

Georgia Ports Authority  
Tuesday, January 25, 2022 at 8:30 a.m.  
Oak Room – Omni at CNN Center  
Atlanta, GA

762-233-1679  
Conference ID: 478 167 201#

Agenda

- Wooten 1. Call to Order  
Poitevint a) Approval of Agenda – **Action**  
Poitevint b) Attendance Report – **Information**
- Wooten 2. Approval of Minutes – **Action**
- Wooten 3. Receive Comments Regarding Agenda and Non-Agenda Items
4. Committee Chair Reports  
Audit, Budget & Finance – Poitevint  
Governmental Affairs & Public Relations – Womack  
Ports Development – Hertz
- McCurry 5. Executive Division  
a) Non-Exclusive Easement Agreement – Garden City – Georgia Power – **Action**  
b) Non-Exclusive Easement Agreement – Colonel’s Island – Georgia Power – **Action**  
c) Amendment to Intergovernmental Agreement – Murray County – **Action**  
d) Board Resolution – Service Agreements – Hulsey Yard – **Action**  
e) Permanent Easement Agreement – Garden City – Norfolk Southern – **Action**  
f) Property Resolution – Purchase and Sale Agreement – Port Wentworth, Georgia – **Action**
- McCurry 6. Administrative Division  
a) Monthly Purchasing Request(s) – **Action**  
b) Capital/Operating Purchase Report – **Information**
- Mincey 7. Finance Division
- Novack 8. Engineering Division  
a) Colonel’s Island Parcels D & E Expansion – **Action**  
b) Container Handling Equipment – **Action**
- Lynch 9. Executive Director’s Report – **Information**
- Wooten 10. Chairman’s Comments – **Information**
- Wooten 11. Executive Session (If Needed)

NEXT AUTHORITY MEETING IS MARCH 28 & 29 IN BRUNSWICK, GA



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To: Chairman and Members of the Georgia Ports Authority  
Subject: Non-Exclusive Easement Agreement – Garden City – GA Power  
Date: January 25, 2022

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Issue: GPA is currently constructing a new building along Bourne Avenue which will provide office space for operations involving the Mason Mega-Rail Terminal. GPA has requested that Georgia Power provide electric utility service for the building. GPA and Georgia Power entered into a Right of Entry Agreement (“ROE”) to allow Georgia Power to perform survey and other due diligence work related to new distribution facilities, and the parties agreed to amend the ROE to allow Georgia Power to begin construction of such facilities in order to prevent a delay in the building’s construction schedule. GPA now desires to grant a non-exclusive easement to Georgia Power to construct, operate and maintain the distribution facilities for the sole purpose of providing electric utility service for the rail operations building located at the Mason Mega-Rail Terminal.

A copy of the Non-Exclusive Easement Agreement is attached for approval.

Policy Implications: The Non-Exclusive Easement Agreement is in keeping with current policy.

Financial Impact: The electric distribution facilities are necessary to provide electricity to GPA’s rail operations building located along Bourne Avenue.

Staff Contact: James C. McCurry, Jr., Chief Administrative Officer  
Paul H. Threlkeld, Special Assistant Attorney General  
Christopher Novack, Senior Director of Engineering and Facilities Maintenance

Recommendation: That the Authority approve the Non-Exclusive Easement Agreement between Georgia Ports Authority and Georgia Power Company.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read "Griffith Lynch".

Griffith Lynch  
Executive Director

Attachment



To: Chairman and Members of the Georgia Ports Authority  
Subject: Non-Exclusive Easement Agreement – Colonel’s Island - Georgia Power  
Date: January 25, 2022

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Issue: Georgia Power Company (“GPC”) has requested a non-exclusive easement over, under and across certain property owned by GPA on the north-side of Colonel’s Island Terminal for the purpose of constructing, operating and maintaining electric distribution facilities to provide electricity for electric vehicle charging stations to be placed on a 20-acre parcel of improved land leased by GPA to International Auto Processing, Inc. (“IAP”). GPA will have the right to use the easement area provided such use does not interfere with the easement rights granted to GPC. In the event (i) the lease agreement between GPA and IAP for the property expires or is terminated, or (ii) the facilities are not utilized by GPC for a continuous period of six to twelve months, GPA may terminate the easement by providing written notice to GPC. The term of the easement would begin as of a mutually agreed upon date following completion of the final survey of the easement area by GPC and continue for twenty years thereafter.

A copy of the Non-Exclusive Easement Agreement is attached for approval.

Policy Implications: The Non-Exclusive Easement Agreement is in keeping with current policy.

Financial Impact: The distribution facilities are necessary to provide electricity for the electric vehicle charging stations to be owned by Georgia Power and located on IAP’s leased premises.

Staff Contact: James C. McCurry, Jr., Chief Administrative Officer  
Paul H. Threlkeld, Special Assistant Attorney General  
Christopher Novack, Senior Director of Engineering and Facilities Maintenance

Recommendation: That the Authority approve the Non-Exclusive Easement Agreement between Georgia Ports Authority and Georgia Power Company.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read "Griffith Lynch".

Griffith Lynch  
Executive Director

Attachment



ACTION ITEM

Agenda Item 5c

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To: Chairman and Members of the Georgia Ports Authority  
Subject: Amendment to Intergovernmental Agreement – Murray County  
Date: January 25, 2022

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Issue: GPA and Murray County entered into an intergovernmental agreement whereby the Murray County Sheriff's Department agreed to assist GPA's police agency by providing security and law enforcement services at GPA's Appalachian Regional Port (ARP), located within the corporate limits of Murray County. GPA and Murray County entered into a First Amendment to change the effective date of the agreement from July 1, 2018 to June 28, 2018. The purpose of this Second Amendment is to increase the compensation payable by GPA to Murray County which is currently \$28.00 per hour for one off-duty law enforcement officer. Effective as of January 1, 2022, the rate shall be \$32.00 per hour, and effective as of July 1, 2022, the rate shall be \$36.00 per hour.

A copy of the Second Amendment to Intergovernmental Agreement for Law Enforcement and Security Services is attached for review.

Policy Implications: The Agreement is in keeping with current policy.

Financial Impact: GPA will pay Murray County for the security services of one off-duty law enforcement officer at the rate of \$32.00 per hour effective as of January 1, 2022, and the rate of \$36.00 per hour effective as of July 1, 2022.

Staff Contact: James C. McCurry, Jr., Chief Administrative Officer  
Kevin Doyle, Senior Director of Protective Services  
Paul H. Threlkeld, Special Assistant Attorney General

Recommendation: That the Authority approve the attached Second Amendment to Intergovernmental Agreement for Law Enforcement and Security Services between GPA and Murray County.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read "Griffith Lynch".

Griffith Lynch  
Executive Director

Attachment



ACTION ITEM

Agenda Item 5d

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To: Chairman and Members of the Georgia Ports Authority  
Subject: Resolution – Service Agreements – Hulsey Yard  
Date: January 25, 2022

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Issue: Effective as of November 18, 2021, GPA entered into lease agreements with CSX Transportation, Inc. (“CSX”) for 15.02 acres of land and a portion of the rail track located thereon in Atlanta, Fulton County, Georgia (the “Hulsey Yard”), for the purpose of temporary container storage. To allow operations to begin at the Hulsey Yard as of December 3, 2021, GPA engaged ITS Technologies and Logistics, LLC d/b/a ITS ConGlobal (“ITSC”) to provide rail and yard lift and gate services, and the Georgia Department of Public Safety (“DPS”) to provide security services. The services to be provided by ITSC and DPS were necessary for GPA to begin operations at the Hulsey Yard in order to address the temporary shortage of container space on Garden City Terminal in a timely manner. The executed agreements between GPA and each of ITSC and DPS may be terminated by either party for any reason upon thirty (30) days prior written notice. The attached Resolution would ratify, confirm and approve the agreements entered into between GPA and each of ITSC and DPS, effective as of December 3, 2021.

The service agreements and the Resolution are attached for review.

Policy Implications: The service agreements are in keeping with current policy.

Financial Impact: GPA agrees to pay ITSC \$85,000 per month for all lift and gate services. Pursuant to the agreement with DPS, GPA agrees to pay one or more off-duty law enforcement officers the rate of \$65.00 per hour.

Staff Contact: James C. McCurry, Jr., Chief Administrative Officer  
Kevin Doyle, Senior Director of Protective Services  
Paul H. Threlkeld, Special Assistant Attorney General

Recommendation: That the Authority approve the attached Resolution.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read "Griffith Lynch".

Griffith Lynch  
Executive Director

Attachment



To: Chairman and Members of the Georgia Ports Authority  
Subject: Permanent Easement Agreement – Garden City – Norfolk Southern  
Date: January 25, 2022

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Issue: GPA is constructing a new intermodal rail facility at Garden City Terminal (the “Terminal”), referred to as the Mason Mega-Rail Terminal (the “Project”). As part of the Project, Norfolk Southern Railway Company (“NSR”) agrees to relocate a portion of its main line track, referred to as the Foundation Lead, from property owned by NSR to GPA’s Terminal property. NSR will remove from service a portion of its Foundation Lead track and construct and place in service new rail track on the Terminal. GPA acknowledges that the new track, owned by NSR, will be part of NSR’s main line track with the ability to serve GPA as well as other customers. The relocation will also eliminate numerous rail crossings throughout Garden City, thereby improving traffic flow on roadways near the Terminal.

In consideration of the foregoing, GPA agrees to grant NSR a permanent, exclusive easement for the portion of the Foundation Lead track to be relocated on GPA’s Terminal property. NSR will be permitted to use the easement area for any purpose including railroad operations or other business activity. The easement will be permanent and would only revert to GPA in the event NSR provides GPA a written notice of abandonment or removes the rail track located thereon.

The Permanent Easement Agreement is attached for approval.

Policy Implications: The Permanent Easement Agreement is in keeping with current policy.

Financial Impact: GPA agrees to grant the permanent, exclusive easement to NSR at no cost, as part of the Mega-Rail Project completion.

Staff Contact: James C. McCurry, Jr., Chief Administrative Officer  
Paul H. Threlkeld, Special Assistant Attorney General  
Christopher Novack, Senior Director of Engineering and Facilities Maintenance

Recommendation: That the Authority approve the Permanent Easement Agreement between Georgia Ports Authority and Norfolk Southern Railway Company.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read "Griffith Lynch".

Griffith Lynch  
Executive Director

Attachment



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To: Chairman and Members of the Georgia Ports Authority  
Subject: Property Resolution – Purchase and Sale Agreement – Port Wentworth, Georgia  
Date: January 25, 2022

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- Issue:** GPA proposes to enter into a Purchase and Sale Agreement with Port Wentworth, Georgia to purchase approximately 5 acres of real property, containing a portion of Grange Road, located in Port Wentworth, Chatham County, Georgia (the “Property”), for a purchase price of \$500,000. The Property begins at Highway 25 and runs along the boundary of Garden City Terminal in the direction of container berths 7, 8 and 9. The Property would be sold subject to a 90-day due diligence period during which time GPA would have the right to terminate the agreement for any reason. The closing of the transaction is conditioned upon GPA having received prior written approval from the State Properties Commission (“SPC”). The attached Resolution would authorize GPA’s Executive Director and Chief Administrative Officer to enter into the Purchase and Sale Agreement between GPA and Port Wentworth, Georgia and to request approval for the purchase from the SPC.
- Policy Implications:** Acquisition of this Property requires approval of a Resolution by the Georgia Ports Authority and approval from the State Properties Commission.
- Financial Impact:** The purchase price is \$500,000. The transaction would be completed using Internal Capital Funds. Associated expenditures of up to \$50,000 are estimated to be necessary for legal, appraisals, environmental, survey and title work.
- Staff Contact:** James C. McCurry, Jr., Chief Administrative Officer  
Paul H. Threlkeld, Special Assistant Attorney General
- Recommendation:** That the Authority approve the attached Resolution (i) approving the Authority to purchase five (5) acres of real property located in Port Wentworth, Chatham County, Georgia, for a purchase price of \$500,000, subject to appraisal, environmental review, survey and title work, (ii) authorizing expenditure of up to \$50,000 for such legal, appraisal, environmental, survey and title work, (iii) authorizing the Executive Director and Chief Administrative Officer of the Authority to execute the Purchase and Sale Agreement described therein, (iv) authorizing the Authority to request approval of the purchase from the State Properties Commission, and (v) authorizing the Executive Director and Chief Administrative Officer of the Authority to execute any and all closing documents necessary to effect the purchase of the Property having received approval of the State Properties Commission.

Respectfully submitted,

Griffith Lynch  
Executive Director

Attachment



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**\* ACTION ITEM \***

**TO:** Chairman and Members of the Georgia Ports Authority

**SUBJECT:** Monthly Purchasing Requests

**DATE:** January 25, 2022

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**Issue:** At each regular meeting of the Authority, a list of purchase requests in an amount of \$200,000 or greater is presented by staff for approval.

**Policy Implication:** Current policy requires that the Authority approve all purchases that total \$200,000 or more.

**Financial Impact:** For the period, there are three (3) capital purchases and ten (10) operating purchases for a total of \$9,811,200.

**Staff Contacts:** James C. McCurry, Chief Administrative Officer  
Tamela Wright, Purchasing Manager

**Recommendation:** That the Authority approves thirteen (13) purchases as presented on the attached report.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read "Griff Lynch".

Griff Lynch  
Executive Director

Attachment





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**\* INFORMATION ONLY \***

**TO:** Chairman and Members of the Georgia Ports Authority  
**SUBJECT:** Capital/Operating Purchases Report  
**DATE:** January 25, 2022

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**Issue:** At each regular meeting of the Authority, a list of capital and operating purchases between \$20,000 and \$200,000 are presented by Staff for information.

**Policy Implication:** Current policy requires that the Staff provide monthly reports to the Authority concerning capital and operating purchases totaling \$20,000 or more, but less than \$200,000.

**Financial Impact:** For the period, there were no (0) capital purchases and forty-two (42) operating expenses totaling \$ 3,267,166.

**Staff Contacts:** James C. McCurry, Chief Administrative Officer  
Tamela Wright, Purchasing Manager

**Recommendation:** This item is provided for information only. No action by the Authority is required.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read "Griff Lynch".

Griff Lynch  
Executive Director

Attachment



**"FOR ACTION"**

TO: Chairman and Members of the Georgia Ports Authority

SUBJECT: **Colonel's Island Parcels D & E Expansion**

DATE: January 25, 2022

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Issue: Staff from the GPA and Wallenius Wilhelmsen Solutions (WWS) have been in discussions for several months regarding the relocation of the WWS operations from Ocean Terminal to Colonel's Island. These discussions will result in a future GPA Board action for the development of facilities at Colonel's Island that will create a modern and consolidated hub for WWS Ro-Ro operations. Recognizing this opportunity to grow their business with this relocation, WWS has requested the development of additional property on the southside of Colonel's Island to satisfy an immediate need of one of their biggest customers. WWS has requested the development of approximately 45 additional acres on Parcel D (25 acres) and Parcel E (20 acres) with delivery in the late summer and early fall, 2022. Buildings supporting this additional acreage would be completed by WWS and requires strict coordination efforts with GPA to complete in this rapid time frame.

Development activities of the property consist of clearing, earthwork, paving, security fencing, lighting and site utilities. Funding for the project would come from the GPA's internal capital budget.

Policy Implications: This project is in keeping with established policy to enhance ro-ro operations and customer service at the GPA's Port of Brunswick facilities.

Financial Impact: Expenditures up to \$19,800,000 from the Internal Capital Budget are required for the Colonel's Island Parcels D & E Expansion project.

Staff Contact: Christopher B. Novack, P.E., Sr. Director of Engineering & Facilities Maintenance

Recommendation: That the Authority 1.) establishes contract signature authority to the GPA Executive Director; 2). authorize staff to negotiate a sole source contract with Seaboard Construction to construct the project; 3.) authorize Staff to issue contracts and purchase orders in support of the project, and 4) establish an overall project budget of \$19,800,000 for the Colonel's Island Parcels D & E Expansion project.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read "Griff Lynch".

Griff Lynch  
Executive Director

Attachments: 1) Capital Expenditure Report-C.I. Parcels D & E Expansion  
2) Work Breakdown Structure  
3) Recommendation Letter-MN



**“FOR ACTION”**

TO: Chairman and Members of the Georgia Ports Authority  
 SUBJECT: **Container Handling Equipment**  
 DATE: January 25, 2022

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Issue: In addition to ship to shore cranes and rubber tire gantry cranes, GPA Operations utilizes miscellaneous equipment to manage cargo handling at facilities in Savannah and Brunswick. GPA staff has determined that three separate equipment purchases are required for replacement of older equipment or additional equipment to satisfy higher cargo volumes. These three equipment purchases are further described below:

- 1) Empty Machines: Replacement of twelve older (12) machines from the total fleet number of 42 machines that have exceeded their recommended 10,000-hour use mark.
- 2) Forklifts: Replacement of thirty-one (31) of the total fleet of 61 machines that have exceeded their recommended 8 year life-span. It is expected that these machines will provide the best coverage for existing business and provide the most flexibility moving forward with other potential business changes at Ocean Terminal and Mayors Point.
- 3) Lashing Cages: Purchase eight (8) additional units to provide nine (9) total units to support larger ships calling at GCT.

A budget of \$8,600,000 is required for the project and is available from the GPA’s internal capital budget.

Policy Implications: This project is in keeping with established policy to enhance container operations and customer service at the GPA’s Port of Savannah and Brunswick facilities.

Financial Impact: Expenditures up to \$8,600,000 from the Internal Capital Budget are required for the Container Handling Equipment project.

Staff Contact: Christopher B. Novack, P.E., Sr. Director of Engineering & Facilities Maintenance  
 Dan Rohde, Sr. Director of Operations

Recommendation: That the Authority 1.) establishes contract signature authority to the GPA Executive Director; 2) authorize Staff to issue contracts and purchase orders in support of the project, and 3) establish an overall project budget of \$8,600,000 for the Container Handling Equipment project.

Respectfully submitted,

Griff Lynch  
 Executive Director

Attachments: 1) Work Breakdown Structure-Container Handling Equipment