

Georgia Ports Authority
Tuesday, March 28, 2023
8:30 a.m.
Jekyll Island, GA

762-233-1679
Conference ID: 197 982 90#

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 – Cyr
Trade Development – Wilheit
- McCurry
5. Executive Division
a) Intergovernmental Agreement – Hall County
b) License Agreement – Live Oak Fiber (Glynn County, GA)
c) Memorandum of Agreement – US Dept of the Army
- McCurry
6. Administrative Division
a) Monthly Purchasing Request(s)
b) Capital/Operating Purchase Report
- Thompson
7. Finance Division
- Novack/
Sutton
8. Engineering Division
a) Ocean Terminal Rubber Tire Gantry Crane Nos. 1 thru 55
b) Gate 9 and Access Road Budget Adjustment
c) GPA Unix Environment Upgrade
d) GPA Data Network Upgrade
e) GPA IDENTEC RFID Technology Upgrade
- Lynch
9. Executive Director's Report
- Wooten
10. Chairman's Comments
a) Appointment of Nominating Committee
- Wooten
11. Executive Session (If Needed)

NEXT AUTHORITY MEETING IS MAY 22 – 23 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

January 31, 2023

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

Staff members attending were Executive Director Griffith Lynch, Lise Altman, Flavio Batista, Olli Himbert, Loretta Lepore, Ed McCarthy, James McCurry, Chris 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. Poitevint, seconded by Mr. Allgood, it was unanimously voted: To approve the agenda.

On motion by Mr. Allgood, seconded by Mr. Cyr, it was unanimously voted: To approve the minutes of the meeting held on December 5, 2022, and accept them as distributed.

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

On motion by Mr. Allgood, seconded by Mr. Cyr, it was unanimously voted: To approve the Non-Exclusive Easement Agreement between Georgia Ports Authority and Georgia Power Company to construct a new substation facility that will provide electricity for the Property referred to as Garden City Terminal West. Mr. Womack abstained.

On motion by Mr. Wilheit, seconded by Mr. Tarbutton, it was unanimously voted to: To approve the Non-Exclusive Easement Agreement between Georgia Ports Authority and Georgia Power Company to install new facilities including overhead power lines, underground conductors, and two pad-mounted transformers on a portion of Hutchinson Island to supply electricity to the conveyor system. Mr. Womack abstained.

On motion by Mr. Poitevint, seconded by Mr. Allgood, it was unanimously voted: To approve and 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.

On motion by Mr. Wilheit, seconded by Mr. Tarbutton, it was unanimously voted: To approve eleven (11) operating purchases for a total of \$5,706,000.

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 four (4) capital purchases and twenty (20) operating expenses totaling \$2,035,562. This item is provided for information only. No action by the Authority is required.

On motion by Mr. Cyr, 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 a budget of \$6,200,000 for the Garden City Terminal Refrigerated Storage Rack Expansion project.

There was no executive Session.

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

January 31, 2023

EXECUTIVE DIRECTOR'S REPORT

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

COMMENTS FROM THE CHAIRMAN

Chairman Wooten thanked Mr. Lynch and the staff at all levels for their continued hard work and dedication to the mission of the Authority. He assured the team that those efforts have not gone unnoticed by the board and asked that the same be conveyed throughout the organization. Mr. Wooten noted that it was great to have seen the progress of so many projects and investments during the facility tour the prior day and to witness again firsthand, the work in all area.



TO: Chairman and Members of the Georgia Ports Authority
SUBJECT: Intergovernmental Agreement – Hall County
DATE: March 28, 2023

ISSUE: GPA intends to construct an inland port facility on a certain parcel of land located in Hall County, Georgia (the “Facility”). The development of the Facility will involve the cooperation of Hall County (“County”) and Norfolk Southern Railway Company (“NSR”). County agrees to construct a segment of roadway over property owned by County to run parallel with NSR’s mainline south of the Facility, as well as certain related work near the entrance to the Facility (the “Work”). This segment of roadway is not required for the construction or operation of the Facility; however, GPA values its partnerships related to economic development, and therefore agrees to pay County a portion of the estimated cost to complete the Work, in exchange for the benefits to be derived by GPA therefrom. GPA’s financial contribution will be equal to \$4,800,000.

A copy of the Intergovernmental Agreement is attached for review.

POLICY IMPLICATIONS: The Agreement is in keeping with current policy.

FINANCIAL IMPACT: County estimates the Work will cost \$12,686,260, and GPA agrees to contribute \$4,800,000.

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 Intergovernmental Agreement between GPA and Hall County, substantially 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: License Agreement – Live Oak Giber (Glynn County, GA)
DATE: March 28, 2023

ISSUE: LiveOak Fiber, LLC (“LiveOak”) offers cable communication services including, without limitation, multichannel video, high speed data, information and voice (the “Services”), and has requested permission to install wires and cables under rail tracks and property owned by GPA at six (6) separate crossing locations on Colonel’s Island, Glynn County, Georgia. GPA agrees to grant to LiveOak a non-exclusive license to construct, operate and maintain cables and other appurtenant equipment under the rail tracks at six (6) separate crossing locations, for the sole purpose of providing the Services to its customers. The term of the agreement would be fifteen (15) years, unless earlier terminated by either party providing ninety (90) days’ prior written notice. LiveOak would pay GPA a license fee equal to \$1,000 per year, per crossing, or a total of \$6,000 per year, for all six (6) crossings.

A copy of the proposed License Agreement is attached for review.

POLICY IMPLICATIONS: The License Agreement is in keeping with current policy.

FINANCIAL IMPACT: LiveOak will pay GPA an annual license fee equal to \$6,000.

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 attached License Agreement between Georgia Ports Authority and LiveOak Fiber, LLC, as described herein.

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: **Memorandum of Agreement – U.S. Army Garrison, Fort Stewart/Hunter**
DATE: March 28, 2023

ISSUE: GPA proposes to enter into a Memorandum of Agreement (“MOA”) with the U.S. Garrison, Fort Stewart / Hunter Army Airfield Directorate of Emergency Services (the “Army”) to document each party’s agreement to provide information and assistance to the other party related to law enforcement matters including, without limitation, traffic citations, investigations involving soldiers or their family members, training events, and high threat situations. The term of the MOA will commence upon execution by both parties and will remain in effect through December 31, 2026; provided, however, the MOA may be terminated upon 180 days’ prior written notice by either party, or upon the mutual written consent of the parties.

A copy of the Memorandum of Agreement is attached for review.

POLICY IMPLICATIONS: The Agreement is in keeping with current policy.

FINANCIAL IMPACT: Each party will pay their own costs to perform their responsibilities.

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

RECOMMENDATION: That the Authority approve the Memorandum of Agreement between GPA and the U.S. Army Garrison, Fort Stewart / Hunter Army Airfield, 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: **Monthly Purchasing Requests**
DATE: March 28, 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 is one (1) capital purchase and seven (7) operating purchases for a total of \$19,570,000.

STAFF CONTACT: 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



TO: Chairman and Members of the Georgia Ports Authority
SUBJECT: **Capital/Operating Purchases Report**
DATE: March 28, 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 five (5) capital purchases and sixteen (16) operating expenses totaling \$ 1,549,716.

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: Ocean Terminal Rubber Tire Gantry Crane Nos. 1 thru 55
DATE: March 28, 2023

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. Contracts have been awarded from previous Board approvals for the dock refurbishment and ship to shore crane delivery. This request is for the budget approval to design, manufacture, deliver and commission fifty-five (55) rubber tire gantry (RTG) cranes to move cargo within the terminals container stack areas. Beginning in the summer of 2024, approximately five cranes will be delivered every five weeks to support the expanding container facilities at Ocean Terminal.

Konecranes Finland (Kone) has been the supplier for all rubber tire gantry cranes at the Port of Savannah and will supply these cranes. Placing the order for the entire fifty-five machines locks in the price for each machine and establishes the timeline necessary for on time delivery of the equipment in conjunction with the delivery of the container facilities expansion components. The project also includes associated spreader bars and support/communication equipment. Attached is Kone's proposal for the supply of fifty-five (55) rubber tire gantry 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 to support the RTGs.

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 \$170,000,000 from the Georgia Ports Authority Series 2022 Revenue Bonds are required for the Ocean Terminal Rubber Tire Gantry Crane Nos. 1 thru 55 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 \$170,000,000 for the Ocean Terminal Rubber Tire Gantry Crane Nos. 1 thru 55 project.

Respectfully submitted,

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

Griff Lynch
Executive Director

Attachments: 1) Capital Expenditure Report-OT RTG Crane Nos. 1 thru 55
2) Work Breakdown Structure-OT RTG Crane Nos. 1 thru 55
3) Konecranes Proposal Dated March xx, 2023



TO: Chairman and Members of the Georgia Ports Authority
SUBJECT: **Gate 9 and Access Road Budget Adjustment**
DATE: March 28, 2023

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 of the property, now known as the Savannah Transload Facility, is progressing well with expected completion in 2023. In March, 2022, the GPA Board approved a budget of \$23 million for the construction of a new gate to serve this facility from Garden City Terminal, known as Gate 9 and an access road that will be primarily used by traffic generated by the Savannah Transload Facility. Since that time, several changes and/or conditions have resulted in a need for an increase to the budget of the Gate 9 and Access Road project. These changes are as follows:

1. Increase the truck queuing area that requires additional paving, drainage, fencing and striping than originally anticipated.
2. Additional Information Technology infrastructure than originally anticipated for the gate processing system to function as a remote, single stage gate that would be consistent with the new gates at Ocean Terminal and GCT West Phase 2.
3. Unanticipated environmental costs associated with obtaining approval and constructing the access road within the GAP property adjacent to the Savannah Transload Facility.

The funds necessary for these additional items to the Gate 9 and Access Road project totals an additional \$4,700,000 to the original budget of \$23,000,000, creating a total requirement of this component of the project to \$27,700,000. This also results in an increase to the overall budget of \$126,300,000 for the Savannah Transload Facility to a new total of \$131,000,000. These additional funds are available within the GPA's internal capital improvement 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 up to an additional \$4,700,000 from the Internal Capital Budget are required for the Gate 9 and Access Road 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 \$4,700,000 for the Gate 9 and Access Road project and create an overall project budget of \$131,000,000 for the GPA's Savannah Transload Facility 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: **GPA Unix Environment Upgrade**
DATE: March 28, 2023

ISSUE: Many of the mission critical data systems used by the GPA (including the Terminal Operating System) execute on an IBM Unix platform running Oracle Database installed in 2017. To continue to support the growing needs of the business, the Unix and Oracle Platforms require upgrade.

Working with our partners, the IT Team will bring current the releases of Oracle, upgrade the Unix AIX servers, implement Oracle Automated Storage Management as well as Oracle Standby Database.

POLICY IMPLICATIONS: This project is in compliance with the 2023 Capital Budget.

FINANCIAL IMPACT: Expenditures up to \$1,700,000 will be funded thru the 2023 Internal Capital.

STAFF CONTACT: William C. Sutton III, Chief Information Officer

RECOMMENDATION: That the Authority:
1)Authorize staff to issue contracts and purchase orders to support the project in accordance with GPA procedures
2)Establish a total budget not to exceed \$1,700,000

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: **GPA Data Network Upgrade**
DATE: March 28, 2023

ISSUE: The core and distribution switches that are the GPA data network were installed in calendar year 2015. This equipment has reached its useful and supported end of life. To support the automated systems at the GPA, the network equipment must be upgraded.

The GPA IT team has worked with CISCO to engineer and specify replacement equipment to provide the GPA with the most robust and secure data network, supporting the technology needs of the company.

POLICY IMPLICATIONS: This project is in compliance with the 2023 Capital Budget.

FINANCIAL IMPACT: Expenditures up to \$1,400,000 will be funded thru the 2023 Internal Capital.

STAFF CONTACT: William C. Sutton III, Chief Information Officer

RECOMMENDATION: That the Authority:
1)Authorize staff to issue contracts and purchase orders to support the project in accordance with GPA procedures
2)Establish a total budget not to exceed \$1,400,000

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: **GPA IDENTEC RFID Technology Upgrade**
DATE: March 28, 2023

ISSUE: RFID technology is used to automatically step Truck Container Processing at the GPA in the gate interchange, yard crane handoff, rail and vessel operations. The technology, installed in 2007, has reached its end of life, replacement and additional hardware are not available, and new equipment is being distributed.

GPA IT has worked with our partner, Identec to develop a migration plan that will allow our deployment of RFID equipment to be upgraded in a methodical managed process while mitigating risk of performance failure.

POLICY IMPLICATIONS: This project is in compliance with the 2023 Capital Budget.

FINANCIAL IMPACT: Expenditures up to \$1,600,000 will be funded thru the 2023 Internal Capital.

STAFF CONTACT: William C. Sutton III, Chief Information Officer

RECOMMENDATION: That the Authority:
1)Authorize staff to issue contracts and purchase orders to support the project in accordance with GPA procedures
2)Establish a total budget not to exceed \$1,600,000

Respectfully submitted,

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

Griff Lynch
Executive Director