

**PORT TAMPA BAY
NOTICE OF PUBLIC HEARING**

Notice is hereby given of a public hearing to be held at 10:00 a.m., November 8, 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:

ONLINE TRANSPORT INTL, LLC – LEASE AGREEMENT

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 November 7, 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, October 18, 2019
In the Tampa Bay Times

**BACKGROUND INFORMATION FOR PUBLIC HEARING
NOVEMBER 8, 2019 AT 10:00 A.M.**

ONLINE TRANSPORT INTL, LLC - LEASE AGREEMENT

Online Transport Intl., LLC (Online) provides transportation and logistical support to shippers throughout Port Tampa Bay and the State of Florida. Online desires to lease warehouse space from Port Tampa Bay for the storing, distributing, and handling of packaged materials.

Premises: Approximately 9.9 acres of land and approximately 120,000 square feet of warehouse space located at Hooker's Point as depicted in Exhibit "A".

Use: The Premises would be used solely for a distribution and trans-load warehouse facility.

Term: The initial term would be for twenty (20) years with four (4) five (5) year lease extension options. The Lease would commence upon Online taking possession of the warehouse facility.

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

Lease Years 1-5:	Rent would be \$6.50 per square foot.
Lease Years 6-10:	Rent would be \$7.00 per square foot.
Lease Years 11-20:	Rent would be \$7.50 per square foot.

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

Revenue Sharing:

Online would report their gross revenues for the facility on a quarterly basis and pay five percent (5%) of the gross revenues to Port Tampa Bay.

Improvements:

Port Tampa Bay would construct a 120,000 +/- square foot warehouse with site improvements and would be responsible for designing, permitting and constructing the warehouse at a cost not to exceed \$15,828,738.00. Any additional costs would be at the expense of Online.

Other:

Online would be responsible for all utilities, real estate taxes, insurance, maintenance of the Premises and all future site improvements once the construction of the warehouse is completed. Online shall also comply with all seaport security laws and all other applicable laws and regulations.

Exhibit "A"

