

**PORT TAMPA BAY
NOTICE OF PUBLIC HEARING**

Notice is hereby given of a public hearing to be held on July 30, 2025 at 10:00 a.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:

REDWING MATERIALS I, 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 July 29, 2025. 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, June 29, 2025
In the Tampa Bay Times

**BACKGROUND INFORMATION FOR PUBLIC HEARING
JULY 30, 2025 AT 10:00 A.M.**

REDWING MATERIALS I, LLC – LEASE AGREEMENT

Redwing Materials I, LLC, ("**Maschmeyer**") is a privately owned company that has been in operation since 1986. Maschmeyer Concrete currently operates more than twenty-three (23) ready mix concrete plants and five (5) block plants in Florida. On May 21, 2024, Port Tampa Bay's Board of Commissioners approved a Lease with Maschmeyer for approximately 14.5 acres of land located on Port Redwing ("**Premises**") with conveyor access to Berth 302 for the importation of building materials. However, Maschmeyer has requested additional land following their site planning. PTB has agreed to lease a total of approximately 18.81 acres of land to Maschmeyer.

Premises: Approximately 18.81 acres of land together with a non-exclusive Access Easement to Berth 302.

Use: The grinding and processing of cement, slag cement and building materials including slag and aggregates, including storage, unloading and loading rail cars, laboratory testing of materials and sales and administration.

Initial Term: Twenty (20) years.

Extension

Options: Four (4) Lease Extension Options of ten (10) years each.

Rent: Rent will remain the same on a per acre basis with the total Rent to increase due to the increased acreage and summarized as follows:

<u>Annually</u>	<u>Annual Rent</u>
Permitting Period – Months 0-6:	\$ 0.00
Development Period – months 7 thru 24	\$ 15,000/acre
Operation Period Yr. 1– 3 rd lease year (mos. 25-36):	\$ 30,000/acre
Operational Year 4 - Lease Year 20:	Increased by 3% each year
Extension Options: Increased by 3% each year	

Minimum Financial Guarantee (MFG): There would be a MFG for financial payments of rent, wharfage and dockage. The MFG would be increased to the following amounts:

Permitting Period	None
Development Period	None
Operational Year 1	\$522,500
Operational Years 2 and 3:	\$683,000
Operational Years 4 thru Lease Yr. 20:	\$758,000
Extension Option(s):	To be negotiated by the parties, but if an agreement cannot be reached, the MFG would increase by 10% for each extension option.

Wharfage Incentive: In any single lease year where the MFG is met and the following Annual Tonnage Guarantee (ATG) is met, the wharfage and dockage rates would be discounted to 50% of the then current tariff rate for the remainder of that specific lease year:

Operational Year 1	115,000 tons
Operational Years 2 and 3:	175,000 tons
Operational Years 4 and 5:	223,000 tons
Operational Years 6 thru Lease Yr. 20:	300,000 tons
Extension Option(s):	300,000 tons

Other: Maschmeyer 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, Maschmeyer must comply with all seaport security and environmental regulations and laws and all other applicable regulations and laws.

Exhibit "A"

Premises

