

**PORT TAMPA BAY
NOTICE OF PUBLIC HEARING**

Notice is hereby given of a public hearing to be held at 10:30 a.m., August 2, 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:

LOGISTEC GULF COAST, LLC – AMENDMENT TO LEASE

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 August 1, 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, July 12, 2019
In the Tampa Bay Times

**BACKGROUND INFORMATION FOR PUBLIC HEARING
AUGUST 2, 2019 AT 10:30 A.M.**

LOGISTEC GULF COAST, LLC – AMENDMENT TO LEASE

Logistec Gulf Coast, LLC (**Logistec**) is a stevedore and terminal operator for dry bulk products with operations throughout the Gulf of Mexico. Logistec leases approximately 13.58 acres of land located at Berth 300 on Port Redwing (**Premises**). The Initial term of the Lease expires on February 28, 2021; however the Lease has three (3) extension options of five (5) years each. Logistec desires to lease an additional 6.0 acres of land (**Additional Premises**) adjacent to their Premises for the importation of aggregate. Therefore, the Premises would increase to approximately 19.58 acres and aggregate would be added as a permitted commodity to the Lease. Port Tampa Bay and Logistec have agreed to the following terms

Additional

Premises: The Additional Premises would be approximately six (6) additional acres of land as outlined in Exhibit "A."

Premises: The total Premises would be approximately 19.58 acres of land.

Use: The Premises use would be amended to include aggregate.

Term: The term for the Additional Premises would commence on October 1, 2019 and run concurrent with the existing Logistec Gulf Coast Amended, Consolidated and Restated Ground Lease.

Rent: Rent for the Additional Premises would be as follows:

Annually

Monthly

Pro-rated Lease Year 5 (10-01-19 to 02-28-20)
6.0 Acres Added Parcel \$64,410 (\$10,735/acre)

\$5,367.50 per month

Lease Year 6 (03-01-20 to 02-28-21)
6.0 Acres Added Parcel \$64,410 (\$10,735/acre)

\$5,367.50 per month

Extension Options: During each of the three (3) lease extension options, Rent would at the same per acre rate as the existing 13.58 acres.

Annual Tonnage Incentive Wharfage Rate Threshold and Minimum Financial Guarantee (MFG):

The MFG would be increased to \$1,694,144. The wharfage incentive rate in the existing lease would remain and represent the increased MFG and include aggregate and all commodities handled through the additional 6.0 acre premises

Credit for Improvements:

Logistec would receive credit towards the payment of Rent, Wharfage Fees and Dockage fees in the amount of Eighty Thousand and No/100 Dollars (\$80,000.00) for fixed capital improvements made by Logistec to the Premises (excluding personal improvements, machinery, equipment or fixtures) with an expiration of February 28, 2021.

Other: Logistec would be responsible for all utilities, real estate taxes, site improvements, insurance, maintenance of the Premises, and compliance with seaport security, environmental and all other applicable regulations and laws.

LOGISTEC GULF COAST, LLC.



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Drawn by: Fernando Avelar
Date: July 5, 2019

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