

# Tyson Slocum Presentation to The Community of Port St. Joe: Concerns With LNG And Other Industrial Development, And a Sustainable Path Forward

January 14, 2023

# About Tyson Slocum & Public Citizen

- For more than 20 years, I have led petroleum, natural gas, and power market regulatory oversight. I frequently testify as an expert before Congress and intervene before the U.S. Dept of Energy and the Federal Energy Regulatory Commission.
- Public Citizen was founded in 1971, and we are a nonpartisan, nonprofit public interest watchdog. We are financially supported by our more than 500,000 dues-paying members across the country, including members in Port St. Joe.





Mostly Cloudy, 41° F

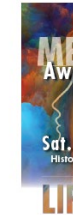
# THE STAR

SERVING GULF COUNTY SINCE 1937

NEWS SPORTS OBITUARIES OPINION CLASSIFIEDS MARKETPLACE SUBSCRIBE WEB

## Tensions mount over proposed LNG plant

Local officials, community leaders host separate meetings with Nopetro LNG, Public Citizen



LOCAL N



Day parade wil  
Monday, Jan. 1  
more ...



\$230,000 in tax  
Assistance prog  
where they hop



## As LNG exports soar, a Florida community fights a proposed terminal

A historically Black neighborhood in Port St. Joe, Florida wants to revitalize its streets — and a potential LNG export terminal does not fit the plan.

21 December 2022

E&E  
NEWS

ENERGYWIRE

Publications ▾

Our Newsroom ▾ About ▾ Events

LO

## Gas project, EJ concerns collide in the Florida Panhandle

By Miranda Wilson | 11/26/2022 06:38 AM EST








PORT ST. JOE DOCK AREA  
(COMMON USE)  
14+/- ACRES



REFERENCE DRAWING	
No.	TITLE

REVISION							
04	CHK	10/10/21	RE-ISSUED FOR USE				JLD JOR JCR MS
03	CHK	10/10/21	RE-ISSUED FOR USE				JLD JOR JCR MS
02	CHK	10/10/20	ISSUED FOR USE				JLD JOR JCR MS
01	CHK	10/10/20	ISSUED FOR REVIEW				JLD JOR JCR MS
REV	BY	DATE	DESCRIPTION				





DESIGNING THE FUTURE OF ENERGY

NO DRAWING BECOMES THE PROPERTY OF CLOUGH USA INC. AND MAY NOT BE COPIED IN ANY WAY EXCEPT FOR FULFILLING THE SPECIFIC PURPOSE FOR WHICH IT IS ISSUED.

APPROVALS					
DRAWN	OWN	CHK	ENG APPR.	ENG	JCR
CHECKED	CHK	JLD	PROJ APPR.	PRD	MS
DESIGNED	DIE	JCR	CLIENT APPR.	CLA	

CLIENT	NOPETRO	
TITLE	45963 ST JOE LNG DEVELOPMENT CONCEPTUAL PLOT PLAN	
SCALE	DRAWING No. 20404-DG-000-001	REV 04





**St. Joseph Bay**

**Area A - Port St.  
Joe Lease Site  
60 +/- ACRES**

# Nopetro LNG Ownership



```
graph TD; A[Nopetro LNG Ownership] --> B[38.2%  
J.C. "Jay" Demetree Jr. &  
Hawley Smith, Jacksonville-  
based real estate  
developers]; A --> C[36.8%  
Jorge Herrera &  
Jonathan "Jack"  
Locke, Miami-based  
gas marketers]; A --> D[25%  
Tom L. Ward,  
Oklahoma City-  
based billionaire  
natural gas producer];
```

38.2%

J.C. "Jay" Demetree Jr. &  
Hawley Smith, Jacksonville-  
based real estate  
developers

36.8%

Jorge Herrera &  
Jonathan "Jack"  
Locke, Miami-based  
gas marketers

25%

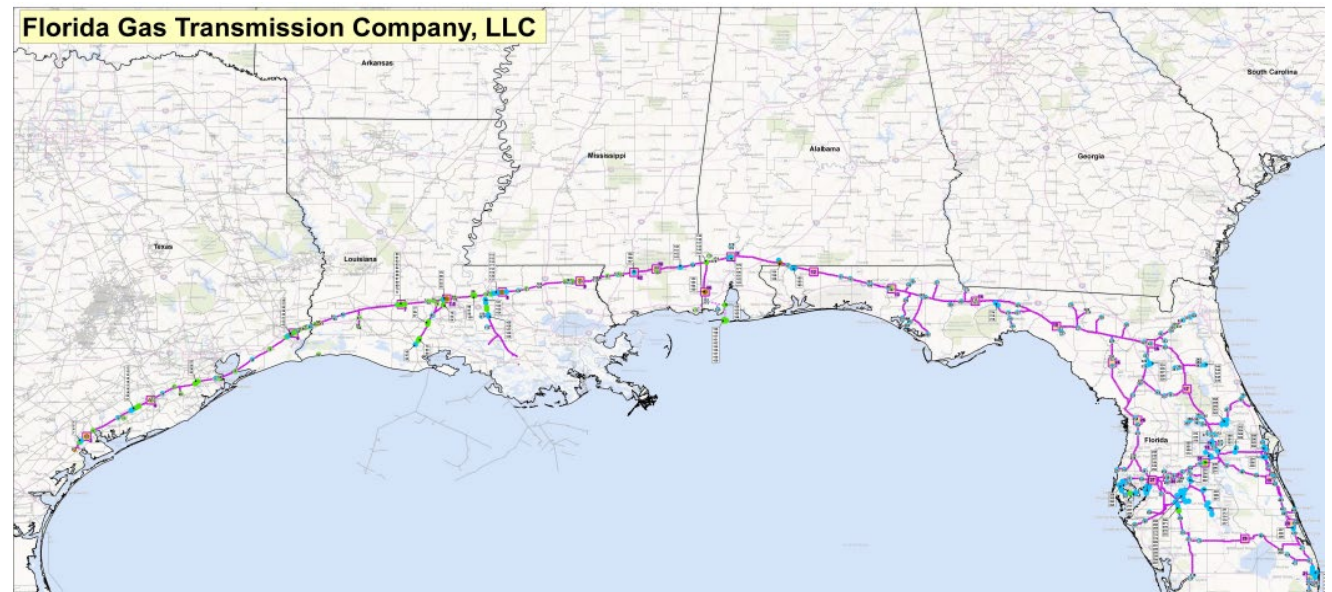
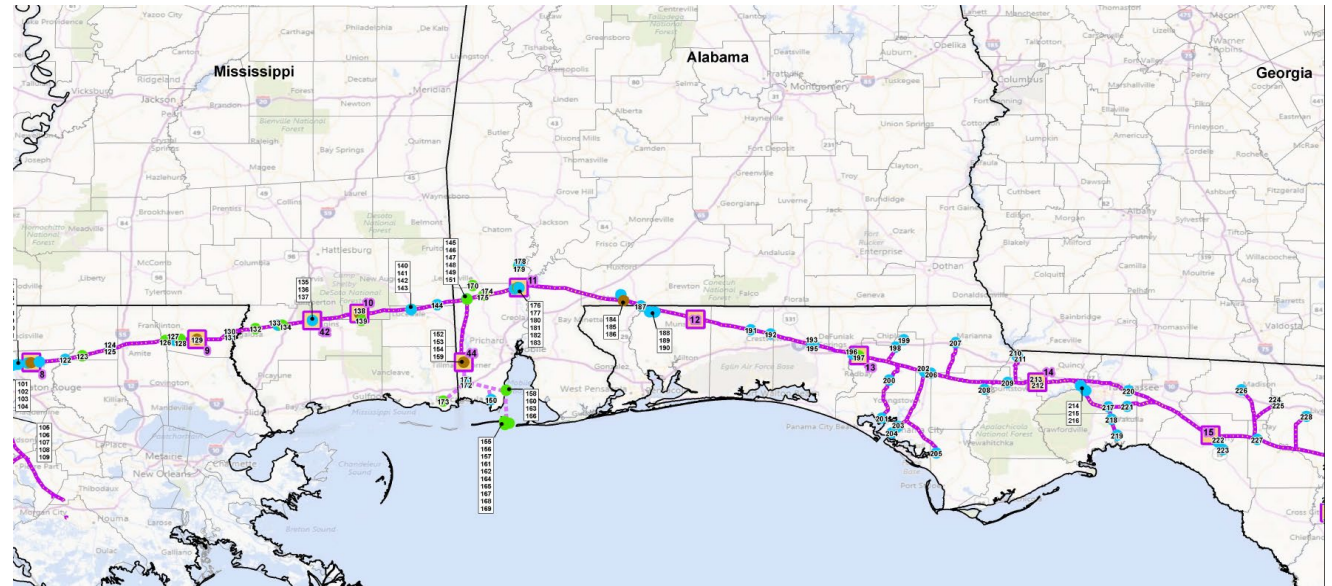
Tom L. Ward,  
Oklahoma City-  
based billionaire  
natural gas producer

# Nopetro's Proposed Liquefied Natural Gas (LNG) Export Facility

Nopetro has authorization to export up to 51.75 billion cubic feet of liquefied natural gas per year, which would include exports from a proposed facility on 60 acres in Port St. Joe on land owned by the [St. Joe Company](#). Nopetro will obtain natural gas from [Energy Transfer's Florida Gas Transmission](#), a massive interstate pipeline originating in Texas that directly links gas production in TX and Louisiana with Florida. [St. Joe Natural Gas](#)—where [Jason Shoaf serves as Vice-President](#)—connects to this interstate pipeline. Nopetro stated to FERC that it “will receive natural gas through two [new] lateral lines from St. Joe Natural Gas Co.” Nopetro plans to operate 3 natural gas liquefaction trains to fill ISO shipping containers. Trucks will move those LNG-filled shipping containers 1,300 feet from the liquefaction trains to the newly constructed dock owned and operated by The St. Joe Company. Nopetro will build and operate a crane at this dock to load the LNG containers on to marine cargo vessels, destined for export to Latin America and the Caribbean.



# The Pipeline Connecting Texas/ Louisiana Gas Production To Port St. Joe





# Timeline of Nopetro LNG Regulatory Actions

- In mid- to late-2020, The St. Joe Company—partly in its capacity as the agent of the Port Authority—and St. Joe Natural Gas negotiated a lease and gas supply agreement with Nopetro.
- December 28, 2020: Nopetro [applies to the U.S. Department of Energy](#) for an authorization to export 51.75 billion cubic feet of natural gas per year from a planned Port St. Joe facility.
- March 23, 2021: Dept of Energy [grants the authorization](#) to Nopetro.
- April 20, 2021: Nopetro files a [Petition for Declaratory Order](#) with the Federal Energy Regulatory Commission (FERC) seeking a determination that FERC does not have regulatory authority over the proposed Nopetro facility.
- May 24, 2021: [Public Citizen protests](#) Nopetro's petition.
- June 8, 2021: [Stuart Shoaf](#), President of St. Joe Natural Gas, and Florida Rep. [Jason Shoaf](#) write separate letters to FERC in support of Nopetro petition.
- July 1, 2021: [U.S. Rep. Neal Dunn](#) writes FERC in support of Nopetro.
- March 21, 2022: Nopetro President Jack Locke [urges FERC to quickly approve its requested exemption](#), writing: "Nopetro has a license with Port St. Joe in Florida under which Nopetro pays for the right to lease the property where the small-scale LNG facility will be located"
- March 25, 2022: [FERC grants Nopetro](#) its requested exemption from regulatory oversight.
- April 22, 2022: [Public Citizen files a rehearing request](#) with FERC.
- July 29, 2022: [FERC dismisses Public Citizen's rehearing](#) request.
- September 27, 2022: [Public Citizen sues FERC](#), asking a federal court to reverse FERC's decision to exempt Nopetro from regulatory oversight (U.S. Court of Appeals DC Circuit Docket # 22-1251). Opening brief due January 18, 2023; oral argument before the DC Circuit Court of Appeals Fall 2023, with estimated Court decision issued early 2024.

# Florida House of Representatives

*Representative Jason Shoaf*

District 7

20816 Central Avenue  
Blountstown, FL 32424  
(850) 295-5680

1401 The Capitol  
402 South Monroe Street  
Tallahassee, FL 32399  
(850) 717-5007

103 East Ellis Street  
Perry, FL 32347  
(850) 295-5680

Email: [Jason.Shoaf@myfloridahouse.gov](mailto:Jason.Shoaf@myfloridahouse.gov)

June 4, 2021

The Honorable Kimberly D. Bose  
Secretary  
Federal Energy Regulatory Commission  
888 First Street NE  
Washington, D.C. 20426

Re: **Petition for Declaratory Order of Nopetro LNG, LLC**  
**FERC Docket No. CP21-179-000**

Dear Secretary Bose:

I am writing in support of the Petition for Declaratory Order filed by Nopetro LNG, LLC. Port St. Joe, Florida, was severely impacted by Hurricane Michael in October 2018. Almost three years later, Port St. Joe is on the path to recovery. Nopetro's facilities would bring many valuable career opportunities to the Port St. Joe area, which is much needed.

The Port St. Joe community will greatly benefit from Nopetro's investment. The proposed facilities will bring employment opportunities to the area and will create long-term economic growth for Port St. Joe. Bringing Nopetro's facility to Port St. Joe is vital to achieve full recovery from Hurricane Michael.

I ask that you favorably consider Nopetro's Petition for Declaratory Order.

Respectfully,



Jason Shoaf  
State Representative  
House District 7

ST JOE NATURAL GAS COMPANY, INC.

Dec. 31, 2021

**OFFICERS**

1. Report below the name, title and salary for each executive officer whose salary is \$50,000 or more. An "executive officer" of a respondent includes its president, secretary, treasurer, and vice president in charge of a principal business unit, division or function (such as sales, administration or finance), and any other person who performs similar policymaking functions.

2. If a change was made during the year in the incumbent of any position, show name and total remuneration of the previous incumbent, and date the change in incumbency was made.

Title (a)	Name of Officer (b)	Salary for Year (c)
PRESIDENT	STUART SHOAF	\$108,058
V-PRESIDENT	CHARLES A SHOAF	\$124,574
V-PRESIDENT	JASON S SHOAF	\$105,083



# Why Is Public Citizen Fighting To Ensure FERC Has Jurisdiction Over Nopetro LNG?

---

- FERC is responsible for authorizing the siting and construction of onshore LNG export facilities under [Section 3 of the Natural Gas Act](#). As required by the National Environmental Policy Act, FERC prepares environmental assessments or impact statements for proposed LNG facilities under its jurisdiction.
- FERC must conduct a comprehensive, federal environmental assessment of a planned LNG export facility. During a FERC environmental review, local residents can—free of charge—participate in the FERC proceeding, raising objections and filing protests.
- Subjecting Nopetro LNG to FERC oversight provides an opportunity to the residents of Port St. Joe to fight against the granting of a FERC siting and construction permit.
- How long does this take? For example, Eagle LNG Jacksonville LLC (controlled by a Houston-based private equity fund, [Energy & Minerals Group](#)) [applied at FERC](#) for permission to site, construct & operate a natural gas liquefaction, storage and export facility on January 31, 2017. After a nearly 3 year comprehensive review, FERC [granted it on September 19, 2019](#).

# FERC's Approach To Performing National Environmental Policy Act Impact Analysis

The National Environmental Policy Act (NEPA) requires FERC to take into account the environmental impacts of proposed LNG export facilities, including a requirement for it to address concerns the public may have about project. This process is referred to as scoping. The goal of the scoping process is to focus the analysis in the environmental impact statement (EIS) on the important environmental, public health and public safety issues. The public can actively participate, and can lodge protests and challenge the project.

A FERC EIS considers a proposed LNG export facility's impact on:

- geology and soils;
- land use;
- water resources and wetlands;
- cultural resources;
- vegetation, fisheries, and wildlife;
- socioeconomics;
- air quality and noise;
- endangered and threatened species;
- public safety and reliability; and
- cumulative impacts.

# What is Liquefied Natural Gas (LNG)

Liquefied natural gas (LNG) is natural gas that has been condensed into a liquid form by reducing its temperature to -260°F. This process is known as liquefaction. LNG takes up about 1/600<sup>th</sup> of the volume of natural gas in its natural, vapor state, making it more economical to ship across oceans.

Liquification at a terminal like Nopetro's involves large heat exchangers, which function as giant refrigerators. These heat exchangers are arranged at the facility in a connected series, called trains. The natural gas enters the heat exchangers and cools it to -260°F, thereby turning it into a liquid.

Today, the United States is both the world's largest natural gas producer, and the biggest gas exporter. The recent explosion in LNG exports have resulted in dramatic domestic energy price spikes for American families.



# Health/Safety Impacts of an LNG Export Facility

---

- Liquification facilities release air pollutants that are [hazardous to human health](#), including particulate matter, nitrogen oxides, volatile organic compounds, sulfur dioxide and carbon monoxide.
- The facility will feature on-site flaring (or burning) off of various pollutants.
- There will be heavy truck and marine vessel traffic associated with the operation of the facility, resulting in additional air emissions.
- The location is prone to storm surge flooding and damage from hurricanes, posing health and safety risks.
- Nopetro will need to store vast quantities of LNG onsite by stacking dozens or hundreds of ISO shipping containers as they await transport via ship or via truck on Route 98 to other ports.
- There will be disruption to St. Joseph Bay stemming from LNG terminal operations, dredging, and marine cargo ship congestion.

# Nopetro Could Result In Significant Rte 98 Congestion

Nopetro's approved application from the U.S. Department of Energy to export 51.75 Bcf per year of LNG authorizes the company to export gas not just from Port St. Joe, but from multiple other ports in and around Florida, including [Pensacola, Panama City and Tampa](#). This means that Nopetro can liquify gas in Port St. Joe and either export that gas directly from its dock, or load the LNG onto trucks that would drive to Pensacola, Tampa and dozens of other ports in the region. This would result in significant, on-road hazardous cargo shipments moving in and around Port St. Joe, exposing the community to traffic congestion and associated safety problems.



## LOCAL NEWS

**Brittany Taylor**, Digital News Editor

Published: June 8, 2022 at 12:03 PM

Updated: June 8, 2022 at 6:56 PM

Texas, Local, Freeport, Surfside Beach

**Sign up for our Newsletters**

our email here!



## Explosion shuts down Freeport LNG's liquefaction facility for next 3 weeks, officials say





# Freeport Texas Plant Explosion Was Caused by Human Error

Nov. 15, 2022, 7:01 PM



- Worker fatigue also cited in report about US LNG terminal
- Report to regulators rules out cyber attack as cause of blast



**Ari Natter**  
Bloomberg News

A blast that knocked out a key Texas natural gas export facility in June was caused by human error and other factors, according to a heavily redacted report on the incident filed with federal regulators by Freeport LNG.

An over-pressurized line led to the June 8 explosion and fire at the Freeport LNG terminal, according to the report, a [version](#) of which was released by the Pipeline and Hazardous Materials Safety Administration Tuesday. The incident occurred after

Nov 15 (Reuters) - Federal pipeline safety regulators released on Tuesday a heavily redacted consultant's report that blamed inadequate operating and testing procedures, human error and fatigue for the June 8 explosion that shut Freeport LNG's export plant in Texas.

The Pipeline and Hazardous Materials Safety Administration (PHMSA) issued the report after Freeport disclosed earlier in the day a summary of the consultant's review. PHMSA said it accepted the redacted report but would later make its own determination on what to exclude.

Causes of the incident were deficiencies in valve testing procedures, failure to adjust alarms that could warn operators of rising temperatures during operations and operating procedures that allowed "operator discretion" to close valves that might cause LNG to be isolated in pipes, the report said.

It described a control room that did not adequately show when temperatures soared in the pipeline that breached. Other alarms were "constantly indicating" on equipment out of service for years, leading to what some operators described as alarm fatigue.

"Severely damaged" electrical wiring likely ignited the released gas from the pipeline breach and led to fireball, the report said.

**Freeport LNG  
Quintana Island, Texas**

**June 8, 2022 - Loss of Primary Containment  
Incident Investigation Report**

# Jobs / Economic Development

- Nopetro privately informed Port St. Joe officials on October 14, 2022 that their facility would only create 12 jobs. This was revealed in an October 31, 2022 email from Gulf County Economic Development Coalition executive director Jim McKnight that [we obtained through a public records request](#).
- LNG export terminals like Nopetro's are designed to be as automated as possible and operate with minimal employees.
- An LNG facility like this rarely, if ever, hire locally. They typically bring in experienced labor from outside the region, in this case likely Texas or Louisiana.

**From:** [Michael Hammond](#)  
**To:** [Kari Summers](#)  
**Subject:** Re: Media question Draft  
**Date:** Monday, October 31, 2022 2:21:23 PM  
**Attachments:** [image001.png](#)

---

Tell him to ignore her. No response  
MLH

Sent from my iPhone

On Oct 31, 2022, at 2:07 PM, Kari Summers <[ksummers@gulfcountry-fl.gov](mailto:ksummers@gulfcountry-fl.gov)> wrote:

Please see below

---

**From:** Jim McKnight <[jmcknight@gulfcountry-fl.gov](mailto:jmcknight@gulfcountry-fl.gov)>  
**Sent:** Monday, October 31, 2022 12:54 PM  
**To:** Kari Summers <[ksummers@gulfcountry-fl.gov](mailto:ksummers@gulfcountry-fl.gov)>  
**Subject:** Media question Draft

Kari,

If you like, I can respond to the media request as follows. Please review and let me know.

Miranda Wilson (reporter E&E News) questions:

At the request of Kari Summers (and Michael Hamond?), I am responding to your questions below

1. What estimates has Gulf County received regarding the expected jobs and tax revenue from Nopetro LNG's proposal? Nopetro has not filed any application or local notice to build an LNG plant in Gulf County. Gulf County has not received any estimates in writing from Nopetro regarding expected jobs or tax revenues. The only meeting with No Petro attended by

Gulf County, the City of Port St. Joe, the EDC, and Port Authority on October 14, 2022, Nopetro stated the first phase of their proposed project (one of 3 structures/facilities on one acre each to be built on 60-acre property) would create 12 jobs and would cost 80,000,000 to build. My calculation of the expected annual tax revenue are estimated to be Gulf County \$480,000, School District 430,640, City of Port St. Joe 307,640 SJ Fire District 40,000, and NW FL Water Man District 2,080 Total \$1,260,360. The City and County would benefit from increased jobs and economic impact during the construction period,



# Huge Discrepancy Between Michael Hammond Claims of Nopetro Tax Benefits vs. Jim McKnight's

- On September 27, 2022, Gulf County administrator Michael Hammond, in urging the Commission to vote to send a letter to the St. Joe Company approving the project, claimed that Nopetro's project would provide "a tax base greater than the [St. Joe Company] paper mill had"; that it would bring [\\$2.6 million](#) in annual property tax revenue to Gulf County & an additional [\\$1.35 million](#) to city of Port St. Joe; and that Nopetro would create "100+" jobs and "[at a minimum, in the low 100s](#)" of jobs. Based upon these statements by Administrator Hammond, Gulf County Board of Commissioners voted 5-0 and sent the letter to the St. Joe Company in support of Nopetro.

Tax District	Michael Hammond 9/27/22 public mtg	Jim McKnight 10/31/22 email
Gulf County	\$2,600,000	\$ 480,000
School District	n/a	\$ 430,640
City of PSJ	\$1,350,000	\$ 307,640
Fire District	n/a	\$ 40,000
NW FL Water Man District	n/a	\$ 2,080

# BOARD OF COUNTY COMMISSIONERS GULF COUNTY, FLORIDA

1000 CECIL G. COSTIN SR. BLVD., ROOM 302, PORT ST. JOE, FLORIDA 32456

PHONE (850)229-6106/639-6700

FAX (850) 229-9252 • EMAIL: [bocc@gulfcountry-fl.gov](mailto:bocc@gulfcountry-fl.gov)

DATE AND TIME OF MEETINGS • FOURTH TUESDAYS AT 9:00 A.M. E.T.

September 27, 2022

Via Electronic Mail and First Class US Mail

Jorge Gonzales, President/CEO  
The St. Joe Company  
133 S. Watersound Parkway  
Watersound, FL 32461

RE: Letter of Support for The St. Joe Company in recruiting and establishing a  
Liquid Natural Gas (LNG) plant in Gulf County

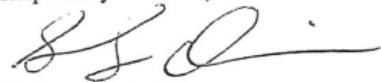
Mr. Gonzales:

Please accept this letter on behalf of the unanimous vote of our Gulf County Board of County Commissioners ("Commission") in support of The St. Joe Company's efforts for the recruitment and establishing a Liquid Natural Gas (LNG) technology and plant in Gulf County.

This Commission offers its full support to The St. Joe Company and the community and various business leaders in their continuing effort to lead to establishing the construction and operation of an LNG plant in Gulf County.

Lastly, in this ongoing process of recruitment, development and ideally operations, we would respectfully request the The St. Joe Company and its proposed cooperative partners once selected assist the Gulf County Board of Commissioners and administration in providing informational town hall meetings to educate the residents of Gulf County on the many economic benefits of this technology and operations and the public health and safety aspects as well environmental impacts with the construction and operations of an LNG plant.

Respectfully submitted,



Chairman Sandy Quinn  
Gulf County Board of County Commissioners



October 19, 2022

Jorge Gonzalez, President & CEO  
The St. Joe Company  
130 Richard Jackson Blvd  
Panama City Beach, FL 32407

Dear President Gonzalez:

On behalf of the Gulf County Economic Development Coalition, I am pleased to provide you this letter of support for the planned LNG plant in Port St. Joe Florida. At the regularly scheduled EDC meeting of 10-19-22, the EDC Board voted unanimously to endorse this project and authorized this letter of support.

There was consensus that the Nopetro project was the "right size and fit" to grow our economic base without sacrificing the natural beauty that is our community. The board identified and commented on the upsides of this project as follows:

- **Jobs**--the project creates jobs that pay sufficient salaries for employees to live in our community.
- **No traffic issue.** --The location of the facility and truck transportation plan on the 60-acre water side of U.S. Hwy 98 and adjacent to the bulkhead does not require trucks to cross U.S. Hwy 98.
- **Local business benefit**--Nopetro will purchase their Natural Gas for an existing local business.
- **Opens the Port**--the project will provide the large customer necessary to obtain financial support to dredge the shipping channel and turning basin.
- **Ad valorem tax windfall**--The property taxes collected for this 100 million-dollar plus project will provide hundreds of thousands of dollars annually to the City, County, and school district.

As with all large-scale projects of this type there will be some No Sayers espousing environmental and development concerns. The EDC does not share those environmental concerns or worries that this facility will detract from our community landscape. Be assured we support this project and will be available to support you during the public hearing and the vetting process.

Should you have any questions, please contact me at [jmcknight@gulfcountry-fl.gov](mailto:jmcknight@gulfcountry-fl.gov) or by calling (850) 832-0227

Sincerely,

Jim McKnight  
Executive Director

Any tax benefit will likely be mitigated by tax breaks negotiated by Nopetro – Eagle LNG secured a \$23 million property tax break from City of Jacksonville in exchange for a pledge to create 12 jobs

2019-0844-A Version: 1

Name:

Resolution

Status:

Adopted

11/26/2019

In control:

[City Council](#)

12/10/2019

Final action:

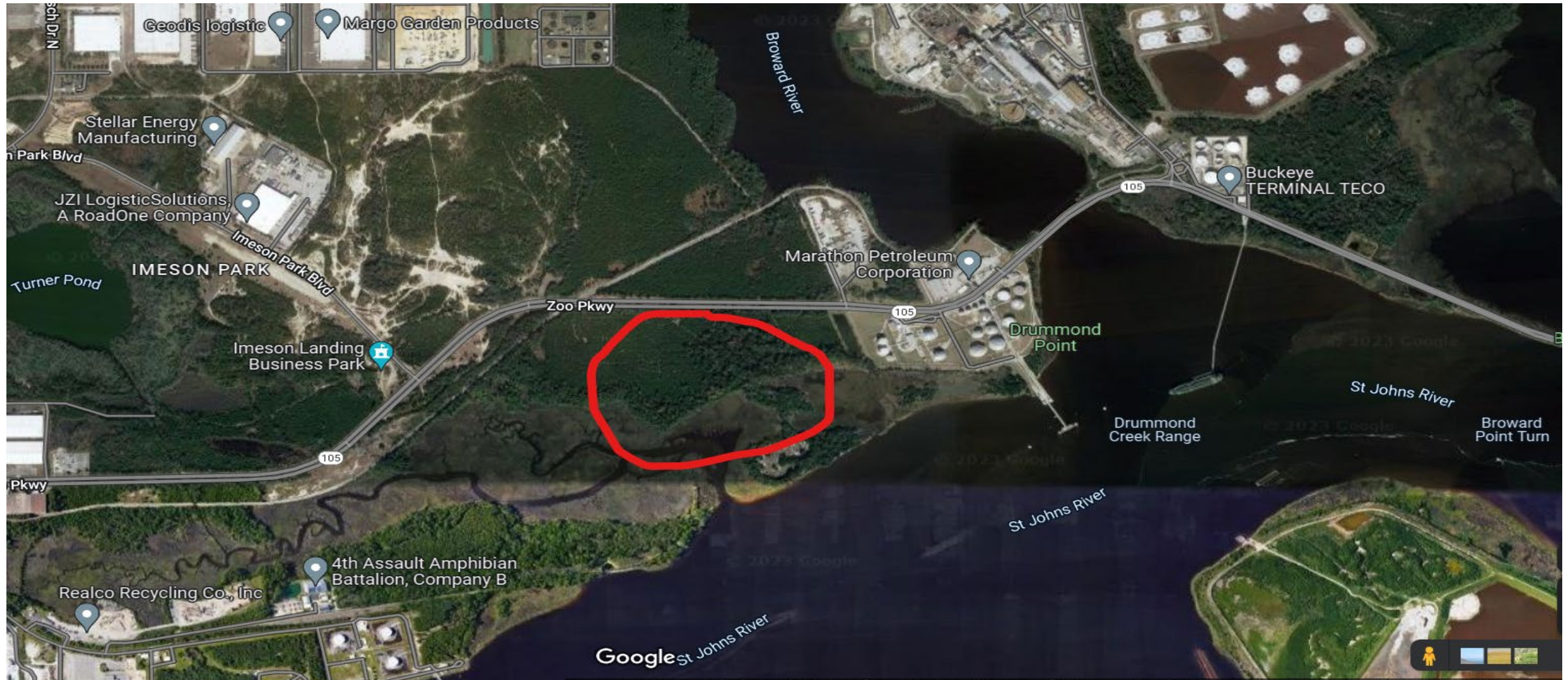
12/10/2019

RESO Auth Economic Dev Agreement with Eagle LNG Partners, LLC ("Company") supporting Constructn of New Liquefied Natural Gas Export Facility at 1632 Zoo Pkwy Iin the City("Project"),Auth Recapture Enhanced Value (Rev) Grant of \$23,000,000; Auth Apvl of Tech Amend by Exec Dir of OED; Prov Oversight by OED; Prov deadline for Company to Execute Agreement; Affirming Proj compliance w/Public Investment Policy adopt by ORD 2016-382-E, as Amended; 2-Reading passage Pursuant to Council Rule 3.305. (Sawyer) (Req of Mayor) 11/26/2019 CO Introduced: TEU, F 12/02/2019 TEU Amend/Approve 7-0 12/03/2019 F Amend/Approve 7-0 12/10/2019 CO Amend/Approve 18-0

**WHEREAS,** Eagle LNG Partners LLC (the "Company") has committed to create 12 permanent full-time equivalent new jobs in Jacksonville with an average salary, exclusive of benefits, of approximately \$85,000 per annum by December 31, 2023, all as

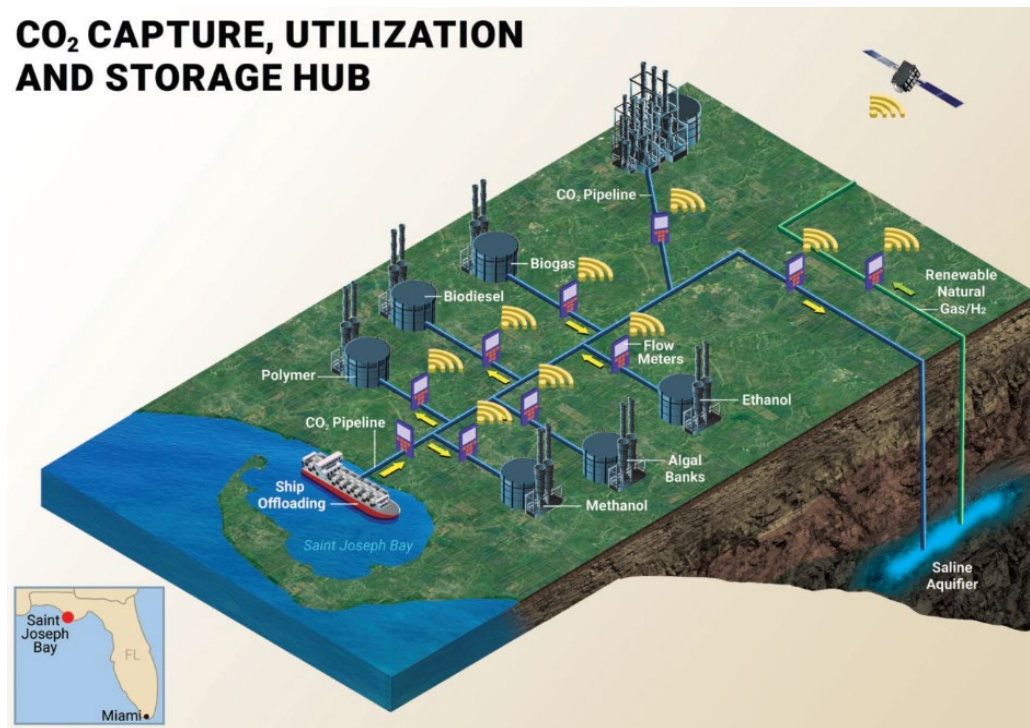


# Eagle LNG In Jacksonville Will Be Located In Existing Industrial Area With No Homes Nearby



# The St Joe Company & The Port Authority Are Actively Negotiating With Additional Polluting Industries To Build In PSJ

## CO<sub>2</sub> CAPTURE, UTILIZATION AND STORAGE HUB



**From:** Guerry Magidson <[gmagidson@portofportstjoe.com](mailto:gmagidson@portofportstjoe.com)>

**Sent:** Monday, September 26, 2022 10:25 AM

**To:** Velazquez, Dan <[dan.velazquez@joe.com](mailto:dan.velazquez@joe.com)>

**Cc:** James Khreibani <[info@greentechenergyllc.com](mailto:info@greentechenergyllc.com)> <[info@greentechenergyllc.com](mailto:info@greentechenergyllc.com)>

**Subject:** Green Tech Energy

Dan,

GreenTech Energy has a number of unique technologies in the decarbonization and low pollution space that are at the prototype stage and have also partnered with a large US shipping company on a Co2 development project and have been considering Port St Joe as a possible site. James Khreibani is the owner and would like to have a discussion with you at your convenience. He is copied on this email and his phone is 786-473-9051.

Their website is [www.greentechenergyllc.com](http://www.greentechenergyllc.com)

Thanks

Guerry

Guerry P Magidson Sr.  
Port St. Joe Port Authority  
Chairman



# May 2022 Discussion About SRM Concrete/Smyrna Readymix

**From:** Guerry Magidson <[gmagidson@portofportstjoe.com](mailto:gmagidson@portofportstjoe.com)>  
**Sent:** Friday, May 27, 2022 3:47 PM  
**To:** Velazquez, Dan <[dan.velazquez@joe.com](mailto:dan.velazquez@joe.com)>  
**Subject:** Re: Sykes Concrete

Ok, thanks for the update. He had mentioned mike to me.

Guerry P Magidson Sr.  
Chairman  
(850) 227-4854

---

**From:** Velazquez, Dan <[dan.velazquez@joe.com](mailto:dan.velazquez@joe.com)>  
**Sent:** Friday, May 27, 2022 2:02:28 PM  
**To:** Guerry Magidson <[gmagidson@portofportstjoe.com](mailto:gmagidson@portofportstjoe.com)>  
**Subject:** RE: Sykes Concrete

Guerry,

I'm having a dialogue with Mike Hollingshead , the owner of SRM Concrete / Smyrna Readymix regarding use of the millsite.

Lamar does consulting for Mike, but I don't think he works for SRM full time.

Thank you.  
Dan

---

**From:** Guerry Magidson <[gmagidson@portofportstjoe.com](mailto:gmagidson@portofportstjoe.com)>  
**Sent:** Thursday, May 26, 2022 8:39 AM  
**To:** Velazquez, Dan <[dan.velazquez@joe.com](mailto:dan.velazquez@joe.com)>  
**Subject:** Sykes Concrete

Dan,  
I had a call from Lamar Sykes of Sykes Concrete in Panama City. His number is 850-572-6163. They were bought by a national company that is looking to put a plant in Port St. Joe and was interested in property and shipping out of the Port. Could you please give him a call. I will call him and let him know you will be in touch.  
Thanks

# Example of SRM Concrete/Smyrna Readymix Facility





# Citizens Have Rights Under Article I, Section 24 of Florida's Constitution To All Public Records

---

---

## SECTION 24. Access to public records and meetings.—

(a) Every person has the right to inspect or copy any public record made or received in connection with the official business of any public body, officer, or employee of the state, or persons acting on their behalf, except with respect to records exempted pursuant to this section or specifically made confidential by this Constitution. This section specifically includes the legislative, executive, and judicial branches of government and each agency or department created thereunder; counties, municipalities, and districts; and each constitutional officer, board, and commission, or entity created pursuant to law or this Constitution.