

Georgia Ports Authority
Tuesday, March 29, 2022, at 8:30 a.m.
Westin Jekyll Island

762-233-1679
Conference ID: 267 980 183#

Agenda

- Wooten
Poitevint
Poitevint
1. Call to Order
a) Approval of Agenda – **Action**
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
Trade Development – Wilheit
- McCurry
5. Executive Division
a) Property Resolution – Hutchinson Island - Georgia DOT – **Action**
b) License Agreement – Pooler, GA – **Action**
- McCurry
6. Administrative Division
a) Monthly Purchasing Request(s) – **Action**
b) Capital/Operating Purchase Report – **Information**
- Thompson
7. Finance Division
a) FY2022 Second Supplemental Bond Resolution – **Action**
- Novack
8. Engineering Division
a) Garden City Terminal West Phase 2 – **Action**
b) Port of Brunswick Improvements – **Action**
c) Georgia Steamship Access Road and Gate 9 – **Action**
d) Ocean Terminal Ship to Shore Crane Nos. 1 thru 7 – **Action**
- Lynch
9. Executive Director’s Report – **Information**
- Wooten
10. Chairman’s Comments – **Information**
a) Appointment of Nominating Committee
11. Executive Session (**If Needed**)

NEXT AUTHORITY MEETING IS MAY 16 & 17 IN SAVANNAH, GA

AN ITEM OR ITEMS WHICH BECOME NECESSARY TO ADDRESS
DURING THE COURSE OF THE MEETING MAY BE ADDED AND ACTION MAY BE TAKEN

MINUTES OF MEETING

**GEORGIA PORTS AUTHORITY
ATLANTA, GEORGIA**

January 25, 2022

The meeting was called to order by Chairman Joel O. Wooten, Jr. Other Authority Members participating were Secretary and Treasurer Alec L. Poitevint, and Authority Members, James L. Allgood, Leda Chong, David J. Cyr, P. Kelly Farr, Don A. Grantham, Jr., Douglas J. Hertz, William D. McKnight, Philip Wilheit, Jr., and Christopher C. Womack. Kent Fountain and Ben H. Hall Jr. was excused for good cause.

Staff members participating were Executive Director Griffith Lynch, Lise Altman, Loretta Lepore, Ed McCarthy, James McCurry, Russell Mincey, Robert Morris, Christopher Novack, Clifford Pyron, William Sutton, Dan Rohde, and Emily Richardson. Special Assistant Attorney General Paul Threlkeld also attended. Guests are shown on the attached sign in sheet.

On motion by Mr. Poitevint, seconded by Mr. Cyr, it was unanimously voted to approve the agenda.

On motion by Mr. McKnight, seconded by Mr. Allgood, it was unanimously voted to approve the minutes of the meetings held on December 6th, 2021, and accept them as distributed.

On motion by Mr. Allgood, seconded by Mr. Poitevint, it was unanimously voted to approve the Non-Exclusive Easement Agreement between Georgia Ports Authority and Georgia Power Company. Mr. Hertz and Mr. Womack abstained.

On motion by Mr. Poitevint, seconded by Mr. Wilheit, it was unanimously voted to approve the Non-Exclusive Easement Agreement between Georgia Ports Authority and Georgia Power Company. Mr. Hertz and Mr. Womack abstained.

On motion by Mr. Wilheit, seconded by Mr. McKnight, it was unanimously voted to approve the attached Second Amendment to Intergovernmental Agreement for Law Enforcement and Security Services between GPA and Murray County.

On motion by Mr. Allgood, seconded by Mr. Poitevint, it was unanimously voted to approve the attached Resolution.

On motion by Mr. Grantham, seconded by Mr. Allgood, it was unanimously voted to approve the Permanent Easement Agreement between Georgia Ports Authority and Norfolk Southern Railway Company.

On motion by Mr. Poitevint, seconded by Mr. McKnight, it was unanimously voted to 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.

On motion by Mr. Poitevint, seconded by Mr. McKnight, it was unanimously voted to approve three (3) capital purchases and ten (10) operating purchases for a total of \$9,811,200.

On motion by Mr. Allgood, seconded by Mr. Grantham, it was unanimously voted to establish 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.

On motion by Mr. McKnight, seconded by Mr. Poitevint, it was unanimously voted to establish 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.

There was no executive session.

On motion by Mr. Allgood, seconded by Mr. McKnight, it was unanimously voted: To adjourn the meeting.

There being no further business, the meeting was adjourned.

Joel Wooten
Chairman

Alec Poitevint
Secretary and Treasurer

MINUTES OF MEETING

**GEORGIA PORTS AUTHORITY
ATLANTA, GEORGIA**

January 25, 2022

EXECUTIVE DIRECTOR'S REPORT

The full Executive Director's Activity Report was included in the Board package.

COMMENTS FROM THE CHAIRMAN

Chairman Wooten thanked the GPA Staff and employees for expertly handling record volumes of cargo over several consecutive months. He welcomed Loretta Lepore, Chief Communications Officer, to the GPA as the newest member of the Executive Staff. Finally, he congratulated Griff Lynch, GPA Executive Director, for being named Georgia Trend's "Georgian of the Year". He commented that Griff's selection reflected well on the entire Georgia Ports organization and our many aligned associates. He thanked the Authority Members for their effort and support in ensuring the GPA's growth and continued success. He stated that the next Board meetings will be held in Jekyll Island on March 28th and 29th.



ACTION ITEM

Agenda Item 5a

To: Chairman and Members of the Georgia Ports Authority
 Subject: Property Resolution – Hutchinson Island, Georgia
 Date: March 29, 2022

Issue: The Georgia Department of Transportation (“GDOT”) has agreed to sell to GPA 2.08 acres of real property, PIN 10482 01002, located along the Savannah River on Hutchinson Island, Chatham County, Georgia, for a purchase price not to exceed the fair market value of the property, as determined by the average of two appraisals obtained from MAI appraisers agreed upon by GPA and GDOT. The property acquisition would allow GPA to grow its terminal and create further economic growth for the State of Georgia. GPA will have a 60-day due diligence period, and the closing will be conditioned upon GPA having received approval from the State Properties Commission (“SPC”). The attached Resolution would approve the purchase and sale transaction between GPA and GDOT and authorize GPA’s Executive Director and Chief Administrative Officer 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 will not exceed the fair market value of the property, as determined by the average of two appraisals obtained from MAI appraisers agreed upon by GPA and GDOT. 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’s purchase of 2.08 acres of real property located on Hutchinson Island, Chatham County, Georgia, for a price not to exceed the fair market value of the Property, subject to appraisals, environmental review, survey and title work, (ii) authorizing expenditure of up to \$50,000 for such legal, appraisals, environmental, survey and title work, (iii) authorizing the Authority to request approval of the purchase from the State Properties Commission, and (iv) 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



ACTION ITEM

Agenda Item 5b

To: Chairman and Members of the Georgia Ports Authority
Subject: License Agreement – Pooler, Georgia
Date: March 29, 2022

Issue: GPA and USRE Savannah, LLC (“USRE”) entered into that certain Ground Lease Agreement effective as of May 7, 2021, for 73.5 acres of land located at 800 Pine Meadow Road in Chatham County, Georgia (the “Premises”), which is a portion of GPA’s property commonly referred to as the Megasite (the “Lease”). Pursuant to the Lease, GPA agrees to grant new easements as requested by USRE from time to time related to the development of the Premises. Accordingly, GPA has agreed to enter into a License Agreement with Comcast Cable Communications Management, LLC (“Comcast”) to permit Comcast to install facilities as necessary to provide cable communication services for the Premises. In a separate agreement between GPA and USRE, USRE has agreed to be responsible for all charges, expenses and liabilities of GPA incurred under the License Agreement and to indemnify GPA for any obligation attributed to GPA thereunder. Upon the sale of GPA’s interest in the Premises, GPA shall be released from any and all claims, obligations and liabilities arising under the License Agreement from and after the effective date of such sale.

Policy Implications: The term of the proposed License Agreement is five years with two automatic five-year extension terms. As a result of the fifteen-year term, GPA is seeking approval to enter into the agreement with Comcast. The License Agreement is in keeping with current policy.

Financial Impact: USRE will be responsible for all utility service fees owed to Comcast.

Staff Contact: James C. McCurry, Jr., Chief Administrative Officer
Paul H. Threlkeld, Special Assistant Attorney General

Recommendation: That the Authority approve the attached License Agreement between Georgia Ports Authority and Comcast Cable Communications Management, LLC for a portion of land located at 800 Pine Meadow Road, Pooler, Georgia.

Respectfully submitted,

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

Griffith Lynch
Executive Director

Attachment



Agenda Item: 6(a)

*** ACTION ITEM ***

TO: Chairman and Members of the Georgia Ports Authority
SUBJECT: Monthly Purchasing Requests
DATE: March 29, 2022

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 is (1) capital purchases and seven (7) operating purchases for a total of \$4,830,000.

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

Recommendation: That the Authority approves eight (8) 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

3/22/2022
2:44 PM

REQUESTS FOR BOARD APPROVAL
March 29, 2022

Agenda Item: 6(a)
Monthly Purchases

ITEM	REQ. NO./ PO. NO	DIV	C.B. NO.	LOC	DESCRIPTION	VENDOR	AMOUNT	COMMENTS
1		E/M		SCT	Hutchinson Island office modifications	Pending RFB	\$ 100,000	Previously received approval for \$350K on 1/25/22.
TOTAL CAPITAL BUDGET REQUESTS							\$ 100,000	
2		M/O	OE / 17		Pop up container yard repaving	Reeves Construction	\$ 1,300,000	Immediate capacity improvements
3		M/O	N/A	GCT	Thirty-six month (3 yr.) contract for empty handler maintenance	Pending RFB	\$ 1,200,000	New 12 Empty Handler Maintenance first delivery (qty. 3) March 2022
4		M/O	N/A	GCT	Twelve month contract for RTG maintain and repair	Mutiple	\$ 950,000	Renewal
5		E/M	N/A	ARP	Twelve month contract for general construction	Pending RFB	\$ 750,000	Purchasing procedures
6		E/M	N/A	GCT	Brampton Road construction administration	Pending RFB	\$ 250,000	Engineering
7		M/O	N/A	SAV	Twelve month contract for hinge point / trolley rail repairs	Alloy Crane & Machinery	\$ 225,000	Renewal
8		M/O	N/A	GCT	Sixty month (5 year) contract for crane structural testing (NDT)	Applied Technical Services, Inc.	\$ 55,000	Previously received approval for \$230K on 9/18/17.
TOTAL OPERATING EXPENSE REQUESTS							\$ 4,730,000	
TOTAL BOARD APPROVAL REQUESTS							\$ 4,830,000	



Agenda Item: 6(b)

*** INFORMATION ONLY ***

TO: Chairman and Members of the Georgia Ports Authority
SUBJECT: Capital/Operating Purchases Report
DATE: March 29, 2022

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 six (6) capital purchases and thirty (30) operating expenses totaling \$ 2,314,814.

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

3/22/2022
2:43 PM

CAPITAL/OPERATING PURCHASES
\$20,000 < \$200,000
March 29, 2022

Agenda Item: 6(b)
Monthly Purchases

	P.O. NO.	DIV.	C.B. NO.	LOC	DESCRIPTION	VENDOR	AMOUNT	COMMENTS
1	N/A	IT	CI / 98	GCT	FY 21 ATAMS support	Various	\$ 194,026	
2	Various	E/M	CO / 65	SAV	Plant Craft due diligence, donated property	Various	\$ 150,439	
3	4500115129	E/M	CM / 197	GCT	Landing gear concrete pads, Warehouse 83 A/B	TIC	\$ 155,106	
4	4700000717	E/M	CM / 196	GCT	Chassis inspection canopy, Mason	Reeves Construction	\$ 77,451	
5	4500116959 / 4500119226	E/M	CM / 209	BAIN	Paving to new scale	Circle B Paving / Russel Cone	\$ 61,838	
6	4500114555	E/M	CM / 198	OT	Canopies, Warehouse 1 & Shed 14	Atlantic Commercial Construction	\$ 24,499	
TOTAL CAPITAL PURCHASES							\$ 663,359	
7	3500000277	E/M	N/A	ALL	Twelve month contract for roofing repairs / service	Metalcrafts	\$ 175,000	Quotes
8	3500000287	E/M	N/A	GCT	Twelve month contract for backup generator maintenance	Yancey Bros.	\$ 150,000	Renewal
9	4500121912	M/O	N/A	BAIN	Twelve month contract for three (3) CAT Loader rentals	Agri-B Plantation	\$ 127,000	Renewal
10	4500121891	M/O	N/A	SAV	Twelve month contract for forklift / chassis flipper rentals (2 each)	Big Red, Inc.	\$ 126,000	Renewal
11	3500000276	E/M	N/A	BRWK	Twelve month contract for vegetation clearing and removal	Crossroads Services	\$ 100,000	Quotes
12	4500122177	IT	N/A	GCT	RFID tags, stock replacements	Identec Solutions	\$ 78,000	Sole source
13	3500000286	E/M	N/A	GCT	Twelve month contract for pond maintenance	Urban Environmental	\$ 75,000	Renewal
14	3500000275	E/M	N/A	SAV	Twelve month contract for vegetation clearing / removal	Sam Jay Services, Inc.	\$ 75,000	Quotes

3/22/2022
2:43 PM

CAPITAL/OPERATING PURCHASES
\$20,000 < \$200,000
March 29, 2022

Agenda Item: 6(b)
Monthly Purchases

	P.O. NO.	DIV.	C.B. NO.	LOC	DESCRIPTION	VENDOR	AMOUNT	COMMENTS
15	4500122211	M/O	N/A	GCT	Cummins engine, stock	Georgia Kenworth	\$ 68,641	Quotes
16	4500123099	M/O	N/A	GCT	Gantry brakes (16) & pivot locking devices (4), stock replacements	Konecranes, Inc.	\$ 55,059	Quotes
17	4600000784	M/O	N/A	SAV	Twelve month contract for office supplies	Lighthouse	\$ 50,000	Renewal
18	3500000288	E/M	N/A	GCT	Twelve month contract for holding tank pumping maintenance (renewal contract)	A-1 Septic Tank	\$ 50,000	Renewal
19	4500122424	M/O	N/A	GCT	ACM motor, gear reducer, trolley brakes, stock replacement	Konecranes, Inc.	\$ 39,950	Quotes
20	4500121999	M/O	N/A	GCT	Gantry brakes, stock replacement	Konecranes, Inc.	\$ 38,647	Quotes
21	4500122282	M/O	N/A	GCT	Gantry brakes, stock replacement	Konecranes, Inc.	\$ 38,647	Quotes
22	450012297	M/O	N/A	GCT	Gear reducer, stock replacement	Konecranes, Inc.	\$ 37,000	Quotes
23	4500122073	M/O	N/A	GCT	Volvo engine, stock replacement	Western Branch Diesel, LLC	\$ 36,453	Sole source
24	4500122978	M/O	N/A	GCT	Equipment fueling for January	TICO	\$ 35,893	
25	4500122182	M/O	N/A	GCT	Gearbox, stock replacement	Geartec	\$ 35,450	Quotes
26	4600000781	M/O	N/A	SAV	Twelve month contract to supply auto / equipment filters	Georgia Kenworth	\$ 35,000	Quotes
27	4500122842	M/O	N/A	GCT	Pivot locking device, gantry brakes, stock replacement	Konecranes, Inc.	\$ 31,633	Quotes
28	4500121827	M/O	N/A	GCT	Gear reducer, stock replacement	Konecranes, Inc.	\$ 31,633	Quotes
29	4500122558	M/O	N/A	GCT	Hoist reducer, stock replacement / repair	Geartec	\$ 26,760	Quotes

3/22/2022
2:43 PM

CAPITAL/OPERATING PURCHASES
\$20,000 < \$200,000
March 29, 2022

Agenda Item: 6(b)
Monthly Purchases

	P.O. NO.	DIV.	C.B. NO.	LOC	DESCRIPTION	VENDOR	AMOUNT	COMMENTS
30	4500122083		N/A	GCT	Gear reducer, stock replacement / repair	Geartec	\$ 25,850	Quotes
31	4500122863	E/M	N/A	SAV	Additional cleaning / disinfecting (Feb. 7 - 20)	Liberty Janitorial	\$ 23,993	Emergency - Covid-19
32	4500122271	E/M	N/A	SAV	Additional cleaning / disinfecting (Jan. 10 - 23)	Liberty Janitorial	\$ 21,496	Emergency - Covid-19
33	4500122485	E/M	N/A	SAV	Additional cleaning / disinfecting (Jan. 24 - Feb. 6)	Liberty Janitorial	\$ 20,351	Emergency - Covid-19
34	4500122162	M/O	N/A	GCT	Gear reducer, stock replacement	Konecranes, Inc.	\$ 20,348	Quotes
35	3500000226	E/M	N/A	GCT	Twelve month contract for holding tank pumping maintenance (current contract)	A-1 Septic Tank	\$ 20,000	Previously reported at \$30K on 3/29/21.
36	4500119741	IT	N/A	GCT	Consulting service, CRC study	McIntosh & Associates	\$ 2,651	Previously reported at \$58,100 on 1/25/22.
TOTAL OPERATING EXPENSE							\$ 1,651,455	
TOTAL CAPITAL & OPERATING PURCHASES							\$ 2,314,814	



Agenda Item 7a

*** ACTION ITEM ***

TO: Chairman and Members of the Georgia Ports Authority

SUBJECT: FY 2022 Second Supplemental Bond Resolution

DATE: March 29, 2022

Issue: The Bond Counsel of the Georgia Ports, under the authority and oversight of the State Attorney General's Office, has prepared a Bond Resolution for an amount, and with conditions, that allow the Georgia Ports to have adequate funds to meet its growth initiatives to support the increasing commercial demand for the Georgia Ports services.

Policy Implications: The Audit, Budget and Finance Committee reviews and recommends approval of the Bond Resolution to the Authority.

Financial Impact: For the purpose of providing funds to finance a portion of the costs of the planning, design, construction, acquisition, and development of Ocean Terminal project as defined in Exhibit A of the Bond Resolution, the Authority is requested to approve the issuance of one or more series of its revenue bonds in the aggregate principal amount not to exceed \$750,000,000. The Bonds shall bear interest at a rate or rates not exceeding six percent (6.0%) per annum, the principal of the Bonds shall mature on or prior to July 1, 2057, and the highest annual amount of debt service payable on the Bonds in any year shall not exceed \$54,486,680 and have a credit rating no lower than the "A" category from a nationally recognized bond rating agency.

Staff Contact: Michaela I. Thompson – Interim Chief Financial Officer

Recommendation: The Audit, Budget & Finance Committee recommends approval of the FY 2022 Second Supplement Bond Resolution as prepared by Jon Pannell of the Law Firm Gray Pannell & Woodward LLP and Bond Counsel for the Authority.

Respectfully submitted,

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

Griffith V. Lynch
Executive Director



“FOR ACTION”

TO: Chairman and Members of the Georgia Ports Authority

SUBJECT: **Garden City Terminal West, Phase 2**

DATE: March 29, 2022

Issue:

At the end of 2019, the Georgia Ports Authority acquired 145 acres of property west of the Mason Megarail and east of State Road 21 from PCS Nitrogen, Inc. to allow the GPA to expand its Garden City Terminal to better serve port customers and encourage further economic development for the state of Georgia. The first of two development phases is nearing completion and provides approximately 25 acres of storage area for GPA Operations.

Garden City Terminal West, Phase 2 will provide approximately 90 acres of full container yard capability that is directly connected to Garden City Terminal. The facility will consist of a multi-lane gate operation with direct access from SR 307; fifteen (15) rubber tire gantry cranes (RTG); container storage to provide approximately 1 million TEUs of capacity at full build out; and support infrastructure to allow for both import and export containers through the facility.

Upon completion, the yard will operate with a combination of fifteen (15) electric rubber tire gantry cranes on one-half of the yard while the other half will be a flexible area that can be used with top pick container handlers for import/export loads or provide area for container support operations. However, the entire yard will be constructed with subsurface conduit installed that would allow for conversion of the entire yard to electric RTG in the future.

Policy Implications:

This project is in keeping with established policy to enhance operations and customer service at the GPA’s Garden City Terminal.

Financial Impact:

Expenditures up approximately \$174,000,000 from the Georgia Ports Authority Series 2021 Revenue Bonds and the remaining \$30,000,000 from the GPA’s internal capital funds are required for the Garden City Terminal West, Phase 2 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 issue contracts and purchase orders in support of the project, and 3) establish an overall project budget of \$204,000,000 for the Garden City Terminal West, Phase 2 project.

Respectfully submitted,

Griff Lynch
Executive Director

- Attachments:
- 1) Capital Expenditure Report-GCT West, Phase 2
 - 2) Work Breakdown Structure
 - 3) Recommendation Letter-AECOM
 - 4) Konecranes proposal for eRTGs



“FOR ACTION”

TO: Chairman and Members of the Georgia Ports Authority

SUBJECT: **Port of Brunswick Improvements**

DATE: March 29, 2022

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 the Port of Brunswick. These discussions have resulted in the creation of a modern and consolidated hub for WWS Ro-Ro operations at Colonel’s Island and Mayor’s Point Terminals. Recognizing this opportunity to grow their business with this relocation, WWS has requested the development of multiple projects on the northside and southside of Colonel’s Island and fender improvements at Mayor’s Point Terminal.

Projects at Colonel’s Island include five separate buildings totaling almost 600,000 square feet; over thirty (30) acres of asphalt paved property for heavy truck operations; thirty-five acres (35) acres of concrete paved property for high and heavy tracked vehicles; support infrastructure that includes roadway improvements, truck queuing areas, rail loading pads, and utility systems to service the buildings and their operations. In addition, WWS is reviewing an option for approximately 45 additional acres of asphalt paving for vehicular storage

Completion of these improvements is expected to be completed in mid-2023 and allow WWS to relocate their operations from Ocean Terminal. These improvements would be part of a long term lease agreement between the GPA and WWS that would come to the Board for approval in the near future.

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 \$167,000,000 from the Internal Capital Budget are required for the Port of Brunswick 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 issue contracts and purchase orders in support of the project, and 3) establish an overall project budget of \$167,000,000 for the Port of Brunswick Improvement project.

Respectfully submitted,

Griff Lynch
Executive Director

- Attachments: 1) Capital Expenditure Report-Port of Brunswick Improvements
2) Work Breakdown Structure
3) Recommendation Letter-MN



“FOR ACTION”

TO: Chairman and Members of the Georgia Ports Authority
SUBJECT: **Georgia Steamship Access Road and Gate 9**
DATE: March 29, 2022

Issue: In July, 2021, the GPA Board approved the budget to redevelop approximately 123 acres of property known as the former Georgia Steamship property for trans-shipment and warehouse operations upriver of Garden City Terminal. The redevelopment is progressing well with expected completion in the spring, 2023. During the previous approval, it was acknowledged that a future board action would be required to establish vehicular access to and from Garden City Terminal as well as gate facilities. GPA staff has completed the initial planning and established a program to provide temporary access to the facility by the spring, 2023 with the goal to obtaining permanent access in the future when discussions between GPA and owners of the sugar processing facilities can be resolved. Until then, staff is requesting approval to implement the following improvements with the goal to complete when the warehouse construction is completed.

1. Access road from Philips Avenue east thru the current Georgia Atlantic Port leasehold and north to the Georgia Steamship Terminal facility
2. Gate 9 construction at the northwest corner of Garden City Terminal that will primarily serve the vehicular traffic to and from the Georgia Steamship Terminal

The funds necessary for this component of the project totals \$23,000,000 and is requested to be added to the current budget of \$103,300,000 to create a total budget of \$126,300,000 to complete the Georgia Steamship Terminal Redevelopment project.

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

Financial Impact: Expenditures up to an additional \$23,000,000 from the Internal Capital Budget are required for the Georgia Steamship Terminal Redevelopment 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 issue contracts and purchase orders in support of the project, and 3) establish an additional \$23,000,000 for the Georgia Steamship Access Road and Gate 9 project and create an overall project budget of \$126,300,000 for the Georgia Steamship Terminal Redevelopment project.

Respectfully submitted,

Griff Lynch
Executive Director

- Attachments:
- 1) Capital Expenditure Request-Ga. Steamship Access Road and Gate 9
 - 2) Work Breakdown Structure: Ga. Steamship Access Road and Gate 9
 - 3) Recommendation Letter-AECOM



“FOR ACTION”

TO: Chairman and Members of the Georgia Ports Authority
SUBJECT: **Ocean Terminal Ship to Shore Crane Nos. 1 thru 7**
DATE: March 29, 2022

Issue: In March, 2021, the GPA completed the first phase of construction improvements to increase the container capacity of Ocean Terminal. With the continued success and growth of the container business at Ocean Terminal, GPA staff is planning and designing improvements to serve Neopanamax vessels with two (2) refurbished berths and yard improvements that will increase the container capacity to 1.5 million TEUs by 2025/2026. Initial planning calls for the project to be completed in two phases with one berth completed per phase. The longest lead time to implement these improvements in each phase is the design, manufacturing, delivery and commissioning of ship to shore cranes. The first phase requires a total of seven (7) cranes to serve the first refurbished berth for the facility. Approximately three years is required for the design, manufacturing, delivery and commissioning of these cranes. The specifications of these cranes would be similar to the previous order of cranes for Garden City Terminal where they have a lift height of 164 feet and a gauge of 130 feet to serve the largest vessels that can fit under the Talmadge Bridge.

This container handling equipment project consists of the acquisition of seven (7) ship-to-shore container cranes (OT 1 through 7) for service at Ocean Terminal’s refurbished container facilities. Konecranes Finland (Kone) has been the supplier for all of the ship to shore cranes at the Port of Savannah and will supply these cranes. The project also includes associated spreader bars and support/communication equipment. Attached is Kone’s proposal dated March 24, 2022 for the supply of seven (7) ship to shore container cranes.

In addition to the items included in Kone’s proposal, there will be separate purchase orders and/or construction contracts issued for the acquisition of associated equipment and miscellaneous support/communication equipment.

Policy Implications: This project is in keeping with established policy to enhance operations and customer service at the GPA’s Ocean Terminal.

Financial Impact: Expenditures up to \$144,000,000 from the Georgia Ports Authority Series 2022 Revenue Bonds are required for the Ocean Terminal Ship to Shore Crane Nos. 1 thru 7 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 issue contracts and purchase orders in support of the project in accordance with GPA Purchasing procedures, and 3) establish an overall project budget of \$144,000,000 for the Ocean Terminal Ship to Shore Crane Nos. 1 thru 7 project.

Respectfully submitted,

Griff Lynch
Executive Director

- Attachments: 1) Capital Expenditure Report-OT STS Crane Nos. 1 thru 7
2) Work Breakdown Structure-OT STS Crane Nos. 1 thru 7
3) Konecranes Proposal Dated March 24, 2022



TO: Chairman and Members of the Georgia Ports Authority
FROM: Griffith Lynch, Executive Director
DATE: March 28, 2022

SUBJECT: Executive Director's Activity Report for February, 2022

Attached is an account of tonnage, trade statistics, a financial review and harbor activity for December and the fiscal year. The financial reports, with significantly more detail than that provided herein, are included in the monthly agenda package. Specific questions or comments about those reports are welcome during the meeting on March 28, 2022.

I respectfully request that the marketing and trade development information be handled confidentially so as to protect our customers' interests and our proprietary intelligence that is used to promote new business.

This is provided for information only. No action by the Authority is required.

Respectfully submitted,

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

Griffith Lynch
Executive Director

GL:dhw

Attachment



Savannah State of the Port, February 24, 2022

Executive Director's Report

February 2022:

Operation	February Volume	FYTD Volume	FY22 vs FY21	FYTD	Comments
Total TEUs	460,413	3,809,745	17.8%	10.7%	RECORD FEB
Containers	253,630	2,105,522	17.4%	11.4%	RECORD FEB
Intermodal Lifts	41,885	347,757	-10.2%	-8.2%	
Ocean Terminal - Breakbulk	106,096	914,229	5.5%	36.8%	
Auto/Machinery	46,153	408,011	4.8%	2.6%	

Trade and Tonnage

Georgia Ports handled 3.16m tons in February, 0.8% higher than last February. For the first 8 months of the fiscal year, we handled 26.82m tons, up 1.9% year-over-year.

Container Trade

Garden City Terminal and Ocean Terminal

The ports handled 460,413 TEUs during February, up 17.8% compared to last February and setting a record for the month. February averaged a record 2,613 containers per vessel on dedicated container services, surpassing the November 2021 Record of 2,343 containers per vessel. Container volumes were 3,809,745 TEUs through FYTD2022, up 10.7% year-over-year. We are closely monitoring the geopolitical landscape, Russia and Ukraine volumes account for less than 1% of total GPA's container volume. However, it is likely that the impact will be greater to the GPA due to parts and other components that are produced in the Ukraine. As an example, Mariupol, Ukraine is one of the largest steel providers to the European manufacturing base, this is having an impact on auto production and other industries in Europe.

Auto & Machinery Units

Colonel's Island Terminal

Autos and machinery through Colonel's Island Terminal are down (-15.6%) year-over-year to 44,493 units in February and contracted (-10.4%) to 396.8K units in FYTD2022. The Russian invasion of Ukraine will further exacerbate auto supply chain challenges.

Ocean Terminal

Auto volumes via Ocean Terminal were up 5.5% to 1,660 units in February and 7.6% to 11,179 units in FYTD2022. Machinery climbed 77.3% to 2,135 units in February and 93.0% to 15,030 units in FYTD2022.

Breakbulk Tonnage

Breakbulk cargo comprises 7% of Georgia Ports Authority's tonnage and is predominantly handled at Ocean Terminal in Savannah and Colonel's Island Terminal (auto & machinery) and Mayor's Point Terminal in Brunswick. We handled 217.5k tons of breakbulk during the month of February, up 0.7% compared to February 2021, and 1.93m tons during FYTD2022, up 18.5% year-over-year.

Ocean Terminal

Ocean Terminal tonnage increased 5.5% to 106.1k tons in February and 36.8% from 668.5k tons in FYTD2021 to 914.2k tons in FYTD2022. Iron & steel in both directions as well as imports of machinery, lumber, rubber, and woodpulp experienced robust growth.

Mayor's Point Terminal

The Mayor's Point operation in Brunswick soared 392.4% to 113.0k tons in FYTD2022. Spliethoff called Mayor's Point with three vessels in January and two vessels in February of spot business totaling nearly 41k tons of woodpulp and linerboard exports. G2 Ocean had two vessels in January of woodpulp and linerboard exports.

Bulk Tonnage

Bulk cargo comprises 4% of Georgia Ports Authority's tonnage and is handled at three facilities- East River Terminal & Lanier Dock in Brunswick which is leased to Logistec, Garden City Terminal in Savannah, which is operated by Vopak, and Bainbridge, the only bulk facility operated by Georgia Ports. Liquid and dry bulk tonnage was down (-44.5%) for the month and (-29.3%) for the first 8 months of the fiscal year compared to the previous year.

East River Terminal & Lanier Dock

Bulk cargo at East River Terminal & Lanier Dock fell (-48.8%) to 465.9k tons in FYTD2022. Lower wood pellets overwhelmed gains in peanut pellets, animal feed, aragonite sand, dry fertilizer, perlite, and liquid caustic soda.

Garden City Terminal

Despite falling (-30.5%) in February, liquid bulk through Garden City increased 13.8% to 413.2k tons in FYTD2022, driven by heightened vegetable oil, biodiesel, and asphalt.

Bainbridge

Domestic volume at Bainbridge declined (-4.7%) to 81.2k tons in FYTD2022.

Financial Update:

February 2022 revenue of \$70.6M was just short of the monthly record of \$72.7M set in January 2022. Volume and storage continued to be the key contributors to overall revenue in FY2022. Although February is a short month, storage revenue was a record \$18.1 M, surpassing January's \$17.6 M. The total revenue for FYTD22 of \$519.7 M exceeding budget by \$116.9M, and last year by \$135.4M or 35%.

While rail lifts were under budget for the month, the newly implemented Mega Rail contract resulted in \$4.4 M of revenue, \$2.5M above budget and \$3.5M ahead of last year. FYTD22 revenues were \$20M compared to budget of \$17.9M due to price increase of \$4.4M offset by volume decrease of \$2.3M compared to \$28.5M prior FYTD.

Ocean Terminal continues to be extremely busy with increases in containers, steel and machinery. Ocean Terminal Breakbulk revenue for February was \$2.2M over budget by 19.3% compared to prior year of \$1.7M. February revenue was due to 20 vessels versus the 16 budgeted. Tons were 106K or 25.5% over budget tons of 845K compared to prior year of 101K. Steel and machinery exceeded budget while rubber and linerboard were under. YTD revenue of \$17.6M was over budget by \$41.7M or 10.8% compared to last year of \$14.5M. In addition, Ocean Terminal handled 6,430 containers compared to budget of 3,749 with revenue of \$1.1M and YTD containers of 53,597 compared to budget of 45,230 resulting in \$13.1M in revenue YTD compared to prior year of \$0.5M.

Colonel's Island monthly revenue of \$1.2M was flat compared to budget and down slightly from last year. FYTD22 auto/machinery revenues are \$9.8M compared to budget of \$9.5M.

Mayor's Point is having a tremendous year due to container cargo shifting to break bulk. FYTD revenues are up by \$4m vs a budget of \$0.6m, up \$1.8M or 86% compared to the same period in FY21.

The Appalachian Regional Port ("ARP") volume for February was 2,292 under the budget of 2,991. The revenue for February was \$1.9M was favorable to budget of \$1.6M or 17.4%. FYTD, the ARP revenue is \$12.6M, under budget by \$0.8M. and just under \$0.1M compared with the prior year.

February operating expenses of \$30.7M were over budget by \$4.7M. The increase in expense is driven primarily by the container volume over budget by 17.5%, also coupled with higher fuel prices. The primary increases, other than fuel, have been in employee labor and benefits (overtime), pop up yard expenses, supplies, equipment rental and maintenance materials. YTD expense of \$241M is over budget by \$15.4M (6.8%) compared to revenue over budget by 29%.

February expense ratio of 43.4% was 14.9 percentage points better than the 59.4% budgeted expense ratio and 10.7 percentage points lower than the 54.2% expense ratio recorded last February. The unusually strong expense ratio was partially driven by the monthly high storage revenues of \$18.1M. FYTD, our expense ratio is an exceptional 46.4%, trending at record low levels.

Safety Update (February):

Recordables and lost time injury rates (goals in parenthesis) are 2.46 (4.83) and 1.14 (2.73), respectively. The first joint Gateway/GPA Safety Committee will be held in March. FYTD highlights: Injury-free streaks as of the end of February, Mayors Point (5,157 – that's over 14 years!), Bainbridge (2,336), ARP (1,346), and Ocean Terminal (1,003).

Labor:

The Authority completed February 2022 with 1,542 full time employees, an increase of 145 personnel as compared with the prior year. Overtime hours for the month were at 37.6%. We experienced 23 employee separations during the month; 8 Resignations, 6 Retirements, & 9 Terminations.

Government Affairs and Navigation Updates:

Federal Update

Congress, nearly halfway through the federal fiscal year, passed a \$1.5 trillion omnibus spending deal for the remainder of fiscal 2022 in early March.

Additionally, committee work is well underway on the 2022 Water Resources Development Act (WRDA.) Both Senators Ossoff and Warnock as well as Congressmen Carter and Bishop have prioritized the GPA's requests on this important bill. The GPA has submitted both the Brunswick Harbor Modifications Project as well as a Savannah Harbor Modifications Study to committee.

Brunswick

The Savannah District completed the Final Integrated Feasibility Report and Environmental Assessment for the Brunswick Harbor Modifications Study and submitted it to the South Atlantic Division (SAD) on August 10th. The report recommends alterations to the turning basin at Colonel's Island, a bend widener at Cedar Hammock Range and widening the channel at St. Simons Range. The estimated cost of the project is \$14.6 million, and the benefit-to-cost ratio is 4.1 to 1. USACE Headquarters sent the report out for State and Agency reviews in December and subsequently finalized the Chief's Report on March 11th, 2022.

Savannah

The U.S. Army Corps of Engineers, Savannah District, announced the deepening portion of the Savannah Harbor, and the associated shipping channel, were completed on March 8th, 2022.

As you are aware, the US District Court permanently enjoined implementation of Alternative 2-6d for the SHEP Fish Passage construction. This ruling does not affect or impact any of the other on-going or upcoming work on the remaining SHEP features. Initial mediation meeting between parties involved in the litigation was held on March 9th 2021, where the parties agreed to extending the briefing deadline to enter into a multi-phased mediation process. The most recent mediation session was held virtually on February 18th, 2022. Thus far there has been no resolution.

Staff will provide additional updates at the meeting.

Projects Update:

1. **Mega Rail-85% complete.** Both the East and West Bundles are operational with eight of the ten RMGs in operation. Project focus now shifts to improvements to Chatham Yard, relocation of Foundation Lead and tying the southern tracks at the SR 25/Gate 1 area. The eight and ninth RMG (labeled RMG 7 and 6) have been raised and will be undergoing commissioning over the next few weeks. The final RMG labeled RMG 5 is expected to arrive in Savannah prior to the end of March.

2. **Berth 1 Realignment-40% complete.** Demolition of the existing dock continues and infrastructure improvements on the downstream side of the project, adjacent to the Vopak facility is fully underway
3. **Georgia Steamship Property Redevelopment-5% complete.** 100% design plans are complete by the design/build team. The building pad of the 300,000 square foot warehouse is complete.
4. **Ship to Shore Crane Nos. 48-55-30% complete.** Construction of the eight cranes is progressing well at two separate manufacturing facilities in China. Delivery and commissioning on schedule to coincide with the completion of Berth 1 Realignment in June, 2023. The remaining four cranes are on schedule to be delivered and commissioned by the end of 2023
5. **GCT Yard Capacity Improvements behind CB 789-45% complete.** Construction progressing well. Delivery of three (3) additional RTG rows took place in late December, 2021 as the contractor now focuses on delivery on the remaining acreage in March/April, 2022.