

**PORT TAMPA BAY
NOTICE OF PUBLIC HEARING**

Notice is hereby given of a public hearing to be held at 11:00 a.m., July 30, 2025 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:

ARGOS MATERIALS, 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 11:00 A.M.**

ARGOS MATERIALS, LLC – LEASE AGREEMENT

Argos Materials, LLC (“**Argos**”) is a subsidiary company of Cemargos USA Corp and Grupo Argos S.A. Grupo Argos has a history of more than ninety (90) years in the construction materials industry. Argos plans to continue growth in the USA and desires to lease approximately 7.78 acres of land (“**Premises**”) located on Pendola Point with access to Berth 31 for the importation of aggregate and cement. Port Tampa Bay and Argos have agreed to the following terms:

Premises: The Premises would be approximately 7.78 acres of land together with a non-exclusive access easement to Berth 31.

Use: The Premises would be used for handling, storage, processing, screening, rinsing and distribution of aggregates including limestone, granite, and crushed concrete; cement and cementitious products such as fly ash.

Term: Initial Term would be twenty (20) years with two (2) Lease Extension Options of ten (10) years each.

Rent: Rent for the Premises would be as follows:

<u>Annually</u>	<u>Annual Rent</u>
Development Period: Months 1 through 9	\$ 27,500/acre
Operational Period Yr. 1: (Months 10 - 21):	\$ 55,000/acre
Months 22-24 (pro-rated Operational Yr. 2)	\$ 55,000/acre
Lease Years 3 through 20:	Adjusted each year by 3%
Extension Options:	Adjusted each year by 3%

Minimum Financial Guarantee (MFG): The MFG for financial payments of rent, wharfage and dockage would be as follows:

Development Period	\$160,463
Operational Year 1	\$600,000
Operational Years 2 and 3:	\$650,000
Operational Years 4 and 5:	\$850,000
Operational Years 6 through 20:	\$1,160,000

Wharfage Incentive: In any single lease year where the MFG is met and the following ATG is met, the wharfage and dockage rates would be discounted by 25% of the then current tariff rate for the remainder of the lease year:

Operational Year 1	150,000 tons
Operational Years 2 and 3:	250,000 tons
Operational Years 4 and 5:	375,000 tons
Operational Years 6 through 10:	500,000 tons
Operational Years 11 through 20:	600,000 tons
Extension Option(s):	600,000 tons

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

Exhibit "A"
Premises

