

Georgia Ports Authority

Tuesday, July 26, 2022

8:30 a.m.

Savannah, GA

762-233-1679

Conference ID: 540 478 509#

AGENDA

- | | | |
|----------------------------------|-----|---|
| Wooten
Poitevint
Poitevint | 1. | Call to Order
a) Approval of Agenda
b) Attendance Report |
| Wooten | 2. | Approval of Minutes |
| Wooten | 3. | Receive Comments Regarding Agenda and Non-Agenda Items |
| Wooten | 4. | Committee Chair Reports
Compensation & Leadership – McKnight
Audit, Budget & Finance – Poitevint
Governmental Affairs & Public Relations – Womack
Ports Development – Hertz
Trade Development – Wilheit |
| McCurry | 5. | Executive Division
a) Non-Exclusive Easement Agreement – Southern Natural Gas
b) Pipeline Adjustment and Reimbursement Agreement – Southern Natural Gas
c) Non-Exclusive Easement Agreement – Garden City, Georgia
d) Electric Vehicle Charging Program Agreement – Georgia Power Company |
| McCurry | 6. | Administrative Division
a) Monthly Purchasing Request(s)
b) Capital/Operating Purchase Report |
| Thompson | 7. | Finance Division |
| Novack/
Himbert | 8. | Engineering Division
a) Rubber Tire Gantry Crane Nos. 238-249
b) Container Handling Equipment
c) GCT Building Program – Phase 1 |
| Lynch | 9. | Executive Director’s Report – Information |
| Wooten | 10. | Chairman’s Comments – Information |
| Wooten | 11. | Executive Session (<i>If needed</i>) |

NEXT AUTHORITY MEETING IS SEPTEMBER 27 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 SAVANNAH, GEORGIA

MAY 17, 2022

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

Staff members attending were Executive Director Griffith Lynch, Lise Altman, Loretta Lepore, James McCurry, Clifford Pyron, William Sutton, Michaela Thompson, Pat Rogero, Charles Pennington, and Emily Richardson. Special Assistant Attorney General Paul Threlkeld also attended. Guests are shown on the attached sign in sheet.

On motion by Mr. Wilheit, seconded by Mr. McKnight, it was unanimously voted: To approve the agenda.

On motion by Mr. McKnight, seconded by Mr. Wilheit, it was unanimously voted: To approve the minutes of the meetings held on March 29, 2022, and April 5, 2022, and accept them as distributed.

On motion by Mr. Poitevint, seconded by Mr. McKnight, it was unanimously voted: To approve the attached Resolution recognizing Mr. Robert Claiborne Morris on the occasion of his retirement.

On motion by Mr. Cyr 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 from voting.

On motion by Mr. Fountain, seconded by Mr. Wilheit, it was unanimously voted: To approve fifteen (15) purchases as presented on the attached report. For the period, there are (3) capital purchases and twelve (12) operating purchases for a total of \$9,625,000.

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. For the period, there were zero (0) capital purchases and forty-three (43) operating expenses totaling \$ 2,204,578. This item is provided for information only. No action by the Authority is required.

On motion by Mr. Poitevint, seconded by Mr. McKnight, it was unanimously voted: To accept the recommendation of the Audit, Budget and Finance Committee and approve the FY 2022 Operating, Cash and Capital budgets as submitted.

On motion by Mr. Poitevint, seconded by Mr. Wilheit, it was unanimously voted: To accept the recommendation of the Audit, Budget and Finance Committee and approve the staff to amend the 457(b) and 401(a) Plans.

On motion by Mr. Wilheit, seconded by Mr. Cyr, 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 \$15,000,000 for the Mayor's Point Warehouse Improvement project.

On motion by Mr. McKnight seconded by Mr. Wilheit, 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 \$3,500,000 for the Statesboro Airport Pop Up Yard project.

On motion by Mr. Wilheit seconded by Mr. Cyr, the Authority Members unanimously voted to accept the Nominating Committee's recommendation of the officers for Fiscal Year 2023. Those nominated being Mr. Joel Wooten to serve as Chair, Mr. Kent Fountain to serve as Vice Chair and Mr. Alec Poitevint to serve as Secretary and Treasurer.

On motion by Mr. Cyr, seconded by Mr. Wilheit, 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
SAVANNAH, GEORGIA
MAY 17, 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 staff for their work throughout the year and his fellow board members for their ongoing support. Mr. Wooten expressed his gratitude for the confidence of the board in electing him for a second term as chair and committed to continuing to work with them and the staff to advance port growth on behalf of the state of Georgia.



To: Chairman and Members of the Georgia Ports Authority
Subject: Nonexclusive Easement Agreement – Southern Natural Gas Company, L.L.C.
Date: July 26, 2022

Issue: Southern Natural Gas Company, L.L.C. (“SNG”) holds two easements effective as of January 21, 1953, and January 26, 1953, which grant SNG the right to construct, operate, maintain and repair an underground pipeline for the transportation of gas, oil, petroleum or other commodity through GPA’s Garden City Terminal property. The current pipeline location will interfere with GPA’s plans to construct a new Operations and Maintenance Building, and SNG has therefore agreed to relocate the pipeline to other property owned by GPA, under the condition that GPA agrees to reimburse SNG for 100% of the relocation cost, estimated to be \$1,716,350.00. After construction of the new pipeline is complete, SNG will abandon in place the portion of its original pipeline being relocated, and release and/or quitclaim all of SNG’s rights, title and interest in the abandoned easement area under the two original 1953 agreements. The new easement will remain in effect until SNG ceases to operate or maintain the pipeline for a continuous period of 24-months, at which time the easement shall be deemed abandoned, and GPA may terminate the agreement upon written notice to SNG. A copy of the Non-Exclusive Easement Agreement is attached hereto for review.

Policy Implications: The pipeline relocation is necessary for the construction of GPA’s new Operations and Maintenance Building and in keeping with current policy.

Financial Impact: GPA agrees to pay for the entire cost of the relocation project, not to exceed \$1,716,350.00, unless GPA approves and executes a change order requested by SNG.

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 Southern Natural Gas Company, L.L.C., as attached hereto.

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: Pipeline Adjustment and Reimbursement Agreement – Southern Natural Gas Company, L.L.C.
Date: July 26, 2022

Issue: Southern Natural Gas Company, L.L.C. (“SNG”) holds two easements effective as of January 21, 1953, and January 26, 1953, which grant SNG the right to construct, operate, maintain and repair an underground pipeline for the transportation of gas, oil, petroleum or other commodity through GPA’s Garden City Terminal property. The current pipeline location will interfere with GPA’s plans to construct a new Operations and Maintenance Building, and SNG has therefore agreed to relocate the pipeline to other property owned by GPA. The project will involve constructing a new segment of pipeline to be placed within the new easement area, connecting it to the existing pipeline, and abandoning in place the portion of the existing pipeline that will no longer be in service. The total project cost is estimated to be \$1,716,350.00. Pursuant to the Pipeline Adjustment and Reimbursement Agreement, GPA agrees to pay such amount to SNG within 5 days of execution thereof. GPA will not be required to pay any amount which exceeds the estimate, unless otherwise agreed by GPA in writing. If approved, this Pipeline Adjustment and Reimbursement Agreement and the Non-Exclusive Easement Agreement (presented as a separate Action Item) will be executed simultaneously. A copy of the Pipeline Adjustment and Reimbursement Agreement is attached hereto for review.

Policy Implications: The pipeline relocation is necessary for the construction of GPA’s new Operations and Maintenance Building and in keeping with current policy.

Financial Impact: GPA agrees to pay for the total cost of the relocation project, not to exceed \$1,716,350.00, unless GPA approves and executes a change order requested by SNG.

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 Pipeline Adjustment and Reimbursement Agreement between Georgia Ports Authority and Southern Natural Gas Company, L.L.C., as attached hereto.

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: Nonexclusive Easement Agreement – Garden City, Georgia
Date: July 26, 2022

Issue: GPA is planning to connect a new waterline to Garden City’s (“City”) water and sewer system to serve certain property owned by GPA and currently leased to Container Maintenance Corporation at the intersection of State Highway 21 and State Route 307 (Bourne Avenue). As part of the project, City will be required to extend a portion of its waterline and install a meter on GPA’s property creating the need for an easement. GPA agrees to grant City a non-exclusive easement for this purpose and will construct the facilities to be placed within the easement area. Following completion of the construction work, City will inspect the work and, if approved, City shall accept title to the facilities and assume sole responsibility for the repair, maintenance, operation, removal and all costs of the facilities. The easement term would be 20 years, unless abandoned for a period of 12 consecutive months, at which time GPA would have the right to terminate the agreement. GPA may use the easement area for any purpose, provided such use does not interfere with the easement rights granted to City. A copy of the Non-Exclusive Easement Agreement is attached hereto for review.

Policy Implications: The easement is necessary to supply water to GPA’s property referred to as GCT West and is in keeping with current policy.

Financial Impact: GPA will be responsible for the cost of the new facilities estimated to be \$5,000 or less, which cost is included in the approved capital construction project for GCT West Phase 1.

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 Garden City, Georgia as attached hereto.

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: Georgia Power Electric Vehicle Charging Make-Ready Program Agreement
Date: July 26, 2022

Issue: Georgia Power has developed a program to encourage businesses to transition to electric transportation referred to as the "Make Ready Program". Georgia Power agrees, at its sole cost and expense, to install, own and maintain electrical infrastructure behind the meter as necessary to support electric vehicle charging stations to be purchased, installed and owned by the customer. GPA has provided its "customer plan" to Georgia Power which includes the initial installation of four (4) non-network chargers for GPA's fleet vehicles located behind GPA's Administration Building at 2 Main Street, Garden City, Georgia, and two (2) network chargers for paying customers in the front of the building. GPA's cost to purchase and install the chargers under the initial phase is \$14,000.00. Georgia Power has reviewed and accepted GPA's customer plan and believes GPA's participation as described therein will be beneficial to the Make Ready Program. In exchange for our participation, Georgia Power will have unrestricted access and use of all data collected by the electrical infrastructure installed on our property for use in regulatory reporting, ordinary business use, industry forums and other similar activities. The initial term of the proposed agreement is 1 year and will thereafter automatically renew on an annual basis for 5 years until terminated by either party providing 90 days prior written notice. In the event GPA terminates the agreement prior to the 5th anniversary of the effective date, GPA will owe Georgia Power an amount equal to the value of the electrical infrastructure as prorated on a straight-line basis. A copy of the Electric Vehicle Charging Make-Ready Program Agreement is attached for approval.

Policy Implications: The agreement is in keeping with current policy and will support GPA's sustainability efforts.

Financial Impact: GPA's cost for the initial phase to purchase and install 6 chargers is approximately \$14,000.

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

Recommendation: That the Authority approve the Electric Vehicle Charging Make-Ready Program 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 ***

TO: Chairman and Members of the Georgia Ports Authority
SUBJECT: Monthly Purchasing Requests
DATE: July 26, 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 is (1) capital purchase and twelve (10) operating purchases for a total of \$7,181,200.

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

Recommendation: That the Authority approves eleven (11) 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



*** INFORMATION ONLY ***

TO: Chairman and Members of the Georgia Ports Authority
SUBJECT: Capital/Operating Purchases Report
DATE: July 26, 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 zero (0) capital purchases and thirty-eight (38) operating expenses totaling \$ 2,032,008.

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: **Rubber Tire Gantry Crane Nos. 238-249**
 DATE: July 26, 2022

Issue: Continuous container volume growth at Garden City Terminal and constructing additional RTG rows behind Container Berths 7, 8 and 9 has placed a strain on the existing RTG fleet and has generated the need for an additional twelve (12) RTGs from Konecranes Finland Corporation (Kone). Acquisition of these twelve machines will bring the total number of RTGs to two hundred ten (210).

Attached is Kone's proposal dated July 4, 2022 for the supply of twelve (12) rubber tire gantry cranes. These cranes will be of the same design, capacity, and performance characteristics as the most recent RTG crane purchase.

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.

The staff recommends authorization to award a contract to Kone for the acquisition of these RTGs for the following main reasons:

- ❖ Productivity
- ❖ Reliability & Quality
- ❖ History of aftermarket service and support
- ❖ Pricing negotiation that included currency exchange and commodity rates

Policy Implications: This project is in keeping with established policy to enhance container operations and customer service at Garden City Terminal.

Financial Impact: Expenditures of \$30,250,000 are required from the FY2023 internal capital for this project.

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

Recommendation: That the Authority 1.) establishes contract signature authority to the GPA Executive Director; 2) authorize Staff to negotiate and issue a sole source purchase order to Konecranes Finland Corporation for the design, manufacturing, and delivery of RTG Nos. 238 thru 249; 3.) authorize Staff to issue contracts and purchase orders in support of the project, and 4) establish an overall project budget of \$30,250,000 for the RTG Nos. 238 thru 249 project at Garden City Terminal.

Respectfully submitted,

Griff Lynch
 Executive Director

Attachments: 1) Capital Expenditure Report-RTG Nos. 238-249
 2) Konecranes Proposal dated 07-04-2022 including frame agreement calculation
 3) Work Breakdown Structure



"FOR ACTION"

TO: Chairman and Members of the Georgia Ports Authority
 SUBJECT: **FY 23 Container Handling Equipment**
 DATE: July 26, 2022

Issue: To maintain high level of service to Container Operations at GCT and efficiently manage the current high cargo volumes, replacements of several key container handling equipment will be necessary:

- 1) Empty Handlers: Replacement of fourteen (14) older machines from the total fleet of 42 machines. Due to long lead times for the procurement due to ongoing supply chain issues, purchases are required now to ensure machines arrive prior these 14 empty handlers reaching the end of their useful life in mid-2023.
- 2) Forklifts: Replacement of the remaining thirty (30) 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) STS crane spreader bars: Replacement of eight (8) spreader bars (including headblocks) that have exceeded their useful life.

In addition to the equipment replacements above, this request includes the purchase and installation of an STS cranes smart container landing system which is designed to automatically decelerate a container as it approaches the ground to prevent hard landings on a bomb cart or on a vessel. After the successful initial trial on STS crane SAV 28, the intent is to install the smart landing system on the remaining fleet of current STS cranes at GCT as well as the future 8 STS cranes currently on order.

A budget of \$16,000,000 is required for this project and funding is available from the FY 2023 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 \$16,000,000 from the Internal Capital Budget are required for the FY23 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 \$16,000,000 for the Container Handling Equipment project.

Respectfully submitted,

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

Griff Lynch
 Executive Director

Attachments: 1) Work Breakdown Structure-FY 23 Container Handling Equipment



"FOR ACTION"

TO: Chairman and Members of the Georgia Ports Authority

SUBJECT: **GCT Building Program - Phase 1**

DATE: July 26, 2022

Issue: The Focus 2032 plan includes increased container yard and berth capacity along Container Berth 123. Container Berth 1 realignment is over fifty percent complete and will provide an additional 1 million TEU berth capacity in mid-2023. In order to gain yard capacity behind CB 123, additional RTG rows are planned that requires multiple projects including the relocation of the GPA's Operation and Maintenance Building. Since early 2019, GPA staff and the Board's GPA Building Committee have been reviewing plans and concepts to not only relocate the Operations and Maintenance Building to provide additional container storage, but also review the need for additional space for the growing number of employees now and in the future.

Phase 1 of the Operations and Maintenance Building consists off the civil and site infrastructure on approximately xx acres of GPA property adjacent to the Pipemakers Canal between SR 25 and the connecting Megarail tracks. Work includes earthwork, relocation of Rappe Way and utility relocations including Kinder Morgan's high-pressure gas main. When completed, the site will be fully ready for construction of the new Operations and Maintenance Building. Staff expects to present to the Board in late 2022 or early 2023 to obtain approval to begin construction of the building.

The funds necessary for this component of the project totals \$22,000,000 and is currently budgeted in the GPA's internal capital budget.

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 of \$22,000,000 from the Internal Capital Budget are required for the Operations and Maintenance Building-Phase 1 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 a budget of \$22,000,000 for the Operations and Maintenance Building-Phase 1 project.

Respectfully submitted,

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

Griff Lynch
Executive Director

Attachments: 1) Capital Expenditure Request-O&M-Phase 1
2) Work Breakdown Structure:-O&M Phase 1
3) Recommendation Letter-HGB