

TRIUMPH GULF COAST, INC. PRE-APPLICATION FORM

Triumph Gulf Coast, Inc. (“Triumph Gulf Coast”) has created a pre-application process to provide initial consideration of eligibility for potential ideas of projects or programs that may seek an award of funding. Applicants are required to participate in the pre-application process. Notwithstanding the response from Triumph Gulf Coast on the pre-application form, an Applicant may still elect to submit an Application.

APPLICANT INFORMATION

Name of Individual/Entity/Organization: **Panama City Port Authority**

Proposal Title: **East Terminal Phase Two**

Amount of Triumph Funds Requested: **\$15 million**

Total Estimated Project Cost: **\$60 million**

Brief Description of Individual/Entity/Organization: **The Panama City Port Authority, is a dependent special district of the City of Panama City. The Port Authority is an operating port handling over two million tons of cargo annually, while providing facilities to industrial tenants including Borusan Berg Pipe, Oceaneering Multiflex, AAdvantage North American, FedEx Regional Ground Distribution.**

Contact Information

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Names of co-applicants, partners or other entities, organizations that will have a role in the proposed project or program: **The City of Panama City, The Florida Department of Transportation, The Florida Seaport Transportation and Economic Development Council, The United States Army Corps of Engineers, and The U.S. Department of Transportation Maritime Administration.**

REQUIRED EXECUTIVE SUMMARY

In a maximum of two (2) pages, please describe the proposed project or program and anticipated outcomes including (i) the amount of funds being sought from Triumph Gulf Coast; (ii) the amount and identity of other sources of funds for the proposed project or program; (iii) the location of the project or program; (iv) summary description of the proposed program, including how the program will be transformational and promote economic recovery, diversification, and enhancement of the disproportionately affected counties, and (v) a summary timeline for the proposed project or program.

IMPORTANT NOTICE

This pre-application process will **not** result in an award of funding by Triumph Gulf Coast. Rather, this process is designed to facilitate submission of ideas for potential projects or programs before the Applicant expends time and/or resources to complete a full Application. All Applicants for funding are required to complete an application, which will be reviewed and then considered for

award at the discretion of Triumph Gulf Coast Board.

Please Select the Proposal’s Eligibility Category(s)

Pursuant to Section 288.8017, Triumph Gulf Coast, Inc. was created to make awards from available funds to projects or programs that meet the priorities for economic recovery, diversification, and enhancement of the disproportionately affected counties. The disproportionately affected counties are: Bay County, Escambia County, Franklin County, Gulf County, Okaloosa County, Santa Rosa County, Walton County, or Wakulla County. *See*, Section 288.08012.

1. From the choices below, please check the box that describes the purpose of the proposed project or program (check all that apply):

- Ad valorem tax rate reduction within disproportionately affected counties;
- Local match requirements of s. 288.0655 for projects in the disproportionately affected counties;
- Public infrastructure projects for construction, expansion, or maintenance which are shown to enhance economic recovery, diversification, and enhancement of the disproportionately affected counties;
- Grants to local governments in the disproportionately affected counties to establish and maintain equipment and trained personnel for local action plans of response to respond to disasters, such as plans created for the Coastal Impacts Assistance Program;
- Grants to support programs that prepare students for future occupations and careers at K-20 institutions that have campuses in the disproportionately affected counties. Eligible programs include those that increase students’ technology skills and knowledge; encourage industry certifications; provide rigorous, alternative pathways for students to meet high school graduation requirements; strengthen career readiness initiatives; fund high-demand programs of emphasis at the bachelor’s and master’s level designated by the Board of Governors; and, similar to or the same as talent retention programs created by the Chancellor of the State University System and the Commission of Education, encourage students with interest or aptitude for science, technology, engineering, mathematics, and medical disciplines to pursue postsecondary education at a state university or a Florida College System institution within the disproportionately affected counties;
- Grants to support programs that provide participants in the disproportionately affected counties with transferable, sustainable workforce skills that are not confined to a single employer; and
- Grants to the tourism entity created under s. 288.1226 for the purpose of advertising and promoting tourism and Fresh From Florida, and grants to promote workforce and infrastructure, on behalf of all of the disproportionately affected counties.

Please Select the Priorities this Proposal's Outcomes will Achieve

1. Please check the box if the proposed project or program will meet any of the following priorities (check all that apply):

- Generate maximum estimated economic benefits, based on tools and models not generally employed by economic input-output analyses, including cost-benefit, return-on-investment, or dynamic scoring techniques to determine how the long-term economic growth potential of the disproportionately affected counties may be enhanced by the investment.
- Increase household income in the disproportionately affected counties above national average household income.
- Leverage or further enhance key regional assets, including educational institutions, research facilities, and military bases.
- Partner with local governments to provide funds, infrastructure, land, or other assistance for the project.
- Benefit the environment, in addition to the economy.
- Provide outcome measures.
- Partner with K-20 educational institutions or school districts located within the disproportionately affected counties as of January 1, 2017.
- Are recommended by the board of county commissioners of the county in which the project or program will be located.
- Partner with convention and visitor bureaus, tourist development councils, or chambers of commerce located within the disproportionately affected counties.

Executive Summary

Panama City Port Authority East Terminal Phase Two Expansion

The Panama City Port Authority’s mission is to expand regional economic opportunities by providing modern port facilities, promoting trade, and supporting industrial development. Located on Northwest Florida’s Gulf Coast, the Port handles a diverse mix of containerized, breakbulk, and bulk cargoes and supports on-port heavy manufacturing tenants.

Triumph Gulf Coast awarded the Port Authority a \$10 million grant in 2018, a key component of the \$66 million Phase One Development of the East Terminal. This transformational project included the construction of a 260,000 square-foot forest products warehouse, 900-foot bulkhead, and deepening the channel to 36 feet to accommodate deep-draft vessels servicing the new terminal. Commencing operations in February of 2020, new cargo activity at the East Terminal has directly generated port-related job growth and opened new global trade lanes for shippers utilizing the Port. An economic impact study conducted in 2023 by Martin and Associates for the East Terminal determined that these strategic investments and new cargo activity generated 134 direct jobs, and 188 indirect and induced jobs.

Amount of funds requested:

The Panama City Port Authority is seeking \$15 million in Triumph Gulf Coast funding to assist in the Phase Two construction of the East Terminal. Phase Two includes constructing a new 200,000 square foot on-dock warehouse, 600-foot berth extension, expansion of the turning basin, and terminal rail and roadway improvements. This project enables the Port Authority to develop the East Terminal as a modern and resilient breakbulk and forest products facility. The Port Authority will also be able to realize operating efficiencies by consolidating all forest products operations at the East Terminal. This will enable the Port to expand container terminal capacity and long-term, on-port tenant growth at its West Terminal.

Amount and identity of sources for additional funding:

The \$60 million Phase Two expansion of the East Terminal is the second largest capital investment project in the history of the Port Authority. As shown in the table below, the Florida Department of Transportation (FDOT) and The Florida Seaport Transportation and Economic Development Council (FSTED) have committed \$28 million in matching funds to the project. In addition, the Port Authority was awarded an \$11.25 million Port Infrastructure Development Program (PIDP) grant by the U.S. Department of Transportation Maritime Administration (MARAD). The Port Authority has committed \$5.75 million from cash reserves for matching funds for this project.

Funding Source	Amount	Percentage
Federal Contribution	\$11,250,000	18.75%
State Contribution	\$28,000,000	46.67%
Triumph Gulf Coast Contribution	\$15,000,000	25.00%
Port Panama City Contribution	\$5,750,000	9.58%
TOTAL	\$60,000,000	100%

Location of the Project:

Port Panama City’s East Terminal is located on sixty-eight acres of land at the southernmost extent of East Avenue in Panama City. The surrounding communities include Panama City, Millville, Parker, Callaway, and Springfield. The Port is connected by highway and rail, which are both designated as Strategic Intermodal System corridors by the FDOT.

Summary of programs to promote economic recovery, diversification, and enhancement of disadvantaged communities:

The Phase Two Development allows Port Panama City to continue capacity expansion projects, as identified in the Port’s 2019 Strategic Development Plan and upcoming 2024 Strategic Master Plan. Long term cargo growth opportunities are dependent on the expansion of the East Terminal. This project potentially provides Historically Disadvantaged Communities and Areas of Persistent Poverty access to good-paying port and industry-related jobs, and growth opportunities for the Port’s service providers.



The support from Triumph Gulf Coast will be invaluable, as it allows the Port Authority to complete the Phase Two Expansion Project and support continued cargo and economic growth throughout our community, and Northwest Florida for generations to come.

Timeline:

The Port Authority is currently undergoing the design, engineering, and permitting for the 200,000 square foot warehouse, 600 Linear Foot berth extension, and turning basin expansion. If the Port Authority is able to enter into a \$15 million grant agreement with Triumph Gulf Coast, the Phase Two Expansion construction on the second warehouse would begin in the third quarter of 2025, with a scheduled completion date in the fourth quarter of 2027. Further, the Port Authority would anticipate completing the permitting process for the berth extension and turning basin in the third quarter of 2027 and construction starting in the fourth quarter of 2027.