

**PORT TAMPA BAY  
NOTICE OF PUBLIC HEARING**

Notice is hereby given of a public hearing to be held at 10:00 a.m., August 30, 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:

**SULPHURIC ACID TRADING COMPANY, INC.  
AMENDED AND RESTATED LEASE AGREEMENT**

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 August 29, 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, August 9, 2019  
In the Tampa Bay Times

**BACKGROUND INFORMATION FOR PUBLIC HEARING  
AUGUST 30, 2019 AT 10:00 A.M.**

**SULPHURIC ACID TRADING COMPANY, INC.  
AMENDED AND RESTATED LEASE AGREEMENT**

Sulphuric Acid Trading Company, Inc. (SATCO) and its predecessors has operated a sulphuric acid and other liquid bulk product handling terminal on Port Tampa Bay property near Berth 220, since 1979. The current lease expires on October 31, 2019; however, SATCO has exercised the final five (5) year extension option for Lease Years 16 through 20 which extends the lease to October 31, 2024. The parties desire to amend the lease to add an additional two (2) lease extension options of ten (10) years each. The parties have negotiated terms for all of the extension options as follows:

**Premises:** The Premises consists of approximately 7.95 acres located at 4041 Maritime Blvd., Tampa, Florida, in close proximity to Berth 220 as shown on Exhibit "A"

**Use:** The Premises would be used as a chemical liquid bulk terminal for the purposes of receiving, storing and distributing bulk liquid products currently approved, excluding petrochemicals.

**Berth 220:** SATCO would have non-exclusive of access to Berth 220.

**Term:** The final lease extension option term (Lease Years 16 – 20) is five (5) years beginning November 1, 2019. The Lease will be amended to add two (2) lease extension options of ten (10) years each.

**Rent:** The Annual Rent for Lease Years 16 through 20 would be as follows:

Lease Year		Annual Rent
Lease Year 16	(11/1/19 - 10/31/20)	\$118,950.00
Lease Year 17	(11/1/20 - 10/31/21)	\$158,600.00
Lease Year 18	(11/1/21 - 10/31/22)	\$178,425.00
Lease Year 19	(11/1/22 - 10/31/23)	\$198,250.00
Lease Year 20	(11/1/23 - 10/31/24)	\$206,180.00

Rent for the two (2) ten (10) year lease extension options with increase by the Consumer Price Index each year but will not be less than 0%.

**Minimum Financial Guarantee (MFG):**

The MFG for the Premises would include rent, dockage, wharfage and throughput fees, with minimums as follows:

Lease Year	Minimum Financial Guarantee
Lease Year 16 (11/1/19 - 10/31/20)	\$330,000.00
Lease Year 17 (11/1/20 - 10/31/21)	\$360,000.00
Lease Year 18 (11/1/21 - 10/31/22)	\$390,000.00
Lease Year 19 (11/1/22 - 10/31/23)	\$420,000.00
Lease Year 20 (11/1/23 - 10/31/24)	\$450,000.00

The MFG for the two (2) ten (10) year lease extension options would be adjusted by the annual increase in the Consumer Price Index but not less than 0%.

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

**Exhibit "A"**

# Sulphuric Acid Trading Company, Inc.

