

Georgia Ports Authority
Tuesday, September 30, 2025
8:30 a.m.
Savannah, GA

762-233-1679
Conference ID: 873 207 219#

Agenda

- Poitevint
Poitevint
Tarbutton
1. Call to Order
a) Approval of Agenda – **Action**
b) Attendance Report
- Poitevint
2. Approval of Minutes – **Action**
- Poitevint
3. Receive Comments Regarding Agenda and Non-Agenda Items
4. Committee Chair Reports
Administration – Cyr
Audit, Budget & Finance – Tarbutton
Community & Government Affairs – Kilpatrick
Ports Development – Hertz
Sales, Marketing & Communications – Wilheit
- McCurry
5. Executive Division
a) Easement Agreement Amendment | Colonel's Island Terminal – **Action**
- McCurry
6. Administrative Division
a) Monthly Purchasing Request(s) – **Action**
b) Capital/Operating Purchase Report
- Dooley
7. Finance Division
a) FY 2025 Audited Financial Statements – **Action**
- Novack
8. Engineering Division
a) Ocean Terminal Yard Infrastructure – **Action**
b) Ocean Terminal Building Program – **Action**
c) Ocean Terminal Yard Equipment – **Action**
d) Position Detection System – **Action**
e) Emulation System – **Action**
f) Warehouse 83B Modifications | Budget Adjustment – **Action**
- Lynch
9. Chief Executive Officer Report
- Poitevint
10. Chairman's Comments
- Poitevint
11. Executive Session (If Needed)

NEXT AUTHORITY MEETING IS NOVEMBER 18 IN ATLANTA, 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

July 29, 2025

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

Martin "Trey" Kilpatrick and Don A. Grantham, Jr. were 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, William Sutton, and Emily Richardson. Guests are shown on the attached sign in sheet.

On motion by Mr. McKnight, 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 May 20, 2025, and accept them as distributed.

On motion by Mr. Wooten, seconded by Ms. Chong, it was unanimously voted: To approve the Non-Exclusive Easement Agreement between Georgia Ports Authority and City of Savannah, in the form attached hereto.

On motion by Mr. Cyr, seconded by Mr. Wooten, 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: Womack

On motion by Mr. Allgood, seconded by Mr. Tarbutton, it was unanimously voted: To approve the Easement Agreement between Southern Regional Industrial Realty, Inc. and Georgia Ports Authority, in the form attached hereto.

On motion by Mr. McKnight, seconded by Mr. Wooten, it was unanimously voted: To approve the Non-Exclusive Easement Agreement between Georgia Ports Authority and Jackson Electric Membership Corporation in the form attached hereto.

Current policy requires that the Authority approve all purchases that total \$500,000 or more. For the period, there are two (2) capital purchases and five (5) operating purchases for a total of \$15,000,000. On motion by Mr. Tarbutton, seconded by Ms. Chong, it was unanimously voted: To approve seven (7) 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 seven (7) operating expenses totaling \$ 1,456,000. This item is provided for information only. No action by the Authority is required.

On motion by Ms. Chong, seconded by Mr. Allgood, it was unanimously voted: To establish contract signature authority to GPA's President & Chief Executive Officer; 2.) authorize Staff to issue contracts and purchase orders in support of the FY26 Garden City Terminal Paving Improvements project, and 3) establish an overall project budget of \$2,000,000.

On motion by Mr. Cyr, seconded by Mr. Wooten, it was unanimously voted: To establish contract signature authority to GPA's President & Chief Executive Officer; 2.) authorize Staff to issue contracts and purchase orders in support of the Ocean Terminal Operating System project, and 3) establish an overall project budget of \$11,160,000.

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

Alec L. Poitevint, II
Chairman

Benjamin J. Tarbutton
Secretary and Treasurer

MINUTES OF MEETING

GEORGIA PORTS AUTHORITY SAVANNAH, GEORGIA

July 29, 2025

CHIEF EXECUTIVE OFFICER'S REPORT

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

COMMENTS FROM THE CHAIRMAN

Chairman Poitevint gave his thanks to the Board and Governor for support and reappointment to the Georgia Ports board. He states he is committed to steady planning for the long game. Even throughout challenging times the Georgia Ports Authority, stay the course and we will continue to succeed and maintain focus. He looks forward to working with the board and staff for continued success.



TO: Chairman and Members of the Georgia Ports Authority
SUBJECT: **Easement Agreement | Colonel's Island Terminal**
DATE: September 30, 2025

ISSUE: GPA is the owner of certain real property referred to as Colonel's Island Terminal ("CIT") located in Glynn County, Georgia (the "Property") and previously granted a perpetual easement to Atlanta Gas Light ("AGL") effective as of March 29, 1982, for the purpose of allowing AGL to construct, maintain, and operate gas mains at the Property within the Original Easement Area (the "Easement Agreement"). GPA requested that AGL relocate a portion of AGL's existing gas pipeline to accommodate the construction of new rail tracks at the Colonel's Island Rail Yard. As a result of the relocation, GPA and AGL have agreed to amend the Easement Agreement to add a second Exhibit A drawing (in addition to the original Exhibit A) to show the portions of Property being released from, and added to, the Original Easement Area. Except for the changes to the Original Easement Area, all terms and conditions of the Easement Agreement will remain unchanged. A copy of the proposed First Amendment to Indenture is attached for approval.

POLICY IMPLICATIONS: The First Amendment to Indenture is in keeping with current policy.

FINANCIAL IMPACT: The gas pipeline relocation is necessary to complete the CIT Rail Yard Phase 1 project.

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 First Amendment to Indenture 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: September 30, 2025

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 one (1) operating purchase for a total of \$1,450,000.

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

RECOMMENDATION: That the Authority approves two (2) 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: September 30, 2025

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 eight (8) capital purchases and seventeen (17) operating expenses totaling \$ 5,140,759.

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 Audited Financial Statements**
DATE: September 30, 2025

ISSUE: Presentation of Audited Financial Statements

POLICY IMPLICATIONS: Audited Financial Statements are presented to the Authority Board annually for approval

FINANCIAL IMPACT: No applicable

STAFF CONTACT: Robert F. Dooley III – Chief Financial Officer

RECOMMENDATION: That the Authority accept the FY 2025 Audited Financial Statements as prepared by the public accounting firm of Mauldin & Jenkins

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: **Ocean Terminal Yard Infrastructure**
DATE: September 30, 2025

ISSUE: Previous GPA Board approvals to renovate and expand the container operations at Ocean Terminal between the US 25 Viaduct and the Savannah River has included modifying the waterside dock; demolition of multiple buildings including warehouses and support structures; filling in the existing slip; and surcharging approximately 65 acres with material to minimize future settlement from heavy container stacks and equipment. The property is now ready for the installation of yard infrastructure that includes utilities, drainage, lighting, paving, striping and infrastructure to support the container stacks and refrigerated (reefer) racks. This project will renovate approximately one hundred acres of property to support the expanded container operations.

GPA has formally obtained competitive bids with options for the construction of the project. Bids were received on September 15, 2025, with Carroll Daniels Construction of Gainesville, Georgia as the lowest responsive bidder. Funding necessary for the project totals \$275,775,000 and is available in the GPA's 2022 Revenue Bonds and the GPA's internal capital improvement program.

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

FINANCIAL IMPACT: Expenditures up to \$275,775,000 from the GPA's 2022 Revenue Bonds and the GPA's Internal Capital Budget are required for the Ocean Terminal Yard Infrastructure project.

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

RECOMMENDATION: That the Authority 1.) establishes contract signature authority to the GPA 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 \$275,775,000 for the Ocean Terminal Yard Infrastructure 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-OT Yard Infrastructure
2) Capital Expenditure Report-OT Yard Infrastructure
3) Moffatt Nichol Letter of Recommendation



TO: Chairman and Members of the Georgia Ports Authority
SUBJECT: **Ocean Terminal Building Program**
DATE: September 30, 2025

ISSUE: Improvements to the facility at Ocean Terminal to provide increased container capacity by the end of 2027 is fully underway. In order to begin expanded container operations in mid-2027, it is necessary to construct three separate support buildings. These buildings include: an Operations Building and Parking Garage; a Maintenance Building; and Marine Control Building. In addition to the three buildings at Ocean Terminal, this project also includes the renovation of the existing Garden City Terminal Container Operations Building into a modern Crane and Ship Operations Building. GPA has formally obtained competitive proposals for the design and construction of the four (4) separate buildings. Upon receipt of the design/build proposals, several interviews took place with GPA staff to determine that Evans Construction of Savannah, Georgia as the best proposal that provides the most cost effective and delivery strategy for the project. Funds are necessary for the project totals \$94,370,000 and is available in the GPA's 2022 Revenue Bonds and the GPA's internal capital improvement program.

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

FINANCIAL IMPACT: Expenditures up to \$94,370,000 from the GPA's 2022 Revenue Bonds and the GPA's Internal Capital Budget are required for the Ocean Terminal and Garden City Terminal Building Improvements project.

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

RECOMMENDATION: That the Authority 1.) establishes contract signature authority to the GPA 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 \$94,370,000 for the Ocean Terminal and Garden City Terminal Building Improvements project.

Respectfully submitted,

Griff Lynch
President & Chief Executive Officer

Attachments: 1) Work Breakdown Structure-OT and GCT Building Improvements
 2) Capital Expenditure Report-OT and GCT Building Improvements
 3) AECOM Letter of Recommendation



TO: Chairman and Members of the Georgia Ports Authority
SUBJECT: **Ocean Terminal Yard Equipment**
DATE: September 30, 2025

ISSUE: Improvements to the facility at Ocean Terminal to provide increased container capacity by the end of 2027 is fully underway including delivery of eight (8) ship to shore cranes, a new bridge to provide direct access to US 17, berth modifications, and property surcharging. Yard equipment is necessary to transport containers from the vessel and within the container yard stacks. This request is for the budget approval of container handling equipment for movement of containerized cargo within an expanded Ocean Terminal container handling facility.

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

FINANCIAL IMPACT: Expenditures up to \$224,630,000 from the Georgia Ports Authority Series 2022 Revenue Bonds and internal capital funds are required for the Ocean Terminal Yard Equipment

STAFF CONTACT: Christopher B. Novack, P.E., Vice President of Engineering & Facilities Maint.
Edward McCarthy, Chief Operating Officer

RECOMMENDATION: That the Authority 1.) establishes contract signature authority to the GPA President and Chief Executive Officer; 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 \$224,630,000 for the Ocean Terminal Yard Equipment 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-OT Yard Equipment



TO: Chairman and Members of the Georgia Ports Authority
SUBJECT: **Position Detection System**
DATE: September 30, 2025

ISSUE: The operations planned for Ocean Terminal require additional functionality to support the accurate and efficient movement of equipment and cargo throughout the facility.

The Position Detection System will support ship, yard, and rail operations. This project includes the configuration, integration and implementation of the system to support operations at Ocean Terminal.

POLICY IMPLICATIONS: This project is in keeping with established policy to maintain reliable and relevant information technology systems supporting the mission of the GPA.

FINANCIAL IMPACT: Expenditures of \$2,875,000 over the next 3 fiscal years from the Internal Capital Budget are required for the Position Detection System for Ocean Terminal.

STAFF CONTACT: Patrick M Bukowski, Director of Information Technology

RECOMMENDATION: That the Authority 1.) establishes contract signature authority to the GPA 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 \$2,875,000 for the Ocean Terminal Position Detection System.

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: **Emulation System**
DATE: September 30, 2025

ISSUE: Ocean Terminal will need an Emulation System to test and validate the Terminal Operating System and supporting systems during the transitional start-up and ongoing operations.

This system will support testing for ship, yard, gate and rail operations. This project includes the configuration, integration and implementation of the Emulation System to support operations at Ocean Terminal.

POLICY IMPLICATIONS: This project is in keeping with established policy to maintain reliable and relevant information technology systems supporting the mission of the GPA.

FINANCIAL IMPACT: Expenditures of \$1,840,000 over the next 3 fiscal years from the Internal Capital Budget are required for the Position Detection System for Ocean Terminal.

STAFF CONTACT: Patrick M Bukowski, Director of Information Technology

RECOMMENDATION: That the Authority 1.) establishes contract signature authority to the GPA 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 \$1,840,000 for the Ocean Terminal Emulation System.

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: **Warehouse 83B Modification | Budget Adjustment**
DATE: September 30, 2025

ISSUE:

In December 2023, the GPA Board approved the budget to modify existing Warehouse 83B to provide a modern, 300,000 square foot facility with offices, refrigeration facilities and site work to support the Centralized Examination Station (CES) operated by the US Customs Border Patrol (CBP). This budget adjustment will provide funding for two separate improvements to the building. The first item is the installation of an enhanced and more robust air ventilation system, roof coating and insulation. At the time of the project bids, certain value engineering items were removed to reduce the overall cost including \$2 million for a new air ventilation system that would allow for multiple air changes per hour within the building. This system was removed to install a smaller system that adheres to the building code requirements at a reduced installation cost. With the completion of the building, it has been determined that comfortable operation inside the building requires a more robust air ventilation system that provides multiple air changes per hour throughout the building. The GPA team re-reviewed the requirements and obtained pricing to install a system to satisfy the comfort requirements.

The second item to be funded with this budget adjustment is the relocation of the cold storage inspection area to prevent the interruption of a continuous "cold" routing during inspection of refrigerated cargo.

In order to complete these items, a budget adjustment to the project requires an additional \$4.75 million to the original approved budget of \$44.5 million, creating a total budget amount of \$49.25 million to complete the project. These additional funds are available within the GPA's internal capital improvement budget.

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 an additional \$4,750,000 from the Internal Capital Budget are required for the Warehouse 83B Modification project.

STAFF CONTACT:

Christopher B. Novack, P.E., Vice President of Engineering & Facilities Maint.

RECOMMENDATION:

That the Authority 1.) establishes 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 \$4,750,000 and create an overall project budget of \$49,250,000 for the GPA's Warehouse 83B Modification 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: Warehouse 83B Modification Budget Adjustment
2) Recommendation Letter-HGB