MANATEE COUNTY PORT AUTHORITY
REGULAR MEETING
COUNTY ADMINISTRATION BUILDING, HONORABLE PATRICIA M. GLASS CHAMBERS
1112 Manatee Avenue West
Bradenton, Florida
June 16, 2026
https://www.youtube.com/channel/UC4KFtzaC9Z87D5mn_SKKtBA

Present were:
Mike Rahn, Chairman
George W. Kruse, Second Vice-Chairman
Amanda Ballard
Dr. Bob McCann, attended by Zoom
Tal Siddique

One Member seat is vacant

Absent was:
Jason Bearden, First Vice-Chairman

Also present were:
Carlos Buqueras, Executive Director
Jennifer R. Cowan, Port Authority Attorney
Denise Hege, Accounting, Clerk of the Circuit Court
Robin Toth, Deputy Clerk, Clerk of the Circuit Court

1. **CALL TO ORDER**

Chairman Rahn called the meeting to order at 9:04 a.m.

AGENDA PA20260616DOC001

Agenda Update Memorandum (6/11/26) PA20260616DOC002

- Consent Agenda Items 3.E. through 3.H., have been updated from Consent Agenda to Regular Agenda items (4-7)
- Consent Agenda Item 3.I., updated to Consent Agenda Item 3.E. – Hurricane Milton Repairs
- Consent Agenda Item 3.J., updated to Consent Agenda Item 3.F. – Berth Reconstruction Planning, Permitting and Design Professional Services
- Consent Agenda Item 3.K., updated to Consent Agenda Item 3.G. – Second Amendment to Port Manatee and Agunsa Manatee Terminal LLC Consolidated Lease
- Consent Agenda Item 3.L., updated to Consent Agenda Item 3.H – Florida Division of Emergency Management-Generators Maintenance Agreement

2. **PUBLIC COMMENTS** (All Agenda and non-Agenda Items)

Cody Lee questioned if the Port Authority has a trusted representative to make sure citizens' concerns are addressed.

Glen Gibellina opposed the decision to prohibit call-in comments at Port meetings held in Commission Chambers. He submitted information on the $500,000 non-refundable deposit associated with the land purchase agreement with Fortress 2020 Landco LLC, and noted that the land is still available. He also commented on the Warrant List, future agenda items, renewable energy, and Port lobbyist services.

Andra Griffin agreed with comments by Glen Gibellina.

There being no further public comment, Chairman Rahn closed public comment.
PA20260616DOC003

ITEMS PULLED FROM CONSENT AGENDA

No items were pulled from the Consent Agenda.

3. CONSENT AGENDA
PA20260616DOC004

A motion was made by Member Siddique, seconded by Member Ballard, and carried 5 to 0, with Member McCann by Zoom, and Member Bearden absent, to approve the Consent Agenda, with the changes incorporated in the Agenda Update Memorandum, and the recommended motions on the cover sheets for the Consent Agenda.

A. **WARRANT LIST**
Accepted Warrant Listing from May 12, 2026, to June 5, 2026 PA20260616DOC005

B. **MINUTES**
Approved the Minutes of May 19, 2026

C. **BUDGET AMENDMENT**
Adopted Budget Resolution PA-26-16, budgeting the following:

- Budgets Amendment 1 in the amount of $18,782,808 for Florida Department of Transportation (FDOT) Public Transportation Grant Agreement G3200, for an increase to Berth 4 Improvement Project (75 percent FDOT $14,087,106; 25 percent Port Cash $4,695,702)
- Budgets Amendment 1 in the amount of $11,000,000 for FDOT Public Transportation Grant Agreement G3199, for an increase to the Intermodal Container Yard Phase 3 Project (50 percent FDOT $5,500,000; 50 percent Port Cash $5,500,000)
- Budgets Amendment 1 in the amount of $3,313,848 for FDOT Public Transportation Grant Agreement G2Z62, for an increase to Rail Yard Spur Project (50 percent FDOT $1,656,924; 50 percent Port Cash $1,656,924)
- Budgets $149,860 for FDOT Grant G3H26 for purchase of Seafarer Access Shuttle (FDOT $112,395; Port Cash $37,465) PA20260616DOC006

D. **DELETION OF PORT ASSETS**
Authorized deletion of Assets as listed on attached Asset Deletion – June 16, 2026, from the Fixed Assets Listing PA20260616DOC007

E. **HURRICANE MILTON REPAIRS CONTRACT AWARD**
Approved and authorized Chairman to execute Agreement between Manatee County Port Authority and BCS Construction Group LLC, for the Hurricane Milton Repairs Project in the amount of $682,053.75, subject to receipt of all required bonds and insurance, and FDOT approval, and three percent project contingency of $20,461.61 to be held in Reserve PA20260616DOC008

F. **BERTH RECONSTRUCTION PLANNING, PERMITTING AND DESIGN PROFESSIONAL SERVICES SELECTION AND RANKINGS**
Approved Request for Qualifications (RFQ) rankings as recommended by the Evaluation Committee, and authorized contract negotiations to start with the top ranked firm. If successful negotiations are not completed with the top-ranked firm, contract negotiations will begin with the next highest ranked firm and continue until a contract is ready to present to the Port Authority for approval PA20260616DOPC009

G. **PORT MANATEE AND AGUNSA MANATEE TERMINAL LLC, CONSOLIDATED LEASE – SECOND AMENDMENT**

Approved and authorized Chairman to execute Second Amendment to Port Manatee and Agunsa Manatee Terminal LLC, Consolidated Lease (8/22/23), amending the following:

- Addition of Berth 4 Laydown Area – Add Berth 4 Laydown Area, consisting of 58,370 square feet as identified in Exhibit K of the agreement to the lease for the term April 1, 2026, through March 31, 2030. Rental amount will be $18,000 per month, with $9,000 per month being credited throughout the term, for a total, not to exceed $432,000. This credit is being provided in recognition of the repairs that Agunsa is undertaking to the A-frame warehouse located on the 7-acre parcel, which sustained damage from Hurricane Milton
- Insurance Proceeds for A-Frame Warehouse Repairs – Port Manatee will wire to Agunsa the insurance proceeds associated with the A-frame warehouse for a total of $235,000. These funds will serve as the Port's contribution toward the rebuilding and repair of the facility PA20260616DOC010

H. **FLORIDA DIVISION OF EMERGENCY MANAGEMENT GENERATORS MAINTENANCE AGREEMENT**

Ratified and Affirmed executed Maintenance Agreement (with Florida Department of Emergency Management [FDEM]), to ensure the Port remains eligible for grant consideration for funding associated with the purchase of permanent and portable generators (total project cost for six generators $6,000,000; FDEM $4,500,000; Port Cash $1,500,000) PA20260616DOC011

(End Consent Agenda)

PORT CHAIRMAN STATEMENT – SEAPORT MANATEE GRANT PORTFOLIO

Chairman Rahn stated current, secured grant funding is approximately $128 million and is expected to support more than 1,500 construction and related jobs while strengthening SeaPort Manatee infrastructure capacity to attract additional cargo, private investment, and long-term employment throughout the region. SeaPort Manatee has been working hard to get grants and appropriations to support the Port's future endeavors of adding new berths, expanding berths, infrastructure, cargo container yard, and needed security measures. He expressed appreciation to State and Federal lobbyists who continue to advocate and lobby for SeaPort Manatee.

4. **AMENDMENT TO FDOT PUBLIC TRANSPORTATION GRANT AGREEMENT – BERTH REHAB (G3200)**

Amanda Tyner, Director of Communications and Project Development, summarized the Public Transportation Grant Agreement G3200 with Florida Department of Transportation (FDOT), for Berth Rehab Expansion Project (Berths 4-14). FDOT has agreed to additional maximum participation in the amount of $14,087,106, and the Port is obligated to contribute 25 percent ($4,695,702), for a total increase of $18,782,808, and revised, total project cost of $40,449,475.

A motion was made by Member Kruse and seconded by Member Ballard, to adopt Resolution PA-26-11, authorizing execution of Public Transportation Amendment to Public Transportation Grant Agreement G3200 with Florida Department of Transportation (FDOT), for Berth Rehab Expansion Project (Berths 4-14).

There being no public comment, Chairman Rahn closed public comment.

The motion carried 5-0, with Member McCann by Zoom, and Member Bearden absent.
PA20260616DOC012

5. **AMENDMENT TO FDOT PUBLIC TRANSPORTATION GRANT AGREEMENT – INTERMODAL CONTAINER YARD PHASE 3 (G3199)**

Ms. Tyner stated Public Transportation Grant Agreement G3199 with FDOT is for Intermodal Container Yard Phase 3 Project. FDOT has agreed to additional participation in the amount of $5,500,000, and the Port is obligated to contribute 50 percent ($5,500,000), for a total increase of $11,000,000, and revised, total project cost of $15,295,300.

A motion was made by Member Ballard and seconded by Member Siddique, to adopt Resolution PA-26-10, authorizing execution of Public Transportation Amendment to the Public Transportation Grant Agreement G3199 with FDOT, for the Intermodal Container Yard Phase 3 Project.

There being no public comment, Chairman Rahn closed public comment.

The motion carried 5-0, with Member McCann by Zoom, and Member Bearden absent.
PA20260616DOC013

7. **PUBLIC TRANSPORTATION GRANT AGREEMENT – RAIL SPUR (G2Z62)**

Ms. Tyner stated Public Transportation Grant Agreement G2762 with FDOT is for the design and construction of a rail spur and additional rail capacity. The Authority approved (5/6/25) an amendment reflecting a scope-only change. Additional project funding of $1,656,924 is available and FDOT has provided the attached Public Transportation Grant Agreement (PTGA) Amendment. As a condition of the grant, the Port is obligated to contribute 50 percent ($1,656,924), for a total project cost of $5,276,884. To enter into the Agreement, FDOT requires the Authority to adopt a resolution specifically approving the PTGA Amendment and authorizing the execution of the of the PTGA Amendment for the modification of the project description and project scope of the rail yard development initiative, including a rail spur and additional rail capacity.

A motion was made by Member Kruse and seconded by Member Ballard, to adopt Resolution PA-26-12, authorizing execution of Public Transportation Amendment to Public Transportation Grant Agreement G2Z62 with FDOT, for the modification of project description and project scope of the Rail Yard Spur Project, including additional rail capacity.

There being no public comment, Chairman Rahn closed public comment.

The motion carried 5-0, with Member McCann by Zoom, and Member Bearden absent.
PA20260616DOC014

6. **AMENDMENT TO FDOT PUBLIC TRANSPORTATION GRANT AGREEMENT – SECURITY SEAFARER ACCESS SHUTTLE (G3H26)**

Ms. Tyner stated FDOT Grant Agreement G3H26 is for Security Seafarer Access Shuttle. FDOT has agreed to funding participation in the amount of $112,395, and the Port is obligated to contribute 25 percent ($37,465), for a total project cost of $149,860.

A motion was made by Member Siddique and seconded by Member Ballard, to adopt Resolution PA-26-13, authorizing execution of Public Transportation Grant Agreement G3H26 with FDOT, for the purchase of a Seafarer Access Shuttle.

There being no public comment, Chairman Rahn closed public comment.

The motion carried 5-0, with Member McCann by Zoom and Member Bearden absent.

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8. **EXECUTIVE DIRECTOR COMMENTS**

Carlos Buqueras, Executive Director, had no comments.

9. **PORT AUTHORITY MEMBER COMMENTS**

There were no Member comments.

ADJOURN

There being no further business, Chairman Rahn adjourned the meeting at 9:21 a.m.

Minutes Approved: August 13, 2026