

Plans for New Airport Move *Forward*

-Will Create New Land for Development and Conservation

The Bay County Commission voted in early July to send the Detailed Specific Area Plans (DSAP) for both the proposed new Bay County International Airport and the West Bay Area to the Florida Department of Community Affairs (DCA). Combined, the two planning documents would control the eventual development of the 4,000 acre airport complex and the 8,000 acre "regional employment center," a mixed use commercial and industrial district adjacent to the airport site.

"In addition to better air service, these land use plans will form the framework for future job creation in Bay County for the next 50 years," said Ted Clem, executive director of the Economic Development Alliance. "It's a planner's dream to be able to take a blank sheet of paper and plan development for the next century."

The decision to send the planning documents forward was an important next step in airport relocation project which began with an initial attempt to expand the current airport runways in 1998 due to inadequate runway safety margins. Airport officials were then encouraged by the permitting agencies to look at relocation alternatives after receiving comments from opposition groups to extension plans into the St. Andrews Bay.



Exhibit 4 - Overlay Plan
75,000 Acre West Bay Sector Plan

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-Ted Clem, EDA Executive Director

acquiring enough property to build a new airport and they received a pleasant surprise. The St. Joe Company, the largest land owner in Bay County, was in the process of transitioning from a paper industry conglomerate into a real estate development company. Their leadership deemed a strong regional airport as a vital piece of infrastructure for their future development plans in Northwest Florida. They quickly agreed to donate the property needed for a new airport.

Bay County, The Airport Authority, and the St. Joe Company then entered into an agreement with the State of Florida to participate in the State's pilot program called Sector Planning for the new airport location and surrounding areas. The West Bay Area Vision was adopted in 2002 after much public input from citizens, environmental groups, and business leaders. This sector plan

After identifying a preliminary site, airport officials asked the single land owner if there was any possibility of

see page 2 "West Sector Plan"

► Inside this Issue:

Airport's Coming ¹

Marketing Award ²

Port Deepening ³

Trade Mission ³

Contact Us ⁴

West Sector Plan

continued from cover

created a vision for future land uses of approximately 75,000 undeveloped acres in northern Bay County.

In addition to the land set aside for the airport and surrounding commercial development, the plan incorporates future residential areas and areas for environmental conservation.

The plan has received enthusiastic endorsements from local environmental groups such as the Audobon Society and the Nature Conservancy. Approximately 37,000 acres surrounding the West Bay coastline has been set aside for permanent conservation. Some of this property will be used for environmental mitigation during the development of the airport and commercial areas, and some will be sold to private or governmental agencies to manage as conservation areas.

“The West Bay Area Vision is a strong example of how careful, long-range planning can blend a future of growth with good stewardship of the land, conservation of biodiversity and protection of the natural beauty of a place,” said Billy Buzzett, Director of Strategic Planning for The St. Joe Company. “Not many communities take the kind of comprehensive approach to the future that is going into place right here in Bay County.”

While the State reviews the DSAP’s, the FAA continues its work on the Environmental Impact Statement of the proposed relocation of the airport. While the project is incredibly complex, airport officials are optimistic that the January 2008 completion date is very achievable for the new airport.

EDA Wins State Award for Marketing

Bay County Interactive CD-ROM

The Florida Economic Development Council (FEDC) recognized the Bay County Economic Development Alliance promotional interactive CD-ROM as the best audio visual promotional material for a medium size community in the state of Florida. This award was recently presented to Ted Clem, Executive Director of the Economic Development Alliance, while attending the FEDC Florida Economic Development Workshop in Tampa.

“We are honored that our marketing piece was recognized as the best in the State,” said Ted Clem, Executive Director of the Bay County Economic Development Alliance. “This CD-ROM has been an outstanding tool for us to showcase all that Bay County has to offer as a business location. We have raised the bar tremendously from the traditional format of

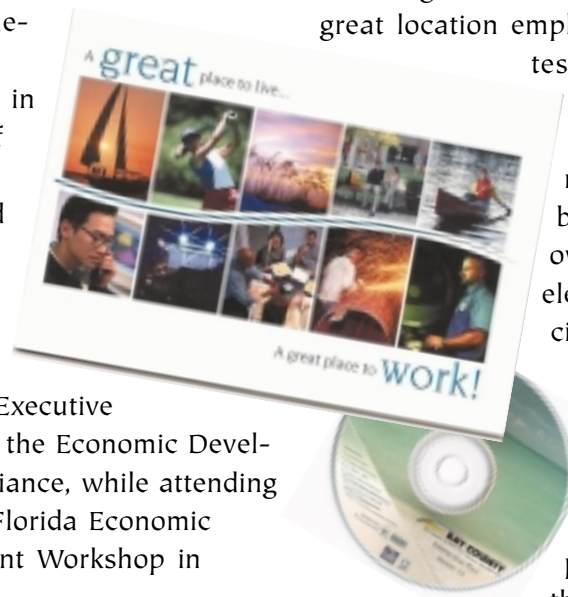
VHS tapes used in years past to tell our story.”

The CD-ROM’s interactive tour covers Bay County’s great quality of life, great business climate, great workforce, and great location emphasizing testimonials

from area plant managers, business owners, and elected officials. Information about Bay County EDA and staff is also provided on the CD-ROM.

Additionally, the “maps” section displays the infrastructure in Bay County and distance of the county in relation to other major markets.

The interactive CD-ROM is one of many promotional items the Bay County Economic Development Alliance utilizes to market Bay County as an attractive location for business and industry.



Harbor Deepening Underway at Port Panama City

Will Accommodate more modern vessels



Port Panama City is making a number of major improvements this year. The most important development is the deepening of the ship channel and berthing areas from thirty-two feet to thirty-six at low water.

"The additional four feet will accommodate a new higher percentage of the modern cargo vessels operating in the Gulf today," said Wayne Stubbs Port Director of Port Panama City, USA.

The harbor deepening project involves dredging 1.5 million cubic yards of material and reinforcing

1900 feet of the Port's dock bulkheads.

Other ongoing improvements include the completion of a new berth, replacing overhead power lines with buried lines and high mast lighting replacing older structures with a new heavily paved cargo lay-down area, implementing a port wide storm water management plan, paving key unimproved areas, and upgrading security facilities.

"All of these improvements are designed to create new capabilities for handling a wide variety of cargo at the Port. At the same time, the paving and lighting improvements will increase the

Port's efficiency and provide a cleaner and safer working environment," stated Stubbs.

Looking ahead, the Port is actively working on the development of a dedicated multi-bulk terminal on the East Side of the Port and a cruise terminal on the West Side, near the entrance. Both of these projects are in the design phase and can be completed quickly as the market develops.

The Port Authority is also working with the city of Panama City and the Bay Line Railroad to offer a new 400-acre industrial park just north of the existing Bay Industrial Park on Highway 231. Permitting for this land is underway, and several large sites could be available by the end of 2003.

This year, the Port Authority is investing over twelve million dollars in capital projects and is planning to invest more in the years ahead. Stubbs explained "The goal is to double the Port's cargo and vessel activity over the next five years. At the same time, the new industrial park creates additional opportunities for economic development. In both cases, the Port Authority is investing in the future and working to create new jobs for Bay County."

*"The Port Authority is investing in the future and working to create new jobs in Bay County"-Wayne Stubbs
Port Director, Port Panama City, USA*

Viva Mexico!

The International Trade Alliance, a committee of the Bay County Economic Development Alliance is planning an Outbound Trade Mission to the southern states of Mexico the week of Nov. 9-14.

The Outbound Mission to Mexico will visit two vibrant cities: Mexico City, the capital city of Mexico, and Merida, a port city located on the Yucatan Peninsula. The objective of the mission is to develop both trade and investment between Mexico and companies located in the Southeastern U.S. Personalized one on one appointments will be made by Enterprise Florida (the Economic Development agency for the state of Florida)

office in Mexico City and the participating companies so that prospecting is already done! Time is well spent as the companies go directly to potential customers in both cities. In addition to the appointments, participating companies will be attending a breakfast briefing and a reception in each of the two cities. These events will allow for interaction between American and Mexican company representatives as well as interaction with local Mexican dignitaries.

The Outbound Trade Mission to Mexico is open to any company interested in foreign trade. For more information about the Trade Mission, the International Trade Alliance, or for resources for Export assistance, please call Beverly Wakstein at (850) 785-5206

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To find out more about the exciting
opportunities in Bay County please
contact the Bay County Economic
Development Alliance. We will be glad
to assist you with Site Locations, Labor
Market info, Demographics, Income
Statistics, and Tax Incentive Programs.

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