

Georgia Ports Authority
Tuesday, May 21, 2024
8:30 a.m.
Savannah, GA

762-233-1679
Conference ID: 551 622 659#

Agenda

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| Fountain
Fountain
Womack | 1. | Call to Order
a) Approval of Agenda
b) Attendance Report |
| Fountain | 2. | Approval of Minutes |
| Fountain | 3. | Receive Comments Regarding Agenda and Non-Agenda Items |
| | 4. | Committee Chair Reports
Compensation & Leadership Development Committee – Wooten
Audit, Budget & Finance – Womack
Community & Government Affairs – Tarbutton
Ports Development – Hertz
Sales, Marketing & Communication - Wilheit |
| McCurry | 5. | Executive Division
a) Project Partnership Agreement Brunswick Harbor Modifications
b) Easement Agreement Georgia Power Company Garden City Terminal |
| McCurry | 6. | Administrative Division
a) Monthly Purchasing Request(s)
b) Capital/Operating Purchase Report |
| Dooley | 7. | Finance Division
a) FY 2025 Operating, Cash and Capital Budget |
| Novack | 8. | Engineering Division
a) Rubber Tire Gantry Cranes Equipment Renovations
b) Colonel's Island Southside Parcel B Development
c) Colonel's Island Northside Paving Refurbishment |
| Lynch | 9. | Chief Executive Officer Report |
| Fountain | 10. | Chairman's Comments
a) Nominating Committee Report & Election of Officers |
| Fountain | 11. | Executive Session (If Needed) |

NEXT AUTHORITY MEETING IS JULY 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

March 26, 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., Douglas J. Hertz, Martin “Trey” Kilpatrick, William D. McKnight, Philip Wilheit, Jr., and Joel Wooten. Ben J. Tarbutton, III 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. Poitevint seconded by Mr. Wooten, it was unanimously voted: To approve the agenda.

On motion by Mr. Allgood, seconded by Mr. McKnight, it was unanimously voted: To approve the minutes of the meeting held on January 30, 2024, and accept them as distributed.

On motion by Mr. McKnight, seconded by Wilheit, it was unanimously voted: To approve the Non-Exclusive Easement Agreement between Georgia Ports Authority and Georgia Power Company in a form substantially similar to the form attached hereto. ABSTAIN: Womack & Kilpatrick

On motion by Mr. Wooten, seconded by Mr. Poitevint, it was unanimously voted: To approve the Non-Exclusive Easement Agreement between Georgia Ports Authority and Georgia Power Company in a form substantially similar to the form attached hereto. ABSTAIN: Womack & Kilpatrick

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

On motion by Mr. Poitevint, seconded by Mr. Wilheit, it was unanimously voted: To 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.

Current policy requires that the Authority approve all purchases that total \$500,000 or more. For the period, there is one (1) capital purchase and three (3) operating purchases for a total of \$4,952,058. On motion by Mr. Cyr, seconded by Mr. McKnight, it was unanimously voted: To approve four (4) 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 two (2) capital purchases and eight (8) operating expenses totaling \$ 2,058,234. This item is provided for information only. No action by the Authority is required.

On motion by Mr. Wooten seconded by Mr. Wilheit, 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 \$65,625,000 for the Ocean Terminal Yard Improvements project.

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

There being no further business, the meeting was adjourned.

Kent Fountain
Chairman

Christopher Womack
Secretary and Treasurer

MINUTES OF MEETING

GEORGIA PORTS AUTHORITY SAVANNAH, GEORGIA

March 26, 2024

CHIEF EXECUTIVE OFFICER'S REPORT

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

COMMENTS FROM THE CHAIRMAN

We had a great day yesterday welcoming Governor Kemp and House Transportation & Infrastructure Committee Chairman Sam Graves, along with Congressmen Buddy Carter and Mike Collins to the Port of Savannah and to see first-hand the importance of the next deepening and widening project for the Port. As we have seen vessels continue to increase in size and efficiency, we clearly have a need to keep our port accessible to these ships so that Savannah can continue to serve United States trade demands. I want to thank the board for your participation in this event and the staff for the hard work to coordinate this important visit of dignitaries. As we see our capital projects progressing, particularly the great progress at Ocean Terminal, I know we will see success and economic growth for Georgia and the Southeastern United States due to the efforts of the Georgia Ports Authority. Thank you all for your ongoing contributions to these important efforts.



TO: Chairman and Members of the Georgia Ports Authority
SUBJECT: **Project Partnership Agreement | Brunswick Harbor Modifications**
DATE: May 21, 2024

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. Both Congress and the Georgia General Assembly have approved construction funds for this project.

The next step for progressing the Brunswick Modifications Project is the execution of a Project Partnership 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 \$6,154,050 are required for the non-federal cost share for the project.

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

RECOMMENDATION: That the Authority authorize the Chief Executive Officer to enter into the attached Project Partnership 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
President & CEO



TO: Chairman and Members of the Georgia Ports Authority
SUBJECT: Easement Agreement | Georgia Power Company | Garden City Terminal
DATE: May 21, 2024

ISSUE: GPA owns certain real properties located along Main Street, Garden City, Georgia, (collectively, the “Property”), and is renovating a building on the Property which will be used by GPA’s Human Resources Department. GPA has requested that Georgia Power Company (“GPC”) relocate a transformer related to the renovation and install a conductor to loop the GPA Container Operations building, as part of the construction work on the Property. GPC desires to obtain a non-exclusive easement over, under, and across a portion of the Property for the purpose of constructing and operating the facilities described above, and 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 proposed Non-Exclusive Easement Agreement is attached for approval.

POLICY IMPLICATIONS: The Non-Exclusive Easement Agreement is in keeping with current policy.

FINANCIAL IMPACT: The relocated and new utility facilities are necessary to provide electricity for GPA’s Human Resources Building located adjacent to 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: **Monthly Purchasing Requests**
DATE: May 21, 2024

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 four (4) operating purchases for a total of \$4,600,000.

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

RECOMMENDATION: That the Authority approves five (5) 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: May 21, 2024

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 four (4) operating expenses totaling \$ 715,000.

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: **FY 2025 Operating, Cash and Capital Budgets**
DATE: May 21, 2024

ISSUE: The staff has prepared final Operating, Cash and Capital Budgets for FY 2025 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 2025 Operating, Cash and Capital Budget as submitted.

Respectfully submitted,

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

Griff Lynch
President & CEO



TO: Chairman and Members of the Georgia Ports Authority
SUBJECT: Rubber Tire Gantry Cranes Equipment Renovations
DATE: May 21, 2024

ISSUE: The rubber tire gantry (RTG) crane fleet at Garden City Terminal totals two hundred and twelve (212) machines that have been purchased over a thirty year period from 1995 to 2024. Many within the fleet require renovations and modifications to certain components to continue their safe and efficient operation. This projects funds the installation of the following renovations to a portion of the current RTG fleet.

Automatic Steering controls on forty-five (45) machines
New engines on twenty (20) machines
Safety improvements on one hundred fifteen (115) machines

Installation of these components will take place when certain machines are available and does not impact the overall container movement operations on terminal. Funding for this project is within the current FY24 capital improvement program and requires a total of \$5,500,000.

POLICY IMPLICATIONS: This project is in keeping with established policy to enhance operations and customer service at the GPA's Port of Savannah facility.

FINANCIAL IMPACT: Expenditures up to \$5,500,000 from the Internal Capital Budget are required for the Rubber Tire Gantry Cranes Equipment Renovations project.

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

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 \$5,500,000 for the Rubber Tire Gantry Cranes Equipment Renovations project.

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: Colonel's Island Southside Parcel B Development
DATE: May 21, 2024

ISSUE:

Since March 2014, the GPA has been expanding the southside of Colonel's Island for storage of roll on/roll off cargo. A total of 742 acres was approved for development that would provide 539 acres of storage area. Of the eight total parcels, three remain for development: 1) Parcel B that totals 110 acres that will provide storage area of 98.5 acres; 2) Parcel F that totals 99 acres that will provide storage of 88.6 acres; and 3) Parcel G that totals 85 acres that will provide storage of 77 acres. These three parcels total 357 acres for development that will provide an additional 264 acres of storage when completed.

Recent inquiries by customers has resulted in the need to develop approximately fifty (50) additional storage acres of property on the southside. Parcel B is the next parcel for development that can provide this additional acreage for ro/ro storage. In order to deliver this amount of property as soon as possible for storage, it is proposed to construct a portion of the property to its final aggregate base course and install asphalt pavement and utilities at a future time. Three (3) bids were received with Reeves Construction, Inc. as the lowest responsive bidder for the project that requires a budget of \$11,000,000 from the GPA's internal capital budget.

POLICY IMPLICATIONS:

This project is in keeping with established policy to enhance operations and customer service at the GPA's Port of Brunswick facility.

FINANCIAL IMPACT:

Expenditures up to \$11,000,000 from the Internal Capital Budget are required for the Colonel's Island Southside Parcel B Development 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 \$11,000,000 for the Colonel's Island Southside Parcel B Development project.

Respectfully submitted,



Griff Lynch
President & Chief Executive Officer

Attachments:

- 1) Work Breakdown Structure-C.I. Southside Parcel B Development
- 2) Capital Expenditure Report-C.I. Southside Parcel B Development
- 3) Recommendation Letter-AECOM



TO: Chairman and Members of the Georgia Ports Authority
SUBJECT: Colonel's Island Northside Paving Refurbishment
DATE: May 21, 2024

ISSUE: Recent inspections of the roadways on the northside of Colonel's Island have shown that the paved section has deteriorated to a point that a refurbishment is required to extend the useful life of the roadway system. Approximately 1.65 miles of roadway are proposed to be refurbished with an asphalt overlay or concrete repair to provide a smooth working surface that can withstand the high volume of cargo traffic on a daily basis. The project was advertised and one (1) bid was received from Seaboard Construction. The pricing received was fair and reasonable and can be coordinated with other paving projects at Colonel's Island. Funding for this project is available within the GPA's internal capital budget.

POLICY IMPLICATIONS: This project is in keeping with established policy to enhance operations and customer service at the GPA's Port of Savannah facility.

FINANCIAL IMPACT: Expenditures up to \$1,750,000 from the Internal Capital Budget are required for the Colonel's Island Northside Paving Refurbishment 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 \$1,750,000 for the Colonel's Island Northside Paving Refurbishment project.

Respectfully submitted,

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

Griff Lynch
President & Chief Executive Officer

Attachment:
1) Work Breakdown Structure: C.I. Northside Paving Refurbishment