

**MANATEE COUNTY PORT AUTHORITY  
WORK SESSION  
PORT MANATEE INTERMODAL CENTER, THIRD FLOOR  
1905 Intermodal Circle  
Palmetto, Florida  
October 22, 2015**

Present were:

Carol Whitmore, Chairman  
Vanessa Baugh, First Vice-Chairman  
John Chappie, Second Vice-Chairman  
Charles B. Smith, Third Vice Chairman  
Robin DiSabatino  
Betsy Benac (entered during work session)

Absent was:

Lawrence E. Bustle, Jr.

Also present were:

Carlos Buqueras, Executive Director  
Jennifer R. Cowan, Port Authority Attorney  
Quantana Acevedo, Deputy Clerk, Clerk of Circuit Court



Chairman Whitmore called the work session to order at 5:32 p.m.

**AGENDA AND SIGN-IN SHEETS**

PA20151022DOC001

**WELCOME AND INTRODUCTIONS**



Members of the audience introduced themselves.



George Isiminger, Director of Engineering and Environment Affairs, stated the purpose of the work session is to update the Port Master Plan.



Carlos Buqueras, Port Executive Director, made introductory remarks.



Debbie Scott-Queenin, AECOM, introduced the Port Master Plan Project Team. She reviewed the timeline and milestones and the work session agenda. Preliminary development concepts will be presented.

**MARKET ASSESSMENT**



Joan Sanchez, AECOM, and Bill Ralph, R. K. Johns, utilized a slide presentation to review the Market Assessment results.

PA20151022DOC002

(Port Authority Member Benac entered during presentation)

**PLANNED INFRASTRUCTURE IMPROVEMENTS**



Ms. Scott-Queenin displayed aerials to report on past road improvement projects:

- The Florida Department of Transportation conducted a Port Connector Study between Port Manatee and I-75, which yielded six alternatives. The northern most alternative has since been eliminated, and the Port Connector is currently on the Sarasota Manatee Metropolitan Planning Organization's (MPO) Long Range Transportation Plan; and,

- The Encouragement Zone Access Road, which has two viable access points that could provide better access from the Port to the Encouragement Zone. PA20151022DOC003

**DEVELOPMENT CONCEPTS**

 Ken Parkinson, AECOM, Franc Pigna, Aegir, and Bob David, AECOM, continued the slide presentation to review Port Manatee capacity, vision for Port Manatee, intermodal connectivity, rail connectivity with CSX Network, shipping trade lanes, potential benefits of short sea shipping, Port Manatee advantage, SWOT (strengths/weaknesses/opportunities/threats), the Savannah Port Model and distribution centers, logistics cluster, Port operational boundary, and scenarios (A, B, and C).

Ms. Scott-Queenin thanked staff for their assistance.

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**PUBLIC COMMENTS**

 Alan Jones, Jones Potato Farms, questioned the status of the Buckeye Corridor and commented on funding opportunities.

Discussion ensued about roundtable discussions with the Port Authority, infrastructure, the need for an Enterprise Boulevard (four lanes) through the encouragement zone, moving product by rail, ferry access, need a rock solid plan to take to Tallahassee, Tax Increment Financing (TIF) District and a Community Redevelopment Area (CRA) as funding sources, Representative Bill Galvano is working with Amazon, the City of Palmetto CRA, and investing in the community.

There being no additional comments, Chairman Whitmore closed public comment.

**PORT AUTHORITY COMMENTS**

 Discussion ensued between Port Authority members, Mr. Ralph, and Mr. Pigna pertaining to the need for the Port to be a distribution center, the Savannah Port Model, coming up with a plan for a port connector, economic development, and Florida being a distribution state.

Chairman Whitmore reopened Public Comment

 David Berner, Southeast Land Consultants, commented on establishing a corridor in the Port area.

 Discussion took place about the need for a Project Development and Environmental (PD&E) Study for an east-west corridor that may not connect to I-75, at a County level there is no funding, and what about a conceptual plan and cost for an east-west corridor.

 Dave Hutchison, MPO, explained the cost for PD&E Study would depend on the scope (length or area being studied) and noted the cost for the Port Connector Study was originally estimated at \$3.5 million.

Discussion continued about the east-west corridor being a smaller corridor without numerous alignments, possibility of seeking federal funds, speaking about a study just for a County thoroughfare road, a preliminary design study could approximately cost \$700,000-\$800,000, constructing the east-west corridor would have to be a public-private partnership, what about a business community development district for the east-west corridor, staff will report back on the amount of funding in the Port TIF, vacant land can be considered as slum under CRA

standards, do any of the other ports that have been mentioned receive ad valorem, and comments can be emailed to [communications@portmanatee.com](mailto:communications@portmanatee.com).

Mr. Buqueras expressed his gratitude to all of those who attended the work session.

**ADJOURN**



There being no further business, Chairman Whitmore adjourned the work session at 7:40 p.m.

Minutes Approved: December 17, 2015