

**PORT TAMPA BAY
NOTICE OF PUBLIC HEARING**

Notice is hereby given of a public hearing to be held at 10:00 a.m., November 3, 2023 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:

CARGILL, INC. D/B/A CARGILL SALT – AMENDMENT TO LEASE

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 2, 2023. 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 October 8, 2023
In the Tampa Bay Times

**BACKGROUND INFORMATION FOR PUBLIC HEARING
NOVEMBER 3, 2023 AT 10:00 A.M.**

**CARGILL, INCORPORATED
D/B/A CARGILL SALT – AMENDMENT TO LEASE**

Cargill, Inc., d/b/a Cargill Salt (Cargill Salt), leases approximately 8.98 acres on Hookers Point (Cargill Salt Premises) since July 1, 1999. The original Term of the Lease was for a period of twenty (20) years with two (2) ten, (10) year Lease Extension Options. However, in 2019, the Term was amended to three (3) years with two (2) three, (3) year lease extensions. Cargill uses the Premises for receiving, processing, packaging, distributing and storing bulk and pre-packaged salt.

Cargill, Inc., d/b/a Cargill Grain, (Cargill Grain), also lease approximately 4.82 acres of land on Hookers Point (Cargill Grain Premises) and would like both Leases to run coterminous with each other. Therefore, the Term for the Cargill Grain and the Cargill Salt Lease would be modified so that the Leases would run conterminous with each other.

Port Tampa Bay and Cargill have agreed to the following terms:

Premises: The Premises consists of approximately 8.98 acres of land as outlined in Exhibit “A”.

Use: The Premises would be used solely for the storage and distribution of bulk salt, bagged and packaged salt, to include conveying, drying and processing of salt products.

Term: The current Term of the Lease expires June 30, 2025; however, the final three (3) year Lease Extension Option would be exercised extending the current term to June 30, 2028.

Extension Options: The Lease would be amended to add two (2) Lease Extension Options of five (5) years each commencing on July 1, 2028. The new Lease Extension Options would now be July 1, 2028 to June 30, 2033 and July 1, 2033 to June 30, 2038.

Rent: Annual Rent for the Premises, currently \$55,353.80 per acre or \$497,077.08 annually, would be adjusted by CPI as set forth in the Lease and would continue through June 30, 2028.

**Rent During
Extension Options:** Rent would increase by CPI annually.

**Annual Tonnage
Guarantee (ATG):**

The minimum Annual Tonnage Guarantee (ATG) of 150,000 tons would remain the same as set forth in the Lease.

Other:

Cargill would continue to be responsible for all utilities, real estate taxes, site improvements, insurance, and maintenance of the Premises. In addition, Cargill would continue to comply with all seaport security and environmental regulations and laws and all other applicable regulations and laws.

PTB ID 417300

Exhibit “A”

CARGILL SALT



September 27, 2023

Prepared By:
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Port Tampa Bay

THIS IS NOT A SURVEY