

**PORT TAMPA BAY
NOTICE OF PUBLIC HEARING**

Notice is hereby given of a public hearing to be held at 2:30 p.m., December 3, 2020, 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 AMENDMENT 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 December 2, 2020. 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 Wednesday, November 11, 2020
In the Tampa Bay Times

**BACKGROUND INFORMATION FOR PUBLIC HEARING
DECEMBER 3, 2020 AT 2:30 P.M.**

LEASE AMENDMENT WITH SESCO CEMENT FLORIDA LLC

Sesco Cement Florida LLC (Sesco) leases approximately 7.0 acres of land at Port Redwing, with access to Berth 302. SESCO plans to construct improvements for the import and terminal handling of cement and other construction materials. SESCO desires to lease additional land adjacent to their lease to expand the planned facility. Terms of a lease amendment to add approximately 6.68 acres are as follows.

Term: The lease would be effective January 1, 2021 and terminate concurrent with the existing lease on September 30, 2039. SESCO would have two (2) extension options of ten (10) years each.

Premises: The Premises would consist of approximately 6.68 acres of land as outlined on Exhibit "A" and would include non-exclusive use of Berth 302.

Use: The Premises would be used solely for storage and distribution of cement and other cementitious products.

Rent, Minimum Financial Guarantee (MFG), Annual Tonnage Guarantee (ATG) and Wharfage Incentive:

	Annual Rent/Acre	Annual MFG	Total ATG for Incentive
01/01/21 – 09/30/21	\$0.00	\$0.00	0
10/01/21 – 03/31/22	\$7,000	\$0.00	0
04/01/22 – 03/31/23	\$7,000	\$180,000	80,000
04/01/23 – 03/31/24	\$13,000	\$180,000	80,000
04/01/24 – 03/31/25	\$13,000	\$275,000	140,000
04/01/25 – 03/31/26	\$20,000	\$275,000	170,000
04/01/26 – 03/31/27	\$20,000	\$325,000	190,000
04/01/27 – 03/31/28	\$22,500	\$350,000	210,000
04/01/28 – 03/31/29	\$27,000	\$375,000	210,000
04/01/29 – 09/30/39	Rent and MFG Increased by CPI		210,000

Wharfage Incentive: Lease years in which the MFG and the ATG has been met, a 25% wharfage rate discount would be applied for any tonnage exceeding the ATG for the remaining lease year.

Other:

Sesco would be responsible for utilities, real estate taxes, site improvements, insurance, maintenance of the Premises, and compliance with seaport security, environmental and all other laws and regulations. In consideration of SESCO's Payment of \$10,000.00, PTB agrees to not enter into lease negotiations with any other party.

EXHIBIT "A"
SKETCH OF THE PROPERTY

