

Georgia Ports Authority  
Monday, November 17, 2025  
11:30 a.m.  
*Cottonwood Room – Omni Hotel at Centennial Park*  
Atlanta, GA

762-233-1679  
Conference ID: 316 203 717#

## Agenda

- |                                     |     |  |
|-------------------------------------|-----|--|
| Poitevint<br>Poitevint<br>Tarbutton | 1.  | Call to Order<br>a) Approval of Agenda<br>b) Attendance Report   |
| Poitevint                           | 2.  | Approval of Minutes  |
| Poitevint                           | 3.  | Receive Comments Regarding Agenda and Non-Agenda Items   |
|                                     | 4.  | Committee Chair Reports<br>Audit, Budget & Finance – Tarbutton<br>Community & Government Affairs – Kilpatrick<br>Ports Development – Hertz<br>Sales, Marketing & Communications – Wilheit                |
| McCurry                             | 5.  | Executive Division<br>a) Easement Agreement   Mayor's Point Terminal<br>b) Easement Agreement   Ocean Terminal<br>c) Property Resolution   Garden City Terminal  |
| McCurry                             | 6.  | Administrative Division<br>a) Monthly Purchasing Request(s)<br>b) Capital/Operating Purchase Report  |
| Dooley                              | 7.  | Finance Division   |
| Sutton                              | 8.  | Information Technology Division<br>a) Ocean Terminal - Data Center Server Infrastructure<br>b) Ocean Terminal - Terminal Network Infrastructure<br>c) Ocean Terminal - Operational Professional Services |
| Lynch                               | 9.  | Chief Executive Officer Report   |
| Poitevint                           | 10. | Chairman's Comments  |
| Poitevint                           | 11. | Executive Session (If Needed)  |

**NEXT AUTHORITY MEETING IS JANUARY 26 & 27 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 30, 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, Jr., Don A. Grantham, Douglas J. Hertz, Martin "Trey" Kilpatrick, William D. McKnight, Philip Wilheit, Jr. and Joel Wooten.

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, Duke Acors 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. McKnight, it was unanimously voted: To approve the agenda.

On motion by Mr. Cyr, seconded by Mr. Hertz, it was unanimously voted: To approve the minutes of the meeting held on July 29, 2025, and accept them as distributed.

On motion by Mr. Wooten, seconded by Mr. Wilheit, it was unanimously voted: To approve the First Amendment to Indenture between Georgia Ports Authority and Atlanta Gas Light.

Current policy requires that the Authority approve all purchases that total \$500,000 or more. For the period, there are there is one (1) capital purchase and one (1) operating purchase for a total of \$1,450,000. On motion by Mr. Wilheit, seconded by Mr. Hertz, it was unanimously voted: To approve two (2) 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 eight (8) capital purchases and seventeen (17) operating expenses totaling \$ 5,140,759. This item is provided for information only. No action by the Authority is required.

On motion by Mr. Tarbutton, seconded by Mr. McKnight, it was unanimously voted: To approve and the FY 2025 Audited Financial Statements as prepared by the public accounting firm of Mauldin & Jenkins

On motion by Mr. Hertz, seconded by Mr. Wilheit, it was unanimously voted: To approve and establish contract signature authority to the GPA President and Chief Executive Officer; 2.) authorize Staff to issue contracts and purchase orders and 3) establish an overall project budget of \$275,775,000 for the Ocean Terminal Yard Infrastructure project.

On motion by Mr. Wooten, seconded by Mr. Wilheit, it was unanimously voted: To approve and establish contract signature authority to the GPA President and Chief Executive Officer; 2.) authorize

Staff to issue contracts and purchase orders and 3) establish an overall project budget of \$94,370,000 for the Ocean Terminal and Garden City Terminal Building Improvements project.

On motion by Mr. Wilheit, seconded by Mr. Tarbutton, it was unanimously voted: To approve and establish contract signature authority to the GPA President and Chief Executive Officer; 2.) authorize Staff to issue contracts and purchase in accordance with GPA Purchasing procedures, and 3) establish an overall project budget of \$219,430,000 for the Ocean Terminal Yard Equipment project.

On motion by Mr. Cyr, seconded by Mr. Hertz, it was unanimously voted: To approve and establish contract signature authority to the GPA President and Chief Executive Officer; 2.) authorize Staff to issue contracts and purchase orders and 3) establish an overall project budget of \$2,875,000 for the Ocean Terminal Position Detection System.

On motion by Mr. Tarbutton, seconded by Mr. McKnight, it was unanimously voted: To approve and establish contract signature authority to the GPA President and Chief Executive Officer; 2.) authorize Staff to issue contracts and purchase orders and 3) establish an overall project budget of \$1,840,000 for the Ocean Terminal Emulation System.

On motion by Ms. Chong, seconded by Mr. Allgood, it was unanimously voted: To approve and establish contract signature authority to the GPA President and Chief Executive Officer; 2.) authorize Staff to issue contracts and purchase orders 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.

There was no executive Session.

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

There being no further business, the meeting was adjourned.

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Alec L. Poitevint, II  
Chairman

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Benjamin J. Tarbutton  
Secretary and Treasurer

## **MINUTES OF MEETING**

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

**September 30, 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 thanked board and staff for the hard work and success since the last meeting. He spoke how it is an honor once again to be serving as chairman for the Authority and it is all because of the great team and collective success that we continue every day. The next few months will likely be tough, anticipating cargo declines. We know that will be short lived and be back on a growth protectory for the future. The projects approved today paved the way for an incredibly bright future for the state and constituents that we serve.



**TO:** Chairman and Members of the Georgia Ports Authority  
**SUBJECT:** Easement Agreement | Atlanta Gas Light | Mayor's Point Terminal  
**DATE:** November 17, 2025

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**ISSUE:** GPA owns certain real property referred to as Mayor's Point Terminal located in Glynn County, Georgia (the "Property"). GPA has requested that Atlanta Gas Light Company ("AGL") install a ¾" natural gas line to serve new natural gas heaters installed in Warehouse 1 at the Property, as part of a fire suppression system replacement project for Warehouse 1. 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 Warehouse 1 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 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 | Ocean Terminal  
**DATE:** November 17, 2025

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**ISSUE:**

GPA is the owner of certain real property referred to as Ocean Terminal located in Chatham County, Georgia (the "**Terminal**"). Pursuant to a Memorandum of Agreement dated May 25, 1953 (the "**Prior Agreement**") between Central of Georgia Railway Company (the "**Railway**") and South Atlantic Gas Company d/b/a Savannah Gas Company ("**Licensee**"), Railway granted permission to Licensee to construct, maintain, and operate a 16" steel gas main for the transportation of natural gas under the tracks, and upon certain land, of Railway (the "**Property**"). GPA is the current owner of certain portions of the Property previously owned or controlled by Railway, and Atlanta Gas Light Company ("**AGL**") is the successor in interest to Licensee under the Prior Agreement. AGL desires to obtain a non-exclusive easement for the existing gas main over, across, and under the portions of the Property which are owned by GPA and located on the Terminal, and excluding the portion of the Property which continues to be owned or controlled by Railway or its successor. In addition, AGL agrees to abandon certain portions of the existing pipeline, and has constructed new pipeline, to accommodate GPA's construction work at the Terminal. GPA agrees to grant a non-exclusive easement to AGL, in accordance with the agreement attached hereto which will supersede and replace the Prior Agreement, solely in connection with the Property owned by GPA. The term of the easement will be 20 years, and GPA will have the right to use the easement area without limitation except that GPA will not build any buildings or structures within the easement area.

**POLICY IMPLICATIONS:**

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

**FINANCIAL IMPACT:**

The gas pipeline will be used by AGL for the sole purpose of the transportation of natural gas under 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 and Facilities Maintenance

**RECOMMENDATION:**

That the Authority approve the Non-Exclusive Easement Agreement between Georgia Ports Authority and Atlanta Gas Light Company, 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:** **Property Resolution – Garden City Terminal**  
**DATE:** November 17, 2025

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**ISSUE:** The Authority desires to purchase, and 17 Main ST Industrial LLC desires to sell, certain real property (Parcel ID Numbers: 60003 02005A, 60003 02006A, and 60004 01011) containing approximately 6.79 acres, located at 17 Main Street, Garden City, Chatham County, Georgia (the “Property”), which is contiguous to parcels owned by the Authority. The purchase price will be determined by a minimum of two MLA certified appraisals to be obtained by the Authority. The Authority is authorized to purchase property provided that the purchase is first approved by the State Properties Commission of Georgia. The attached Resolution will authorize GPA’s President & Chief Executive Officer and Chief Administrative Officer to negotiate and enter into a mutually acceptable Purchase and Sale Agreement with 17 Main ST Industrial LLC and to request approval for the purchase from the State Properties Commission.

**POLICY IMPLICATIONS:** Acquisition of the Property requires approval of a Resolution by the Georgia Ports Authority and approval from the State Properties Commission.

**FINANCIAL IMPACT:** The purchase price will be the average of two MLA certified appraisals to be obtained by the Authority. The transaction would be completed using Internal Capital Funds. Associated expenditures of up to \$50,000 are estimated to be necessary for legal, appraisal, environmental, survey, and title work.

**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) approving the Authority to purchase from 17 Main ST Industrial LLC approximately 6.79 acres located in Garden City, Chatham County, Georgia, for a purchase price to be determined by a minimum of two MLA certified appraisals, subject to appraisal, environmental review, survey, and title work, (ii) authorizing expenditure of up to \$50,000 for such legal, appraisal, environmental, survey, and title work, (iii) authorizing the President & Chief Executive Officer and Chief Administrative Officer of the Authority to negotiate and execute a mutually acceptable Purchase and Sale Agreement with 17 Main ST Industrial LLC, (iv) authorizing the Authority to request approval of the purchase from the State Properties Commission, and (v) authorizing the President & 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 first 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

Attachment



**TO:** Chairman and Members of the Georgia Ports Authority  
**SUBJECT:** **Monthly Purchasing Requests**  
**DATE:** November 17, 2025

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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 are two (2) capital purchases and seven (7) operating purchases for a total of \$45,182,950.

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

**RECOMMENDATION:** That the Authority approves nine (9) 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:** November 17, 2025

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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 \$ 1,670,000.

**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: **Ocean Terminal – Data Center Server Infrastructure**  
DATE: November 17, 2025

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Issue: An On-Site data center is required for the operation of the GPA's Ocean Terminal.

This infrastructure will support systems for ship, yard, gate and rail operations. This project includes the installation, set up and licensing of the server infrastructure.

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 \$9,500,000 over the next 3 fiscal years from the Internal Capital Budget are required for the Data Center Server Infrastructure 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 \$9,500,000 for the Ocean Terminal Data Center Server Infrastructure.

Respectfully submitted,

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

Griff Lynch  
President and Chief Executive Officer



**"FOR ACTION"**

TO: Chairman and Members of the Georgia Ports Authority  
SUBJECT: **Ocean Terminal – Terminal Network Infrastructure**  
DATE: November 17, 2025

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Issue: A complete and secured data network is required to support the operations of the GPA's Ocean Terminal.

This infrastructure will securely connect, and pass data traffic used to operate the facility. This project includes the hardware, engineering support, and licensing of the network infrastructure 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 \$6,200,000 over the next 3 fiscal years from the Internal Capital Budget are required for the Terminal Network Infrastructure 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 \$6,200,000 for the Ocean Terminal Network Infrastructure.

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 – Operational Professional Services**  
DATE: November 17, 2025

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Issue: The operations planned for Ocean Terminal will require professional services to support the implementation and configuration of the terminal systems during the transitional start-up and ongoing operations.

The professional services will focus on the optimization of the crane & yard handoff and the scheduling of container movement for ship, yard, gate and rail operations.

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 \$1,140,000 over the next 3 fiscal years from the Internal Capital Budget are required for the Terminal Network Infrastructure 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 \$1,140,000 for the Ocean Terminal Operational Professional Services.

Respectfully submitted,

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

Griff Lynch  
President and Chief Executive Officer