



**BOARD OF DIRECTORS MEETING
Jacksonville Port Authority
2831 Talleyrand Avenue
January 22, 2024**

A meeting of the Jacksonville Port Authority Board of Directors was held on Monday, January 22, 2024 at the Port Central Office Building, 2831 Talleyrand Avenue, Jacksonville, Florida. Chairman Bean called the meeting to order at 9:00AM and welcomed all attendees. Board Member Palmer Clarkson led the audience in the Pledge of Allegiance and a moment of silence.

Board Members Attending:

Mr. Daniel Bean, Chair
Ms. Wendy Hamilton, Vice Chair
Mr. Palmer Clarkson, Treasurer
Ms. Soo Gilvarry, Secretary
Mr. Ed Fleming, Member
Mr. Tom Slater, 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
Mr. Reece Wilson, Office of General Counsel
Mr. Chris Miller, City Council Liaison
Ms. Rebecca Dicks, Board Liaison

Chairman Bean let everyone know that immediately following today's meeting, there would be a signing ceremony with Enstructure, a leading US Marine Terminal Owner, Operator & Logistics Company. He acknowledged and welcomed Enstructure executives Matt Satnick, Co-CEO & Chairman, Philippe De Montigny, Co-CEO & Founder, and Brian Hubert, President of Enstructure Southeast, along with other members of their team. Chairman Bean also recognized City Council President Dr. Ron Salem.

Approval of Minutes

Chairman Bean called for approval of the December 4, 2023 Board of Directors Meeting Minutes. After a motion by Mr. Clarkson and a second by Mr. Fleming, the Board unanimously approved all minutes as submitted.

Public Comments

Chairman Bean called for comments from the public. There were no public comments.

Presentation – Milestones

Mr. Derrick Lewis recognized John Schnippert, Manager, Public Safety Operations, for reaching his 15-year milestone and thanked him for his service.

Mr. Robert Peek recognized Rick Schiappacasse, Director, Latin America, Reefer, Breakbulk, LNG, for reaching his 10-year milestone and thanked him for his service.

Mr. Eric Green recognized Chelsea Kavanagh, Chief Communications Officer, for reaching her 10-year milestone and thanked her for her service.

New Business

BD2024-01-01 Enstructure Lease Agreement at Talleyrand Marine Terminal

Ms. Linda Williams presented this submission for Board approval of a long-term 30-year Facilities Lease Agreement with Enstructure for the lease and development of 79-acres of waterfront property at JAXPORT's Talleyrand Marine Terminal. Enstructure will begin leasing the new acreage in late 2025 when the current tenant, Southeast Toyota Distributors, relocates to JAXPORT's Blount Island Marine Terminal.

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

BD2024-01-02 Sovereignty Submerged Land Lease Renewal & Modification Dames Point Marine Terminal Future Berth 13

Mr. James Bennett presented this submission for Board approval of the Sovereign Submerged Land Lease (SLL) Agreement with the Board of Trustees of the Internal Improvement Trust Fund of the State of Florida to be used exclusively for mooring of two ships in conjunction with an upland bulk terminal, without fueling facilities, with a sewage pump out facility (Future Berth 13). The current SLL expired on October 13, 2023. This renewal reinstates the SLL for a period of 5 years, expiring on October 13, 2028.

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

**BD2024-01-03 Sovereignty Submerged Land Lease Renewal & Modification
Dames Point Marine Terminal – Moran Towing Berth**

Mr. James Bennett presented this submission for Board approval of the Sovereign Submerged Land Lease (SSLL) with the Board of Trustees of the Internal Improvement Trust Fund of the State of Florida to operate a 3-slip commercial docking facility with 1 small floating platform to be used exclusively for mooring of tugboats and barges in conjunction with an upland shipping operation, without fueling facilities, with a sewage dock addition. The current SSLL expired on November 7, 2023. This renewal reinstates the SSLL with the modification through August 28, 2028.

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

BD2024-01-04 Federal Channel Post-Construction Environmental Monitoring

Mr. James Bennett presented this submission for Board approval of the funding request from the USACOE for the 2023/2024 year in the amount \$2,320,600 and further approve future annual payments required by the USACOE for providing environmental monitoring of the Project as presented in JAXPORT's annual Capital Budget.

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

BD2024-01-05 SSA JCT – Container Yard Improvements

Mr. James Bennett presented this submission for Board approval of an additional contingency amount of \$3,910,090, which is 8% of the original contract amount awarded to Superior Construction Company Southeast, LLC for the SSA JCT – Container Yard Improvements Phases 1 -7.

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

**AC2024-01-01 Terminal Development for SET
CM at Risk GMP4 and GMP4B Packages
JE Dunn Construction Company**

Mr. James Bennett presented this submission for Board approval of the issuance of Change Order No. 8 to JE Dunn Construction Company in the amount of \$23,328,350 for Terminal Development at SET – CM at Risk GMP4 and GMP4B Packages, the total contract cost to include Change Order No. 1- 8 is \$93,524,836.09.

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

CEO UPDATE

Mr. Green provided an update on the current situation with the Panama Canal and Suez Canal. Both canals are facing ongoing service disruptions, significantly impacting global shipping, including shipments to US ports. The Panama Canal has caused some scheduled disruptions, and it is being closely monitored for long-term implications. In the short term, the Red Sea situation may lead to a slight decline in January container volumes, attributed to two canceled sailings this month. JAXPORT is actively maintaining close communication with ocean carriers and terminal operators to adapt to any changes in their schedules.

In February, JAXPORT is set to participate in the unveiling of a new Jacksonville Distribution Center in collaboration with a global retailer. The company's identity is currently confidential as per their request. This retailer was one of the companies engaged by the Jacksonville Delegation during their recent business development mission to the United Kingdom. The capabilities of JAXPORT played a pivotal role in influencing the company's decision to select Jacksonville as the location for their distribution center.

Mr. Green updated the Board on potential exciting developments in the cruise sector, with anticipation of announcing significant news in the coming weeks. The JAXPORT team has been actively engaged in related efforts, and although there was an initial intention to present the agreement at the January board meeting, the necessary paperwork and documents were not fully prepared in time. Expressing the company's eagerness to finalize the agreement, Mr. Green asked the Chairman and Board to consider the possibility of convening a special board meeting in February for the signing of this agreement.

Chairman Bean then interrupted Mr. Green to recognize and welcome Mayor Donna Deegan to the meeting.

Mr. Green continued his CEO update by informing the Board that JAXPORT commenced the new year with a large-scale military move involving the return of equipment from the Netherlands. The equipment, which included dozens of aircraft, had completed a 9-month rotation in Europe. This equipment was utilized by US Army soldiers in various capacities, such as supporting a VIP Mission with President Biden in London, participating in multi-national training exercises, and assisting in firefighting efforts in Greece. JAXPORT's designation as a US Strategic Seaport enables its Blount Island Marine Terminal and port partners to facilitate the safe return of this important cargo.

Mr. Green announced that the State of the Port address will take place on February 15th at the Hyatt Regency Jacksonville Riverfront Hotel, hosted by the Propeller Club - Port of Jacksonville. During the luncheon, he will outline the port's key growth initiatives and plans for the future to a sold-out crowd of nearly 500 transportation and logistics leaders. Following his address, Robert Peek will participate in a panel discussion with industry experts to explore the evolution of Jacksonville as America's Logistics Center.

Mr. Green expressed gratitude to JAXPORT employees and Port Partners for their generous contributions to the 2023 JAXPORT charity drive. The collective effort resulted in a substantial donation of almost ten thousand dollars, benefiting the United Way of Northeast Florida and Creating Healthier Communities. He stated that we will feature the check presentation of the donation, along with additional highlights at the next board meeting.

Mr. Green then highlighted the most significant development of the day – the establishment of a long-term lease agreement for the property at the Talleyrand Terminal that will be vacated by Southeast Toyota's move to Blount Island in 2025. Introducing special guests from port partner Enstructure, Mr. Green welcomed the Co-CEO's Matthew Satnick and Philippe De Montigny. Enstructure is the parent company of Seonus Stevedoring, one of JAXPORT's long standing tenants with a 27-year operational history at the port.

Mr. Green announced that this public-private partnership, just approved by the Board, is an exciting milestone for the future of the Talleyrand Terminal. It allows JAXPORT to grow its capabilities in key cargo types, while also supporting the growth of a long-time Jacksonville company.

Enstructure's Co-CEOs, Matthew Satnick and Philippe De Montigny, expressed excitement about strengthening their partnership with JAXPORT and increasing investment in the growing Jacksonville market. They emphasized that expanding operations at the Talleyrand Marine Terminal is a strategic priority for Enstructure, and they anticipate collaborating closely with the JAXPORT team to enhance cargo diversity.

Mayor Donna Deegan thanked Enstructure for further investing in Jacksonville's community, generating employment opportunities, and fostering economic growth in the Talleyrand and historic east side area. She highlighted that the agreement reached today is a dual victory, benefiting both the port and the local community. This acknowledgment underscores the positive impact of the partnership on both economic development and community well-being.

Dr. Ron Salem, City Council President, emphasized that today's announcement further solidifies Jacksonville's position as a global leader in the movement of cargo. He commended the board's leadership in finalizing the deal and recognized the dedication of the port staff in pursuing the strategic growth of the port. Dr. Salem stressed that such agreements ensure our port and community are well positioned for long-term success.

CEO Eric Green thanked Mayor Deegan and City Council President Dr. Ron Salem for their support and extended an invitation for both officials to participate in the signing ceremony immediately following the meeting.

Reports

R2024-01-01 Engineering and Construction Update

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

R2024-01-02 Financial Highlights & Monthly Financials/Vital Statistics

Mr. Joey Greive provided Financial Highlights for the months of November & December 2023 and provided an overview of the financials and vital statistics.

R2024-01-03 Commercial Highlights

Mr. Robert Peek provided commercial highlights to the Board for the month of January 2024.

R2024-01-04 Public Safety Update

Mr. Nick Primrose provided a Public Safety Report as info only.

Other Business

After a motion by Mr. Clarkson and a second by Ms. Hamilton, 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 month of February 2024.

There being no further business of the Board, the meeting adjourned at 10:03AM. Chairman Bean invited all attendees to participate in the signing ceremony between JAXPORT and Enstructure.