

**PORT TAMPA BAY
NOTICE OF PUBLIC HEARING**

Notice is hereby given of a public hearing to be held at 11:30 a.m., June 8, 2018 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 SPARTAN MATERIALS OF TAMPA, 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 June 7, 2018. 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, May 18, 2018
In the Tampa Bay Times

**BACKGROUND INFORMATION FOR PUBLIC HEARING
JUNE 8, 2018 AT 11:30 A.M.**

LEASE AGREEMENT WITH SPARTAN MATERIALS OF TAMPA, LLC

Spartan Materials of Tampa, LLC ("**Spartan**") is an international supplier of fly ash, a byproduct of burning coal, to the concrete industry. Spartan desires to lease property from Port Tampa Bay for the operation of a cementitious facility. Port Tampa Bay has two (2) possible sites located on Causeway Boulevard for Spartan to lease ("**Premises**"). However, during Spartan's investigation for the suitability of either site for its operations, Spartan desires to lease a warehouse from Port Tampa Bay for its temporary operations ("**Temporary Premises**") Port Tampa Bay and Spartan have agreed to the following terms for both the Temporary Premises and the final Premises:

Temporary

Premises: Temporary Premises would be the use of a warehouse (Building 202), approximately 66,640 square feet located on Hooker's Point, as shown on Exhibit "B".

Premises: The Premises would consist of approximately six and six tenths (6.6) acres of land located on Causeway Boulevard, as shown on Exhibit "A". Port Tampa Bay and Spartan will coordinate with each other to finalize which site is selected as the Premises. Once the Premises is selected and Spartan commences operations on the Premises, the Temporary Premises would be vacated by Spartan and returned to Port Tampa Bay in the same condition as Spartan received it.

Use: Processing and handling of cementitious products.

Term: The Term would commence with the Temporary Premises and be for a period of twenty (20) years, with three (3) five (5) year Lease Extension Options. The Term would commence upon execution of the Lease.

Rent: Rent for the Lease would be as follows:

Lease Years 1-2: (Temporary Premises) - Rent for the Temporary Premises would be \$166,600.00 per year.

In the event Spartan commences operations on the Premises prior to the end of Lease Year 2, Rent for the Premises would be calculated at \$25,000.00 per acre per year.

Lease Year 3: Rent would be \$25,000.00 per acre annually or \$165,000.00 total annually.

Lease Years 4 - 20: Rent would be based on the Rent for Lease Year 3, as adjusted by the increase in the CPI, but not less than 0%.

Extension Options: Rent would be based upon the fair market value as determined by an appraisal process or as mutually agreed upon by Port Tampa Bay and Spartan.

Annual Tonnage Guarantee:

The minimum Annual Tonnage Guarantee (ATG) would be as follows:

Lease Years 1 - 2: 100,000 tons of waterborne cementitious products.

Lease Years 3 - 6: 200,000 tons of waterborne cementitious products.

Lease Years 7 - 20: 350,000 tons of waterborne cementitious products.

Lease Extension Options: 350,000 tons of waterborne cementitious products.

Improvements:

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

Spartan would have the right to construct building improvements, cementitious silos, pipelines, conveyors, rail spurs, and other improvements on the Premises, all subject to prior review and approval by Port Tampa Bay. The rail improvements depicted on Exhibit "A" do not exist at this time and is mere a depiction of the possibility of rail service to the Premises. Port Tampa Bay will use its best efforts to obtain rail service to the Premises; however, the timeframe and final layout have not been determined and Port Tapa Bay will coordinate with Spartan through the development process.

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

Exhibit "A"
Sketch of the Property

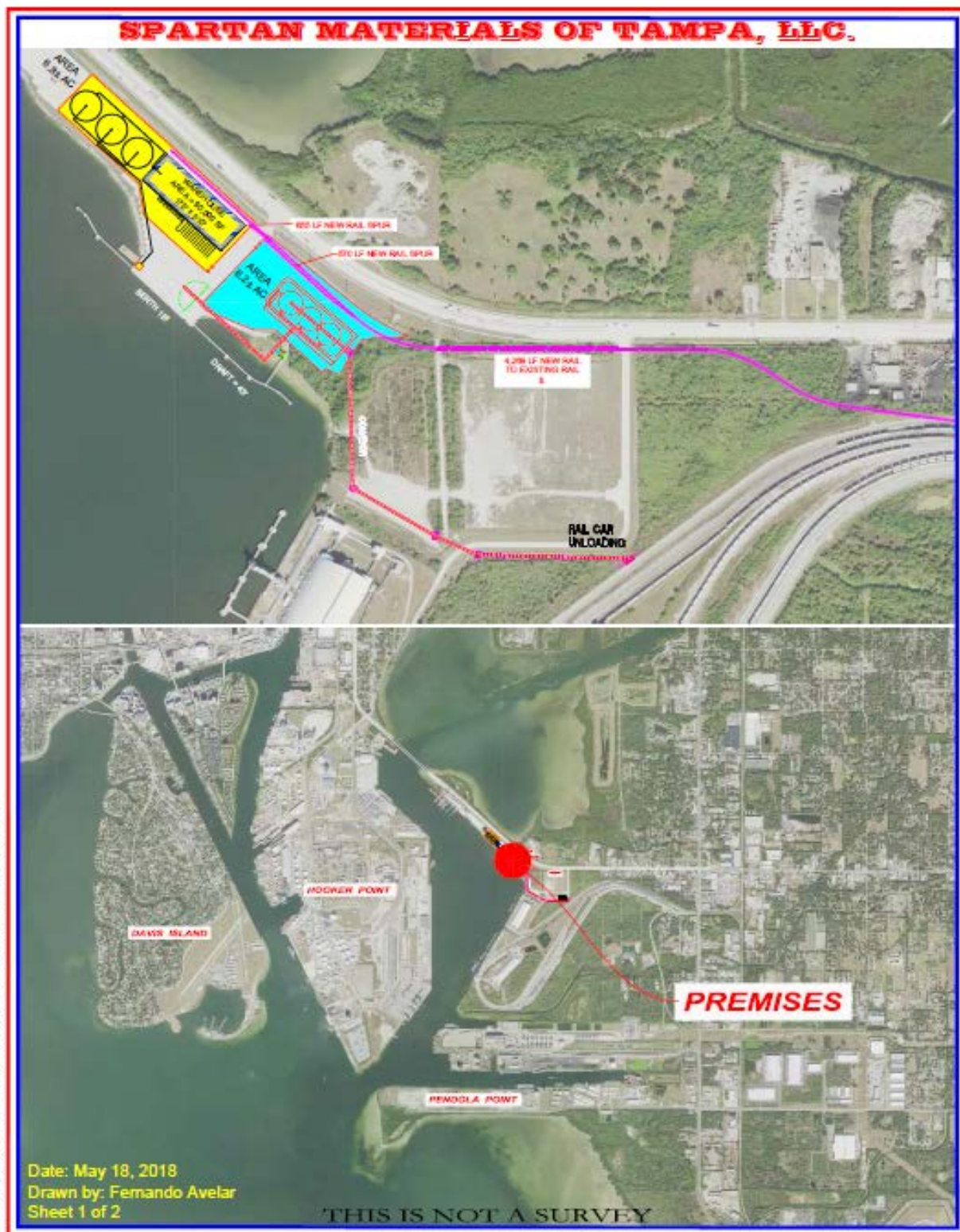


Exhibit "B"
Temporary Property

