

DECEMBER 19, 2013

The Board of County Commissioners, Manatee County, Florida, convened as the MANATEE COUNTY PORT AUTHORITY at Port Manatee in the Third Floor Meeting Room of the Port Manatee Intermodal Center, 1905 Intermodal Circle, Palmetto, Florida, at 9:08 a.m.

Present were members:

Carol Whitmore, Chairman
John Chappie, First Vice-Chairman
Michael Gallen, Second Vice-Chairman
Vanessa Baugh, Third Vice-Chairman
Betsy Benac
Lawrence E. Bustle, Jr.
Robin DiSabatino

Also present were:

Carlos Buqueras, Executive Director
Jennifer R. Cowan, Port Authority Attorney
Dan Wolfson, Finance Director,
representing R. B. Shore, Clerk of Circuit Court

Invocation by Tim Huppert, Anchor House Chaplain.

AGENDA

Agenda of December 13, 2013, and deferred item Berth 12 Wharf Extension and Container Terminal project. [PA20131219DOC001](#)

EMPLOYEE RECOGNITION

Buddy Neal was presented with a plaque commemorating his 30 years of service. [PA20131219DOC002](#)

PORT PROPERTY ADVISERS (AEGIR LLC)

Franc J. Pigna, director of AEGIR LLC, utilized a slide presentation to outline services that increase property-based revenues and real estate values of port properties.

Discussion: Port land acquisition and development; large ship cargo impact; opportunity and risks; future vision and long term planning; etc. [PA20131219DOC003](#)

CONSENT AGENDA

Motion was made by Mrs. DiSabatino, seconded by Mr. Gallen, and carried 7 to 0, to approve the Consent Agenda incorporating the language as stated in the recommended motions on the cover sheets for the Consent Agenda. Items APPROVED: [PA20131219DOC004](#)

WARRANT LIST

November 14, 2013 through December 11, 2013 [PA20131219DOC005](#)

MINUTES

November 19 and 21, 2013

PERSONNEL POLICY CHANGE

Approval of Amended Sub-Section 5-502.3 entitled "Accrued Balances" of the Port Authority Policies requiring approval from the Executive Director or designee for employees to take vacation pay in lieu of time off. [PA20131219DOC006](#)

PORT MANATEE PROFESSIONAL CONSULTING ENGINEER'S AGREEMENT

Execution of Amendment to the Port Manatee Professional Consulting Engineer's Agreement with Atkins North America, Inc. [PA20131219DOC007](#)

(End Consent Agenda)

PORT AUTHORITY OFFICERS

Motion was made by Mr. Bustle, seconded by Mrs. DiSabatino, and carried 7 to 0, to approve, ratify, and confirm the election of **Carol Whitmore** as Chairman, **John Chappie** as First Vice-Chairman, **Michael Gallen** as Second Vice-Chairman, and **Vanessa Baugh** as Third Vice-Chairman of the Port Authority effective 12:01 a.m., January 1, 2014, to serve for the calendar year 2014, or until their successors are duly elected. [PA20131219DOC008](#)

UPCOMING MEETING

Motion made by Mr. Gallen, seconded by Mrs. DiSabatino, and carried 7 to 0, to approve the change to the starting time of the January 16, 2014, meeting from 9:00 a.m. to 10:30 a.m. [PA20131219DOC009](#)

BERTH REHABILITATION AND RECONSTRUCTION

Carlos Buqueras, Executive Director, explained the first step in berth rehabilitation and reconstruction process is evaluation of current conditions and structural capacities. The study will commence in the third quarter of 2014.

Discussion: Security of grant; time frames; request for approval for expenditures; etc.

Motion was made by Mr. Chappie, seconded by Mrs. Baugh, and carried 7 to 0, to execute Professional Engineering Services 14-01 to Atkins North America Inc., for berth rehabilitation and reconstruction engineering fees, \$381,545.00, subject to the review and approval of Florida Department of Transportation. [PA20131219DOC010](#)

ALPICO INTERNATIONAL OFFICE LEASE

Mr. Buqueras briefly explained the tenant wishes to stay for a three-year lease.

Motion was made by Mrs. DiSabatino, seconded by Mrs. Benac, and carried 7 to 0, to execute Port Manatee Lease with Alpico for a three-year lease (1/1/14-12/31/16). [PA20131219DOC011](#)

PORT OF TAMPA

Ms. Whitmore referenced a recent article in the *Tampa Bay Business Journal*, which stated the Port of Tampa has signed a Memorandum of Understanding to work with two ports north of Port Manatee. The article further stated Port Manatee was not interested. Mrs. Whitmore clarified that Port Manatee was never asked to participate, and she has requested a meeting with Hillsborough County Commissioner Sandra Murman to clear up any miscommunications or misunderstandings between the ports.

Discussion: In 2012, the Tampa Bay Regional Planning Counsel made an effort to reach out to a number of different sea ports and the Port of Tampa declined; good communication with Commissioner Murman; a letter to The Gulf Coast Advantage may be helpful; etc.

Mr. Buqueras explained The Gulf Coast Advantage initiative focuses on marketing services, which allows for contact between the U.S. Gulf container market and participating ports. Port Manatee is not part of this initiative.

Motion was made by Mr. Chappie to form a memorandum or letter through the Port Chairman to consider Port Manatee's participation along with possibly the City of St. Petersburg. The motion was seconded by Mrs. Baugh and carried 7 to 0.

Discussion: Need citizens to understand that the Port Authority is always willing to work with surrounding ports; Commissioner Murman serves on Tampa Bay Area Regional Transit Authority and is responsive to Port of Manatee; Florida is number three in the nation in population; etc. [PA20131219DOC012](#)

WORKFORCE TRAINING

Ms. Whitmore announced a meeting is scheduled with the School Board Superintendent and the Manatee Technical Institute Director to discuss programs that promote opportunities for students who are interested in the Port for future workforce training.

Mr. Buqueras explained there is a standing invitation to any school to take tours of the Port.

MEETING ADJOURNED

There being no further business, the meeting was adjourned.

Adj: 11:20 a.m.
/jr

Minutes Approved: January 16, 2014