

**PORT TAMPA BAY
NOTICE OF PUBLIC HEARING**

Notice is hereby given of a public hearing to be held on January 5, 2022, at 2:00 p.m., 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:

TRADEPOINT TAMPA 1, 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 January 4, 2022. 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 Sunday, November 27, 2022
In the Tampa Bay Times

**BACKGROUND INFORMATION FOR PUBLIC HEARING
JANUARY 5, 2022 AT 2:00 P.M.**

TRADEPOINT HOLDING, LLC - LEASE AGREEMENT

Tradepoint Tampa 1, LLC (Tradepoint) is a privately held limited liability company owned by Tradepoint Development, LLC. Tradepoint once operated the world's largest iron and steel making facilities in the United States. Tradepoint is embarking on a new era of a modern industrial revival that has transformed a former steel mill into one of the largest most strategically significant intermodal global logistics hubs located in Baltimore, Maryland.

Tradepoint desires to lease approximately 35 acres of land located on Hooker's Point, in Tampa, Hillsborough County from Port Tampa Bay (PTB). PTB Staff and Tradepoint have negotiated the following terms of the Lease.

Premises: Approximately (35) acres of land as outlined on Exhibit "A". The Premises may accommodate up to 550,000 square feet of warehouse building with truck and container storage.

Additional

Premises: During the Initial Term of the Lease, Tradepoint would have the Right of First Refusal to lease approximately 10.06 acres adjacent to the Premises consisting of rail spurs and an intermodal yard.

Use: The Premises would be used as a transload warehouse and distribution center outdoor storage and other related uses.

Term: The Initial Term would be (30) years commencing upon the effective date of the agreement with four (4), ten (10) year Extension Options.

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

Lease Year 1: Rent would be \$30,000 per acre per year, or approximately \$1,050,000 annually.

Annual Rent Increase: Rent would increase at 12.5% every five (5) years.

Wharfage and Guarantee: Wharfage and dockage obligations for all goods moved across PTB's docks and vessels moored at PTB's berths in accordance with PTB's Port Tariff, as may be amended from time to time.

Environmental Conditions: Tradepoint would take the Premises "AS-IS", "WHERE-IS" in all respects. All appropriate environmental restrictions would be applied to the Lease, including, without limitation, odor and emissions control as required in the vicinity of the

Premises.

Improvements: Tradepoint would be responsible for all improvements to the Premises and agrees to take the Premises and all existing improvements "AS-IS", "WHERE-IS". Tradepoint acknowledges that PTB disclaims and makes no representations or warranties, expressed or implied, including, without limitation, suitability or fitness for a particular purpose or otherwise.

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

EXHIBIT "A"

SKETCH OF THE PROPERTY

