

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

762-233-1679
Conference ID: 545 620 64#

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 – McKnight
Audit, Budget & Finance – Womack
Community & Government Affairs – Tarbutton
Ports Development – Hertz
Sales, Marketing & Communication - Wilheit |
| McCurry | 5. | Executive Division
a) Easement Agreement City of Brunswick Mayor’s Point Terminal
b) Easement Agreement Atlanta Gas Light Mayor’s Point Terminal
c) Easement Agreement Atlanta Gas Light Colonel’s Island Terminal |
| McCurry | 6. | Administrative Division
a) Monthly Purchasing Request(s)
b) Capital/Operating Purchase Report |
| Dooley | 7. | Finance Division |
| Novack
Sutton | 8 | Engineering Division
a) GCT Building Program Phase 3
b) FY25 GCT Paving Improvements
c) Private Cellular Network |
| Lynch | 9. | Chief Executive Officer Report |
| Fountain | 10. | Chairman’s Comments |
| Fountain | 11. | Executive Session (If Needed) |

NEXT AUTHORITY MEETING IS SEPTEMBER 23 & 24 IN BRUNSWICK

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

May 21, 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, Douglas J. Hertz, Martin "Trey" Kilpatrick, William D. McKnight, Ben J. Tarbutton, III, Philip Wilheit, Jr., and Joel Wooten. Don A. Grantham, Jr., 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. 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 March 26, 2024, and accept them as distributed.

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

On motion by Mr. McKnight, seconded by Mr. 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. ABSTAINED: Womack & Kilpatrick

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 four (4) operating purchases for a total of \$4,600,000. On motion by Ms. Chong, seconded by Mr. Cyr, it was unanimously voted: To approve the five (5) 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 four (4) operating expenses totaling \$ 715,000. This item is provided for information only. No action by the Authority is required.

On motion by Mr. Tarbutton, seconded by Ms. Chong, it was unanimously voted: To accept the recommendation of the Audit, Budget and Finance Committee and approve the FY 2025 Operating, Cash and Capital Budget as submitted.

On motion by Mr. McKnight, seconded by Mr. Wooten, 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 \$11,000,000 for the Colonel's Island Southside Parcel B Development project.

On motion by Mr. Poitevint, 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 \$1,750,000 for the Colonel's Island Northside Paving Refurbishment project.

On motion by Mr. Poitevint, 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 \$5,500,000 for the Rubber Tire Gantry Cranes Equipment Renovations project.

On motion by Mr. Tarbutton, seconded by Mr. Wilheit the Authority Members unanimously voted to accept the Nominating Committee's recommendation of the officers for Fiscal Year 2024.

Those nominated being:

Kent Fountain to serve as Chair

Alec Poitevint to serve as Vice Chair and

Chris Womack to serve as Secretary and Treasurer

On motion by Ms. Chong, seconded by Mr. Cyr, 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

May 21, 2024

CHIEF EXECUTIVE OFFICER'S REPORT

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

COMMENTS FROM THE CHAIRMAN

Thank you for the confidence you have shown in me, Alec, and Chris in re-electing us to our offices for the coming year. It is an honor for each of us to serve in these leadership roles with a group as highly respected as you all. I also want to thank the staff, which I believe to be the best port staff in the world, for your support and hard work.

I especially want to thank Michaela Thompson and Cliff Pyron for their hard work and success as we celebrate their upcoming retirement. It has been an honor to work with both of you and we wish you nothing but the best in your retirement. What has been accomplished during your time here has been amazing.

We continue to have exciting things on the horizon. We have approved today more projects that will ensure that we continue to grow and support economic prosperity in Georgia. We are already seeing results of the recent investments in both Brunswick and Savannah and will continue to see more of the same.

Thank you again to everyone for your service and your support.



TO: Chairman and Members of the Georgia Ports Authority
SUBJECT: **Easement Agreement | City of Brunswick | Mayor's Point Terminal**
DATE: July 30, 2024

ISSUE: GPA owns certain real property referred to as Mayor's Point Terminal located in Glynn County, Georgia (the "Property"), and has recently demolished a warehouse and replaced it with a new and improved warehouse at the Property. As part of the construction project, it was necessary to relocate a stormwater drainage pipeline owned and operated by the City of Brunswick under an existing easement. GPA was responsible, at its sole cost, for the removal of the abandoned drainage infrastructure from the prior easement area, and the installation of the new pipeline within the new easement area. In the proposed Easement Agreement, GPA agrees to grant City of Brunswick a perpetual, non-exclusive easement to allow the City to continue to operate and maintain the stormwater drainage pipeline in the relocated easement area. If the City abandons the pipeline for a continuous period of six (6) months, all easement rights will cease and revert to GPA. GPA will have the right to use and access the easement area so long as such use does not unreasonably interfere with the rights granted to the City. 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 stormwater drainage pipeline is necessary to maintain the City of Brunswick's stormwater drainage system.

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 City of Brunswick in the form attached hereto.

Respectfully submitted,

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

Griff Lynch
 President & Chief Executive Officer

Attachment



TO: Chairman and Members of the Georgia Ports Authority
SUBJECT: Easement Agreement | Atlanta Gas Light | Mayor's Point Terminal
DATE: July 30, 2024

ISSUE: GPA owns certain real property referred to as Mayor's Point Terminal located in Glynn County, Georgia (the "Property"). GPA has demolished and rebuilt an improved warehouse at the Property and requested that Atlanta Gas Light Company ("AGL") install a natural gas line to serve the new warehouse. AGL desires to obtain a non-exclusive easement over, under, and across certain portions of the Property for the purpose of constructing, operating, and maintaining the gas line, and GPA agrees to grant such easement to AGL for a term of twenty (20) years. If AGL abandons the easement area for a continuous period of six (6) months, all easement rights 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 AGL. 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: AGL will pay GPA \$10,000 as consideration for the easement. The gas pipeline is necessary to provide gas service to GPA's newly constructed warehouse at Mayor's Point 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 Atlanta Gas Light, 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

Attachment



TO: Chairman and Members of the Georgia Ports Authority
SUBJECT: **Easement Agreement | Atlanta Gas Light | Colonel's Island Terminal**
DATE: July 30, 2024

ISSUE: GPA owns certain real property referred to as Colonel's Island Terminal located in Glynn County, Georgia (the "Property"). GPA has constructed new warehouses and buildings on the northside and southside of the Property and requested that Atlanta Gas Light ("AGL") install natural gas lines to serve the new warehouses and buildings. AGL desires to obtain a non-exclusive easement over, under, and across certain portions of the Property for the purpose of constructing, operating, and maintaining the gas lines, and GPA agrees to grant such easement to AGL for a term of twenty (20) years. If AGL abandons the easement area for a continuous period of six (6) months, all easement rights 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 AGL. 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: AGL will pay GPA \$10,000 as consideration for the easement. The gas pipelines are necessary to provide gas service to GPA's newly constructed warehouses and buildings at Colonel's Island 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 Atlanta Gas Light, 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

Attachment



TO: Chairman and Members of the Georgia Ports Authority
SUBJECT: **Monthly Purchasing Requests**
DATE: July 30, 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 are no (0) capital purchases and five (5) operating purchases for a total of \$11,675,000.

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: July 30, 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 eleven (11) capital purchases and five (5) operating expenses totaling \$ 3,096,678.

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: **GCT Building Program | Phase 3**
DATE: July 30, 2024

ISSUE:

The Focus 2032 plan includes increased container yard and berth capacity along Container Berth 123. In order to gain yard capacity behind CB 123, additional RTG rows are planned that requires multiple projects including the relocation of the GPA's Operation and Maintenance Building. Since early 2019, GPA staff and the Board's GPA Building Committee have been reviewing plans and concepts to not only relocate the Operations and Maintenance Building to provide additional container storage, but also review the need for additional space for the growing number of employees now and in the future.

Phase 1 of the Garden City Terminal Building Program was completed in early 2024 which improved approximately 26 acres of GPA property in preparation for the proposed new Operations and Maintenance Complex. Phase 2 of the project consists of complete renovation of the existing Human Resources and Port Police buildings in order to provide space for additional staff and employee services with both facilities expected to be fully complete in 2025.

Phase 3 of the program consists of the construction of a new Operations and Maintenance Building complex that includes a Container Operations center, Maintenance facility, Administrative offices, Crane and Ship Operations facility and a 630 space parking garage.

The funds necessary for this component of the project totals \$156,000,000 and is currently budgeted in the GPA's internal capital budget over the next four fiscal years.

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 of \$156,000,000 from the Internal Capital Budget are required for the GCT Building Program-Phase 3 project.

STAFF CONTACT:

Christopher Novack, Vice President of Engineering and Facilities Maintenance

RECOMMENDATION:

That the Authority 1.) establishes contract signature authority to the GPA President & CEO; 2.) authorize Staff to issue contracts and purchase orders in support of the project, and 3) establish a budget of \$156,000,000 for the Garden City Terminal Building Program-Phase 3 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-GCT Building Program Phase 3
 - 2) Work Breakdown Structure:-GCT Building Program Phase 3
 - 3) Recommendation Letter-HGB



TO: Chairman and Members of the Georgia Ports Authority
SUBJECT: **FY25 GCT Paving Improvements**
DATE: July 30, 2024

ISSUE: Inspections of asphalt pavement at Garden City Terminal have revealed multiple areas that require refurbishment to continue safe and efficient container operation. These areas require complete removal and re-installation of asphalt and/or concrete capable to withstanding repeated high loads from RTGs and trucks. In order to complete the project without significantly impacting GPA operations, the project will be completed over multiple phases during the next 2-3 fiscal years. Funding for the project has been established in the Fiscal Year 2025 capital improvement plan in the amount of \$2,000,000.

POLICY IMPLICATIONS: This project is in keeping with established policy to enhance operations and customer service at the GPA's Garden City Terminal.

FINANCIAL IMPACT: Expenditures up to \$2,000,000 from the Internal FY25 Capital Budget are required for the FY25 Garden City Terminal Paving Improvements project.

STAFF CONTACT: Christopher Novack, Vice President of Engineering and Facilities Maintenance

RECOMMENDATION: That the Authority 1.) establishes contract signature authority to the GPA President & CEO; 2.) authorize Staff to issue contracts and purchase orders in support of the project, and 3) establish an overall project budget of \$2,000,000 for the FY25 Garden City Terminal Paving Improvements 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: **Private Cellular Network**
DATE: July 30, 2024

ISSUE: Real-time transmission and processing of work instructions and inventory updates through-out the terminal are necessary to ensure efficient reliable operations. A robust wireless network is required to exchange data between subscriber devices and the Terminal Operating System. To expand the wireless capabilities of the network, the GPA sought proposals to establish and manage a private cellular wireless network. Cellular offers connectivity on-board vessels, near cranes, and on the ground in the roadways between stacks of containers.

POLICY IMPLICATIONS: This project is in keeping with established policy to enhance operations and customer service at the GPA's Garden City Terminal.

FINANCIAL IMPACT: Expenditures up to \$2,700,000 from the Internal FY25 Capital Budget are required for the FY25 GPA Private Cellular Network project.

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

RECOMMENDATION: That the Authority 1.) establishes contract signature authority to the GPA President and CEO; 2.) authorize Staff to issue contracts and purchase orders in support of the project, and 3) establish an overall project budget of \$2,700,000 for the FY25 Private Cellular Network.

Respectfully submitted,

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

Griff Lynch
President & Chief Executive Officer