PORT TAMPA BAY
NOTICE OF PUBLIC HEARING

Notice is hereby given of a public hearing to be held at 10:00 a.m., October 28, 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:

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 October 27, 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 October 5, 2025
In the Tampa Bay Times

BACKGROUND INFORMATION FOR PUBLIC HEARING
OCTOBER 28, 2025 AT 10:00 A.M.

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

Cargill, Inc., d/b/a Cargill Salt (Cargill Salt) has been leasing approximately 8.98 acres of land located on Hookers Point (Salt Premises) since July 1, 1999. The current Term of the Lease expires June 30, 2028 but has two (2) lease extension options of five~~,~~ (5) years each. Cargill uses the Premises for receiving, processing, packaging, distributing and storing bulk and pre-packaged salt.

Cargill also lease approximately 4.82 acres of land on Hookers Point at Berth 256 (Berth 256 Premises) which has the same lease expiration and extension options as the 8.98 lease. Therefore, the Term for the Cargill Salt and the Cargill Berth 256 Premises Leases run co-terminus with each other.

Cargill desires to add additional lease extension options and add additional acreage contiguous to the Salt Premises. Port Tampa Bay and Cargill have agreed to the following terms:

Premises: The Salt Premises is approximately 8.98 acres as outlined in Exhibit "A-1".

Additional Premises: Approximately 3.34 acres (Expansion Premises) as outlined in Exhibit "A-2" for a total of approximately 12.32 acres of land.

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

Term: The current Term of the Lease expires June 30, 2028; however, the first five (5) year Lease Extension Option would be exercised extending the Lease to June 30, 2033. The second lease extension option is from July 1, 2033 to June 30, 2038.

Extension Options: The Lease would be amended to add two (2) Lease Extension Options of five (5) years each commencing on July 1, 2038. The additional Lease Extension Options would be from July 1, 2038 to June 30, 2043 (third extension option) and July 1, 2043 to June 30, 2048 (fourth extension option).

Rent: Annual Rent for the Salt Premises which is currently $58,276.86 per acre or $523,326.19 annually; would be adjusted by CPI as set forth in the Lease and would continue through June 30, 2033 and lease extension options, if exercised.

Rent for the Additional Premises would be $40,000 per acre, or $133,600 for 3.34 acres commencing on the effective date of the amendment and continuing through June 30, 2026. Rent would be adjusted by CPI each year thereafter.

Rent During Extension Options: Rent for the Salt Premises and the Additional Premises 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.

EXHIBIT “A-1”

PREMISES

EXHIBIT "A-2"

ADDITIONAL PREMISES