Minutes Approved 09/15/25
Resolution #8601

STOCKTON PORT DISTRICT

Board of Port Commissioners

August 18, 2025

Pursuant to notice duly given, the regular meeting of the Board of Commissioners of the Stockton Port District was held on August 18, 2025, at the meeting place on the Port's West Complex in Room 165 located at 315 Fyffe Avenue in Stockton, California.

COMMISSIONERS PRESENT:	David Atwater, Chairman Anthony Barkett Michael Patrick Duffy Allen Sawyer, Vice Chairman Margaret Shea Stephens William R. Trezza
COMMISSIONERS ABSENT:	None
COMMISSIONERS EXCUSED:	Stephen Griffen
OTHERS PRESENT:	Kirk DeJesus, Port Director Jeff Wingfield, Deputy Port Director Jason Cashman, Director of Environmental Affairs Rod Iwashita, Director of Engineering & Facilities Rhonda Nelson, Director of Real Estate & Port Development Paula O'Keefe, Director of Finance and Accounting Sylvester Aguilar, Real Estate Marketing Manager Joseph Vezzali, Commercial Manager Steve Herum, Port Counsel Melanie Rodriguez, Secretary to the Board

* Vice Chairman Sawyer arrived at 4:41 p.m. during the recess.

A quorum being present, the meeting was called to order by Chairman David Atwater at 3:30 p.m. Chairman Atwater presided and Melanie Rodriguez, Secretary to the Board, acted as Secretary for the meeting.

CONSENT CALENDAR

In compliance with Stockton Port District Commission Governance Policy Statement #105, the Consent Calendar items of business, having been provided to each member of the Board prior to this meeting, the Commissioners present acted upon the following Consent Calendar items of business under one vote.

Chairman Atwater acknowledged that there were no requests to address the Commission.

Commissioner Duffy moved, to adopt the following resolutions:

MINUTES OF JULY 21, 2025 MEETING

Resolution #8595: RESOLVED, that the minutes of the regular meeting of the Board of Commissioners of the Stockton Port District held on the 21st day of July 2025, as the same are endorsed on Page No. 052 to Page No. 061, inclusive, of Minutes Book No. 67, be and they are hereby approved.

CONSIDERATION AND POSSIBLE APPROVAL TO AUTHORIZE THE PORT DIRECTOR TO EXECUTE A PURCHASE AGREEMENT WITH DURST CONTRACT INTERIORS FOR OFFICE FURNITURE FOR THE PORT'S ADMINISTRATION OFFICE IN AN AMOUNT NOT-TO-EXCEED $375,779.44 UNDER THE SOURCEWELL COOPERATIVE PURCHASING AGREEMENT; AND EXECUTE A PURCHASE AGREEMENT WITH DURST CONTRACT INTERIORS FOR CONFERENCE ROOM FURNITURE FOR THE PORT'S ADMINISTRATION OFFICE IN AN AMOUNT NOT-TO-EXCEED $73,454.01

Resolution #8596: RESOLVED, by the Board of Commissioners of the Stockton Port District that the Port Director is hereby authorized to execute a Purchase Agreement with Durst Contract Interiors for office furniture for the Port's Administration offices in an amount not-to-exceed $375,779.44 (Three Hundred Thousand Seven Hundred Seventy-Nine and 44/100 Dollars) utilizing the Sourcewell Cooperative Purchasing Program; and

RESOLVED FURTHER, by the Board of Commissioners of the Stockton Port District that the Port Director is hereby authorized to execute a Purchase Agreement with Durst Contract Interiors for office furniture for three of the Port's Administration Conference Rooms in an amount not-to-exceed $73,454.01 (Seventy-Three Thousand Four Hundred Fifty-Four and 01/100 Dollars); and

RESOLVED FURTHER, that the Port Director is authorized, empowered and directed to ensure that the provisions of this resolution are appropriately effected.

CONSIDERATION AND POSSIBLE APPROVAL TO AUTHORIZE THE PORT DIRECTOR TO EXECUTE A PROFESSIONAL SERVICES AGREEMENT WITH GHD, INC. FOR PFIP CONSULTING FOR A ONE-YEAR CONTRACT FOR AN AMOUNT NOT-TO-EXCEED $100,000; AND AUTHORIZATION FOR THE PORT DIRECTOR TO AMEND FISCAL YEAR 2025-2026 BUDGET TO APPROPRIATE AN ADDITIONAL $30,000

Resolution #8597: RESOLVED, by the Stockton Port District Board of Commissioners that the Port Director is hereby authorized to execute a Professional Services Agreement with GHD, Inc. for Port and Freight Infrastructure Program (PFIP) Consulting for a one-year contract for an amount not-to-exceed $100,000.00 (One Hundred Thousand and no/100 Dollars); and

RESOLVED FURTHER, by the Board of Commissioners of the Stockton Port District that the Port Director is hereby authorized to amend the Fiscal Year 2025 - 2026 Budget to appropriate an additional $30,000.00 (Thirty Thousand and no/100 Dollars) of Unrestricted Cash; and

RESOLVED FURTHER, that the Port Director is hereby authorized, empowered and directed to ensure that the provisions of this resolution are appropriately effected.

Resolutions #8595, #8596 and #8597 were passed by the following vote:

COMMISSIONERS IN FAVOR:	Atwater, Barkett, Duffy, Stephens, Trezza
COMMISSIONERS AGAINST:	None
COMMISSIONERS ABSTAINING:	None
COMMISSIONERS ABSENT:	None
COMMISSIONERS EXCUSED:	Griffen, Sawyer

CONSIDERATION OF ITEMS REMOVED FROM THE CONSENT CALENDAR

Chairman Atwater acknowledged that Consent Calendar Items C and E were removed for independent consideration. Consent Calendar Item E was considered after the Closed Sessions.

CONSIDERATION AND POSSIBLE APPROVAL TO AUTHORIZE THE PORT DIRECTOR TO EXECUTE A PROFESSIONAL SERVICES AGREEMENT WITH BUILD MOMENTUM FOR GRANT CONSULTING SERVICES FOR A THREE-YEAR CONTRACT WITH TWO ONE-YEAR EXTENSION OPTIONS FOR AN AMOUNT NOT-TO-EXCEED $450,000 FOR THE FIRST THREE YEARS; AND AUTHORIZATION FOR THE PORT DIRECTOR TO AMEND FISCAL YEAR 2025-2026 BUDGET TO APPROPRIATE AN ADDITIONAL $20,000

Deputy Port Director Wingfield provided an executive summary of this agenda item and the staff memo was provided to each member of the Board prior to the meeting.

Chairman Atwater acknowledged that there were no requests to address the Port Commission on this matter.

Commissioner Barkett moved to adopt the following resolution:

Resolution #8598: RESOLVED, by the Stockton Port District Board of Commissioners that the Port Director is hereby authorized to execute a Professional Services Agreement with Build Momentum for Grant Consulting Services for a three-year contract with two one-year extension options for an amount not-to-exceed $450,000.00 (Four Hundred Fifty Thousand and no/100 Dollars) for the first three years; and

RESOLVED FURTHER, by the Board of Commissioners of the Stockton Port District that the Port Director is hereby authorized to amend the Fiscal Year 2025 - 2026 Budget to appropriate an additional $20,000.00 (Twenty Thousand and no/100 Dollars) of Unrestricted Cash; and

RESOLVED FURTHER, that the Port Director is hereby authorized, empowered and directed to ensure that the provisions of this resolution are appropriately effected.

Resolution #8598 was passed by the following vote:

COMMISSIONERS IN FAVOR:	Atwater, Barkett, Duffy, Stephens, Trezza
COMMISSIONERS AGAINST:	None

COMMISSIONERS ABSTAINING: None

COMMISSIONERS ABSENT: None

COMMISSIONERS EXCUSED: Griffen, Sawyer

CONSIDERATION AND POSSIBLE APPROVAL TO AUTHORIZE THE PORT DIRECTOR TO ADOPT A RESOLUTION AUTHORIZING THE PORT DIRECTOR TO ACCEPT THE EPA CLEAN PORTS GRANT NO. 97T267017; AND, AUTHORIZATION FOR THE PORT DIRECTOR TO AMEND THE FISCAL YEAR 2025-2030 CAPITAL IMPROVEMENT PLAN FOR AN AMOUNT NOT-TO-EXCEED $129,685,058 FOR THE EPA GRANT PROJECTS; AND ENTER INTO SUB-RECIPIENT AGREEMENTS WITH PROJECT PARTNERS

Deputy Port Director Wingfield provided an executive summary of this agenda item and the staff memo was provided to each member of the Board prior to the meeting.

Chairman Atwater acknowledged that there were no requests to address the Port Commission on this matter.

Commissioner Duffy moved to adopt the following resolution:

Resolution #8599: RESOLVED, by the Board of Commissioners of the Stockton Port District that the Port Director is hereby authorized to accept the Environmental Protection Agency (EPA) Clean Ports Grant No. 97T267017 for Zero Emission Port Equipment and Infrastructure; and,

RESOLVED FURTHER, by the Board of Commissioners of the Stockton Port District that the Port Director is hereby authorized to amend the Fiscal Year 2025-2030 Capital Improvement Plan and appropriate funds in the amount of $129,685,058.00 (One Hundred Twenty-Nine Million Six Hundred Eighty-Five Thousand Fifty-Eight and no/100 dollars) for Zero Emission Port Equipment and Infrastructure; and

RESOLVED FURTHER, by the Board of Commissioners of the Stockton Port District that the Port Director is hereby authorized to enter into Sub-recipient Agreements with the following Project Partners: SSA Marine, Stockton Soda, Tesoro, San Joaquin Air Pollution Control District and Collaborative Technology Initiative; and

RESOLVED FURTHER, that the Port Director is hereby authorized, empowered and directed to ensure that the provisions of this resolution are appropriately effected.

Resolution #8599 was passed by the following vote:

COMMISSIONERS IN FAVOR:	Atwater, Barkett, Duffy, Stephens, Trezza
COMMISSIONERS AGAINST:	None
COMMISSIONERS ABSTAINING:	None
COMMISSIONERS ABSENT:	None
COMMISSIONERS EXCUSED:	Griffen, Sawyer

COMMITTEE REPORTS

Chairman Atwater acknowledged there were no Committee Reports.

PORT DIRECTOR'S COMMENTS

Port Director DeJesus provided an update on the following items:

- The Port Outreach Committee Meeting is scheduled for this Wednesday, August 20, 2025 at 4:00 p.m.

- Port Director DeJesus and Commissioner Duffy recently met with Green Economy Lab.

- Port Director DeJesus introduced Rod Iwashita the new Director of Engineering and Facilities.

COMMISSION COMMENTS

Commissioner Duffy shared additional information about Green Economy Lab.

Commissioner Barkett shared information about the recent trip to Washington, D.C. that he, Vice Chairman Sawyer and Port Director DeJesus took to met with the U.S. Office of Shipbuilding. While in Washington, D.C., they also met with decision makers about Sharpe Army Depot.

Commissioner Trezza acknowledged Ricky Gill the Special Assistant to the President for National Security Affairs, National Security Council Senior Director for South and Central Asia for his work on Sharpe Army Depot.

PUBLIC COMMENTS ON NON-AGENDA ITEMS

Chairman Atwater acknowledged that there were no Public Comments

CLOSED SESSIONS:

A. PURSUANT TO GOVERNMENT CODE §54956.8 REAL PROPERTY TRANSACTION: RECEIVE REPORTS FROM, GIVE INSTRUCTIONS TO & CONFER WITH PORT NEGOTIATOR KIRK DEJESUS REGARDING POTENTIAL REAL PROPERTY TRANSACTION RELATIVE TO 1315 FYFFE AVENUE, STOCKTON, CA

B. PURSUANT TO GOVERNMENT CODE §54956.8 REAL PROPERTY TRANSACTION: RECEIVE REPORTS FROM, GIVE INSTRUCTIONS TO & CONFER WITH PORT NEGOTIATOR KIRK DEJESUS REGARDING POTENTIAL REAL PROPERTY TRANSACTION RELATIVE TO 700 ROTH ROAD, LATHROP, CA

At 4:07 p.m. Chairman Atwater announced that, in accordance with the Ralph M. Brown Act, an executive session would be conducted by the Board of Commissioners pursuant to Government Code §54956.8. The general public and other Port staff was excused from the meeting, and the closed sessions commenced at 4:08 p.m. Port Director DeJesus, Deputy Port Director Wingfield, Director of Environmental Affairs Cashman, Director of Engineering and Facilities Iwashita, Director of Real Estate and Port Development Nelson, Director of Finance and Accounting O'Keefe, Real Estate Marketing Manager Aguilar, Commercial Manager Vezzali and Port Counsel Herum remained for the executive session.

At 4:34 p.m., Chairman Atwater re-opened the meeting in public session. He reported that the Port Commission took no formal, reportable action during the Closed Sessions.

The Commission took a short recess to await the arrival of Vice Chairman Sawyer.

CONSIDERATION AND POSSIBLE AUTHORIZATION FOR THE COMMISSION TO RETROACTIVELY REAFFIRM A FINDING OF CONTINUING THE EMERGENCY AND, IF THE FINDING OF CONTINUING EMERGENCY IS MADE BY THE COMMISSION THEN CONSIDER DELEGATING TO THE PORT DIRECTOR AUTHORITY TO REPAIR OR REPLACE A PUBLIC FACILITY, TAKE ANY DIRECTLY RELATED AND IMMEDIATE ACTION REQUIRED BY THAT EMERGENCY, AND PROCURE THE NECESSARY EQUIPMENT, SERVICES, AND SUPPLIES FOR THOSE PURPOSES, WITHOUT GIVING NOTICE FOR BIDS TO LET CONTRACTS FORM THE MAY 5, 2025 WEST COMPLEX MARINE TERMINAL EROSION EMERGENCY

The staff report was provided to each member of the Board prior to the meeting and was also available as a link on the Agenda posted on the Port's website.

In September 2024, the Port's Facilities and Maintenance staff began repairing a 6-by-4-foot section of the reinforced concrete floor south of the dock bulkhead in Transit Shed 19. The damage resulted from the handling of steel coils within the Transit Shed. During the repairs, a large void was discovered beneath the floor, which was inconsistent with the original design of a reinforced concrete floor on ground. The void, caused by erosion, measures approximately 1 to 12 feet deep, extends 1 to 6 feet from the dock bulkhead and spans roughly 100 feet along the bulkhead in Transit Shed 19.

Since this discovery, the Port has implemented two inspection methods to identify potential voids in all areas adjacent to the dock bulkhead (approximately 6,300 linear feet):

- Drilling inspection holes adjacent to the dock bulkhead at 50-foot spacing
- Use of Ground Penetrating Radar to scan the full length of the dock bulkhead

The findings from these inspection methods are as follows:

- West Complex Transit Sheds: Approximately 30% of capacity is either fully or partially restricted.
- West Complex Open Docks and Breezeways: Approximately 64% of access to/from the Docks is either fully or partially restricted.

To further assess the scope and scale of the voids caused by erosion, the next steps involve verification drilling to confirm the presence of potential voids identified through the analysis of Ground Penetrating Radar scans. Once void areas are confirmed, repair options will be developed and priority repair areas will be identified based on the planned use of the facility.

Verification Drillings:

- 100% of verification drillings on open Dock areas have been completed

Safety and Operational Capacity:

- Restricted capacity at the Open Dock areas has been reduced from 64% to 22%
- Restricted capacity at the West Complex Transit Sheds remains at 30%

Permanent Repair Methods:

- Efforts are ongoing, and updates will be provided as they become available

Chairman Atwater acknowledged that there were no requests to address the Port Commission on this matter.

Vice Chairman Sawyer moved to adopt the following resolution:

Resolution #8600: RESOLVED, that the Board of Commissioners of the Stockton Port District adopt a retroactive finding that an emergency situation existed that demanded the immediate expenditure of public funds and that the emergency would not permit a delay resulting from a competitive solicitation for bids and that the action was necessary to respond to the West Complex Marine Terminal Erosion Emergency; and

RESOLVED FURTHER, by the Board of Commissioners of the Stockton Port District hereby delegates to the Port Director authority to repair or replace a public facility, take any directly related and immediate action required by that emergency, and procure the necessary equipment, services, and supplies for those purposes, without giving notice for bids to let contracts form the May 5, 2025 West Complex Marine Terminal Erosion Emergency; and

RESOLVED FURTHER, that the Port Director is hereby authorized, empowered and directed to ensure that the provisions of this resolution are appropriately effected.

Resolution #8600 was passed by the following vote:

COMMISSIONERS IN FAVOR:	Atwater, Barkett, Duffy, Sawyer, Stephens, Trezza
COMMISSIONERS AGAINST:	None
COMMISSIONERS ABSTAINING:	None
COMMISSIONERS ABSENT:	None
COMMISSIONERS EXCUSED:	Griffen

ADJOURNMENT

There being no further business to discuss, the meeting was adjourned at 4:43 p.m. by Chairman Atwater.

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Melanie Rodriguez
Secretary to the Board

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Chairman David Atwater