

BOARD OF COUNTY COMMISSIONERS
GULF COUNTY, FLORIDA
COUNTY ADMINISTRATOR'S OFFICE
Michael L. Hammond • County Administrator

1000 Cecil G. Costin, Sr. Blvd. • Room 302 • Port St. Joe, Florida • 32456
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DATE & TIME OF MEETINGS: Fourth Tuesdays at 9:00 a.m., E.T.

May 6, 2026

Susan Skelton
Executive Director
Triumph Gulf Coast
P.O. Box 12007
Tallahassee, FL 32317

Re: Grant #337 - Gulf County Maintenance, Overhaul, and Repair Facility at ESB Port St. Joe Shipyard

Dear Ms. Skelton:

Please find enclosed Gulf County's amendments and updates to our April 3, 2025, Triumph application for funding to develop a floating dry dock and ship haul-out facility in Port St. Joe, Florida.

To assist with your review, we have attached a two-page summary outlining the changes and updates to the original application. Also enclosed is a detailed, page-by-page listing of all revisions and updates made to the application and its exhibits.

Thank you for your consideration of our application, as well as for your staff's guidance and assistance throughout the amendment process.

Jim McKnight, Director of the Gulf County Economic Development Coalition, will serve as the primary contact for this application. He may be reached at (850) 832-0227 or jmcknight@gulfcountry-fl.gov should you require any additional information.

Regards,



Michael L. Hammond
County Administrator

**Memorandum of Amendment and Update to Application #337
Gulf County Floating Drydock Maintenance Overhaul and Repair Facility**

The Gulf County Commission submits this as an update and proposed amendments to Gulf County's previously submitted grant request of April 3, 2025. As the Board may be aware, Gulf County has sought since 2017 the creation of a transformational economic cluster centered around Eastern Shipbuilding Group's ("ESG") presence in Gulf County and their record of success here. The County's pursuit of these opportunities has been persistent and unwavering despite varied external challenges which have affected our region since our original Triumph application.

With the use of legislative appropriations and more recent awards of a Florida Commerce Job Growth Grant and a Rural Infrastructure Grant along with the County's willingness to issue a revenue bond while collaborating with ESG to bring our collective visions a reality here.

Ultimately, our shared vision results in the placement of a floating drydock consistent with the construction plans and specifications funded by the Florida Legislature for our local facility. In order to achieve our ultimate economic goals, there are a number of progressive achievements we must complete, all elements of which are reflected in the previous filings with Triumph on this project.

The shared goal of Triumph Gulf Coast and the Gulf County Commission is that we create long-term economically transformative opportunities with reliable and sustainable employment. Rather than accomplish the ultimate vision in one major step, Gulf County hereby updates and amends our pending request (#337) to reflect a progression of milestones, each of which create our shared, desired outcomes.

Gulf County revises and substantially reduces its current request for Triumph funding from \$42,500,000 to \$23,500,000. Initial infrastructure improvements will include the County's (a) bulkhead improvements at ESG's current outfitting facilities, (b) dredging along the bulkhead and into the current turning basin, (c) construction of mooring dolphins and heavy dolphins, (d) breakwater armoring for bulkhead mooring protection, and (e) placement of a floating dry dock.

Throughout the progression of accomplishing our ultimate goal of placing the dry dock at the bulkhead, our interim goals will enable ESG to maintain 400 full-time equivalents (FTE's) at the improved facilities based on a workforce employed 35-hour work weeks (1,820 hours). The 400 FTEs is an increase from the 215 employees we originally proposed. Based on a proposed Triumph grant award of \$23,500,000 for 400 jobs, the Triumph investment per job is \$58,700 per job. Assuming a total project cost of \$64,000,000., Triumph grant award investment is approximately 36.7% of the project costs while the impact of 400 jobs on the disproportionately impacted Gulf and Franklin Counties is estimated at \$18,800,000 annually. The economic impact on a 50-mile radius of the site (\$18,800,000 x 4) is estimated at \$75,200,000 annually.

The revised, proposed budget and funding sources estimate follow:

Project Budget MOR / Floating Drydock Budget

- Construction – Dry Dock, Breakwater \$40,000,000
- Dredging \$14,000,000
- Mooring Dolphins \$ 8,500,000
- Heavy Moorings \$ 1,500,000
- TOTAL \$64,000,000**

Current Overall Project Funding

Triumph Funds	\$23,500,000
Florida Commerce Job Growth Grant Award (\$6,000,000
Federal EDA Grant Application in Progress	\$10,000,000
Rural Infrastructure Grant	\$4,000,000
Gulf County Bond/ Eastern Lease	\$20,500,000
Funding for Project	\$64,000,000

- Does not include Capex expenditure on equipment and facility upgrades.
- Cost Savings—Gulf County proposes that additional savings on the cost of the floating drydock be applied to reduce the Gulf County Bond / Eastern lease amount.

Florida Commerce Industry reports that the average shipbuilding job salary is \$88,342, dwarfing the average wage in Gulf County of \$55,397, Impact of **jobs \$32,945 higher than the average Gulf County job**. Direct employment will generate substantial indirect and induced job creation through local suppliers, subcontractors, and service providers further increasing household income. Identify jobs in the supply chain with existing companies could project adding jobs that could be counted. (There are no supply chain companies currently operating in Gulf County). The limited size of our Rural County and the 70-mile distance to the Interstate is a factor in calculating the jobs created to dollar awarded metric. In the last 5 years, Gulf County has submitted 39 proposals to prospective businesses and site selectors and failed to recruit one business from that process due in great part to the distance to a 4-lane road and or interstate. Lastly, Gulf County has not been awarded any Triumph funds for infrastructure projects.

Gulf County would greatly appreciate your consideration and approval of our amended project proposal. We're available at your convenience to provide whatever additional information you or your staff desires.

Triumph Gulf Coast, Inc.

Application for Funds

May 6, 2026

Amendment to

April 3, 2025, Application #337

(Gulf County Floating Drydock Maintenance Overhaul and Repair Facility

Amended changes, updates revisions by Page

Page 4—Lowered the Triumph requested amount from \$26,000,000 to 23,500,000 Note April 3, 2015, also requested 15 million previously awarded be assigned to this project.

Application Information Page- Lowered Triumph Request for \$42,500,000 to \$23,500,000

Page 12—Eastern Port St. Joe Facility—update facility acreage from 40 acres to 53 acres and available bulkhead for 1000 feet to 1500 feet. Eastern recently leased the additional property for 20 years

Page 13-Upadet Direct Jobs carted to 400 with resulting impact of 18,800,000 annually. Delete the Indirect discussion.

Page 17

1. Change requested amount to \$23,500,000
2. Change Direct jobs to 400 FTEs and Economic Impact to 18,800,000, Delete the Indirect job discussion.
3. Update Project budget to:

Project Budget MOR / Floating Drydock Budget

• Construction	\$40,000,000
• Dredging	\$14,000,000
• Mooring Dolphins	\$8,500,000
• Heavy Moorings	<u>\$1,500,000</u>
TOTAL	\$64,000,000

5. Delete Maritime Training Academy discussion and amount.

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Insert revised fending sources:

Triumph Funds	\$23,500,000
Florida Commerce Job Growth Grant Award (\$6,000,000
Federal EDA Grant Application in Progress	\$10,000,000
Rural Infrastructure Grant	\$4,000,000
Gulf County Bond/ Eastern Lease	\$20,500,000
Funding for Project	\$64,000,000

- **Does not include Capex expenditure on equipment and facility upgrades.**

Exhibit 1

Change Estimated Drydock expense from \$50,000,000 to \$40,000,000.

Change estimated dredging cost from 15 million to 14 million.

Exhibit 5

Remove City of Port St. Joe Letter of Support

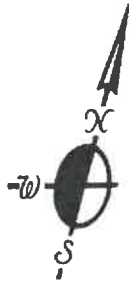
Exhibit 6

Change Permanent Direct Jobs carets form215 to 400 FTEs

Delete All references to indirect jobs.

Change Triumph Funding per job to $\$23,500,000 / 400 \text{ FTEs} = \$58,700$ per job

Change Triumph percentage of Project cost to $\$23,500,000 / \$64,000,000 = 36.7\%$



EASTERN SHIPBUILDING GROUP

P.O. BOX 960
2200 NELSON ST.
PANAMA CITY, FL 32402
PHONE (850) 763-1900
FAX (850) 763-7904
E-MAIL info@easternshipbuilding.com

May 7, 2026

Susan Skelton
Executive Director
Triumph Gulf Coast
P.O. Box 12007
Tallahassee, FL 32317

Subject: Grant #337 – Gulf County Maintenance, Overhaul, and Repair Facility at Eastern Shipbuilding Group, Inc.'s Port St. Joe Shipyard

Dear Ms. Skelton,

Eastern Shipbuilding Group, Inc. (ESG) provides the following information on project details, anticipated total jobs, wages, and job ramp up schedule in connection with implementation of the above Subject.

Project Details:

The project will focus on the construction of, and infrastructure to support a 428' L x 120' W x 45' D floating drydock. The cost of the drydock has been reduced based on the determination that a Jones Act compliant drydock is not required. The drydock design and certifications will remain as previously described.

Job Ramp Up Schedule:

Eastern expects the permitting, dredging, mooring dolphin, heavy mooring and floating drydock construction process for the maintenance, overhaul and repair facility to have a 3 year ramp up period, and a 3-year maintenance period. The ramp up period will consist of 18 months of additional permitting and design prior to drydock construction, followed by an 18-month period of concurrent drydock construction, and dredging, mooring and dolphin construction.

Total Jobs:

Eastern expects the maintenance, overhaul and repair facility to maintain 400 full-time equivalents (FTE's) based on a 35-hour work week (1,820 hours per year).

Wages:

Jobs associated with Grant #337 are within a designated target industry under Section 288.005(7), Florida Statute and will pay an average yearly wage that is at or above 115% of the Gulf County average for 2024 which is \$37,156 per capita based on data from the United States Census Bureau.

Sincerely,



Joseph E. D'Isernia
Chief Executive Officer

Grant #337 – Gulf County Maintenance, Overhaul, and Repair Facility at Eastern Shipbuilding Group, Inc.’s Port St. Joe Shipyard

Budget: \$64,000,000

Notional Start: 7/1/2026

Education Component: N/A

		Category #1 - Drydock, Breakwater	Category #2 - Dredging	Category #3 - Mooring Dolphins	Category #4 - Heavy Moorings	Total	
Please change year # to actual year							
Project Total							
	2026	1,500,000.00	500,000.00	250,000.00	-	2,250,000.00	
	2027	8,500,000.00	1,000,000.00	500,000.00	300,000.00	10,300,000.00	
	2028	17,460,000.00	7,500,000.00	4,916,666.67	725,000.00	30,601,666.67	
	2029	12,540,000.00	5,000,000.00	2,833,333.33	475,000.00	20,848,333.33	
	2030	-	-	-	-	-	
Project Total		40,000,000.00	14,000,000.00	8,500,000.00	1,500,000.00	64,000,000.00	64,000,000.00
Triumph							
	2026	750,000.00	250,000.00			1,000,000.00	
	2027	4,250,000.00	500,000.00			4,750,000.00	
	2028	8,730,000.00	2,500,000.00			11,230,000.00	
	2029	5,770,000.00	750,000.00			6,520,000.00	
	2030					-	
Triumph Total		19,500,000.00	4,000,000.00	-	-	23,500,000.00	
Grantee - Gulf County Bond/Eastern Lease							
	2026	750,000.00				750,000.00	
	2027	4,250,000.00				4,250,000.00	
	2028	8,730,000.00				8,730,000.00	
	2029	6,770,000.00				6,770,000.00	
	2030					-	
Grantee Total		20,500,000.00	-	-	-	20,500,000.00	
		20,500,000.00					
Match Source 1 - Federal EDA Grant							
	2026		250,000.00			250,000.00	
	2027		500,000.00			500,000.00	
	2028		5,000,000.00			5,000,000.00	
	2029		4,250,000.00			4,250,000.00	
	2030					-	
Match Source 1 Total		-	10,000,000.00	-	-	10,000,000.00	
			10,000,000.00				
Match Source 2 - Florida Commerce Job Growth Grant							
	2026			250,000.00		250,000.00	
	2027			279,411.76		279,411.76	
	2028			3,470,588.24		3,470,588.24	
	2029			2,000,000.00		2,000,000.00	
	2030					-	
Match Source 2 Total		-	-	6,000,000.00	-	6,000,000.00	
				6,000,000.00			
Match Source 3 - Florida Commerce Infrastructure Grant							
	2026					-	
	2027			220,588.24	300,000.00	520,588.24	
	2028			1,446,078.43	725,000.00	2,171,078.43	
	2029			833,333.33	475,000.00	1,308,333.33	
	2030					-	
Match Source 2 Total		-	-	2,500,000.00	1,500,000.00	4,000,000.00	
				2,500,000.00	1,500,000.00	4,000,000.00	