

Georgia Ports Authority
Tuesday, January 31, 2023
8:30 a.m.
Savannah, GA

762-233-1679
Conference ID: 138 366 850#

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
4. Committee Chair Reports
Audit, Budget & Finance – Poitevint
Governmental Affairs & Public Relations – Womack
Ports Development – Hertz
Trade Development – Wilheit
- McCurry
5. Executive Division
a) Easement Agreement – Georgia Power Company (CB7 and Gate 5)
b) Easement Agreement – Georgia Power Company (GCT West Phase 2)
c) Easement Agreement – Georgia Power Company (Hutchinson Island)
d) Brunswick Harbor Modifications Study - Design Agreement
- McCurry
6. Administrative Division
a) Monthly Purchasing Request(s)
b) Capital/Operating Purchase Report
- Thompson
7. Finance Division
- Novack
8. Engineering Division
a) GCT Reefer Rack Expansion
- Lynch
9. Executive Director's Report
- Wooten
10. Chairman's Comments
- Wooten
11. Executive Session (If Needed)

NEXT AUTHORITY MEETING IS MARCH 27 & 28, 2023 IN JEKYLL ISLAND, GA

**MINUTES OF MEETING
GEORGIA PORTS AUTHORITY
ATLANTA, GEORGIA**

December 5, 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 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, Ben J. Tarbutton, Philip Wilheit, Jr., and Christopher C. Womack.

Staff members attending were Executive Director Griffith Lynch, Susan Gardner, Loretta Lepore, Ed McCarthy, James McCurry, 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. Poitevint, seconded by Mr. Hertz, it was unanimously voted: To approve the agenda.

On motion by Mr. Poitevint, seconded by Mr. Hertz, it was unanimously voted: To approve the minutes of the meeting held on September 27, 2022, and accept them as distributed.

On motion by Mr. Wilheit, seconded by Mr. Allgood, 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 in accordance with GPA Purchasing procedures, and 3) establish an overall project budget of \$410,000,000 for the Ocean Terminal Dock Realignment project.

On motion by Mr. McKnight, seconded by Mr. Cyr, it was unanimously voted: To approve a budget adjustment for the Ocean Terminal Ship to Shore Crane project in the amount of \$19,550,000 and establish a total budget from \$144 million to \$163.550 million for the Ocean Terminal Ship to Shore Crane Nos. 1 thru 8 project.

On motion by Mr. Poitevint, seconded by Mr. Grantham, 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 a budget of \$13,000,000 for the Garden City Terminal Building Program-Phase 2 project.

On motion by Mr. McKnight, seconded by Mr. Womack, it was unanimously voted: To approve the License Agreement between Georgia Ports Authority, Georgia Atlantic Port, LLC, and Norfolk Southern Railway Company, in the form substantially similar to the License Agreement attached hereto.

On motion by Mr. Allgood, seconded by Mr. Wilheit, it was unanimously voted: To approve the License Agreement between Georgia Ports Authority and Norfolk Southern Railway Company, in the form substantially similar to the License Agreement attached hereto.

On motion by Mr. Grantham, seconded by Mr. Hertz, it was unanimously voted: To approve the License Agreement between Georgia Ports Authority, Georgia Atlantic Port, LLC, and Central of Georgia Railroad Company, in the form substantially similar to the License Agreement attached hereto.

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

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

On motion by Mr. Wilheit, seconded by Mr. Poitevint, it was unanimously voted: To approve the Second Amendment to Non-Exclusive Easement Agreement between Georgia Ports Authority and Comcast of Florida/Georgia, LLC.

On motion by Mr. Wilheit, seconded by Mr. Allgood, it was unanimously voted: To approve eight (8) purchases as presented on the attached report. For the period, there are two (2) capital purchases and six (6) operating purchases for a total of \$28,645,000.

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 twenty-nine (29) operating expenses totaling \$ 1,736,253. This item is provided for information only. No action by the Authority is required.

On motion by Mr. Poitevint, seconded by Mr. Cyr, 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**

December 5, 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 Doug Hertz and Chris Womack for hosting and organizing the Sunday events in Atlanta. He also extended his gratitude to Bill Sutton and staff for being flexible and accommodating for the meeting on the road. Mr. Wooten provided a thank you to the full staff and Board for their time, hard work and dedication that makes everything work so well at the Port and makes Georgia successful.



TO: Chairman and Members of the Georgia Ports Authority
SUBJECT: **Easement Agreement - Georgia Power Company (CB7 and Gate 5)**
DATE: January 31, 2023

ISSUE: GPA owns certain real property referred to as Garden City Terminal located in Garden City, Georgia (the "Property") and plans to construct an underground distribution facility on the Property to provide electric service for the container yard expansion located near CB-7 and Gate 5 at the terminal. GPA has requested that Georgia Power Company ("GPC") increase the capacity of the electric utility service for the project and agrees to grant a non-exclusive easement to GPC for the sole purpose of constructing, operating, and maintaining the new facilities required to provide the additional capacity. The term of the easement will be twenty (20) years. If GPC abandons the easement for a continuous period of twelve (12) months, all easement rights and privileges will cease and revert to GPA. GPA will have the right to use the easement area for any purpose not inconsistent with the rights granted to GPC.

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 facilities are necessary to increase the capacity of the electric utility service for Garden City Terminal.

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 in the form attached hereto.

Respectfully submitted,

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

Griff Lynch
Executive Director



TO: Chairman and Members of the Georgia Ports Authority
SUBJECT: **Easement Agreement - Georgia Power Company (GCT West)**
DATE: January 31, 2023

ISSUE: Georgia Ports Authority (“GPA”) is the owner of 141.78 acres of real property located in Chatham County, Georgia referred to as Garden City Terminal West (the “Property”). GPA has requested that Georgia Power Company (“GPC”) construct a new substation facility that will provide electricity for the Property. GPA agrees to grant GPC a non-exclusive easement over, under and across a portion of the Property for the purpose of constructing, operating and maintaining the substation. The term of the easement will be twenty (20) years. If GPC abandons the easement for a continuous period of twelve (12) months, all easement rights and privileges will cease and revert to GPA. GPA will have the right to use the easement area for any purpose not inconsistent with the rights granted to GPC.

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 substation facility is necessary to supply electricity to GPA’s Garden City Terminal West property.

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 in the form attached hereto.

Respectfully submitted,

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

Griff Lynch
Executive Director



TO: Chairman and Members of the Georgia Ports Authority
SUBJECT: **Easement Agreement – Georgia Power Company (Hutchinson Island)**
DATE: January 31, 2023

ISSUE: Georgia Ports Authority (“GPA”) owns certain real property located on Hutchinson Island, Chatham County, Georgia (the “Property”) and plans to install a conveyor system on the Property. GPA has requested that Georgia Power Company (“GPC”) install new facilities including overhead power lines, underground conductors, and two pad-mounted transformers (the “Facilities”) on a portion of the Property to supply electricity to the conveyor system. GPA agrees to grant a non-exclusive easement to Georgia Power for the sole purpose of constructing, operating, and maintaining the Facilities, until the conveyor system is eventually removed. The term of the easement will be five (5) years. If GPC abandons the easement for a continuous period of twelve (12) months, all easement rights and privileges will cease and revert to GPA. GPA will have the right to use the easement area for any purpose not inconsistent with the rights granted to GPC.

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 new Facilities are necessary to supply electricity to the conveyor system and to support the Ocean Terminal Containerization Phase II Project.

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 in the form attached hereto.

Respectfully submitted,

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

Griff Lynch
Executive Director



TO: Chairman and Members of the Georgia Ports Authority
SUBJECT: **Brunswick Harbor Modifications Study - Design Agreement**
DATE: January 31, 2023

ISSUE: Since the completion of the Brunswick Harbor Deepening Project in 2007, continually larger ships have experienced difficulties with vessel maneuverability in two locations: in the bend at Cedar Hammock and Brunswick Point Cut Ranges and at the entrance to the existing South Brunswick River Turning Basin. The Savannah District, US Army Corps of Engineers (USACE), performed an initial study in 2011 on the areas of concern and determined a federal interest in moving the investigation to the feasibility study phase.

The Brunswick Harbor Modifications Study was authorized as a federal new start feasibility study in the Water Resources Development Act of 2016. The feasibility study has been completed and the Chief's Report was signed on March 11, 2022. Subsequently, the Water Resources Development Act of 2022 has provided the necessary Congressional approval to move the Brunswick Harbor Modifications Project into construction. Congress also funded \$1.5 million for the Pre-Construction, Engineering and Design phase of this project in the Fiscal Year 2023 Omnibus Appropriations bill which was signed into law on December 29. The non-federal obligation is 25% of the cost of the study, or an estimated \$533,000.

The next step for progressing the Brunswick Modifications Project is the execution of a Design Agreement which details the responsibilities of the federal and non-federal sponsor for the design of the project. Counsel has reviewed the agreement and found no concerns with the documents.

POLICY IMPLICATIONS: The Brunswick Harbor Modifications Project Design Agreement is in keeping with established policy to enhance operations at the Authority's facilities.

FINANCIAL IMPACT: Estimated expenditures of \$533,000 are required for the non-federal cost share for the study.

STAFF CONTACT: Jamie C. McCurry, Jr., Chief Administrative Officer

RECOMMENDATION: That the Authority authorize the Executive Director to enter into the attached Design Agreement with the United States Army Corps of Engineers for the Brunswick Harbor Modifications Project.

Respectfully submitted,

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

Griff Lynch
Executive Director



TO: Chairman and Members of the Georgia Ports Authority
SUBJECT: **Monthly Purchasing Requests**
DATE: January 31, 2023

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

FINANCIAL IMPACT: For the period, there are zero (0) capital purchases and eleven (11) operating purchases for a total of \$5,706,000.

STAFF CONTACT: 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



TO: Chairman and Members of the Georgia Ports Authority
SUBJECT: **Capital/Operating Purchases Report**
DATE: January 31, 2023

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 IMPLICATIONS: 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 four (4) capital purchases and twenty (20) operating expenses totaling \$ 2,035,562.

STAFF CONTACT: 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



TO: Chairman and Members of the Georgia Ports Authority
SUBJECT: **GCT Refrigerated Storage Rack Expansion**
DATE: January 31, 2023

ISSUE: Refrigerated containers (reefers) are a specialty type of container designed to hold chilled or frozen products for transportation by water, rail and road. Refrigerated containers require electrical power to maintain the contents at a desired temperature. In order to maximize the overall density of the container storage areas and to make movement of the containers as efficient as possible, it is necessary to stack the containers similar to non-refrigerated containers and handle them with RTG cranes. Garden City Terminal currently operates 119 reefer rack systems and has relied on these units to provide efficient and cost effective means for our customers.

This project involves fabricating and installing seven (7) additional refrigerated container racks at the rear of Container Berths 123, similar to previous racks that have been installed. The rack components include a concrete foundation, steel frame structures, concrete runways, related electrical infrastructure and site work. Funding for this project in the amount of \$6,200,000 is required from the GPA Internal Capital Improvement Program.

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 \$6,200,000 from the Internal Capital Budget are required for the GCT Refrigerated Storage Rack 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 issue contracts and purchase orders in support of the project, and 3) establish a budget of \$6,200,000 for the Garden City Terminal Refrigerated Storage Rack Expansion project.

Respectfully submitted,

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

Griff Lynch
Executive Director

- Attachments:
- 1) Capital Expenditure Request-GCT Refrigerated Storage Rack Expansion
 - 2) Work Breakdown Structure-GCT Refrigerated Storage Rack Expansion
 - 3) Recommendation Letter-AECOM