

**PORT TAMPA BAY  
NOTICE OF PUBLIC HEARING**

Notice is hereby given of a public hearing to be held at 10:30 a.m., January 4, 2019 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 CEMEX CONSTRUCTION MATERIALS FLORIDA, LLC**

Additional information is available online at [www.tampaport.com](http://www.tampaport.com). All written comments and objections directed toward the foregoing matter should be filed with Port Tampa Bay, Real Estate Department, at 1101 Channelside Drive, Tampa, Florida 33602 by 12:00 noon on January 3, 2019. 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, December 14, 2018  
In the Tampa Bay Times

**BACKGROUND INFORMATION FOR PUBLIC HEARING  
JANUARY 4, 2019 AT 10:30 A.M.**

**LEASE AGREEMENT WITH CEMEX CONSTRUCTION MATERIALS FLORIDA, LLC**

Cemex Construction Materials Florida, LLC (Cemex) leases two sites at Port Tampa Bay. One of the sites operates as a cement handling terminal at Berth 3. Due to increasing demand for cement and other cementitious products, Cemex desires to lease additional land at Port Tampa Bay for handling of cement products. Cemex and Port Tampa Bay have agreed on the following terms for approximately five (5) acres of land at Pendola Point.

**Premises:** Approximately four and 94/100th (4.94) acres of land at Pendola Point in Hillsborough County, Florida, as outlined on attached Exhibit "A".

**Use:** The Premises would be used solely for the handling of cementitious materials, including but not limited to cement, fly ash, industrial slag, limestone fines and silica fume. The agreement would also allow for the construction and operation of a Ready Mix concrete plan.

**Term:** The initial term would be for twenty (20) years with two (2) lease extension options of ten (10) years each.

**Rent:** Rent for the lease term would be as follows:

Lease Year 1: Rent would be \$13,500.00 per acre annually or \$66,690.00

Lease Year 2: Rent would be \$50,000.00 per acre annually or \$247,000.00

Lease Years 3 - 20: Rent would be based on the Rent for Lease Year 2 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.

**Annual Tonnage Guarantee:** The minimum Annual Tonnage Guarantee (ATG) would be 200,000 tons beginning July 1, 2020. In the event of a shortfall at the 4.94 acre premises, Cemex would be able to apply any excess in their Berth 3 lease ATG to any 4.94 acre shortfall.

**Other:** Cemex would take the Premises "AS-IS". Cemex would be responsible for all utilities, real estate taxes, site improvements, insurance, maintenance of the Premises, and compliance with seaport security laws and all other applicable regulations and laws.

## Exhibit "A"

