

**PORT TAMPA BAY
NOTICE OF PUBLIC HEARING**

Notice is hereby given of a public hearing to be held at 10:00 a.m., February 9, 2024 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:

GULF SULPHUR SERVICES LTD., LLLP – 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 February 8, 2024. 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, January 17, 2024
In the Tampa Bay Times

**BACKGROUND INFORMATION FOR PUBLIC HEARING
FEBRUARY 9, 2024 AT 10:00 A.M.**

GULF SULPHUR SERVICES LTD, LLC – LEASE AGREEMENT

GULF SULPHUR SERVICES LTD, LLC, hereinafter referred to as Gulf Sulphur has operated a molten sulphur terminal at Pendola Point for more than 20 years. Sulphur is a key raw material in the fertilizer manufacturing process. Gulf Sulphur's lease expired in December 2023 and Gulf Sulphur desires a new lease. Port Tampa Bay and Gulf Sulphur have agreed to the following terms for a new lease agreement:

Premises: Approximately 9.8 acres of land together with a non-exclusive Access Easement to Berth 22, as depicted in attached Exhibit "A".

Use: The storing, terminaling, receipt, shipment and transfer, and distribution of sulphur and related products.

Term: Initial term would be ten (10) years with two (2) Lease Extension Options of five (5) years each.

Rent: Rent for the Premises would be as follows:

<u>Annually</u>	<u>Annual Rent</u>
Years 1 -3:	\$ 264,600
Years 4-10:	Adjusted each year by CPI
Extension Options:	Adjusted each year by CPI

Annual Tonnage Guarantee (ATG): The ATG of sulphur and related products will be 350,000 tons per lease year.

Other: Gulf Sulphur would take the Premises "AS-IS" and would be responsible for all utilities, real estate taxes, site improvements, insurance, and maintenance of the Premises. In addition, Gulf Sulphur must comply with all seaport security and environmental regulations and laws and all other applicable regulations and laws.

Exhibit "A"

GULF SULPHUR SERVICES, LTD., LLLP.



September 26, 2023

Prepared By:
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Senior Professional Land Surveyor
Port Tampa Bay