

Georgia Ports Authority
Tuesday, September 27, 2022
8:30 a.m.
Savannah, GA

762-233-1679
Conference ID: 805 568 844#

Agenda

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|----------------------------------|-----|--|
| 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 |
| | 4. | Committee Chair Reports
Compensation & Leadership Development – McKnight
Audit, Budget & Finance – Poitevint
Governmental Affairs & Public Relations – Womack
Ports Development – Grantham |
| McCurry | 5. | Executive Division
a) Property Resolution / Colonel’s Island |
| McCurry | 6. | Administrative Division
a) Monthly Purchasing Request(s)
b) Capital/Operating Purchase Report |
| Thompson | 7. | Finance Division
a) FY 2022 Audited Annual Comprehensive Financial Report |
| Novack | 8. | Engineering Division
a) Port of Brunswick Improvements-Budget Adjustment
b) FY23 GCT Paving Improvements |
| Lynch | 9. | Executive Director’s Report |
| Wooten | 10. | Chairman’s Comments |
| Threlkeld | 11. | Executive Session (If Needed) |

NEXT AUTHORITY MEETING IS DECEMBER 4 & 5 IN ATLANTA, GA

MINUTES OF MEETING

GEORGIA PORTS AUTHORITY SAVANNAH, GEORGIA

JULY 26, 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, James L. Allgood, Leda Chong, David J. Cyr, Jr., Don A. Grantham, Jr., Douglas J. Hertz, P. Kelly Farr, William D. McKnight, Philip Wilheit, Jr., and Christopher C. Womack. Ben H. Hall, Jr. was excused for good cause.

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

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

On motion by Mr. Allgood, seconded by Mr. McKnight, it was unanimously voted: To approve the minutes of the meetings held on May 17, 2022, and accept them as distributed.

On motion by Mr. Grantham, seconded by Mr. Cyr, it was unanimously voted: To approve the Non-Exclusive Easement Agreement between Georgia Ports Authority and Southern Natural Gas Company, L.L.C., as attached hereto.

On motion by Mr. McKnight, seconded by Mr. Grantham, it was unanimously voted: To approve the Pipeline Adjustment and Reimbursement Agreement between Georgia Ports Authority and Southern Natural Gas Company, L.L.C., as attached hereto.

On motion by Mr. Fountain, seconded by Mr. Cyr, it was unanimously voted: To approve the Non-Exclusive Easement Agreement between Georgia Ports Authority and Garden City, Georgia

On motion by Mr. Allgood, seconded by Mr. Wilheit, it was unanimously voted: approve the Electric Vehicle Charging Make-Ready Program Agreement between Georgia Ports Authority and Georgia Power Company. ABSTAINED: Douglas Hertz & Christopher Womack

On motion by Mr. Wilheit, seconded by Mr. Grantham, it was unanimously voted: To approve the eleven (11) purchases as presented on the attached report, for a total of \$7,181,200.

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 thirty-eight (38) operating expenses totaling \$ 2,032,008. This item is provided for information only. No action by the Authority is required.

On motion by Mr. Cyr, seconded by Mr. McKnight, it was unanimously voted: To 1.) establish 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.

On motion by Mr. Allgood, seconded by Mr. Wilheit, it was unanimously voted: To 1.) 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 \$16,000,000 for the Container Handling Equipment project.

On motion by Mr. Fountain, seconded by Mr. Allgood, it was unanimously voted: To 1.) 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 a budget of \$22,000,000 for the Operations and Maintenance Building-Phase 1 project.

On motion by Mr. Grantham, 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
JULY 27, 2022

EXECUTIVE DIRECTOR'S REPORT

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

COMMENTS FROM THE CHAIRMAN

Chairman Wooten complimented Mr. Lynch and the entire staff of the Authority on a record year and for the hard work through a challenging year including setting a new bar for safety performance. The upcoming year will present new challenges and it is clear the board and staff have a good plan for sustained success.

MINUTES OF SPECIAL CALLED BOARD MEETING

**GEORGIA PORTS AUTHORITY
SAVANNAH, GEORGIA**

AUGUST 3, 2022

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

Staff members attending were Executive Director Griffith Lynch, Loretta Lepore, Edward McCarthy, James McCurry, Clifford Pyron, Michaela Thompson, Bill Sutton, and Emily Richardson. Special Assistant Attorneys General Paul Threlkeld, Jonathan Pannell and Stephen Swinson attended also.

On motion by Mr. Allgood, seconded by Mr. Poitevint, it was unanimously voted: That the Authority approve 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.

On motion by Mr. Wilheit, seconded by Mr. Poitevint, 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



ACTION ITEM

Agenda Item 5a

To: Chairman and Members of the Georgia Ports Authority
Subject: Property Resolution – Glynn County, Georgia
Date: September 27, 2022

Issue: GPA is the owner of certain real property on Colonel’s Island Terminal southside, located in Glynn County, Georgia, consisting of thirteen (13) acres (the “Property”). International Auto Processing, Inc. (“IAP”) has agreed to purchase the Property for a price of One Million Dollars (\$1,000,000.00). IAP would use the Property for the storage and processing of vehicles and roll-on - roll-off cargo being imported and/or exported through GPA’s Colonel’s Island Terminal. In the event IAP should cease at any time to use the Property as a site for the storage and processing of vehicles imported or exported via GPA’s Colonel’s Island Terminal, GPA would have the right, but not the obligation, to repurchase the Property. GPA would also have a right of first refusal to purchase the Property prior to any sale to a third party.

In accordance with O.C.G.A. §52-2-11(2), GPA may sell surplus land which GPA determines is not required for port or warehouse operations or for the future expansion and improvement of the state system of docks, as set forth in a Resolution adopted by GPA, provided that any sale is first approved in writing by the Governor, Auditor and Attorney General of the State of Georgia.

Policy Implications: State law sets forth the governing policy for the sale of real property by GPA.

Financial Impact: The sales price is based on IAP’s requirement to use GPA’s Colonel’s Island Terminal and GPA’s right to repurchase the Property.

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) declaring the thirteen-acre parcel surplus property, (ii) authorizing the Executive Director and Chief administrative Officer to execute the Purchase and Sale Agreement between GPA and IAP, (iii) authorizing the Executive Director and Chief Administrative Officer of the Authority to execute a Quit Claim Deed in exchange for the purchase price and any and all closing documents necessary to effect the sale of the Property having first received approval in writing by the Governor, Auditor and Attorney General.

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: September 27, 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 (2) capital purchases and twelve (10) operating purchases for a total of \$8,690,000.

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

Recommendation: That the Authority approves twelve (12) 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: September 27, 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 three (3) capital purchases and thirty-eight (38) operating expenses totaling \$ 2,612,961.

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



*** ACTION ITEM ***

TO: Chairman and Members of the Georgia Ports Authority
SUBJECT: FY 2022 Audited Financial Statements
DATE: September 27, 2022

Issue: Presentation of Audited Financial Statements for FY 2022 which are included in the Annual Comprehensive Financial Report

Policy Implications: Audited Financial Statements are presented to the Authority annually for approval

Financial Impact: Not applicable

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

Recommendation: That the Authority accept the FY 2022 Audited Financial Statements as prepared by the public accounting firm of Mauldin & Jenkins

Respectfully submitted,

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

Griff Lynch
Executive Director



“FOR ACTION”

TO: Chairman and Members of the Georgia Ports Authority
 SUBJECT: **Port of Brunswick Improvements-Budget Adjustment**
 DATE: September 27, 2022

Issue:

At the March, 2022 GPA Board meeting, approval was provided in the amount of \$167 million for Port of Brunswick Improvements that would be utilized by Wallenius Wilhelmsen Solutions (WWS) as they transition their operations from Ocean Terminal to Colonel’s Island. These improvements included 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.

Discussions with WWS have continued and they have requested additional improvements that would fully transition their entire operations from Savannah to Brunswick. These additional improvements include three additional buildings totaling 137,000 square feet; Parcel E development of 44 acres with roller compacted concrete; several mobile trailers for office operations; and reimbursement for three Rubb Buildings totaling 42,500 square feet that were designed and constructed by WWS. In addition, common area improvements include conduit for fiber communication and additional roadway improvements to improve traffic conditions during movements of high and heavy cargo from the north to the south side of Colonel’s Island.

To complete these additional improvements, a budget adjustment in the amount of \$60,000,000 is required to provide a total budget of \$227,000,000 for Port of Brunswick Improvements.

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 of an additional \$60,000,000 are required, creating a total budget of \$227,000,000 from the Internal Capital Budget for the Port of Brunswick Improvement project.

Staff Contact:

Jamie McCurry, Chief Administrative Officer
 Christopher B. Novack, P.E., Sr. Director of Engineering & Facilities Maintenance

Recommendation:

That the Authority approves a budget adjustment for the Port of Brunswick Improvement project in the amount of \$60,000,000 and establish a total budget from \$167,000,000 to \$227,000,000 for the Port of Brunswick Improvement project.

Respectfully submitted,

Griff Lynch
 Executive Director

Attachments: 1) Work Breakdown Structure
 2) Recommendation Letter-Moffatt Nichol



"FOR ACTION"

TO: Chairman and Members of the Georgia Ports Authority
SUBJECT: **FY23 GCT Paving Improvements**
DATE: September 27, 2022

Issue: Inspections of asphalt pavement at Garden City Terminal have revealed multiple areas that require refurbishment to continue safe and efficient container operation. These areas require complete removal and re-installation of asphalt and/or concrete capable to withstanding repeated high loads from RTGs and trucks. In order to complete the project without significantly impacting GPA operations, the project will be completed over multiple phases during the next 2-3 fiscal years. Funding for the project has been established in the Fiscal Year 2023 capital improvement plan in the amount of \$9,300,000.

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 to \$9,300,000 from the Internal FY23 Capital Budget are required for the FY23 Garden City Terminal Paving Improvements 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 \$9,300,000 for the FY23 Garden City Terminal Paving Improvements project.

Respectfully submitted,

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

Griff Lynch
Executive Director

Attachments: 1) Work Breakdown Structure-FY23 GCT Paving Improvements
2) Capital Expenditure Report-FY23 GCT Paving Improvements