BOARD OF DIRECTORS MEETING
Jacksonville Port Authority
2831 Talleyrand Avenue
October 28, 2024

A meeting of the Jacksonville Port Authority Board of Directors was held on Monday, October 28, 2024 at the Port Central Office Building, 2831 Talleyrand Avenue, Jacksonville, Florida. Chair Wendy Hamilton called the meeting to order at 9:00AM and welcomed all attendees. Board Member Soo Gilvarry led the audience in the Pledge of Allegiance and a moment of silence.

Board Members Attending:

Ms. Wendy Hamilton, Chair
Mr. Palmer Clarkson, Vice Chair
Ms. Soo Gilvarry, Treasurer
Mr. Tom Slater, Secretary
Mr. Daniel Bean, Member
Mr. Patrick Kilbane, Member

Other Attendees:

Mr. Eric Green, Chief Executive Officer
Ms. Beth McCague, Chief of Staff
Mr. Joey Greive, Chief Financial Officer
Mr. Robert Peek, Chief Commercial Officer
Mr. James Bennett, Chief Operating Officer
Ms. Linda Williams, Chief Administrative Officer
Ms. Chelsea Kavanagh, Chief Communications Officer
Mr. Nick Primrose, Chief, Regulatory Compliance
Mr. Reece Wilson, Office of General Counsel
Mr. Chris Miller, City Council Liaison
Ms. Rebecca Dicks, Board Liaison

Approval of Minutes

Chair Hamilton called for approval of the September 20, 2024 Board of Directors Meeting Minutes. After a motion by Mr. Bean and a second by Mr. Kilbane, the Board unanimously approved the minutes as submitted.

Public Comments

Chair Hamilton called for comments from the public. There were no public comments.

Presentations

Mr. James Bennett recognized William James, Mechanic III, for reaching his 25-year milestone and thanked him for his service.

Chair Hamilton recognized immediate past JAXPORT Board Chairman Daniel Bean and thanked him for his leadership and service over the past year.

New Business

BD2024-10-01 Purchase and Sale Agreement SET Talleyrand Parcels

Mr. Nick Primrose presented this submission for Board approval of the Purchase Sale Agreement in the amount of $8,100,000 for the Talleyrand Parcels between Jacksonville Port Authority and J-S Land Holdings, LLC and Florida Lane Holdings LLC. This property will be leased by port tenant, Enstructure, who agreed to a 30-year lease for the existing Southeast Toyota premises once Southeast Toyota relocates to Blount Island.

After a motion by Mr. Bean and a second by Mr. Kilbane, the Board voted to approve this submission.

BD2024-10-02 Sovereignty Submerged Lane Lease Modification to Increase Square Footage – Berth 22

Mr. James Bennett presented this submission for Board approval of the Sovereign Submerged Land Lease Modification needed to support the increase for square footage of Berth 22 to account for the area needed to perform the South Dolphin Repair to ensure the secure mooring of vessels.

After a motion by Mr. Bean and a second by Mr. Clarkson, the Board voted to approve this submission.

AC2024-10-01 Construction Engineering Inspection Services for New JFRD Fire Station 48 at BIMT – VIA Consulting Services, Inc.

Mr. James Bennett presented this submission for Board approval of the issuance of a contract to VIA Consulting Services, Inc., for Construction Engineering Inspection Services for New JFRD Fire Station 48 at BIMT in the amount of $537,878.06. This contract was set aside for participation of Small and Emerging Businesses (JSEB's, MBE's, WBE's, DBE's and SBA's) only.

After a motion by Mr. Bean and a second by Mr. Clarkson, the Board voted to approve this submission.

AC2024-10-02 Construction Management & Inspection Services for JPA C&ES Consultants, Inc.

Mr. James Bennett presented this submission for Board approval of the issuance of a contract to C&ES Consultants, Inc., for the provision of Construction Management and Inspection Services, based upon agreed negotiated rates between the Jacksonville Port Authority and C&ES Consultants, Inc. This contract was set aside for participation of Small and Emerging Businesses (JSEB's, MBE's, WBE's, DBE's and SBA's only).

After a motion by Mr. Bean and a second by Mr. Slater, the Board voted to approve this submission.

AC2024-10-03 BIMT Berth 20 Wharf Expansion – RUSH Marine, LLC

Mr. James Bennett presented this submission for Board approval of the issuance of a contract to RUSH Marine, LLC for BIMT Berth 20 Wharf Expansion in the amount of $51,220,050.50 plus $2,561,002.53 (5%) contingency.

After a motion by Mr. Bean and a second by Ms. Gilvarry, the Board voted to approve this submission.

AC2024-10-04 Services During Construction for T-Berth Modifications to Berth 20 – BIMT – Taylor Engineering, Inc.

Mr. James Bennett presented this submission for Board approval of Change Order No. 2 to Taylor Engineering, Inc., for Services During Construction for T-Berth 20 – BIMT in the not to exceed amount of $1,868,014.30. The total amount of the contract including Change Order Numbers 1 and 2 will be $3,182,981.30.

After a motion by Mr. Bean and a second by Ms. Gilvarry, the Board voted to approve this submission.

AC2024-10-05 IBM Maximo Application Suite (MAS) SaaS AWS Implementation & Subscription Services – IBM Corporation

Mr. Bradley Burch presented this submission for Board approval of the issuance of a contract to IBM Corporation for Maximo Application Suite (MAS) SaaS AWS Implementation and Subscription Services in the amount of $1,058,498.05.

After a motion by Mr. Bean and a second by Ms. Gilvarry, the Board voted to approve this submission.

CEO UPDATE

Mr. Green announced that following his recent visit to the global headquarters of O.N.E. in Singapore, the shipping line will introduce a new container service to JAXPORT. Starting February 2025, O.N.E. will include JAXPORT in its "East Coast 2" container service, creating a direct connection with five major ports in Asia. This weekly service will deploy a fleet of large 13,500 TEU vessels. The addition of this service underscores the success of significant investments made at Blount Island over the past decade, including the harbor deepening project. These improvements have positioned JAXPORT to support increased jobs and economic growth, further cementing its role as a key player in global trade.

Mr. Green highlighted that despite challenges from two back-to-back hurricanes and an ILA strike in between, JAXPORT concluded fiscal year 2024 on a strong note. The port achieved its second-best container volume year on record, surpassed last year's vehicle volumes, and set a new record for cruise passengers.

Mr. Green commended the Operations and Public Safety teams for effectively managing the disruptions with minimal impact on cargo flow. On the ILA strike, he noted that contract discussions between the ILA and the United States Maritime Alliance remain ongoing. A tentative agreement on wages has been reached, and the master contract has been extended until January 15, 2025, with both sides resuming negotiations to address remaining contract issues.

Mr. Green informed the Board that JAXPORT has been awarded over $2.5 million by the state to initiate Phase One of the Rail Expansion for Aggregate Distribution Project. This strategic initiative supports the growth of JAXPORT's aggregate cargo business, which includes vital construction materials such as gravel, stone, and sand, essential for infrastructure and roadway projects. The allocated funding will support the project development phase, encompassing conceptual engineering, environmental assessments, and design work. Upon completion, the expanded rail capacity is projected to handle an additional 240,000 tons of aggregate annually.

Mr. Green announced that JAXPORT has been honored with an Excellence Award from the First Coast Manufacturers Association. This recognition highlights JAXPORT's commitment to environmental protection through innovative programs that promote environmental stewardship throughout Northeast Florida.

Mr. Green shared that JAXPORT's efforts to enhance the exterior of the main office are ongoing. Recently, new landscaping was added to improve the appearance and functionality of the space. Additionally, in the coming months, a large awning will be installed over the walkway leading to the front entrance. This addition is designed to provide better protection for employees and guests from inclement weather, ensuring a more welcoming and comfortable experience.

Mr. Green announced that JAXPORT is nearing an agreement with a major automotive manufacturer. While specific details remain confidential due to a non-disclosure agreement, he emphasized the extensive efforts of the team, who have been diligently working on this deal for several months. The agreement is expected to be presented to the Board for approval in December.

Reports

R2024-10-01 Engineering and Construction Update

Mr. James Bennett provided an overview of the key capital and engineering projects.

R2024-10-02 Financial Highlights & Monthly Financials/Vital Statistics

Mr. Joey Greive provided Financial Highlights for the month of September 2024 and provided an overview of the financials and vital statistics.

R2024-10-03 Commercial Highlights

Mr. Robert Peek provided updated commercial highlights to the Board in their books for the month of October 2024.

R2024-10-04 Safety Report

Mr. Nick Primrose provided a Safety Report for the month of October 2024 as info only.

Other Business

After a motion by Mr. Kilbane and a second by Mr. Bean, the Board unanimously approved travel by one or more Board Members of the Authority for business solicitation purposes or to attend any necessary conferences and/or meetings during the months of November/December 2024.

There being no further business of the Board, the meeting adjourned at 9:59AM.