

**PORT TAMPA BAY
NOTICE OF PUBLIC HEARING**

Notice is hereby given of a public hearing to be held at 10:30 a.m., December 8th, 2017 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:

**LEASE AGREEMENT WITH
INTEGRAL ENERGY, LLC**

Additional information is available online at www.tampaport.com. All written comments and objections directed toward the foregoing matter should be filed with Port Tampa Bay, Real Estate Department, at 1101 Channelside Drive, Tampa, Florida 33602 by 12:00 noon on December 7, 2017. 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.

To be published Friday, November 17, 2017
In the Tampa Bay Times

**BACKGROUND INFORMATION FOR PUBLIC HEARING
DECEMBER 8, 2017 AT 10:30 A.M.**

LEASE AGREEMENT WITH INTEGRAL ENERGY, LLC

Integral Energy, LLC operates compressed natural gas (CNG) filling stations in Tampa, Florida that primarily services commercial trucks. Integral Energy desires to lease approximately 5.7 acres of land near Hooker's Point. Port Tampa Bay and Integral Energy have agreed to the following terms:

Premises: The Premises is approximately 5.7 acres of unimproved land near Hooker's Point.

Use: The Premises will be used as a compressed natural gas (CNG), diesel and gasoline filling station with a retail convenience store and restaurant.

Term: The Initial Term of the Lease would be twenty (20) years commencing on or about April 1, 2018, and would have two (2) ten (10) year Lease Extension Options.

Rent: Annual Rent would be as follows:

Lease Year 1, Rent would be \$25,000 per acre per year.

Lease Year 2, Rent would be \$45,000 per acre per year.

Lease Years 3 – 20, Rent would increase by CPI each lease year from the previous Lease Year.

Lease Extension Options, Rent would be based on the fair market value of the Premises as determined by an MAI designated appraiser.

Improvements:

Integral Energy would be responsible for all improvements to the Premises.

Other: Integral Energy would be responsible for all of the site design, permitting and construction of improvements for the Premises. Integral Energy would be responsible for the real estate taxes, utility services, insurance, and maintenance of the Premises. In addition, Integral Energy shall comply with all seaport security laws and regulations, environmental laws and regulations, and any other applicable laws and regulations. Port Tampa Bay will provide any easements necessary for Tenant's use of the Premises.

NORTH



Scale: 1" = 100'

MARITIME BLVD.

CAUSEWAY BLVD.

5.7 ACRES ±

Drawn by: Fernando Avelar
Sheet 1 of 1
Job # Exhibit

THIS IS NOT A SURVEY