

Georgia Ports Authority
Tuesday May 19, 2026
8:30 a.m.
Savannah, GA

762-233-1679
Conference ID: 840 809 929#

Agenda

- Poitevint
Poitevint
Tarbutton
1. Call to Order
a) Approval of Agenda
b) Attendance Report
- Poitevint
2. Approval of Minutes
- Poitevint
3. Receive Comments Regarding Agenda and Non-Agenda Items
4. Committee Chair Reports
Compensation & Leadership Development – Fountain
Administration – Cyr
Audit, Budget & Finance – Tarbutton
Community & Government Affairs – Kilpatrick
Ports Development – Hertz
Sales, Marketing & Communications – Wilheit
- Novack
5. Executive Division
a) Deed of Easement | Chatham County | CSX Transportation, Inc.
b) Non-Exclusive Easement Agreement | Chatham County
c) Non-Exclusive Easement Agreement | Glynn County
d) Property Resolution | Hall County, Georgia
- Dooley
6. Administrative Division
a) Monthly Purchasing Request(s)
b) Capital/Operating Purchase Report
- Dooley
7. Finance Division
a) FY 2027 Operating, Cash and Capital Budgets
- Novack
8. Engineering Division
a) Garden City Terminal Fiber Upgrades
- Lynch
9. Chief Executive Officer Report
- Poitevint
10. Chairman's Comments
a) Nominating Committee Report & Election of Officers
- Poitevint
11. Executive Session (*if needed*)

NEXT AUTHORITY MEETING IS JULY 27 & 28 IN SAVANNAH, GA

**MINUTES OF MEETING
GEORGIA PORTS AUTHORITY**

**JEKYLL ISLAND, GEORGIA
March 24, 2026**

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, Thomas Boyd, Robert Dooley, Susan Gardner, Edward McCarthy, Christopher Novack, William Sutton 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. Fountain, it was unanimously voted: To approve the agenda.

On motion by Mr. McKnight, seconded by Mr. Wilheit, it was unanimously voted: To approve the minutes of the meeting held on January 27, 2026, and accept them as distributed.

On motion by Mr. Tarbutton, seconded by Mr. Grantham, it was unanimously voted: To approve the proposed Non-Exclusive Easement Agreement between Georgia Ports Authority and AT&T. This easement aids Georgia Department of Transportation ("GDOT") with fiber service for its interstate camera system at the I-95 and I-16 interchange.

On motion by Mr. McKnight, seconded by Mr. Allgood, it was unanimously voted: To approve the Property Resolution approving the Authority to purchase property from R.B. Baker Container Yard in Garden City, Georgia.

On motion by Ms. Chong, seconded by Mr. Allgood, it was unanimously voted: To establish contract signature authority to the GPA President and Chief Executive Officer; and 2) authorize the GPA President and Chief Executive Officer to submit the GPA's non-federal funding portion to the United States Army Corps of Engineers in the amount of \$6,923,150 for the Brunswick Harbor Modifications Project.

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 five (5) operating purchases for a total of \$8,130,000. On motion by Mr. Kilpatrick, seconded by Mr. McKnight, it was unanimously voted: To approve six (6) 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 thirteen (13) operating expenses totaling \$ 2,797,527. This item is provided for information only. No action by the Authority is required.

On motion by Mr. Wilheit, seconded by Ms. Chong, it was unanimously voted: To approve and adopt the Rules, Regulations and By-Laws as appended hereto, effective on this date, March 24, 2026.

On motion by Mr. Grantham, seconded by Mr. Tarbutton, it was unanimously voted: To establish contract signature authority to the GPA President and Chief Executive Officer; 2.) authorize Staff to issue contracts and purchase orders in accordance with GPA Purchasing procedures in support of the project, and 3) establish an overall project budget of \$9,100,000 for the Garden City Terminal Gate 3 and 4 Improvements project.

On motion by Ms. Chong, seconded by Mr. Allgood, it was unanimously voted: To establish 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 \$2,000,000 for the Data Center On-Prem Storage Refresh project.

Chairman Poitevint appointed the following members to serve on the nominating committee. Those members are Mr. Kent Fountain as Chair, Mr. Will McKnight, and Mr. Jimmy Allgood.

There was no executive session.

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

There being no further business, the meeting was adjourned.

Alec L. Poitevint, II
Chairman

Benjamin J. Tarbutton
Secretary and Treasurer

**MINUTES OF MEETING
GEORGIA PORTS AUTHORITY**

**JEKYLL ISLAND, GEORGIA
March 24, 2026**

CHIEF EXECUTIVE OFFICER'S REPORT

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

COMMENTS FROM THE CHAIRMAN

Chairman Poitevint expressed how please he is about our land acquisitions and how it says, 'we are ready for the future'. He stated he is excited to see what's in store for the Georgia Ports Authority.



TO: Chairman and Members of the Georgia Ports Authority
SUBJECT: **Deed of Easement | Chatham County| CSX Transportation Inc.**
DATE: May 19, 2026

ISSUE: GPA is required to obtain a permit from the United States Army Corps of Engineers (“USACE”) for the Savannah Container Terminal. In connection with the permit, USACE has requested that GPA obtain an easement on Hutchinson Island, Chatham County, Georgia that will allow USACE’s contractor to construct, maintain, and operate a dredge disposal pipeline for material dredged from the Savannah River. CSX Transportation, Inc. (“CSX”) is agreeable to granting a perpetual, assignable, and non-exclusive easement to GPA for the pipeline to be installed on its property and further granting permission to any third party to utilize the easement area for the permitted use described above. GPA will grant a Right of Entry Agreement to USACE and will require that USACE’s contractor sign an indemnity and hold harmless agreement and provide satisfactory insurance to GPA for all work performed on the Easement Area. A copy of the proposed Deed of Easement is attached for approval.

POLICY IMPLICATIONS: The Deed of Easement is in keeping with current policy.

FINANCIAL IMPACT: GPA will CSX an amount equal to \$159,800, as consideration for the perpetual easement.

STAFF CONTACT: Griffith Lynch, President and Chief Executive Officer
Paul H. Threlkeld, Special Assistant Attorney General
Christopher Novack, Vice President of Engineering and Facilities Maintenance

RECOMMENDATION: That the Authority approve the proposed Deed of Easement to be granted by CSX Transportation, Inc. to Georgia Ports Authority.

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: **Non-Exclusive Easement Agreement | Chatham County, Georgia**
DATE: May 19, 2026

ISSUE: GPA entered into a Purchase and Sale Agreement approved by the Board on January 27, 2026, to sell to SunCap Property Group, LLC (“SunCap”) approximately 1.24 acres of land located at the Megasite in Chatham County, Georgia (the “Property”). SunCap intends to purchase an adjacent 64.55-acre parcel from the Co-Executors of the Estate of Richard Morgan Hicks (“Hicks Estate”) and is currently seeking approval for a subdivision/recombination plat to combine the Property to be purchased from GPA with the adjacent parcel to be purchased from the Hicks Estate (collectively, the “Combined Property”). In the Agreement, GPA agreed to grant a 60’ Relocatable Access and Drainage Easement on a separate parcel of land owned by GPA adjacent to the Property (the “Grantor Property”) to benefit the Combined Property (the “Grantee Property”). Either Hicks Estate or SunCap (“Grantee”), as applicable, plans to construct certain stormwater drainage improvements on the Grantor Property to drain stormwater flowing from the Grantee Property onto the Grantor Property. The easement is non-exclusive, perpetual and consists of approximately 0.59 acre. GPA may use the easement area for any purpose that does not materially interfere with the easement rights granted to Grantee. GPA will have the right to require Grantee to relocate all or any portion of the stormwater facilities outside of the drainage easement area to another area on the Grantor Property approved in writing by Grantee, at GPA’s expense.

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

FINANCIAL IMPACT: The stormwater drainage facilities are necessary to manage rainwater runoff to prevent flooding, reduce erosion, and protect water quality.

STAFF CONTACT: Griffith Lynch, President and Chief Executive Officer
Paul H. Threlkeld, Special Assistant Attorney General
Christopher Novack, Vice President of Engineering and Facilities Maintenance

RECOMMENDATION: That the Authority approve the proposed Non-Exclusive Easement Agreement between Georgia Ports Authority and Shelby Thorton and Kimberly Simpson, Co-Executors of the Estate of Richard Morgan Hicks.

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: **Non-Exclusive Easement Agreement | Glynn County**
DATE: May 19, 2026

ISSUE: GPA is the owner of a long, narrow strip of land and the rail tracks located thereon near Emanuel Church Road and Fish Hall Road in Militia District 27 of Glynn County, Georgia (the "**Property**"). The rail tracks serve GPA's Colonel's Island Terminal and are operated by Golden Isles Terminal Railroad ("**GITR**"). Glynn County has requested an easement to install two (2) new storm drainage pipes underneath the rail tracks on the Property. Glynn County will obtain all required approvals and access agreements from GITR for the construction, operation, and maintenance of the pipelines under the trail tracks, as may be needed for access to the easement area from time to time. Upon completion of the construction, Glynn County will provide GPA with the final as-built drawings of the pipelines. The term of the easement will be fifty (50) years. If Glynn County abandons the easement for a continuous period of twenty-four (24) 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 that does not interfere with Glynn County's easement rights. 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 drainage improvement project will reduce runoff and sediment damage of downstream resources in Glynn County.

STAFF CONTACT: Griffith Lynch, President and Chief Executive Officer
Paul H. Threlkeld, Special Assistant Attorney General
Christopher Novack, Vice President of Engineering and Facilities Maintenance

RECOMMENDATION: That the Authority approve the proposed Non-Exclusive Easement Agreement between Georgia Ports Authority and Glynn County.

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: **Property Resolution | Hall County, Georgia**
DATE: May 19, 2026

ISSUE: Georgia Ports Authority (“GPA”) desires to purchase, and Norfolk Southern Railway Company (“NSR”) desires to sell, certain real property comprised of three (3) non-contiguous tracts of land, containing 1.883 acres total, within the right-of-way of NSR, located in Gainesville, Hall County, Georgia (the “Property”). The Property acquisition would allow GPA to expand its Gainesville Inland Port to better serve port customers and encourage further economic development for the State of Georgia. The purchase price is \$145,000.00. GPA would deposit earnest money in the amount of \$5,000 and have ninety (90) days to inspect the Property and terminate the purchase and sale agreement, if necessary, and upon such termination, the earnest money would be refunded. GPA is authorized to purchase property subject to the prior written approval of GPA’s Board and the State Properties Commission of Georgia. The attached Resolution would approve GPA’s purchase of the Property and authorize GPA’s President and Chief Executive Officer 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 for the Property is \$145,000.00, and the earnest money is \$5,000.00. The transaction would be completed using Internal Capital Funds. Associated expenditures of up to \$50,000 are estimated to be necessary for appraisals, environmental, survey, title work, and legal expenses.

STAFF CONTACT: Griffith Lynch, President and Chief Executive Officer
Paul H. Threlkeld, Special Assistant Attorney General

RECOMMENDATION: That the Authority approve the attached Resolution (i) approving the Authority to purchase from Norfolk Southern Railway Company approximately 1.883 acres located in Gainesville, Hall County, Georgia, for a purchase price of \$145,000.00, subject to appraisals, environmental review, survey, and title work, (ii) authorizing expenditure of up to \$50,000 for such appraisals, environmental, survey, title work, and legal expenses, (iii) authorizing the President and Chief Executive Officer of the Authority to negotiate and execute a mutually acceptable Purchase and Sale Agreement with Norfolk Southern Railway Company, (iv) authorizing the Authority to request approval of the purchase from the State Properties Commission, and (v) authorizing the President and Chief Executive 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: May 19, 2026

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 six (6) operating purchases for a total of \$18,050,000.

STAFF CONTACT: Rob Dooley, Chief Financial Officer
Tamela Wright, Purchasing Manager

RECOMMENDATION: That the Authority approves seven (7) 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 19, 2026

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 five (5) operating expenses totaling \$ 1,071,607.

STAFF CONTACT: Rob Dooley, Chief Financial 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 2027 Operating, Cash and Capital Budgets**
DATE: May 19, 2026

ISSUE: The staff have prepared final Operating, Cash and Capital Budgets for FY 2027 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: Robert F. Dooley III – Chief Financial Officer

RECOMMENDATION: That the Authority accept the recommendation of the Audit, Budget and Finance Committee and approve the FY 2027 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: **Garden City Terminal Fiber Upgrades**
DATE: May 19, 2026

ISSUE: The fiberoptic network within Garden City Terminal requires upgrades and expansion to improve surveillance capabilities within the operational footprint. These improvements include expanding the fiber network to areas currently not available; additional CCTV cameras and infrastructure to support the expanding network; and specialized labor necessary to upgrade this sophisticated surveillance network. These upgrades will be installed without interrupting container operations at Garden City Terminal and the funding for the project is currently budgeted within the GPA' internal capital budget.

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 \$11,300,000 from the Georgia Ports Authority internal capital funds are required for the Garden City Terminal Fiber Upgrades project

STAFF CONTACT: Christopher B. Novack, P.E., VP of Engineering & Facilities Maintenance
Edward McCarthy, Chief Operating 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 in accordance with GPA Purchasing procedures, and 3) establish an overall project budget of \$11,300,000 for the Garden City Terminal Fiber Upgrades project.

Respectfully submitted,

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

Griff Lynch
President and Chief Executive Officer

Attachment