

**PORT TAMPA BAY
NOTICE OF PUBLIC HEARING**

Notice is hereby given of a public hearing to be held at 10:30 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:

HCP & ASSOCIATES, INC. – OFFICE 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 January 17, 2024
In the Tampa Bay Times

BACKGROUND INFORMATION FOR PUBLIC HEARING
February 9, 2024 AT 10:30 A.M.

HCP & ASSOCIATES, INC.
OFFICE LEASE AGREEMENT

HCP & Associates, Inc. (HCP) is a marketing consulting company and currently leases office space in the Joseph Garcia International Center. The lease and extension options expire on January 31, 2024. HCP wants to renew their lease agreement for a term of two (2) years.

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

Premises: The Premises consists of approximately 2,317 sf of office space located on the third floor of the Joseph Garcia International Center as outlined in the "Exhibit A".

Use: The Premises will be used as office space.

Term: The lease term will be for two (2) years with no Extension Options.

Rent: Annual Rent for the Premises will be as follows:

Year 1	\$27.00 per square foot or \$62,559.00 annually
Year 2	Rent shall increase by 3.0% from previous Lease Year rent

Other: HCP will be responsible for telephone and data services, and insurance requirement of Port Tampa Bay. Port Tampa Bay will provide janitorial service, electrical and water/sewer service, and maintenance of building common areas.

Exhibit "A"

