

**PORT TAMPA BAY
NOTICE OF PUBLIC HEARING**

Notice is hereby given of a public hearing to be held at 1:30 p.m., June 3, 2021, 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:

TAMPA PORT SERVICES, LLC - LEASE AMENDMENT

Additional information is available online at www.tampaort.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 June 2, 2021. 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, May 12, 2021
In the Tampa Bay Times

**BACKGROUND INFORMATION FOR PUBLIC HEARING
JUNE 3, 2021 AT 1:30 P.M.**

TAMPA PORT SERVICES, LLC – LEASE AMENDMENT

Tampa Port Services, LLC ("TPS") leases approximately eighteen (18) acres of land on Hookers Point near the intersection of Maritime Boulevard and GATX Drive for the operation of an ammonia terminal. In 2018, TPS closed their rail loading operations at their Premises which resulted in excess land. In order to reduce and re-configure their Premises, Port Tampa Bay ("PTB") and TPS has agreed to remove approximately 8.6 acres along the western boundary of the Premises and add approximately 4.7 acres north of the Premises for a revised Premises of approximately 14.1 acres.

Premises: Current Premises consist of approximately eighteen (18) acres

Revised Premises:

The Lease Amendment would remove approximately 8.6 acres from the current Premises and add approximately 4.7 acres. Therefore, the Revised Premises would be approximately 14.1 acres as shown on Exhibit "A".

Use: The use of the Premises would remain the same as set forth in the Lease.

Term: The Lease Term would remain the same as set forth in the Lease, expiring June 30, 2026.

Rent: The current rent is \$55,236 or \$3,064 per acre and would remain the same through May 31, 2022. On June 1, 2022, annual rent would be adjusted to \$43,202 (based on \$3,064/acre) and would remain the same through June 30, 2026.

Wharfage and Dockage:

The Wharfage and Dockage would remain the same as set forth in the Lease Agreement.

Environmental Conditions:

TPS and PTB will prepare an Environmental Exit Audit for the 8.6 acres of the Premises being removed from the Lease and establish a baseline for the 4.7 acres that is being added to the Premises. Following the effective date of the Lease Amendment, PTB will provide TPS with access to the 8.6 acres for purposes of conducting ongoing groundwater monitoring.

Improvements:

PTB would design, permit and construct a new over flow berm system for the volume requirements of the Ammonia tank. PTB would also design, permit and construct the revised storm water requirements. The conceptual berm improvement plan is shown on Exhibit "B". Such overflow berm and revised storm water requirements would be completed at PTB's expense within one (1) year of the effective date of the Lease Amendment and in consultation and cooperation with TPS. Until such time as the overflow berm and revised storm water requirements are completed by PTB, TPS would be permitted to continue utilizing the existing berm and storm water improvements on the 8.6 acres.

Other: TPS would be responsible for all utilities, real estate taxes, site improvements, insurance and maintenance of the Premises. In addition, TPB shall comply with all seaport security, environmental and all other applicable law and regulations.

EXHIBIT "A"

Revised Premises



PTB M-Files\ID\2\043CD\AFAC-4AD2-9383-4AC47040EE\0362000-362999\36287\LM\Tampa Port Services, LLC Board Exhibit ID 36287\dwg_4/28/2021 10:02:10 AM

EXHIBIT "B"
Conceptual Improvement Plan

