



Port St. Joe
FLORIDA

PORT ST. JOE

**Strategic
Opportunities
for Port St. Joe's
Emerging Port**

Panama Canal



PORT of PORT ST. JOE



Port St. Joe Gulf County, Florida

LATITUDE 29° 49'54.71" N

LONGITUDE 85° 18'43.08" W

With numerous assets, the Port of Port St. Joe is poised for development and expansion. It is one of 15 state-designated ports within the state of Florida and one of only three ports along North Florida's Gulf Coast. With the expansion of the Panama Canal and the inception of Post-Panamax shipping, some non-competitive freight handling operations currently at larger ports are expected to shift to smaller ports, especially to those that have shorter ship-to-market routes. With a direct route north from the Panama Canal, the Port of Port St. Joe is a perfect candidate.

Port St. Joe

Florida's
Seaports

STRATEGIC LOCATION

- State-designated deepwater port in the sheltered waters of St. Joseph Bay.
- Federally approved navigational channel depths between 35 feet and 37 feet; federally approved turning basin and harbor channel depths between 32 feet and 35 feet.
- 1,900 linear feet of existing deepwater bulkhead with potential expansion to 5,500 linear feet.
- Offers direct access to the U.S. Gulf Intracoastal Waterway.
- Offers convenient rail and interstate access.
- One of only three state-designated ports along North Florida's Gulf Coast.

UNIQUE ASSETS

- The Port is adjacent to more than 5,000 acres of undeveloped land. This vast acreage offers a blank canvas for maritime-related and spin-off businesses not available at land-constrained ports elsewhere.
- The Port's canal site offers niche maritime opportunities for regional uses.
- As many Florida ports focus on containerized cargoes, the Port of Port St. Joe can service bulk cargoes and other commodities.
- With the expansion of the Panama Canal and inception of Post-Panamax shipping, some non-competitive freight handling operations at larger seaports are expected to shift to smaller ports, especially those locations with shorter ship-to-market routes.
- Opportunities exist to attract and stimulate new green industries.
- The Port and surrounding area are a state-designated Enterprise Zone. The 180 acres surrounding the bayfront bulkhead is designated as a Brownfield.
- Natural gas 50,000 MMGtu/d

CONVENIENT ACCESS

WATER

- The Port offers barge access to inland rivers and waterways system (U.S. Gulf Intracoastal Waterway, channel 12'x125').
- The Gulf County Canal connects the Gulf of Mexico with the U.S. Gulf Intracoastal Waterway, which traverses the Gulf Coast of the United States. This navigable inland waterway runs approximately 1,050 miles from Carrabelle, Fla., to Brownsville, Texas, and provides access via the inland river system to locations as diverse as Chicago, Pittsburgh, Memphis, Tulsa and other cities.

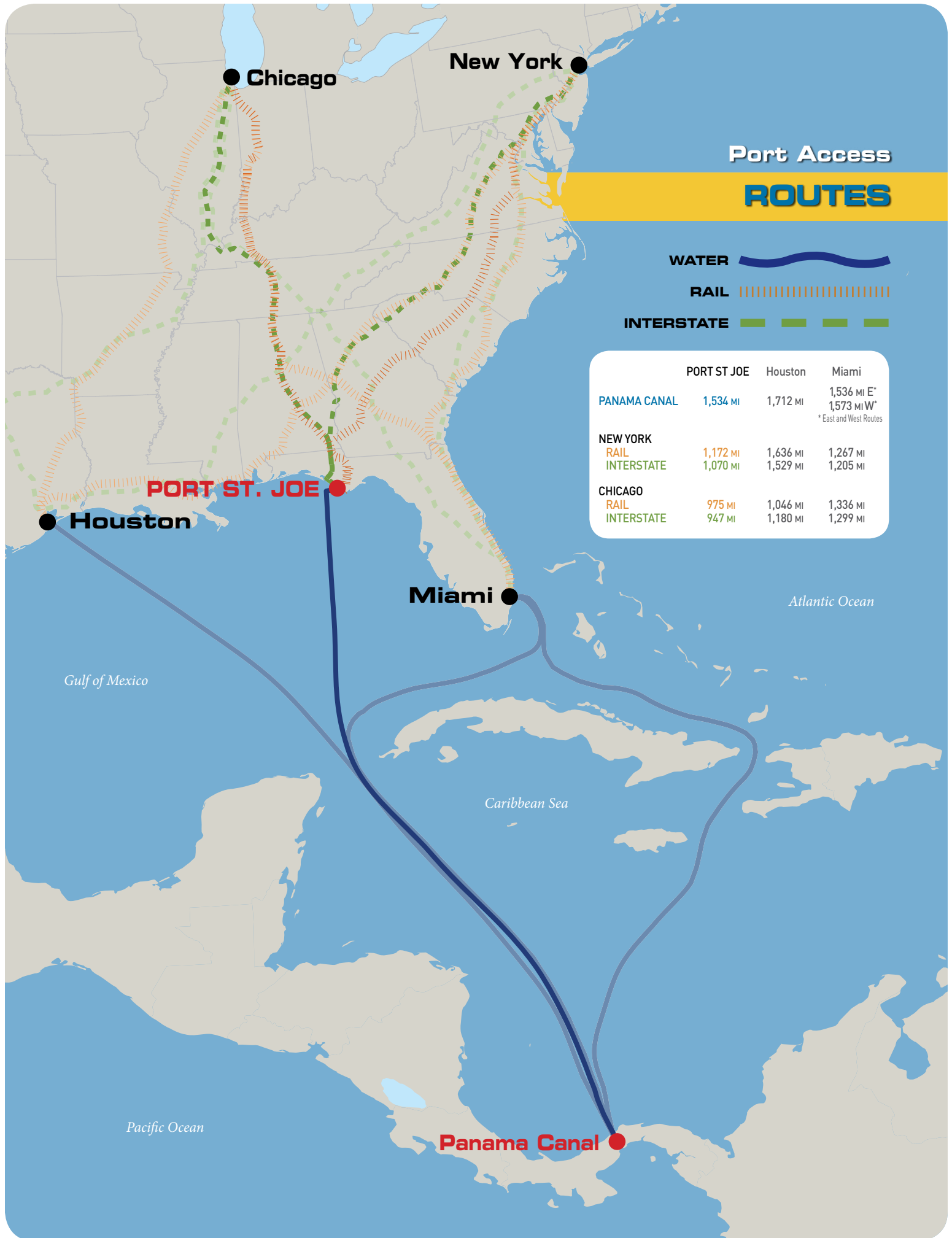
RAIL

- AN Railway, a subsidiary of Genesee Wyoming, provides rail service to the Port and connects with the CSX Transportation Class I mainline.

INTERSTATE AND AIR

- Direct access to I-10 via SR-71.
- Only 21 miles to Apalachicola Regional Airport via U.S. Highway 98.
- 57 miles to the Northwest Florida Beaches International Airport in Panama City Beach.





NAVIGATION & TRANSPORTATION



Port St. Joe Harbor Channel Depths - Federally Approved

Name of Channel	Width (Feet)	Length (Miles)	Depth MLLW* (Feet)
PORT ST JOE HARBOR			
Range A	500	3.7	37
Range B	400	1.7	37
Range C	400	1.4	37
Range D	300	2.8	35
Harbor Channel	250	0.4	35
Turning Basin	1000	0.4	32

Limiting channel depth at the time of the last survey in April 2013 was approximately 24 feet.

NOTE: For the latest information on channel conditions, visit:
<http://navigation.sam.usace.army.mil/surveys/detail.asp?code=PJ>

* Mean Lower Low Water

LEGEND

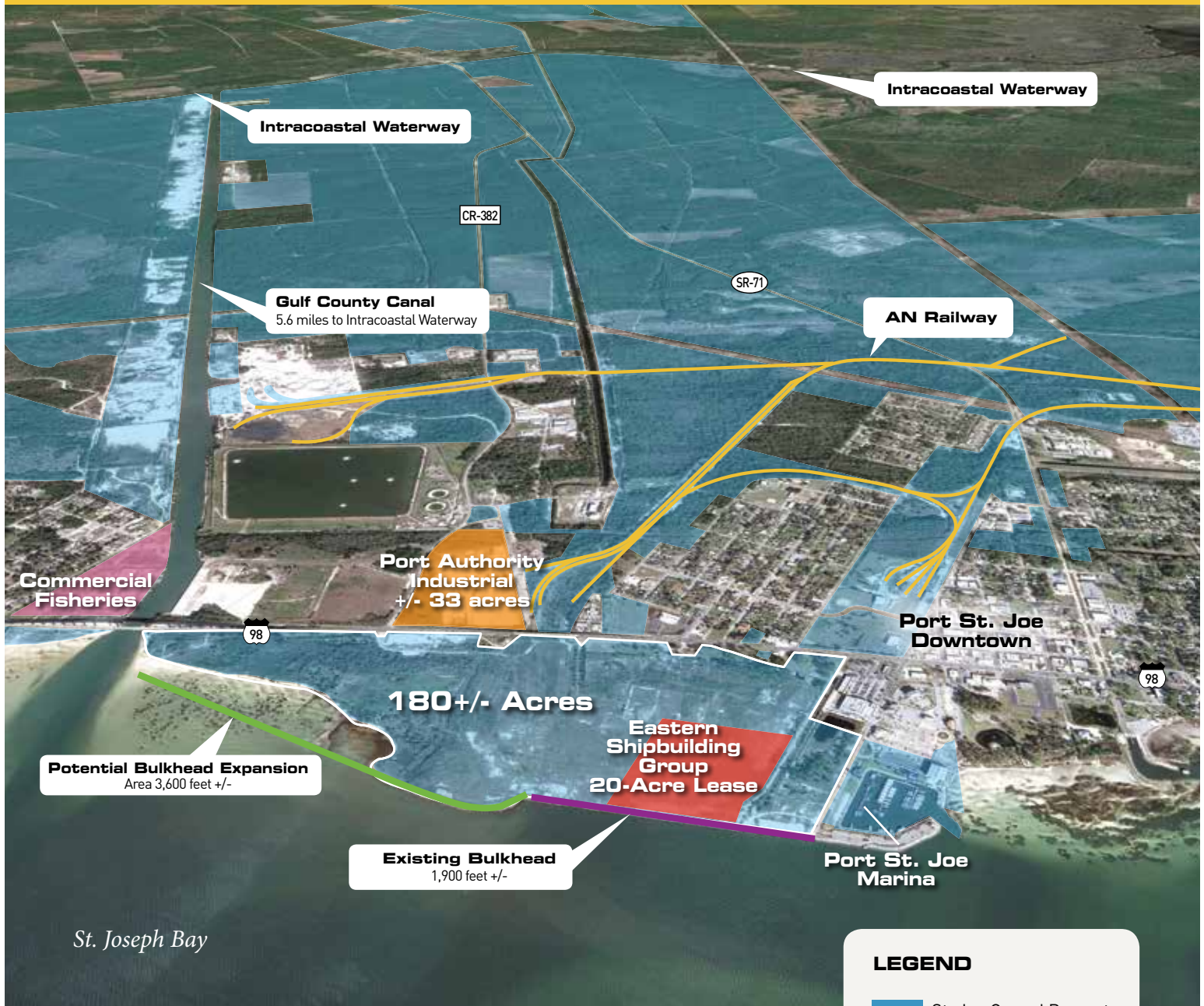
█ Dredged Navigation Channel

++++ Existing Rail Lines

— Roads

The US Army Corps of Engineers has issued the Federal Permit for dredging, and the Port Authority has a navigational channel that is federally authorized to a maximum of 37 feet. The Port Authority and The St. Joe Company are working with elected officials to obtain funding to make dredging improvements to the authorized depth.

OPPORTUNITIES



INVESTMENT OPPORTUNITIES:

In February 2012 The St. Joe Company and the Port St. Joe Port Authority executed a Memorandum of Understanding to partner and collaborate on port-related economic development initiatives. St. Joe, in conjunction with the Port St. Joe Port Authority, is open to a full range of public-private partnerships such as joint ventures, terminal operating leases and individual carrier or cargo-handling investments as well as the use of revenue bonds, equity funds, and other investment opportunities. Projects on the Port could be accelerated with private sector investments to match potential public sector grants. Some properties in the more than 5,000 acres of undeveloped lands in the Port environs are available for immediate port development.

OPPORTUNITIES

Given the Port's location, assets, and more than 5,000 acres of undeveloped land, there are numerous business opportunities available:

Potential Business Opportunities:

- Port Related Activities
- Storage, Warehousing, Distribution
- Assembly and Fabrication
- Light Industrial
- Recycling
- Shipyards and Related Industries
- Servicing of Gas and Oil Industries
- Energy and Alternative Energy Industries

Potential Investment Opportunities and Deal Options:

- Ground Leases
- Operating Leases
- Joint Ventures
- Public-Private Partnerships
- Equity Participation
- Regulatory/Permitting Assistance

Infrastructure:

- Water
- Sewer
- Electric
- Natural Gas
- State Highway
- Rail
- Bulkhead
- Navigational Channel

Regulatory / Incentives:

- Industrial Zoning
- Enterprise Zone
- State-Designated Rural Area of Critical Economic Concern
- Brownfield
- Local Government Support

RECENT SUCCESSES

Florida Governor Rick Scott's priority is job creation, with special attention to achieving this by expanding Florida's ports. The St. Joe Company, in alliance with the Port St. Joe Port Authority, has been working to bring new business opportunities as well as securing funding for infrastructure improvements to the Port of Port St. Joe.

- The Florida Department of Transportation awarded in November 2015 a \$1 million grant to the Port St. Joe Port Authority to fund final design of the dredge material disposal areas and to prepare specifications and bid documents for their construction. The intent is to advance that project to "shovel ready" status so that implementation of the dredging project, when authorized, will not be delayed.
 - The US Army Corps of Engineers issued the Federal Permit in February 2015 to dredge the shipping channel up to 37 feet.
 - The Florida Department of Environmental Protection issued the State Permits in December 2014 to dredge the shipping channel up to 37 feet and disposal of dredge materials to two nearby locations. The Port Authority submitted permit applications September 2014 to dredge the shipping channel up to 37 feet.
 - The AN Railway, L.L.C. is receiving \$5 million to rehabilitate about 40 miles of rail and 17 structures including a trestle over the Apalachicola River to accommodate freight trains to and from the Port.
 - The St. Joe Company has signed a Letter of Intent (LOI) with Enova Energy Group, a full service, clean energy development company specializing in development and operations of contracted renewable based assets. Enova has expressed an interest in transporting a minimum of 1 million metric tons per year of wood pellets using the AN Railway to the Port of Port St. Joe for further shipment to overseas markets.
 - The St. Joe Company has also signed a Letter of Intent with Green Circle Bio Energy, Inc., a producer of biomass based renewable energy. The LOI anticipates several potential new business development opportunities to create jobs in the Northwest Florida region. Green Circle is interested in leasing a site from St. Joe along the AN Railway to develop a wood pellet production facility. Green Circle operates the world's second largest wood pellet plant in Cottdonale, Fla. The wood pellets produced at the new production facility can be transported via truck or AN Railway to the Port for further shipment overseas.
- Both Letters of Intent are contingent upon the Port of Port St. Joe receiving funding to complete maintenance dredging of the shipping channel.
- Eastern Shipbuilding Group of Panama City, Fla., has leased 20 acres at the port site to expand its shipbuilding, vessel construction and repair and industrial steel fabrication operations in the Gulf-coast region.



The mission of the Port St. Joe Port Authority is to enhance the economic vitality and quality of life in the Gulf County and Port St. Joe area and the Northwest Florida region by fostering the growth of domestic and foreign commerce, thereby providing jobs and economic opportunity to the region and the state of Florida.

165 Good Morning Street | Port St. Joe, FL 32456 | PortofPortStJoe.com



The St. Joe Company is a Florida-based real estate developer and manager. The Company owns approximately 181,000 acres of land concentrated primarily in Northwest Florida and has significant residential and commercial land-use entitlements in hand or in process. The majority of land not under development is used for the growing and selling of timber or is available for sale. The Company also owns various commercial, resort and club properties.

133 S. WaterSound Parkway | WaterSound, FL 32413 | JOE.com



Genesee & Wyoming Inc. (GWI) owns or leases 120 freight railroads worldwide that are organized in 11 operating regions with 7,700 employees and more than 2,500 customers. G&W's nine North American regions serve 41 U.S. states and four Canadian provinces and include 113 short line and regional freight railroads with more than 13,000 track-miles. G&W subsidiaries provide rail service at more than 40 major ports in North America, Australia and Europe and perform contract coal loading and railcar switching for industrial customers.

13901 Sutton Park Drive South, Suite 175 | Jacksonville, FL 32224 | GWRR.com



Duke Energy Florida owns coal-fired and natural gas generation. That fuel mix provides about 9,000 megawatts of owned electric capacity to approximately 1.7 million customers in a 20,000-square-mile service area. Duke's Economic Development team has a reputation for going the extra mile to assist companies expanding or relocating in Florida. That's just one of the reasons we have been recognized as one of the "Top Utilities for Economic Development" by Site Selection magazine. Our experienced team offers a wealth of specialized services and assistance designed to save you time and money in every aspect of the site selection process.

Duke Energy is the largest electric power holding company in the United States with approximately \$115 billion in total assets. Its regulated utility operations serve approximately 7.2 million electric customers located in six states in the Southeast and Midwest. Its commercial power and international energy business segments own and operate diverse power generation assets in North America and Latin America, including a growing portfolio of renewable energy assets in the United States.

Regionally headquartered in St. Petersburg, Fla., Duke Energy is a Fortune 250 company traded on the New York Stock Exchange under the symbol DUK.

P.O. Box 14042 | St. Petersburg, FL 33733 | duke-energy.com/Florida



The vision of the Gulf County Economic Development Coalition is, in collaboration with its stakeholders, to create diverse, stable, and consistent employment opportunities that build wealth and provide better economic conditions for Gulf County. Goals to achieve: Attract and support the best-suited industries to Gulf County. Lead the creation of a positive economic development environment in Gulf County.

1000 Cecil G. Costin Sr. Blvd. | Port St. Joe, FL 32456 | gulfcountyedc.com

**For more information regarding business opportunities at the Port of Port St. Joe,
contact Dan Velazquez at: 850.231.7413 or Dan.Velazquez@joe.com**