

Georgia Ports Authority  
Tuesday, March 26, 2024  
8:30 a.m.  
Savannah, GA

762-233-1679  
Conference ID: 609 645 249#

### Agenda

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|--------------------------------|-----|---|
| 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>Community & Government Affairs – Poitevint<br>Ports Development – Hertz<br>Sales, Marketing & Communication - Wilheit  |
| McCurry                        | 5.  | Executive Division<br>a) Easement Agreement   Georgia Power Company   Garden City Terminal<br>b) Easement Agreement   Georgia Power Company   Garden City Terminal<br>c) Property Resolution   Central of Georgia   Ocean Terminal<br>d) Purchase & Service Agreement   Mobile Communications America |
| 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 Yard Improvements   |
| Lynch                          | 9.  | Chief Executive Officer Report  |
| Fountain                       | 10. | Chairman's Comments   |
| Fountain                       | 11. | Executive Session (If Needed)   |

**NEXT AUTHORITY MEETING IS MAY 20 & 21 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 30, 2024

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, Don A. Grantham, Jr., Martin "Trey" Kilpatrick, William D. McKnight, Ben J. Tarbutton, III, Philip Wilheit, Jr., and Joel Wooten. Douglas J. Hertz was excused for good cause.

Staff members attending were President & CEO Griffith Lynch, Lise Altman, Flavio Batista, Tom Boyd, Robert Dooley, Susan Gardner, 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. Allgood seconded by Mr. Tarbutton, it was unanimously voted: To approve the agenda.

On motion by Mr. Tarbutton, seconded by Mr. Wooten, it was unanimously voted: To approve the minutes of the meeting held on December 5, 2023, and accept them as distributed.

On motion by Mr. Allgood, seconded by Mr. Grantham, it was unanimously voted: To approve funding the Port of Savannah Workforce Housing Initiative at the level of \$750,000 annually, not to exceed a total of \$6,000,000, payable to Housing Savannah Incorporated, and authorizes the GPA President and CEO to enter the attached Memorandum of Understanding with Community Housing Services Agency, Inc.

Current policy requires that the Authority approve all purchases that total \$500,000 or more. For the period, there are no (0) capital purchases and ten (10) operating purchases for a total of \$21,087,695. On motion by Mr. Grantham, seconded by Mr. Wooten, it was unanimously voted: To approve ten (10) purchases as presented in the attached report.

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 \$ 1,233,000. This item is provided for information only. No action by the Authority is required.

On motion by Ms. Chong, seconded by Mr. Tarbutton, it was unanimously voted: To establish 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 \$29,000,000 for the Ocean Terminal Overpass to US 17 project.

On motion by Ms. Chong, seconded by Mr. Poitevint, 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**

**January 30, 2024**

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

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

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

We are certainly seeing the reality of container volumes being down as the incredible impacts related to pandemic have subsided to more normalized levels. However, it is very encouraging to see a record year for RO/RO cargoes in 2023 and, while I believe Mr. Lynch had forecasted Brunswick being the number 1 ranked RO/RO port by 2026, I think we may be able to achieve first place in 2025 if this trend continues. We will continue to stay the course with our ongoing, strategic capital expansion plans to ensure that Georgia's ports remain the most efficient ports in the United States, if not the world, for all cargoes that we are handling. I thank the board and the GPA staff for their continued diligence with our strategic planning and industry leading terminal operations.



**TO:** Chairman and Members of the Georgia Ports Authority  
**SUBJECT:** **Easement Agreement | Georgia Power Company | Garden City Terminal**  
**DATE:** March 26, 2024

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**ISSUE:** GPA owns certain real property located in Chatham County, Georgia, containing a total of approximately 63.17 acres, PINs 10729 01007 and 10729 01009, which is a portion of Garden City Terminal (the "Property"). GPA leases a portion of the Property, consisting of 7.74 acres, to Terminal Investment Company ("TICO") to be used to store, repair, and lease terminal tractors. TICO has constructed a maintenance building on the leased premises and entered into a contract with Georgia Power Company ("GPC") for the installation of an underground primary conductor and a pad mounted transformer to provide electricity for the building. GPC has requested a non-exclusive easement for the sole purpose of constructing, operating, and maintaining the new facilities required to provide electricity for TICO's maintenance building, and GPA agrees to grant such easement, subject to the Board's approval. The term of the easement will be twenty (20) years. If GPC abandons the easement area 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 underground primary conductor and pad mounted transformer are necessary to provide electricity for TICO's new maintenance building on Garden City Terminal.

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

**RECOMMENDATION:** That the Authority approve the Non-Exclusive Easement Agreement between Georgia Ports Authority and Georgia Power Company in a form substantially similar to the form attached hereto.

Respectfully submitted,

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

Griff Lynch  
*President & Chief Executive Officer*



**TO:** Chairman and Members of the Georgia Ports Authority  
**SUBJECT:** **Easement Agreement | Georgia Power Company | Garden City Terminal**  
**DATE:** March 26, 2024

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**ISSUE:** GPA owns certain real property located in the 8<sup>th</sup> G.M.D. of Chatham County, Georgia, containing approximately 381.134 acres, PIN 10618 01001, which is a portion of GPA's Garden City Terminal (the "Property"). GPA is constructing a Marine Control Building near Container Berth 1 on the Property and has requested that Georgia Power Company ("GPC") provide electric utility service for the new building. GPC desires to obtain a non-exclusive easement over, under, and across a portion of the Property for the purpose of constructing and operating new facilities including, without limitation, timber poles with overhead power lines, underground conductors, and two pad-mounted transformers. GPA agrees to grant such easement to GPC, subject to the Board's approval. The term of the easement will be twenty (20) years. If GPC abandons the easement area 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 utility facilities are necessary to provide electricity for GPA's new Marine Control Building on Garden City Terminal.

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

**RECOMMENDATION:** That the Authority approve the Non-Exclusive Easement Agreement between Georgia Ports Authority and Georgia Power Company in a form substantially similar to the form attached hereto.

Respectfully submitted,

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

Griff Lynch  
*President & Chief Executive Officer*



**TO:** Chairman and Members of the Georgia Ports Authority  
**SUBJECT:** **Property Resolution | Central of Georgia (NSR) | Ocean Terminal**  
**DATE:** March 26, 2024

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**ISSUE:** GPA proposes to enter into a Purchase and Sale Agreement with Central of Georgia Railroad Company to purchase certain real property designated as Tax Parcel I.D. Number 10536 01005 and a portion of 20018 01010, consisting of approximately 3.7 acres total, including all rail tracks located thereon, at GPA's Ocean Terminal facility, Chatham County, Georgia, for a purchase price which will not exceed the fair market value of the property, as determined by an appraisal obtained from an MAI appraiser. GPA will be required to deposit \$25,000 as escrow money which will be applied to the purchase price, retained by seller, or returned to GPA, as applicable. The property acquisition would be contiguous to existing GPA owned property and encourage further economic growth for the State of Georgia. GPA will have the right to terminate the Purchase and Sale Agreement prior to the expiration of the inspection period as a result of any geotechnical conditions, other toxic/hazardous substances, or other physical or legal conditions that would render the property unsuitable and/or unsatisfactory to GPA, in GPA's sole and absolute discretion. The attached Resolution would authorize the President and Chief Executive Officer and Chief Administrative Officer to enter into the Purchase and Sale Agreement between GPA and Central of Georgia Railroad Company and authorize GPA's President and Chief Executive Officer and Chief Administrative Officer to request approval for the purchase from the State Properties Commission.

**POLICY IMPLICATIONS:** Acquisition of this property 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. This transaction will be completed using Internal Capital Funds. Associated expenditures of up to \$50,000 are estimated to secure necessary legal, environmental, appraisal, survey, and title work.

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

**RECOMMENDATION:** That the Authority approve the attached Resolution (i) authorizing the President and Chief Executive Officer and Chief Administrative Officer of the Authority to execute the Purchase and Sale Agreement for the Authority to purchase 3.7 acres of real property located at Ocean Terminal for a price not to exceed the fair market value of the Property, subject to environmental review, appraisals, survey, and title work, (ii) authorizing expenditure of up to \$50,000 for such legal, environmental, appraisal, survey, and title work, (iii) authorizing the Authority to request approval of the purchase from the State Properties Commission, and (iv) authorizing the President and 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.

Respectfully submitted,

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

Griff Lynch  
President and Chief Executive Officer



**TO:** Chairman and Members of the Georgia Ports Authority  
**SUBJECT:** **Purchase & Service Agreement | Mobile Communications America**  
**DATE:** March 26, 2024

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**ISSUE:** Mobile Communications America (“MCA”) is currently providing GPA a radio communication product referred to as “Connect +” which has become obsolete. The product will be replaced with MCA’s MOTOTRBO Capacity Max communication system (“Capmax”) which is a digital, Internet Protocol (IP)-based communications network that will provide significant upgrades related to quality, efficiency, and security. In addition, MCA will use a software system referred to as “Genesis GW3-TRBO” which is a Windows based software solution that will monitor and manage all data collected from a Motorola MOTOTRBO Capmax radio system. The Capmax system does not interoperate with the current system, therefore full installation will be required prior to implementation. MCA will provide all labor and technical support for the new hardware and installation. By using Capmax, GPA will benefit from increased utilization and number of talking paths for Garden City Terminal and Ocean Terminal, improved connectivity between GPA and Gateway personnel, remote diagnostics, new security features embedded in all voice, data, and control traffic within the encrypted IP network, and secure authentication of all Capmax radios. In addition to the radios, MCA will provide airtime services through a tower owner and be responsible for weekly inspections of the tower site to ensure proper repair and maintenance is being performed by the tower owner to reduce outages. The proposed Airtime Agreement is attached hereto.

**POLICY IMPLICATIONS:** The proposed purchase of the Capmax system and Genesis GW3-TRBO software solution is in keeping with policy to provide equipment necessary for safe operations.

**FINANCIAL IMPACT:** The cost of the Capmax system and Genesis GW3-TRBO software solution is \$1,652,058. The cost of the airtime services is \$35.00 per radio/subscriber.

**STAFF CONTACT:** James C. McCurry, Jr., Chief Administrative Officer  
Paul Yarborough, Director Contracts and Procurement

**RECOMMENDATION:** That the Authority approve the purchase of the Capmax radio communication system and airtime services from Mobile Communications America and execute the Airtime Agreement in a form substantially similar to the agreement attached hereto.

Respectfully submitted,

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

Griff Lynch  
President and Chief Executive Officer





**TO:** Chairman and Members of the Georgia Ports Authority  
**SUBJECT:** **Monthly Purchasing Requests**  
**DATE:** March 26, 2024

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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 three (3) operating purchases for a total of \$4,952,058.

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

**RECOMMENDATION:** That the Authority approves four (4) 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:** March 26, 2024

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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 two (2) capital purchases and eight (8) operating expenses totaling \$ 2,058,234.

**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 Yard Improvements**  
**DATE:** March 26, 2024

**ISSUE:**

In 2022, the GPA Board approved several projects to begin the program to expand container capacity at Ocean Terminal from 300,000 TEUs to over 1.5 million TEUs. Previous approvals included additional ship to shore cranes, refurbishment of the existing wharf structure and construction of an overpass for direct access to US 17. This approval request consists of three yard improvement components described below:

- 1) Implement a surcharge program that will allow for heavier loads on the terminal with minimal property settlement;
- 2) Removal of an existing former bridge pier located at the downriver portion of the terminal that will allow for continued wharf and yard re-development
- 3) Preliminary utility installation behind the refurbished wharf structure and removal of unforeseen debris during the wharf refurbishment project

A total of four (4) bids were received for the surcharge program with Baker Constructors, Inc. as the lowest responsive bidder. Completion of this component will vary depending on the actual settlement, but it is expected to be completed in mid-2027.

A total of five (5) bids were received for the removal of the bridge pier with S.J. Hamell Construction as the lowest responsive bidder. Completion of this component is expected to take 180 days from issuance of a Notice to Proceed.

The work to install the preliminary utilities and remove the unforeseen debris was negotiated with the current wharf re-construction contractor, TIC Construction and will be a separate change order within their current contract with no additional time added to their current schedule.

**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 \$65,625,000 from the GPA's 2022 Revenue Bonds are required for the Ocean Terminal Yard Improvements 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 \$65,625,000 for the Ocean Terminal Yard Improvements 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-Ocean Terminal Yard Improvements  
2) Capital Expenditure Report-Ocean Terminal Yard Improvements  
3) Moffatt Nichol Recommendation Letter