

Tyson Slocum Presentation to The Community of Port St. Joe: Nopetro LNG, Polluting Development—and a Sustainable Path Forward

June 23, 2023

Meet 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 (most recently in February 2023) 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 Port St. Joe residents.



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

Tensions mount over proposed LNG plant

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



LOCAL NEWS



Day parade w/ Monday, Jan. 1 more ...



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

Miami Herald

Part of the McClatchy Media Network

Opinion Food & Drink Climate Change • Sports Betting Personal Finance Public Notices

CLIMATE CHANGE

In the Florida Panhandle, a Black community's plans threatened by a proposed gas plant

BY AMY GREEN

MAY 24, 2023 12:00 AM



Gas project, EJ concerns collide in the Florida Panhandle

By Miranda Wilson | 11/28/2022 9:38 AM EST





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



REV#	BY	DATE	DESCRIPTION
04	CHK	05/06/21	RE-ISSUED FOR USE
03	CHK	02/25/21	RE-ISSUED FOR USE
02	CHK	10/19/20	ISSUED FOR USE
01	CHK	09/03/20	ISSUED FOR REVIEW

REV#	BY	DATE	DESCRIPTION	CHK	DESIGN	DATE	DESCRIPTION
04	CHK	05/06/21	RE-ISSUED FOR USE	JLD	JOR	JOR	MS
03	CHK	02/25/21	RE-ISSUED FOR USE	JLD	JOR	JOR	MS
02	CHK	10/19/20	ISSUED FOR USE	JLD	JOR	JOR	MS
01	CHK	09/03/20	ISSUED FOR REVIEW	JLD	JOR	JOR	MS

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CH-IV
CORPORATE

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nopetro

APPROVALS

DRAWN	OWN	CHK	ENG APPL	ENG	JOR
CHECKED	CHK	ZLD	PROJ APPL	PRD	MS
DESIGNED	DES	JCR	CLIENT APPL	CLA	

CLIENT: NOPETRO
TITLE: 45963
ST JOE LNG DEVELOPMENT
CONCEPTUAL PLOT PLAN

SCALE: DRAWING No. 20404-DG-000-001
REV: 04

L:\Projects - Refinery\Newfields - 2016\CH-IV - Refinery\Newfields\Plot Plan\20404-DG-000-001\0110120 - REV 4 - 04MDS-1/26/2021 4:01:13 PM 01/20/21/2021 8:53:46 AM Center Bolter

Nopetro LNG Ownership

38.2%

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

36.8%

Jorge Herrera,
Miami-based gas
marketer

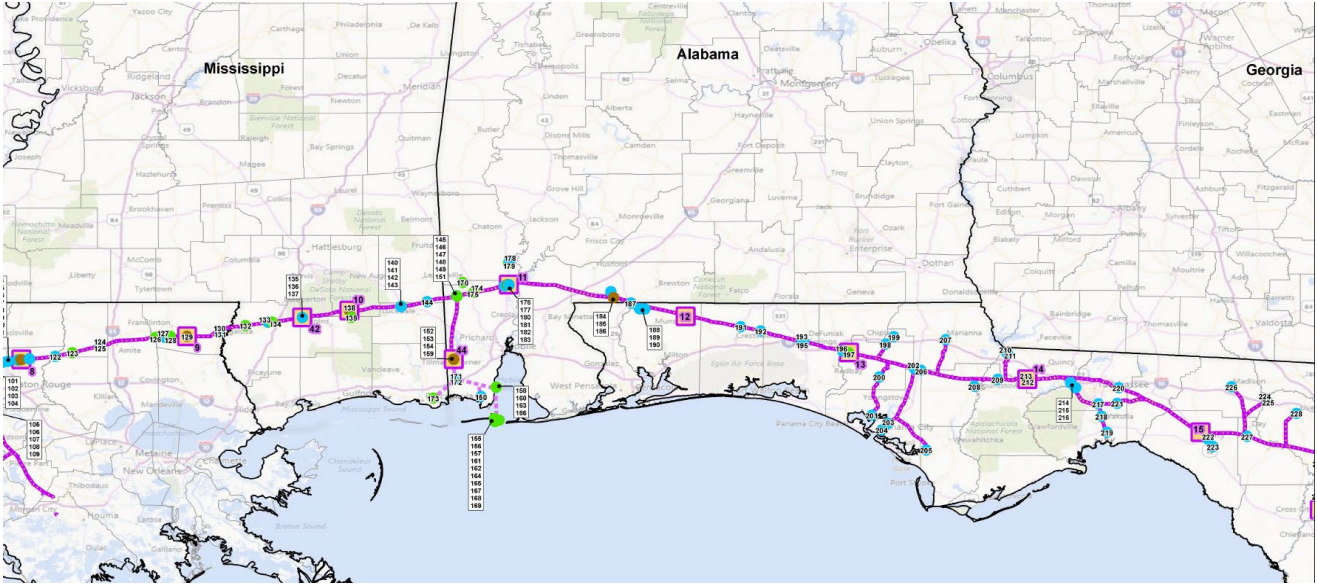
25%

Tom L. Ward,
Oklahoma City
billionaire natural
gas producer

Nopetro's Proposed 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](#), obtaining the gas from [Energy Transfer's Florida Gas Transmission](#), an interstate pipeline originating in Texas. [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 liquification 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 onto marine cargo vessels, destined for export to Latin America, the Caribbean and South America.

Energy Transfer Pipeline Connects Gas Production To Port St. Joe



Nopetro LNG Timeline

- 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 negotiate 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, which includes the right to transport LNG via truck to multiple export docks.
- 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).
- January 18, 2023: Public Citizen files [opening brief](#) in U.S. Court of Appeals DC Circuit Docket # 22-1251.
- March 24, 2023: [Nopetro confirms to the U.S. Department of Energy that it retains its authority to export LNG](#) to Chile, Columbia, Dominican Republic, El Salvador, Guatemala, Honduras, México, Nicaragua, Panamá & Perú.
- March 27, 2023: Nopetro files a letter with the DC Circuit in support of FERC's brief.
- April 17, 2023: Public Citizen files [Reply Brief with the DC Circuit](#). Oral arguments expected in September/October 2023, with the Court likely to rule in 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

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

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 V-PRESIDENT V-PRESIDENT	STUART SHOAF CHARLES A SHOAF JASON S SHOAF	\$108,058 \$124,574 \$105,083

BENEFICIAL INTEREST:

Shoaf Family Trust (50%)

PO Box 772 Port St. Joe, FL 32457

\$1,235,000

NEAL P. DUNN, MD
2ND DISTRICT, FLORIDA

COMMITTEE ON ENERGY & COMMERCE

Congress of the United States
House of Representatives
Washington, DC 20515-0902

840 WEST 11TH STREET
SUITE 2250
PANAMA CITY, FL 32401
(850) 785-0812

300 SOUTH ADAMS STREET
TALLAHASSEE, FL 32301
(850) 891-8610

316 CANNON HOUSE OFFICE BUILDING
WASHINGTON, DC 20515
(202) 225-5235

June 30, 2021

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

Dear Secretary Bose,

Thank you for the opportunity to submit this letter expressing my support of the Petition for Declaratory Order (PDO) filed by Nopetro LNG, LLC. Nopetro desires to design, finance, construct, own, operate and maintain a small-scale facility that would produce liquefied natural gas in Port St. Joe, FL.

On October 10, 2018, Hurricane Michael, a catastrophic category 5 hurricane, made landfall 20 miles northwest of Port St. Joe, FL resulting in widespread, extensive damage. Nopetro's investment in Port St. Joe would help stimulate its ongoing economic recovery by creating needed and very welcomed economic and employment opportunities.

I respectfully request full and fair consideration for Nopetro's PDO. If you have any questions, please do not hesitate to contact Bethany Boggs on my staff at (850) 785-0812.

Sincerely,



Neal Dunn, M.D.
Member of Congress

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 environmental assessment of a planned LNG export facility. During a FERC environmental review, PSJ residents can—free of charge—participate in the FERC proceeding, inspect documents, raise objections and file protests.
- On average this FERC review takes about three years. For example, Eagle LNG Jacksonville (controlled by a Houston-based private equity fund, [Energy & Minerals Group](#)) [applied at FERC](#) for permission to construct an LNG export facility on January 31, 2017, and 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 to address concerns the public may have. This process is referred to as *scoping*. The goal of the scoping process is to focus the environmental impact statement (EIS) on the important environmental, health and public safety issues. The public can actively participate, and can lodge protests to challenge the project.

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

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

What is Liquefied Natural Gas (LNG)

Liquefied natural gas (LNG) is methane 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 1/600th 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 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) of 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.
- Recent explosions at U.S. LNG facilities raise systemic safety concerns.

Nopetro Could Result In Significant Rte 98 Congestion

Nopetro's approval 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 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.

Louisiana town evacuated amid LNG tank fire at power station

Tank fueled generator powering about 1,000 households that lost commercial electricity in 2020

By ALENA MASCHKE | Staff writer Jun 3, 2023

LAKE CHARLES -- Residents were ordered to evacuate the tiny [southwest Louisiana town of Cameron](#) after a liquified natural gas tank ruptured and caught fire Saturday afternoon.

The tank fueled a generator that powered about 1,000 households in and around Cameron, a town of 219 residents in Cameron Parish.



“The gas in the tank has to burn out, and we don’t know how much gas is in there,” utility general manager Michael Heinen said. “We’re trying to find out as much as we can, as fast as we can. It’s just an unknown at this point.”

Evacuations were ordered within a one-mile radius of the power station in central Cameron. There were no reported injuries, Heinen said.

Power along the coast of Cameron Parish has been supplied by generators since [Hurricane Laura destroyed major transmission lines](#) and substations in August 2020. The Cameron substation is the largest of eight generator sites operated by Jefferson Davis Electric Co-op along the coast.

Freeport LNG plant suffers explosion, nearby residents evacuated - police

June 08, 2022 — 02:38 pm EDT

Written by [Liz Hampton](#) for Reuters →



By Liz Hampton



June 8 (Reuters) - A explosion and fire on Wednesday hit the massive Freeport LNG liquefied natural gas plant on the Texas Gulf Coast, prompting an evacuation of nearby residents in Quintana, Texas.

ENERGYWIRE



Troubled LNG plant sparks rage in Texas town

The backlash in Freeport, Texas, against liquefied natural gas highlights concerns about 40-year-old federal regulations overseeing the industry.

BY: **SHELBY WEBB** | 02/24/2023 06:43 AM EST



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**

'Miracle' nobody died in blast at Eastern Washington LNG plant

Originally published April 2, 2014 at 9:37 pm | Updated April 2, 2014 at 11:46 pm

Authorities said Wednesday the explosion that hit a liquefied natural gas storage facility in Eastern Washington earlier this week threw 250-pound pieces of steel up to 300 yards through the air.

Benton County sheriff's Deputy Joe Lusignan said Wednesday that it was "a little bit of a miracle" that no one was killed.

"It was an extremely powerful explosion, the initial explosion," he said. "Fortunately, we didn't have any subsequent ones after that."

The Monday blast inside a processing plant at the Williams Northwest Pipeline LNG storage facility outside Plymouth, Benton County, injured five people and left a big gash in the side of an LNG storage tank.

Some of the debris flew more than 100 yards and damaged the tracks of the main rail line on the Washington side of the Columbia River. BNSF Railway spokesman Gus Melonas said more than 40 trains were delayed until the repairs were completed Tuesday afternoon and normal traffic was restored,

LNG leaking out of the bottom of the tank through a pipe of less than 1 inch in diameter was stopped Tuesday afternoon when crews were able to shut off a valve, Benton County District Fire Chief Rolland Watts said. Vaporized gas was still leaking from a gash in the outer wall of the 1.2 billion-cubic-foot storage tank, and blowing away on the wind, presenting little danger. Major piping is all underground and was not damaged.

Probe finds faulty LNG handling process caused 2014 blast



BY: JENNY MANDEL | 05/06/2016 08:01 AM EDT

A two-year investigation into an explosion at a liquefied natural gas facility in Plymouth, Wash., found that the blast stemmed from badly designed procedures to restart the system after routine maintenance.

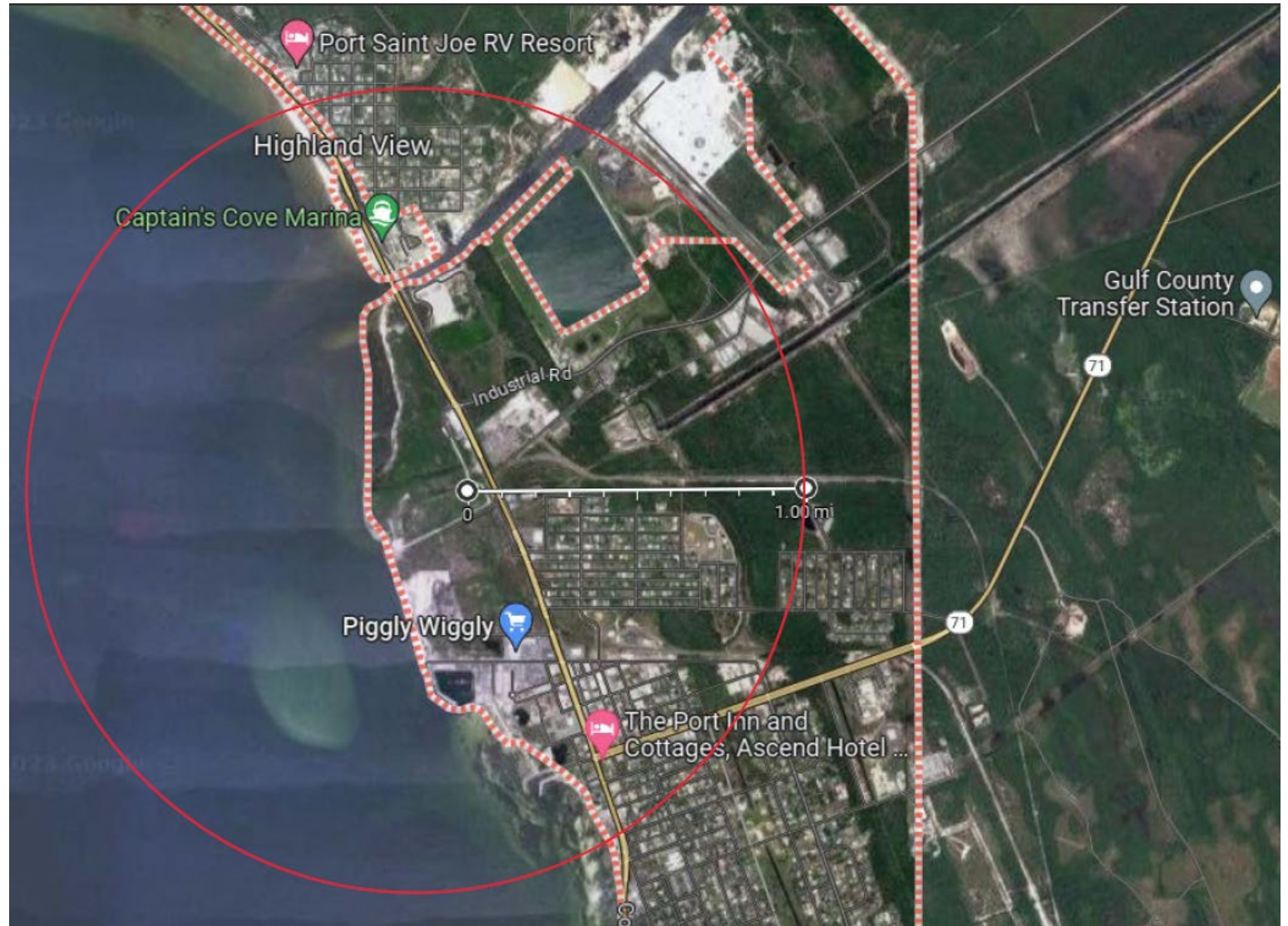
On March 31, 2014, a liquefaction facility owned by Williams Cos. Inc. subsidiary Northwest Pipeline blew up, injuring five workers and causing \$72 million in damage to the plant and nearby area. The explosion also led to the evacuation of a 2-mile radius around the plant, including the entire town of Plymouth ([EnergyWire](#), April 1, 2014).

On Monday, March 31, 2014, at approximately 8:19 a.m. PDT, the Plymouth-Liquefied Natural Gas (LNG) Peak Shaving Plant experienced a catastrophic failure and a resulting explosion on a portion of the facility's LNG-1 purification and regeneration system. The failure occurred during routine annual liquefaction startup operations. The failure initiated in the piping between adsorber vessel D20A and the salt bath heater D-40 used to heat the gas for adsorber regeneration. Five employees were injured and treated on site and one employee was flown to the hospital for additional treatment with burns. An emergency shutdown was activated and plant personnel were evacuated.

Debris from adsorber D20A and the associated piping caused extensive damages to the surrounding plant facilities, including penetration of the outer shell of the LNG-1 storage tank, a dent to the inner shell of the LNG-1 storage tank, the air scrubber to the Saturn Turbine compressor, above ground gas transmission piping at the compressor station, the LNG-1 refrigerant tower, regeneration compressor and coolers, boil-off compressor, various plant communication systems and cables, backup generator, and the surrounding buildings and structures including the control room. Furthermore, the Burlington Northern RR tracks which were located outside plant grounds were damaged by ejected debris.

The penetration of the outer shell of the LNG-1 storage tank caused the Perlite insulation between the annulus of the inner and outer tanks of the storage tank to be compromised, thereby allowing LNG "boil-off" gas to escape. Boil-off gas is the product of the constantly vaporizing LNG present in the inner tank which is open at the top. It was unknown whether boil off gas was originating directly from a debris-caused penetration of the inner tank shell of LNG-1 or was migrating through the top of the inner tank, through the annulus between the two tanks, and out the penetration of the outer tank. Regardless, a decision was made to evacuate the town of Plymouth and the surrounding communities within a two-mile radius. It was later confirmed that the inner tank of LNG-1 was not penetrated. The inner tank did sustain a minor dent, which was repaired.

One Mile Evacuation / Extraction Zone



Nopetro 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 typically imports 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> wrote:

Please see below

From: Jim McKnight <jmcknight@gulfcountry-fl.gov>
Sent: Monday, October 31, 2022 12:54 PM
To: Kari Summers <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,

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' 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@gulfcounty-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,

A handwritten signature in black ink, appearing to read "Sandy Quinn", is written over a light blue horizontal line.

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@gulfcounty-fl.gov or by calling (850) 832-0227

Sincerely,

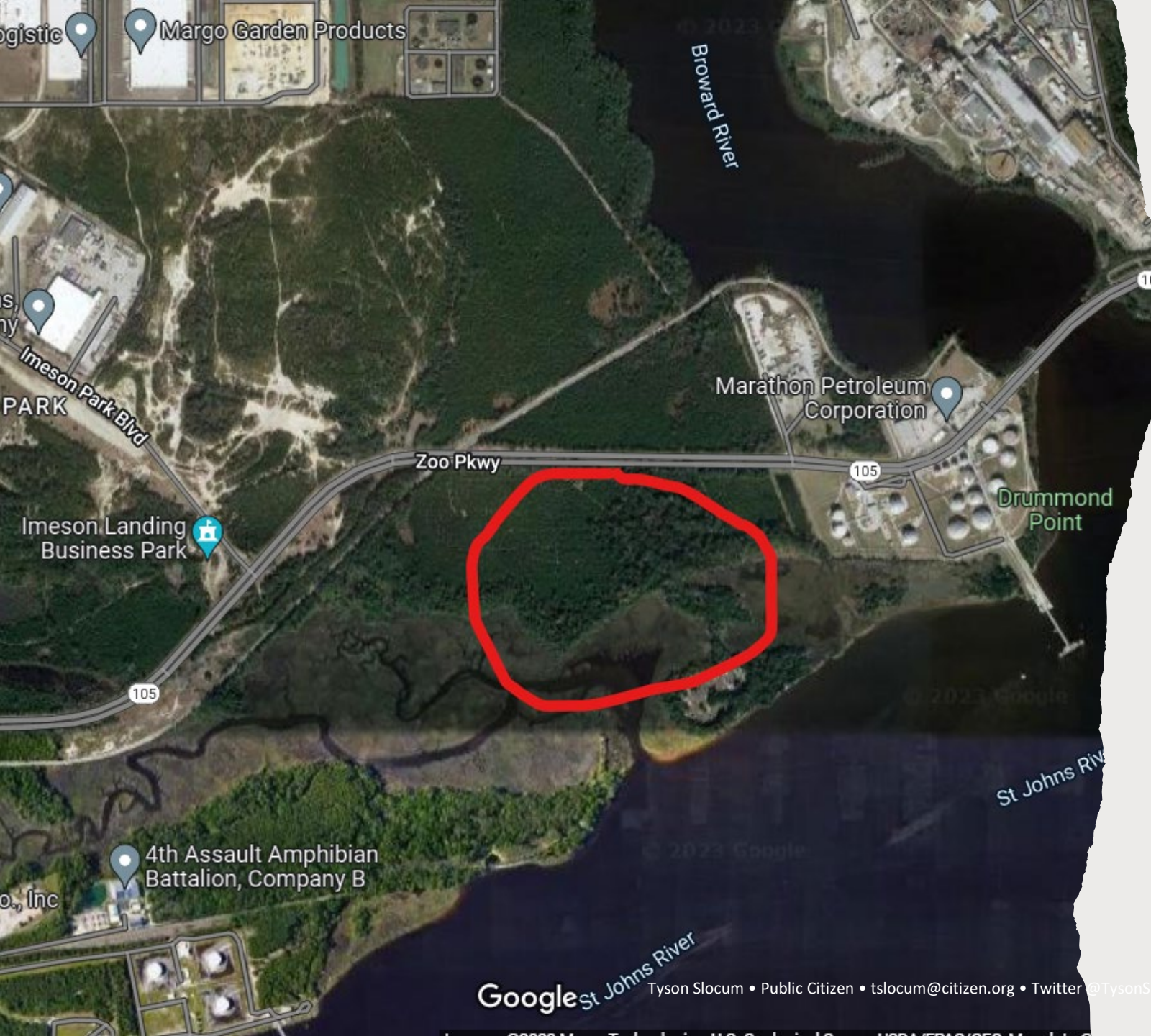
Jim McKnight
Executive Director

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
Resolution
11/26/2019
12/10/2019
Name:
Status: Adopted
In control: [City Council](#)
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 An Existing Industrial Area With No Homes Nearby



RECEIVED
By Docket Room at 03/27/2023 8:00 a.m.

Step toe

1330 Connecticut Avenue, NW
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Carol R. Gosain
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March 27, 2023

March 24, 2023

Mark Langer
Clerk
U.S. Court of Appeals for the
District of Columbia Circuit
E. Barrett Prettyman
U.S. Courthouse and William B. Bryant Annex
333 Constitution Avenue, NW
Washington, D.C. 20001

Office of Regulation, Analysis and Engagement
Ms. Amy Sweeney, Director
Office of Fossil Energy and Carbon Management
Ms. Jennifer Wade, Director
Division of Natural Gas Regulation
Ms. Peri Ulrey, Economist
U.S. Department of Energy
1000 Independence Ave. S.W.
Washington, DC 20585

RE: Public Citizen, Inc. v. Federal Energy Regulatory Commission, No. 22-1251
Nopetro LNG, LLC Letter in Support of Respondent

Re: Nopetro LNG, LLC, FE Docket No. 20-167-LNG

Dear Mss. Sweeney, Wade and Ulrey:

Dear Mr. Langer,

Consistent with the procedural schedule established in Public Citizen, Inc. v. Federal Energy Regulatory Commission, No. 22-1251, Nopetro LNG, LLC hereby files this letter in support of the FERC's brief filed on March 20, 2023.

On March 15, 2023 Nopetro LNG, LLC ("Nopetro") filed with the Office of Fossil Energy and Carbon Management in FE Docket No. 20-167-LNG an Application to Amend Long-Term Authorization for Small-Scale LNG Exports ("Application") seeking to extend the time period for Nopetro to commence small-scale LNG exports to non-FTA countries under DOE/FE Order No. 4671. Nopetro hereby withdraws the Application.

The procedural schedule designated March 27, 2023 as the date for Nopetro to file its brief in support of Respondent. The FERC conducted a thorough review of the facts and the record supports its rulings before the agency. Nopetro believes that FERC's brief is complete and accurate and has no additional information to include in the record.

Nopetro understands that notwithstanding the lapse of its small-scale LNG export authority to non-FTA countries on March 23, 2023 due to the requirement to commence such exports within two years of the March 23, 2021 issue date of DOE/FE Order No. 4671, **its authority under Order No. 4671 to make LNG exports to FTA countries remains valid**, pursuant to the terms and conditions of the Order.

Respectfully submitted,

Respectfully submitted,

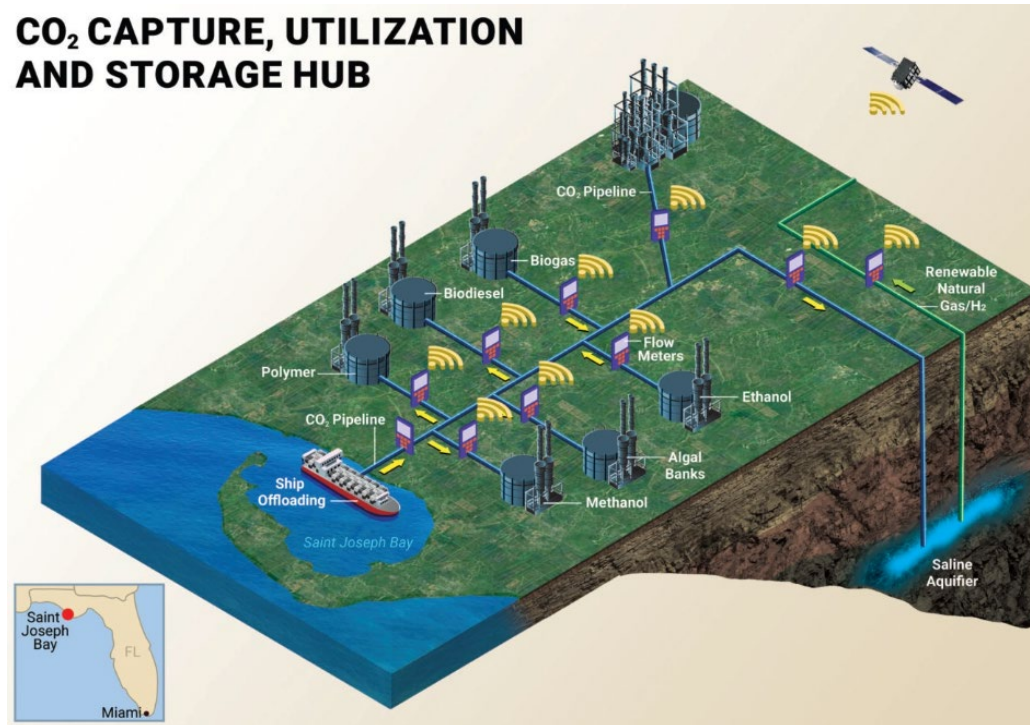
Monique Watson
Carol Gosain
Step toe & Johnson LLP

Carol Gosain
Step toe & Johnson LLP
1330 Connecticut Avenue, N.W.
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Phone: (202) 429-6461
Email: cgosain@step toe.com

Counsel for Nopetro LNG, LLC

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

CO₂ CAPTURE, UTILIZATION AND STORAGE HUB



From: Guerry Magidson <gmagidson@portofportstjoe.com>

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

To: Velazquez, Dan <dan.velazquez@joe.com>

Cc: James Khreibani <info@greentechenergyllc.com> <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

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>
Sent: Friday, May 27, 2022 3:47 PM
To: Velazquez, Dan <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>
Sent: Friday, May 27, 2022 2:02:28 PM
To: Guerry Magidson <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>
Sent: Thursday, May 26, 2022 8:39 AM
To: Velazquez, Dan <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





A Photovoltaic Solar Facility Can Be Constructed at the Nopetro Site To Power 2,500 Homes

- The 60+ acre site of the former paper mill is suitable for a 20 MW solar PV array, subject to a formal feasibility study.
- The most important need for a planned solar project is whether it can plug into existing infrastructure—and it appears the adjacent power lines are 15kw, which are appropriate for a 20 MW system.
- Reinforced steel pilings and other hardened construction techniques can ensure the facility's infrastructure is hurricane ready, and the arrays can be elevated to deal with storm surges.
- The PV solar system could be paired with onsite battery storage to provide 24 hour a day power supply for PSJ.
- Both of Florida's major utilities — NextEra's FPL and Duke Energy's Progress — have extensive PV solar development experience.
- While permanent job creation will be minimal (1-3 full time local jobs, post-construction), it would add to local tax base.

Financial Incentives For Developing Solar on Contaminated Site



Company plans to convert brownfield site into solar project

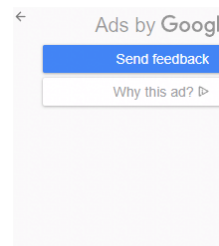
By MIKE PERKINS mperkins@palltimes.com Mar 7, 2023



OSWEGO — Plans have been put in place to make Oswego Harbor greener.

Generation Bridge LLC will turn a former Brownfield site into a solar energy farm. The site, which sits on the Oswego Harbor, is roughly three miles from the Oswego Harbor Power Plant.

The plan involves removing inactive oil tanks and replacing them with solar panels that will generate 25 megawatts of energy.



- Because the former St. Joe Co paper mill site is contaminated, it qualifies as an [Energy Community in the Inflation Reduction Act of 2022](#), entitling solar developers to lucrative [bonus tax credits](#). Additional grants could be available through the [U.S. EPA's Land Revitalization Program](#) and [RE-Powering America's Land](#) that convert former brownfield sites for renewable energy development.

Port St. Joe could become a producer of zero emission clean electricity, increase its tax base and ensure hurricane resiliency without adverse impacts on the community's health.

St. Joe Company Should Pursue Sustainable Development in PSJ

- Industrial or LNG export development is incompatible with the St. Joe Company's [three operational segments](#) (residential, hospitality and commercial), and generous federal incentives make solar development the right choice for PSJ.
- Bruce Berkowitz is the Chairman of St. Joe Company's board, and his Miami-based hedge fund [Fairholme Capital Management](#) owns >41% of St. Joe's stock.
- We are coordinating with [As You Sow](#) to convince institutional investors to commit St. Joe Company to a pledge of sustainable development for the land it owns in PSJ.

EXTREME WEATHER | Published October 16, 2022 5:54pm EDT

'America's first solar powered town' passes Hurricane Ian test

A new town, which its developers call "America's first solar-powered town," sits less than 30 miles away from where the Category 4 storm made landfall and never lost power.

By [Hillary Andrews](#) | Source [FOX Weather](#)



BABCOCK RANCH, Fla. – The neighborhood of the future passed a major test on September 28, Hurricane Ian. Developers purchased the open land in 2006 and hired teams of engineers to create "storm safety, resilient by design," according to their [website](#).

Residents are now believers after Hurricane Ian gusted over 150 mph and dropped feet of rain on the community. Those who rode out the powerful storm never lost power. The story was very different for over [13 million](#) of their Florida neighbors, some of whom are still in the dark.

How did the power stay on?

"In Babcock Ranch, we actually have transmission lines running from the solar array directly to a substation here," [Jennifer Languell](#), Engineer and consultant for Babcock Ranch explained. "Florida Power and Light has already hardened that infrastructure."

OIL REPORT APRIL 20, 2023 / 9:30 PM / UPDATED 2 MONTHS AGO

FEATURE-In Puerto Rico, solar power microgrids boost hurricane resilience

By Anastasia Moloney, Thomson Reuters Foundation

6 MIN READ



April 21 (Thomson Reuters Foundation) - When Hurricane Maria battered Puerto Rico and decimated the Caribbean island's power grid five years ago, the lights stayed on in one building in the mountain town of Adjuntas.

The Casa Pueblo environmental group had equipped its Adjuntas headquarters with solar panels and storage batteries - a model of green self-sufficiency that inspired the organization to launch a pioneering community-run microgrid in the town.

“We want to democratize the generation of energy ... we're pushing from the bottom up,” said Arturo Massol-Deya, who heads Casa Pueblo, which last month finished installing nearly 700 rooftop solar panels as part of the microgrid initiative.

The panels supply 14 local shops including a pharmacy and bakery and feed into a standalone network that can operate independently of the island's creaky, fossil fuel-powered grid - providing a backup during lengthy power outages after storms.

The microgrid will also be hooked up to the national network, with any power surplus helping to reduce the community's electricity bills.