

EXPLANATION OF CONSENT AGENDA ITEM E.1.c.(13) April 15, 2015

ITEM:

- A. Consideration of approving reinstatement of Atlantic Coast Bonded lease at 405 Atlantis Road dated April 1, 2004 (warehouse space) and lease dated August 1, 2004 (office space).
- B. Consideration of approving an assignment of Atlantic Coast Bonded lease at 405 Atlantis Road dated April 1, 2004 (warehouse space) and lease dated August 1, 2004 (office space) to Big Knight Florida LLC. The assignment documents are subject to review and approval by General Counsel and the Port Attorney.

EXPLANATION:

At the August 28, 2014 Board meeting, the Commission approved terminating Atlantic Coast Bonded (ACB) leases for non-payment of rent. After that meeting the owner of ACB, James Galluzzi, approached staff stating he was in negotiations to sell the business and asked if we would work with him. Staff presented Mr. Galluzzi with conditions he and a new owner would be required to meet in order for Staff to bring his request to the Board to reinstate and subsequently assign the lease. (During this time Mr. Galluzzi was hospitalized and thus the delay)

1. Pay all past due rent and late charges (\$23,608.65)
2. Pay a security deposit (\$3,938.00)
3. Pay two month rent in advance (\$4,181.92)

The above conditions have been meet and Staff recommends the Board approve the reinstatement of the two Atlantic Coast Bonded leases and assignment to Big Knight Florida LLC., subject to review of the assignment documents by General Counsel and the Port Attorney.

Staff Recommends Approval
Prepared by Diane Denig

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