

Georgia Ports Authority
Tuesday, May 23, 2023
8:30 a.m.
Savannah, GA

762-233-1679
Conference ID: 621 651 946#

Agenda

- Wooten
Farr
Farr
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 Committee – McKnight
Administration – Allgood
Audit, Budget & Finance – Farr
Governmental Affairs & Public Relations – Womack
Ports Development – Hertz
- McCurry
5. Executive Division
a) Easement Agreement – Hutchinson Island
b) Property Resolution – Chatham County
c) Property Resolution – Savannah, GA
- McCurry
6. Administrative Division
a) Monthly Purchasing Request(s)
b) Capital/Operating Purchase Report
c) N.E. Georgia Inland Port Grant Agreement
- Thompson
7. Finance Division
a) FY 2024 Operating, Cash and Capital Budget
- Novack
8. Engineering Division
- Lynch
9. Executive Director's Report
- Wooten
10. Chairman's Comments
a) Nominating Committee Report & Election of Officers
- Wooten
11. Executive Session (If Needed)

NEXT AUTHORITY MEETING IS JULY 24 & 25 IN SAVANNAH, GA

MINUTES OF MEETING

GEORGIA PORTS AUTHORITY

SAVANNAH, GEORGIA

March 28, 2023

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

Staff members attending were Executive Director Griffith Lynch, Lise Altman, Flavio Batista, Susan Gardner, Olli Himbert, Loretta Lepore, Ed McCarthy, James McCurry, Christopher Novack, Clifford Pyron, William Sutton, Michaela Thompson, and Emily Richardson. Special Assistant Attorney General Bryan Schivera 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. McKnight, seconded by Mr. Allgood, it was unanimously voted: To approve the minutes of the meeting held on January 31, 2023, and accept them as distributed.

On motion by Mr. Poitevint, seconded by Mr. Allgood, it was unanimously voted: To approve the Intergovernmental Agreement between GPA and Hall County, substantially in the form attached hereto.

On motion by Mr. McKnight, seconded by Mr. Allgood, it was unanimously voted: To approve the attached License Agreement between Georgia Ports Authority and Live Oak Fiber, LLC, as described herein.

On motion by Ms. Chong, seconded by Mr. McKnight, it was unanimously voted: To approve the Memorandum of Agreement between GPA and the U.S. Army Garrison, Fort Stewart / Hunter Army Airfield, in the form attached hereto.

On motion by Mr. Poitevint, seconded by Mr. Allgood, it was unanimously voted: To approve one (1) capital purchase and seven (7) operating purchases for a total of \$19,570,000.

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 five (5) capital purchases and sixteen (16) operating expenses totaling \$ 1,549,716. This item is provided for information only. No action by the Authority is required.

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 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.

On motion by Ms. Chong, 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, 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.

On motion by Mr. McKnight, seconded by Mr. Poitevint, it was unanimously voted: To authorize staff to issue contracts and purchase orders to support the Unix Environment Upgrade project (agenda item 8c) in accordance with GPA procedures; 2) establish a total budget not to exceed \$1,700,000.

On motion by Mr. Allgood, seconded by Mr. Chong, it was unanimously voted: To authorize staff to issue contracts and purchase orders to support the Data Network Upgrade project (agenda item 8d) in accordance with GPA procedures; 2) establish a total budget not to exceed \$1,400,000.

On motion by Mr. McKnight, seconded by Mr. Poitevint, it was unanimously voted: To authorize staff to issue contracts and purchase orders to support the RFID Technology Upgrade project (agenda item 8e) in accordance with GPA procedures; 2) establish a total budget not to exceed \$1,600,000.

Chairman Wooten appointed the members to serve on the nominating committee. Those members are Mr. Allgood, Mr. McKnight, and Mr. Wilheit.

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

There being no further business, the meeting was adjourned.

Joel Wooten
Chairman

Kent Fountain
Vice Chairman

MINUTES OF MEETING

GEORGIA PORTS AUTHORITY

SAVANNAH, GEORGIA

March 28, 2023

EXECUTIVE DIRECTOR'S REPORT

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

COMMENTS FROM THE CHAIRMAN

Chairman Wooten commented on the incredibly, good work done by all at the GPA. He compared the foresight of GPA strategic planning to that of Georgia buying Jekyll Island for state citizens to use, and the success of the state's investment in Colonel's Island. Many at the time couldn't foresee this success in South Georgia. State leaders seemingly built a railroad to nowhere at Colonel's Island, but that site is now a major part of the Georgia Economic Development toolbox. GPA facilities have had outsized impacts on Georgia. Before Atlanta was the growth center of the south, Georgia leaders had the wisdom to invest in the infrastructure to support the people, including our ports, highways, and railways. Our responsibility is to continue to grow and drive economic prosperity for residents and communities throughout Georgia.



TO: Chairman and Members of the Georgia Ports Authority
SUBJECT: Easement Agreement - Hutchinson Island
DATE: May 23, 2023

ISSUE: Effective as of May 1, 1998, GPA granted a non-exclusive easement to Bellsouth Telecommunications, Inc. and PalmettoNet, Inc. ("PalmettoNet") to construct, operate, maintain, and repair utility facilities on a portion of GPA's Hutchinson Island property (the "Prior Easement"). The Prior Easement expired as of April 30, 2018, and Bellsouth Telecommunications, LLC ("Bellsouth") and PalmettoNet have proposed to enter into a new easement agreement with GPA to allow their utility facilities to remain within the easement area for the sole purpose of providing communication services to GPA and the public. As consideration for granting the easement, each of Bellsouth and PalmettoNet have agreed to pay GPA \$55,000. The 20-year term of the new agreement would begin retroactively as of May 1, 2018, and continue through April 30, 2038. Bellsouth and PalmettoNet acknowledge and agree that GPA has previously granted non-exclusive easements to certain third parties for utility facilities to be located within, and/or adjacent to, the same easement area being granted hereunder. The third parties include Chatham County and City of Savannah, Atlanta Gas Light, Comcast and Uniti National. GPA will have the right to use and access the easement area without limitation, as long as such use does not unreasonably interfere with the easement rights granted to Bellsouth and PalmettoNet. Upon GPA's request, Bellsouth and PalmettoNet will be required to relocate, or remove, their utility facilities from the easement area. If either party ceases to operate or use their facilities for a continuous period of six months, all easement rights will revert to GPA.

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: GPA will receive \$55,000 from each grantee as consideration for the easement.

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 among Georgia Ports Authority, Bellsouth Telecommunications, LLC and PalmettoNet, Inc.

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: Property Resolution – Savannah, GA
DATE: May 23, 2023

ISSUE: The Owner of Low Country Land, LLC and Low Country Marine Resources, LLC has approached the Authority regarding the possibility of acquiring two properties on Hutchinson Island, both of which are contiguous to separate Georgia Ports Authority owned parcels. The Authority staff has identified a strategic long-term interest in both sites and has sought initial appraisals to define potential purchase prices.

The Low Country Land, LLC site (Parcel ID Number: 10436-01001B) measures approximately 13.482 acres and includes multiple buildings and storage areas.

The Low Country Marine Resources, LLC site (Parcel ID Number: 20163-01003) measures approximately 4.23 acres and is undeveloped waterfront land.

POLICY IMPLICATIONS: Acquisition of these properties 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 greater of two appraisals obtained from MAI appraisers. 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 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,

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

Griff Lynch
Executive Director

Attachment



TO: Chairman and Members of the Georgia Ports Authority
SUBJECT: Property Resolution – Chatham County
DATE: May 23, 2023

ISSUE: The Authority desires to sell, and US Depot Services, LLC desires to purchase, a portion of real property, containing approximately 40.8 acres, located at the Megasite in the City of Port Wentworth, Georgia (the “Property”), for a purchase price of \$16,320,000. GPA and US Depot Services, LLC will negotiate a mutually acceptable Purchase and Sale Agreement based on a non-binding Letter of Intent between the parties. US Depot Services, LLC will be required to deposit earnest money in the amount of \$250,000 with an escrow agent. The Authority is authorized to sell property which it determines is not required for port or warehouse operations or for the future expansion of the State system of docks, provided that any sale is first approved by the Governor, Auditor and Attorney General of the State of Georgia. Attached for approval is a Resolution to declare the Property to be surplus and to empower the Executive Director and Chief Administrative Officer of the Authority to execute a Purchase and Sale Agreement and any closing documents necessary to effect the closing of the sale of the Property, subject to the prior approval of the Governor, Auditor and Attorney General, as evidenced by their signatures attached to the Resolution.

POLICY IMPLICATIONS: The sale of the Property requires approval of a Resolution by the Georgia Ports Authority and prior approval of the Governor, Auditor and Attorney General of this State.

FINANCIAL IMPACT: The sale price of the Property would be \$16,320,000, less any fee obligations of the Authority at closing, with an earnest money deposit in the amount of \$250,000.

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 Property to be surplus, (ii) approving the Authority’s sale of approximately 40.8 acres of real property located in the City of Port Wentworth, Chatham County, Georgia, to US Depot Services, LLC for a price of \$16,320,000, and (iii) authorizing the Executive Director and Chief Administrative Officer of the Authority to negotiate and execute a mutually acceptable Purchase and Sale Agreement and any and all closing documents necessary to effect the sale of the property, having first received approval of the Governor, Auditor and Attorney General of the State of Georgia.

Respectfully submitted,

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

Griff Lynch
Executive Director

Attachment



TO: Chairman and Members of the Georgia Ports Authority
SUBJECT: **Monthly Purchasing Requests**
DATE: May 23, 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 fifteen (15) operating purchases for a total of \$28,810,250.

STAFF CONTACT: James C. McCurry, Chief Administrative Officer
Tamela Wright, Purchasing Manager

RECOMMENDATION: That the Authority approves sixteen (16) 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: May 23, 2023

ISSUE: At each regular meeting of the Authority, a list of capital and operating purchases between \$100,000 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 \$100,000 or more, but less than \$200,000.

FINANCIAL IMPACT: For the period, there were zero (0) capital purchases and nine (9) operating expenses totaling \$ 1,272,594.

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: **FY 2024 Operating Cash and Capital Budgets**
DATE: May 23, 2023

ISSUE: The staff has prepared final Operating, Cash and Capital Budgets for FY 2024 for presentation to the Authority

POLICY IMPLICATIONS: Not applicable

FINANCIAL IMPACT: The Audit, Budget and Finance Committee reviews and recommends approval of the budget package to the Authority

STAFF CONTACT: Michaela I. Thompson – Chief Financial Officer

RECOMMENDATION: That the Authority accept the recommendation of the Audit, Budget and Finance Committee and approve the FY 2024 Operating, Cash and Capital Budget as submitted

Respectfully submitted,

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

Griff Lynch
Executive Director