

**MEMORANDUM #2222**

**SEPTEMBER 8, 2014**

**NOTICE**

**OF**

**REGULAR BOARD MEETING**

**DATE:** SEPTEMBER 17, 2014

**TIME:** 4:00 p.m.

**PLACE:** Administration Building  
Port of Sanford

2014 SEPTEMBER						
SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30				

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Andrew Van Gaale, Administrator

**AGENDA**  
**REGULAR BOARD MEETING**  
**September 17, 2014**

1. Invocation
2. Pledge to the Flag
3. Introduction of Guests
4. Minutes of the previous Board Meeting
5. August Balance Sheet & Budget Statement
6. Outstanding Bills & Aged Receivables Lists
7. Attorney's Report
  - a) Acme Recycling Industries, LLC
8. Administrator's Report
9. Old Business
10. New Business
  - a) Leases
  - b) Election of Officers for FY 2014/2015
  - c) SCOPA FY 2014/2015 budget re-evaluation as requested by Seminole County Board of County Commissioners.

*Persons with disabilities needing assistance to participate in these proceedings should contact the Seminole County Port Authority 48 hours in advance of the meeting, at (407)322-4798. Persons are advised that if they decide to appeal any decisions made at this meeting, they will need a record of the proceedings, and for such purposes, they may need to insure a verbatim record of the proceedings made, which record includes the testimony and evidence upon which the appeal is based; Section 286.0105 Florida Statutes.*

September 17, 2014

LEASES

1. New Lease – Thomas Companies, Inc., 1910 Dolgner Place, 1 year Lease beginning September 1, 2014 through August 31, 2015, at the budgeted monthly rate of \$1,400.00 (3,000 s.f. warehouse @ a rate of \$5.60/s.f./yr.). Personal Guarantee.
2. Lease Termination – (In conjunction with new Lease #1.) Compass Building Services, LLC, 1910 Dolgner Place, 1 year Lease beginning March 1, 2014 through February 28, 2015, with 60 termination clause, at the budgeted monthly rate of \$1,400.00 (3,000 s.f. warehouse @ a rate of \$5.60/s.f./yr.). Personal Guarantee. Tenant exercising 60 day termination.
3. New Lease – Legacy Glass, Inc., 1980 Dolgner Place, Suite 1052, 1 year Lease beginning October 1, 2014 through September 30, 2015, at a monthly rate of \$775.00 (1,500 s.f. warehouse @ a rate of \$6.20/s.f./yr.). Personal Guarantee.
4. Lease Renewal – Legacy Glass, Inc., 1980 Dolgner Place, Suite 1060, 1 year Lease beginning October 1, 2014 through September 30, 2015, at the budgeted monthly rate of \$1,400.00 (2,712 s.f. warehouse with 288 s.f. office @ a blended rate of \$5.60/s.f./yr.). Personal Guarantee.
5. New Lease – Miller Lights, Inc., 1470 Kastner Place, Suite 100, 1 year Lease beginning October 1, 2014 through September 30, 2015, with a 60 day termination clause, at the budgeted monthly rate of \$945.00 (1,500 s.f. warehouse with office @ a blended rate of \$7.56/s.f./yr.). Personal Guarantee.
6. Lease Termination – (In conjunction with new Lease #5.) Progressive Marketing Services, Inc., 1 year Lease, 1470 Kastner Place, Suite 100 beginning September 1, 2013 through August 31, 2015, at the budgeted monthly rate of \$945.00 (1,500 s.f. warehouse with office @ a rate of \$7.56/s.f./yr.). Personal Guarantee. Lessee has requested termination due to having to close company.
7. New Lease – Donald Hachenberger, 1450 Kastner Place, Suites 113-125, 1 year Lease beginning October 1, 2014 through September 30, 2015, at the budgeted monthly rate of \$2,600.00 (8,000 s.f. warehouse with office @ a rate of \$3.90/s.f./yr.).
8. Lease Renewal – Radios OEM, Inc, 1470 Kastner Place, Suite 108, 1 year Lease beginning October 1, 2014 through September 30, 2015, at the budgeted monthly rate of \$850.00 (1,500 s.f. office/warehouse @ a blended rate of \$6.80/s.f./yr.). Personal Guarantee.
9. Lease Renewal – Ultimate Woodworks, Inc., 1551 & 1555 Dolgner Place, 1 year Lease beginning October 1, 2014 through September 30, 2015, with 5% increase to the budgeted monthly rate of \$1,521.45 (4,000 s.f. warehouse @ a rate of \$4.56/s.f./yr.). Personal Guarantee.
10. Lease Renewal – Kurt D. Shirley d/b/a Shirley Motor Sports, 1470 Kastner Place, Suite 120, 1 year Lease beginning October 1, 2014 through September 30, 2015, with a 60 day termination clause, at a 5% increase to the budgeted monthly rate of \$799.05 (1,500 s.f. warehouse @ a rate of \$6.39/s.f./yr.).

11. Lease Renewal – Freeport Fountains, LLC, 1471 Kastner Place, Suite 121, 1 year Lease beginning September 1, 2014 through August 31, 2015, with a 60 day termination clause, at the monthly rate increase to \$697.00 (1,500 s.f. warehouse @ a rate of \$5.58/s.f./yr.). Personal Guarantee.
12. Lease Renewal – Water Specialists Technologies, LLC, 1515 Kastner Place, 5 year Lease beginning October 1, 2014 through September 30, 2019, with a 5% increase to the budgeted monthly rate of \$4,254.60 (6,600 s.f. warehouse, 1,720 s.f. office @ a blended rate of \$6.14/s.f./yr.).