

**PORT TAMPA BAY
NOTICE OF PUBLIC HEARING**

Notice is hereby given of a public hearing to be held at 10:00 a.m., May 13, 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 SESCO CEMENT FLORIDA 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 May 10, 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, April 19, 2019
In the Tampa Bay Times

**BACKGROUND INFORMATION FOR PUBLIC HEARING
MAY 13, 2019 AT 10:00 A.M.**

LEASE AGREEMENT WITH SESCO CEMENT FLORIDA LLC

SESCO Cement, a privately held company in the United States, supplies white cement products worldwide. In the United States, SESCO has operations in Houston, Texas for the past 6 years. From Texas, SESCO services surrounding regions and states such as Louisiana, Oklahoma, New Mexico, and Arkansas. Over the past year, SESCO has established warehouse facilities in California and Fort Lauderdale, Florida from which SESCO services surrounding regions.

SESCO is backed by a global leader in the materials trading and transportation industries. With combined revenues exceeding \$2 billion and business locations spanning across the Middle East and throughout Europe. SESCO group owns two white cement plants established next to a 150-year limestone quarry in El Minya, Egypt. From its white cement plants SESCO performs its own mining, kiln operations, and quality testing.

As part of its expansion in Florida, SESCO proposes a terminal at Port Redwing for the ship and rail terminal handling of white cement and other building materials. This terminal hub will serve the growing building materials industry in Florida and the Southeast United States region.

Premises: The Premises would consist of approximately seven (7) acres of land at Port Redwing, Hillsborough County, Florida, as outlined on Exhibit "A". PTB would coordinate with SESCO for non-exclusive use of Berth 302 to accommodate portable unloading equipment.

Use: The Premises would be used solely for storage and distribution of white cement and cementitious products including NS kaolin, limestone, clinker, cement additives, white sand grain, fly ash, gypsum, slag, lime, sand, aggregates, mortars, grouts, calcium carbonates, concrete admixtures, granular boric acid, ground ulexite, dresinate and cellulose MHEC.

Term: The Initial Term would be twenty (20) years with two (2), ten (10) year Lease Extension Options. The Initial Term would include the following time periods:

Permitting Period: Commencing on the effective date for a period until such commencement of construction but not greater than one (1) year.

Development Period: Commencing upon the commencement of construction until operations but not greater than eighteen (18) months.

Operational Period: Commencing upon the start of operations and continuing to the end of the Initial term.

Rent: Rent for the Lease Term would be as follows:

Permitting Period:	Annual Rent would be \$0.00 per acre or \$0.00.
Development Period:	Annual Rent would be \$7,000 per acre or \$49,000.
Operational Period Years 1 and 2:	Annual Rent would be \$13,000 per acre or \$91,000.
Operational Period Years 3 and 4:	Annual Rent would be \$20,000 per acre or \$140,000.
Operational Period Year 5:	Annual Rent would be \$22,500 per acre or \$157,500.
Operational Period Years 7:	Annual Rent would be \$27,000 per acre or \$189,000 annually.
Operational Period Years 8 through the end of the Initial Term:	Rent would be adjusted by the Consumer Price Index (CPI), but not less than 0%.
Extension Options:	Rent would be adjusted at five (5) year intervals by the CPI.

Environmental Conditions:

Sesco would take the Premises "AS-IS". Environmental restrictions would apply to include odor and emissions control.

Improvements:

Sesco would be responsible for all improvements to the Premises. Sesco would have the right to construct facilities required to store and distribute cementitious products, subject to prior approval by PTB.

Other: Sesco would be responsible for all utilities, real estate taxes, site improvements, insurance, maintenance of the Premises, and compliance with all seaport security laws other applicable regulations and laws. Sesco has made a payment of \$10,000.00, which would be applied as a rent credit when a Lease is signed by the parties. If a lease is not signed, the payment is non-refundable.

Exhibit “A”