	24-57	06/18/24	\$ 500,000	443,592	88.7%
Berth 214 Wharf	Russell Marine, LLC	24-58	06/18/24	\$ 67,159,751	42,761,726	63.7%
Security Upgrades @ Heavy Weather Building	GSA Security	24-59		\$ 240,000	143,065	59.6%
Navigational Improvements - Maintenance Dredging	Orion Marine Construction	25-04	06/21/22	\$ 3,500,000	2,366,736	67.6%
Acquisition of 2 new container gantry cranes	Liebherr Crane Company	25-45	12/17/24	\$ 41,496,739	19,750,704	47.6%
Berth 301 Wharf	Moffatt & Nichol	24-55	06/17/25	\$ 598,570	595,214	99.4%
Berth 301 Wharf	Orion Marine Construction	25-55	12/22/25	\$ 18,247,000		0.0%
PTB's Video Wall System Upgrade	GSA Security	25-60	11/19/24	\$ 143,153	141,044	98.5%
Hooker's Point Berth 223 Marine Improvements	Russell Marine, LLC	25-61	01/21/25	\$ 1,000,000	985,647	98.6%
Eastport Phase III	Moffatt & Nichol	25-62	01/21/25	\$ 1,270,464	168,536	13.3%
Hooker's Point Lumber Warehouse (Berth 206)	Reno Boyd Building Co., LLC	25-63	05/20/25	\$ 1,600,000	119,680	7.5%
Stormwater Resiliency Master Plan	Applied Sciences Consulting, Inc.	25-67	05/20/25	\$ 500,000	71,360	14.3%
HVAC Chillers for T3 & Chiller coils for HQ Bldg	Tampa Bay Trane	25-69	08/19/25	\$ 1,217,044	161,140	13.2%
Terminal 6 Lifecycle Repairs	Russell Marine LLC	25-70	09/16/25	\$ 2,500,000	-	0.0%
Port Redwing Signalization project	Sun Civil, LLC	25-71	09/16/25	\$ 1,200,000	-	0.0%
Bldg 209 Warehouse	Reno Building LLC	26-72	10/21/25	\$ 4,000,000	-	0.0%
Gate Arm Control System Upgrade	Laforce Holdings	26-73	10/21/25	\$ 116,718	1,526	1.3%
CONSTRUCTION AND CAPITAL CONTRACTS:				<u>\$ 197,476,054</u>	<u>\$ 106,759,535</u>	

MINOR WORK PERMIT REPORT

12/1/2025 – 12/31/2025

PERMITS ISSUED

24-036	Riverside Mobile Home Park	Replace Existing Seawall/Little Manatee River/Ruskin
25-038	River Bend CDD	In-Kind Replace Observation Dock/Pier/LMR/CBAP/Little Manatee River/Ruskin

REVISIONS

24-012R1	Hillsborough County-Lettuce Lake Park	Replace Observation Tower/Lettuce Lake Park/Hillsborough River/Tampa
24-034R1*	Robert Lind	ATF Shifted Dock/Non-covered Boatlift/Single Kayak Lift/Harbor Bay/Mirabay Tidal Canal/Normandy Canal/Apollo Beach

VIOLATIONS

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*Indicates that permit was issued After-The-Fact

PENDING APPLICATIONS SUMMARY

Appl.#	M/S	Applicant	Proposed Work
23-035	S	Port Tampa Bay (TPA) Engineering Dept.	Offshore Breakwater @ West Side of Spoil Island 2D, Tampa, FL
23-044	S	RD RWD Tampa LLC Trustee	Walkway, Maintenance Dredge, floating dock, living shoreline @ 102 S. Parker St. Tampa, FL
23-068	S	MAA Westshore Exchange LLC	Docking Facility at 5440 W. Tyson Avenue, Tampa, FL
24-025	S	Westshore Marina Ventures, LLC	Add approx 23,666 sq ft of overwater structure to the existing Westshore Yacht Club to accommodate mooring 48 additional slips
22-020	M	Pine Key Project, LLC	Dock @ Pine Key Island (aka One Beer Can Island), Gibsonton
22-035	M	Mirasol Davis Islands LLC – Carrier 2 – Mirasol LLC	Dock/finger pier/boatlift/boardwalk @ 84 Davis Blvd. Tampa
23-034	M	City of Tampa	Replace 1-Dock & Install 24 Mooring Anchors/Buoys @ 1002 Severn Avenue-Tampa, FL-Davis Island Seaplane Basin
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
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)
24-045	M	Book of Sail LLC	Dock/Rip Rap @ 840 Signet Drive, Apollo Beach, FL 33572 (Mirabay)
24-048	M	Egypt Shrine Holdings Corp	Dock @ 5017 E. Washington Street, Tampa, FL

Appl.#	M/S	Applicant	Proposed Work
25-006	S	Tampa Port Authority	Re-Development of Metro Port Slip @ Harbor Street and Channelside Drive/Tampa
25-007	M	Tampa Hillsborough Expressway Authority	Selmon Expressway Bridge Widening/Tampa
25-009	M	Emory Todd	Dock/non-covered boatlift/Platform List @ 5109 W. San Jose, Tampa, FL
25-013	S	Tampa Port Authority	Berth 301 @ 6059 Diana Toledo Almeida Rd. Gibsonton, FL
25-016	S	City of Tampa	Pedestrian Bridge & Boardwalk @ Western Shoreline of Hillsborough River Between Platt & Brorein ST, Tampa
25-017	S	Tampa Electric Company (TECO)	Big Bend Deeping N-S Channel and Big Bend Berth @ 603 Big Bend Rd, Apollo Beach, FL
25-024	M	GVI-IP Tampa Hotel Owner LLC	Dock @ 2900 Bayport Drive, Tampa, F L33607
25-025	M	Mathew Morgenthal	Walkway & Boatlift @ 1064 Signet Drive, Apollo Beach, FL (Mirabay)
25-028	S	South Bay CDD Holdings Inc.	Multi-slip Docking Facility @ 3290 Mangrove PT Drive, Ruskin, FL
25-029	S	South Bay CDD Holdings Inc.	Destiny Drive & Bahia Beach Blvd., Ruskin, FL
25-031	M	Cargill, Inc.	Platforms, pilings, hopper/conveyor @ 200 N. 19 th Street, (Berth 256) Tampa, FL
25-035	M	L yol & Amy Brumby	Observation Deck @ 1126 Seagrape Drive , Ruskin, FL 33570
25-036	M	Nicholas Parrott	Dock @ 1070 Signet Drive, Apollo Beach, FL 33572 (Mirabay)
25-037	S	MacDill AFT	Repair/Replace Docking Facility @9909 Marina Bay Drive, Tampa
25-039	S	Andalucia Yacht Club Inc.	Replace Access Picks @ 1303 Puerto Drive, Apollo Beach, FL 33572
25-040	M	Hillsborough County	Repair Bridge #100248@Memorial Highway & Sweetwater Creek, Tampa
25-041	M	Jason Coleman	Repair/Replace Boatlift @ 885 Symphony Isles Blvd., Apollo Beach
25-042	M	Jason Bowers	Maintenance Dredge@ 621 Balibay Rd, Apollo Beach (Mirabay)
25-043	M	Sidney Wilson	Seawall @ 3240 42 nd Avenue SE, Ruskin FL
25-044	M	Vaseem Akhtar	Boatlift/Piling @ 6119 Lagomar Lane, Apollo Beach, FL
25-045	M	Aqua Tech Eco Consultants-Beau Williams	Seagrass Restoration @ Folio #031526-0000/Old Tampa Bay/Tampa
25-046	M	Aqua Tech Eco Consultants-Beau Williams	Seagrass Restoration @ Folio #031526-0000/290000-0196/Old Tampa Bay/Tampa
25-047	M	Tim & Cheryl Fitzpatrick	Boatlift @1337 Puerto Drive, Apollo Beach

Board Meeting
January 20, 2026
Environmental Department

EXPENDITURES
Between \$50,000 - \$100,000
12/01/2025 - 12/31/2025

COMPANY	DESCRIPTION	AMOUNT	FUNDING	ADDITIONAL INFORMATION

Board Meeting
January 20, 2026

F. EXECUTIVE DIRECTOR REPORT

G. PRESENTATIONS

H. NEW BUSINESS

I. FUTURE PROPOSED PROJECTS

Future Proposed Projects

January 2026

Project Name	Current Contractor / Consultant	Estimated Proposal/Bid Release	Estimated Board Approval
RoRo Mill & Resurface (Hooker's Point)-10 Acres	NEW PROJECT	January/February	February/March
Design of 20 Acres of Auto Storage (Hooker's Point)	NEW PROJECT	January/February	March/April
Spoil Island 2D Rehabilitation (Rebid)	NEW PROJECT	December/January	February/March
Cruise Terminal 5 Architectural Design Services	NEW PROJECT	January/February	March/April
Channelside Civil Design Services	NEW PROJECT	January/February	March/April

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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

January 21, 2026

- Port & Maritime Expo at Cruise Terminal 6

January 24, 2026

- Anchor Ball at TPepin's Hospitality Centre

January 27, 2026

- 34th Annual Salute to the U.S. Coast Guard at Hilton Tampa Downtown

K. DATE OF NEXT MEETING

Tuesday, February 17, 2026 at 9:30 a.m.

L. ADJOURNMENT