

Georgia Ports Authority  
Tuesday, December 5, 2023  
8:30 a.m.  
Savannah, GA

762-233-1679  
Conference ID: 949 858 723#

### Agenda

- |                                |     |   |
|--------------------------------|-----|---|
| Fountain<br>Fountain<br>Womack | 1.  | Call to Order<br>a) Approval of Agenda<br>b) Attendance Report  |
| Fountain                       | 2.  | Approval of Minutes   |
| Fountain                       | 3.  | Receive Comments Regarding Agenda and Non-Agenda Items  |
|                                | 4.  | Committee Chair Reports<br>Audit, Budget & Finance – Womack<br>Administration – Cyr<br>Community & Government Affairs – Tarbutton<br>Ports Development – Hertz<br>Sales, Marketing & Communication - Wilheit  |
| McCurry                        | 5.  | Executive Division<br>a) Easement Agreement   Port Wentworth, Georgia<br>b) Property Resolution   Chatham County, Georgia   |
| McCurry                        | 6.  | Administrative Division<br>a) Monthly Purchasing Request(s)<br>b) Capital/Operating Purchase Report   |
| Thompson                       | 7.  | Finance Division  |
| Novack                         | 8   | Engineering Division<br>a) Ocean Terminal Container Yard Substation<br>b) Blue Ridge Connector<br>c) Warehouse 83B Modifications<br>d) State Road 25 Roundabout<br>e) Georgia Steamship Dock Demolition<br>f) Savannah Transload Facility Access Road |
| Lynch                          | 9.  | Chief Executive Officer Report  |
| Fountain                       | 10. | Chairman's Comments   |
| Fountain                       | 11. | Executive Session (If Needed)   |

**NEXT AUTHORITY MEETING IS JANUARY 29 – 30 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

September 26, 2023

The meeting was called to order by Chairman Kent Fountain. Other Authority Members present were Vice Chairman, Alec Poitevint, Secretary and Treasurer, Christopher C. Womack and Authority Members, James L. Allgood, Leda Chong, David J. Cyr, Douglas J. Hertz, Don A. Grantham, Jr., Martin "Trey" Kilpatrick, William D. McKnight, Ben J. Tarbutton, III, Philip Wilheit, Jr., and Joel Wooten.

Staff members attending were President & CEO Griffith Lynch, Lise Altman, Flavio Batista, Tom Boyd, Olli Himbert, Ed 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. Wilheit seconded by Mr. McKnight, it was unanimously voted: To approve the agenda.

On motion by Mr. Allgood, seconded by Mr. Wooten, it was unanimously voted: To approve the minutes of the meeting held on July 25, 2023, and accept them as distributed.

On motion by Mr. Allgood, seconded by Mr. Tarbutton, it was unanimously voted: To (i) approve the Authority's purchase of real property located on Hutchinson Island, Chatham County, Georgia, for a price not to exceed \$7,000,000 for the 13.482 acre parcel ( ID Number: 10436-01001B) and the fair market value of the 4.23 acres parcel (ID Number: 20163-01003), plus necessary closing costs for each, 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 Chief Executive Officer 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.

On motion by Mr. Tarbutton, seconded by Mr. Grantham, it was unanimously voted: To approve the Non-Exclusive Easement Agreement between Georgia Ports Authority and Georgia Power Company in the form attached hereto. **ABSTAINED:** Chris Womack

On motion by Mr. McKnight, seconded by Ms. Chong, it was unanimously voted: To approve the four (4) purchases as presented on the attached report. For the period, there is one (1) capital purchase and three (3) operating purchases for a total of \$4,200,000.

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 \$500,000. For the period, there were no (0) capital purchases and eight (8) operating expenses totaling \$1,007,476. This item is provided for information only. No action by the Authority is required.

On motion by Mr. Wilheit, seconded by Mr. McKnight, it was unanimously voted: To approve the FY 2023 Audited Financial Statements as prepared by the public accounting firm of Mauldin & Jenkins.

On motion by Mr. Wooten, seconded by Ms. Chong, it was unanimously voted: To appoint Mauldin & Jenkins, LLC as external auditor for the fiscal years 2024 – 2026 subject to annual review and renewal by the Audit, Budget & Finance Committee

On motion by Mr. Tarbutton, seconded by Mr. Grantham, it was unanimously voted: To approve a budget adjustment for the Port of Brunswick Improvement project in the amount of \$15,500,000 and establish a total budget from \$227,000,000 to \$242,500,000 for the Port of Brunswick Improvement project.

On motion by Mr. Grantham, seconded by Mr. Wooten, it was unanimously voted: To establish contract signature authority to the GPA President and Chief Executive Officer; and authorize Staff to issue contracts and purchase orders in support of the project, and 3) establish an additional \$6,500,000 that creates an overall project budget of \$19,500,000 for the GCT Building Program-Phase 2 project.

On motion by Ms. Chong, seconded by Mr. Wooten, it was unanimously voted: To Authorize staff to issue contracts and purchase orders to support the project in accordance with GPA procedures and establish a total budget not to exceed \$1,000,000.

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

There being no further business, the meeting was adjourned.

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Kent Fountain  
Chairman

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Christopher Womack  
Secretary and Treasurer

## **MINUTES OF MEETING**

### **GEORGIA PORTS AUTHORITY SAVANNAH, GEORGIA**

**September 26, 2023**

#### **CHIEF EXECUTIVE OFFICER'S REPORT**

The full Chief Executive Officer's Report was included in the Board package.

#### **COMMENTS FROM THE CHAIRMAN**

Chairman Fountain thanked the board and staff for their continued dedication and hard work. He expressed how impressed he was with the positive feedback received about Georgia Ports Authority both domestically and internationally. This was very apparent during the trade mission trip in Europe this fall. Customers clearly value and appreciate the hard work and efficiency of our Ports. Mr. Fountain stated that even though we are going through challenging times, the staff are making the necessary adjustments to accommodate customers and prepare for the future.



**TO:** Chairman and Members of the Georgia Ports Authority  
**SUBJECT:** Easement Agreement | Port Wentworth, Georgia  
**DATE:** December 5, 2023

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**ISSUE:** United States Sugar Savannah Refinery, LLC (“US Sugar”) owns certain real property located at 2 Grange Road, Port Wentworth, Georgia (the “Property”). GPA owns, or leases, certain real property adjacent to US Sugar’s Property, on both sides, and is planning to construct a roadway across US Sugar’s Property that will connect GPA’s Garden City Terminal and its owned or leased properties to the north (the “Roadway”). GPA is seeking to obtain a permanent, non-exclusive, easement over and across a portion of US Sugar’s Property for the purpose of constructing, operating, and maintaining the Roadway. GPA and US Sugar are negotiating the terms and conditions of an easement agreement related to the Roadway including, without limitation, use of Oxnard Drive and Grange Road, consideration, term, exclusivity, lighting and stop signs.

**POLICY IMPLICATIONS:** The final Easement Agreement will be in keeping with current policy.

**FINANCIAL IMPACT:** As consideration for the easement, GPA may agree to pay US Sugar the fair market value of the easement area.

**STAFF CONTACT:** James C. McCurry, Jr., Chief Administrative Officer  
Paul H. Threlkeld, Special Assistant Attorney General  
Christopher Novack, Vice President of Engineering

**RECOMMENDATION:** That the Authority approve the Easement Agreement between Georgia Ports Authority and United States Sugar Savannah Refinery, LLC, subject to terms and conditions acceptable to both parties.

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 | Pooler, Georgia  
**DATE:** December 5, 2023

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**ISSUE:** The Authority desires to sell, and InLight Real Estate Partners, LLC (“InLight”) desires to purchase, a portion of real property, containing approximately 1.25 acres, located at the Megasite in Pooler, Georgia (the “Property”), for a purchase price to be determined by an appraiser selected by the Authority. The Authority and InLight will negotiate a mutually acceptable Purchase and Sale Agreement based on a non-binding Letter of Intent between the parties. InLight will be required to deposit earnest money in the amount of \$50,000, to be held in escrow by McCorkle, Johnson & McCoy, LLP. 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 President and Chief Executive Officer, 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 will be fair market value, as determined by an appraiser selected by the Authority, less any fee obligations of the Authority at closing, with an earnest money deposit in the amount of \$50,000.

**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 1.25 acres of real property located in Pooler, Chatham County, Georgia, to InLight Real Estate Partners, LLC for a price to be determined by an appraiser selected by the Authority, and (iii) authorizing the President and Chief Executive Officer, 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:** December 5, 2023

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**ISSUE:** At each regular meeting of the Authority, a list of purchase requests in an amount of \$500,000 or greater is presented by staff for approval.

**POLICY IMPLICATIONS:** Current policy requires that the Authority approve all purchases that total \$500,000 or more.

**FINANCIAL IMPACT:** For the period, there is one (1) capital purchase and two (2) operating purchases for a total of \$26,350,000.

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

**RECOMMENDATION:** That the Authority approves three (3) purchases as presented in the attached report.

Respectfully submitted,

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

Griff Lynch  
*President and CEO*



**TO:** Chairman and Members of the Georgia Ports Authority  
**SUBJECT:** **Capital/Operating Purchases Report**  
**DATE:** December 5, 2023

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**ISSUE:** At each regular meeting of the Authority, a list of capital and operating purchases between \$100,000 and \$500,000 is 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 \$500,000.

**FINANCIAL IMPACT:** For the period, there were no (0) capital purchases and eight (8) operating expenses totaling \$ 1,038,811.

**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  
*President and CEO*





**TO:** Chairman and Members of the Georgia Ports Authority  
**SUBJECT:** **Ocean Terminal Container Yard Substation**  
**DATE:** December 5, 2023

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**ISSUE:** The redevelopment and expansion of container operations at Ocean Terminal includes the installation of eight (8) ship to shore cranes, yard equipment and support infrastructure that requires a significant increase in power demand over the entire facility. In order to provide this necessary power, Georgia Power is proposing the installation of a new power substation that includes multiple transformers and one acre of property within the Ocean Terminal boundaries. Long lead time is required for the delivery and installation of the transformers in order to provide power for the first ship to shore crane deliveries in the summer of 2024. In addition, Georgia Power must install certain off-site power upgrades in order to provide the necessary high power demand expected at Ocean Terminal. This project will provide the funding required by Georgia Power to deliver and install the electrical infrastructure necessary for Ocean Terminal as part of the expanded container facility.

The funds necessary for this project totals \$20,000,000 and is available through GPA's Series 2022 Revenue Bonds.

**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 \$20,000,000 from the Georgia Ports Authority Series 2022 Revenue Bonds are required for the Ocean Terminal Container Yard Substation project.

**STAFF CONTACT:** Christopher B. Novack, P.E., Vice President of Engineering & Facilities Maintenance

**RECOMMENDATION:** That the Authority 1.) establishes contract signature authority to the GPA's President and Chief Executive Officer; 2.) authorize Staff to issue contracts and purchase orders in support of the project, and 3) establish a budget of \$20,000,000 for the Ocean Terminal Container Yard project.

Respectfully submitted,

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

Griff Lynch  
*President & Chief Executive Officer*

Attachments: 1) Recommendation Letter-MN



**TO:** Chairman and Members of the Georgia Ports Authority  
**SUBJECT:** **Blue Ridge Connector**  
**DATE:** December 5, 2023

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**ISSUE:** The Georgia Ports Authority has embarked upon a program titled “Network Georgia” that creates inland rail facilities throughout the state to reduce internodal truck traffic along Georgia’s highways and provides greater rail capacity to the southeast United States and beyond. The first inland port known as the Appalachian Regional Port has been successfully operating since the summer of 2018. The second inland port facility called the Blue Ridge Connector is located in Gainesville, Georgia, approximately 60 miles northeast of Atlanta. This facility is proposed to be served by Norfolk Southern Railroad and owned and operated by the GPA. It is approximately 100 acres in size that utilizes hybrid rubber tire gantry cranes for loading and unloading NS trains. Funding for the development of the property will be provided by GPA internal capital and a federal grant that is administered by the Maritime Administration’s 2021 INFRA Program.

Construction of the inland port facility requires rail improvements to allow for 18,000 feet of working track, a truck gate with necessary operations facilities and container storage capacity to handle 200,000 lifts a year. The funds necessary for this project totals \$127,000,000.

**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 \$127,000,000 from the Internal Capital Budget and the Maritime Administration’s 2021 INFRA Program for the Blue Ridge Connector project.

**STAFF CONTACT:** Jamie C. McCurry, Jr., Chief Administrative Officer  
Christopher B. Novack, P.E., Vice President of Engineering & Facilities Maintenance

**RECOMMENDATION:** That the Authority 1.) establishes contract signature authority to the GPA’s President and Chief Executive Officer; 2.) authorize Staff to issue agreements, contracts and purchase orders in support of the project, and 3) establish a budget of \$127,000,000 for the Blue Ridge Connector project.

Respectfully submitted,

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

Griff Lynch  
*President & Chief Executive Officer*

- Attachments:    1)    Capital Expenditure Request-Blue Ridge Connector  
                         2)    Work Breakdown Structure: Blue Ridge Connector  
                         3)    Recommendation Letter-Moffatt Nichol





**TO:** Chairman and Members of the Georgia Ports Authority  
**SUBJECT:** **State Road 25 Roundabout**  
**DATE:** December 5, 2023

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**ISSUE:** State Road 25 primarily serves as the terminal's western boundary and has been experiencing high volumes of container and personnel vehicle traffic. Short term and long term traffic volumes are expected to increase at the intersection of State Road 25 and the Gate 5 Gate entrance. In an effort to ease traffic and provide a safer intersection at this location, this project proposes to construct a vehicular roundabout and eliminate the existing traditional intersection. With the installation of the roundabout, traffic flow will be enhanced and provide safer vehicular movements for GPA traffic that enter/exit Garden City Terminal's Gate 5 and the newly constructed Intermodal Rail Building.

**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 \$3,800,000 from the Internal Capital Budget are required for the State Road 25 Roundabout project.

**STAFF CONTACT:** Christopher B. Novack, P.E., Vice President of Engineering & Facilities Maintenance

**RECOMMENDATION:** That the Authority 1.) establishes contract signature authority to the GPA's President and Chief Executive Officer; 2.) authorize Staff to issue contracts and purchase orders in support of the project, and 3) establish an overall project budget of \$3,800,000 for the State Road 25 Roundabout project.

Respectfully submitted,

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

Griff Lynch  
*President & Chief Executive Officer*

Attachments: 1) Work Breakdown Structure-SR25 Roundabout  
2) Capital Expenditure Report-SR25 Roundabout  
3) Moffatt Nichol Recommendation Letter



**TO:** Chairman and Members of the Georgia Ports Authority  
**SUBJECT:** **Georgia Steamship Dock Demolition**  
**DATE:** December 5, 2023

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**ISSUE:** For several years, the existing concrete dock adjacent to the newly constructed Savannah Transload Facility has been condemned and in disrepair. Recently, the structure has been deteriorating to a point that it is falling into the Savannah River. In order to prevent any navigational or safety hazards, it is necessary to demolish and completely remove the structure. Competitive bids were received and requires a budget of \$1,600,000 from the GPA's non-operating expense budget.

**POLICY IMPLICATIONS:** This project is in keeping with established policy to maintain GPA's Port of Savannah facilities in a safe and efficient manner.

**FINANCIAL IMPACT:** Expenditures up to \$1,600,000 from the GPA's Non-Operating Expense Budget are required for the Georgia Steamship Dock Demolition project.

**STAFF CONTACT:** Christopher B. Novack, P.E., Vice President of Engineering & Facilities Maintenance

**RECOMMENDATION:** That the Authority 1.) establishes contract signature authority to the GPA's President and Chief Executive Officer; 2.) authorize Staff to issue contracts and purchase orders in support of the project, and 3) establish an overall project budget of \$1,600,000 for the Georgia Steamship Dock Demolition project.

Respectfully submitted,

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

Griff Lynch  
*President & Chief Executive Officer*

