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RE: FD 35852: Proposed Port Canaveral Rail Extension

Your Realestate advisor

to:

David.Navecky@stb.dot.gov

01/30/2015 08:23 AM

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From: Your Realestate advisor <jingerk@msn.com>

To: "David.Navecky@stb.dot.gov" <david.navecky@stb.dot.gov>

<http://www.floridatoday.com/story/news/local/2015/01/08/liquefied-natural-gas-plant-proposed-titusville/21459809/>

Dave the above link will get you to a story on the Titusville LNG plant and their plan to ship it via rail.

Really it's the only thing that makes sense on a rail that claims to only be shipping 3 trains per week and I'm sure everyone privy to the project already knows that this is the motivator behind building the tracks. I asked this question very pointedly at the impact meeting and hoped to get an answer in the impact statement, but I guess the announcement of this project made it clear.

Jinger Knox

> Subject: FD 35852: Proposed Port Canaveral Rail Extension

> To: jingerk@msn.com

> From: David.Navecky@stb.dot.gov

> Date: Thu, 29 Jan 2015 14:22:10 -0500

>

>

> Jinger -

>

> You may send the article about the proposed LNG plant to this email
> address.

>

> Thanks,

>

> Dave

>

> Dave Navecky

> Office of Environmental Analysis

> Surface Transportation Board

> 395 E Street SW

> Washington, DC 20423

> 202-245-0294

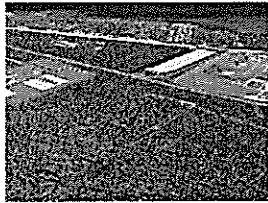
> www.stb.dot.gov

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Florida's first LNG plant proposed for Brevard

Dave Berman, FLORIDA TODAY 1:51 p.m. EST January 12, 2015

Proposed Titusville plant would liquefy natural gas, then ship it by truck or rail to users



(Photo: FLORIDA EAST COAST INDUSTRIES)

Florida East Coast Industries wants to build a \$250 million liquefied natural gas production and distribution plant on undeveloped land it owns west of U.S. 1 in Titusville — a project the company says would be the first of its kind in Florida.

Company officials say the plant would offer the region a supply of clean-burning fuel; create construction and permanent jobs; spur spinoff businesses; and generate millions of dollars a year in property taxes for Brevard County, Titusville and the Brevard Public Schools.

An affiliated company of Florida East Coast Industries called Tico Development Partners LLC plans to build the plant at the south end of Titusville, on a site southeast of Space Coast Regional Airport and north of an Orlando

Utilities Commission power plant.

It hopes to receive a conditional-use permit from the Titusville City Council this month to build the plant; start construction soon after that; and be in operation in mid-2016.

The plant would draw conventional natural gas from existing pipelines. The gas then would be purified and liquefied by cooling it to minus 260 degrees Fahrenheit. According to a permit application submitted to the city of Titusville, the facility would operate around the clock, and could produce up to 1 million gallons of LNG a day.

The liquefied gas would be temporarily stored in a 5 million-gallon storage tank at the Titusville site, then loaded onto special 10,000-gallon insulated shipping containers to be transported by truck or rail.



FLORIDA TODAY

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(<http://www.floridatoday.com/story/news/local/2015/01/08/liquefied-natural-gas-plant-proposed-titusville/21459809/?from=global&sessionKey=&autologin=>)

The closest LNG facility in operation is in Macon, Georgia, according to company officials.

"Natural gas will be critical to the region," said Husein Cumber, executive vice president of corporate development for Florida East Coast Industries. "We saw an opportunity to fill that gap. As we look at where the demand is, we see the Space Coast as being a location that we need one of these facilities in order to continue economic growth."

Liquefied natural gas can be use for some trucks, cargo ships, water pumps, generators and as rocket fuel.

Company officials say LNG is about 30 percent cheaper than diesel as a fuel source.

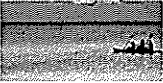
"I think it's pretty exciting," said Brevard County Commission Chairman Robin Fisher, whose commission district includes Titusville. "It's innovative. They're taking a lead on alternative fuels. I think it's a great project."

Officials of Florida East Coast Industries have been meeting with various organizations and individuals in North Brevard County in recent weeks to brief them about the project, and say they have not run into opposition.

The proposal will go to the Titusville Planning and Zoning Commission on Jan. 21 and to the Titusville City Council on Jan. 27 for the needed conditional-use permit, the first of six approvals needed from city officials. The project also will need several permits from the Florida Department of Environmental Protection.

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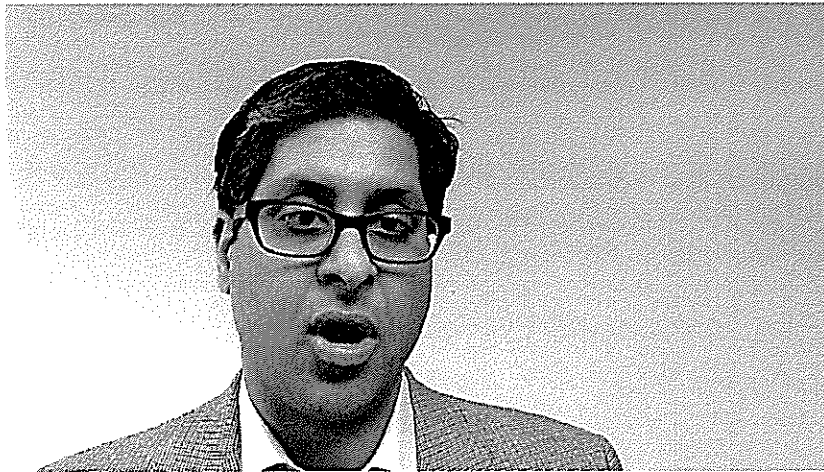
Matt Davis, Florida East Coast Industries' point person on the project, said his company likes Titusville for the project because it is at the center of a growing aerospace industry; is near Port Canaveral; has a "business-friendly" climate; has a supply of skilled high-tech workers; and is near a strong road and rail network. The nearby freight rail network is operated by sister company Florida East Coast Railway.

"We need a community that's supportive," Davis said. "We need people that understand this, and want development, and want to be sort of the leader in this alternative-fueling industry."

Davis said the project would create about 40 direct and spinoff jobs, including about 15 at the plant itself. It also would create more than 300 construction jobs.

Cumber said Florida East Coast Industries is developing the LNG facility, but could take on partners in the various parts of the project.

He said his company has not sought any government financial incentives for the project, but added that the company might seek incentives in the future. Financing for the project still is being worked out, he said.



Husein Cumber with Florida East Coast Industries talks about plans for a liquefied natural gas facility in Titusville. Video by Dave Berman. Posted Jan. 8, 2015

As part of its initial briefings, company officials have met with a representative of the North Brevard Economic Development Zone. Because the liquefied natural gas project is a commercial development within the zone's boundaries, that entity could receive some of the property tax revenue stemming from the new construction, and use it to help spur economic development in the North Brevard area, under a setup approved by the Brevard County Commission and the Titusville City Council. This process is one that was implemented previously for Florida Power & Light Co.'s \$1 billion-plus natural-gas-fueled power plant in Port St. John.

The North Brevard Economic Development Zone also is a potential source of financial incentives for the project, although Florida East Coast Industries has made no such request so far.

Officials of Port Canaveral and Space Coast Regional Airport say their support the LNG project.

Alberto Cabrera, the port's senior director of cargo business development, said the LNG facility could help attract additional cargo business to the port, including cargo ships that use LNG as a fuel.

He said the port currently is not pursuing deals to export LNG, but that could be an option in the future.

Davis said the Caribbean is a potential market for the liquefied natural gas.

He said the LNG also could be used as a backup supply for the Orlando Utilities Commission power plant that is adjacent to the proposed LNG plant site.

Michael Powell, chief executive officer of the Titusville-Cocoa Airport Authority, said the project could be "a key component" to boost economic growth for Titusville area.

The plant would encompass 22 acres on a 65-acre site, and would be within the boundary of Florida East Coast Industries' Titusville Logistics Center, which also will include a complex of five warehouses the company plans to build on other vacant land it owns. Davis said the first of those five buildings will be leased to Port Canaveral.

Fisher said he is pleased to see that land being developed.

And so is Cumber.

"Vacant land doesn't create economic development," Cumber said.

Contact Berman at 321-242-3649 and dberman@floridatoday.com. Follow him on Twitter @ByDave Berman and on Facebook at facebook.com/dave.berman.54.

HEARINGS SCHEDULED

Two hearings are scheduled on a conditional-use permit for a proposed liquefied natural gas plant in Titusville. Both hearings will be at Titusville City Hall, 555 S. Washington Ave:

- Titusville Planning and Zoning Commission: 6 p.m. Jan. 21
- Titusville City Council: 6:30 p.m. Jan. 27



FLORIDA TODAY

Matt Reed: Worry about this fuel, Titusville

(<http://www.floridatoday.com/story/opinion/columnists/matt-reed/2015/01/11/matt-reed-worry-fuel-titusville/21524183/?from=global&sessionKey=&autologin=>)

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Feb. 1, 2015, 5:54 p.m.

Teacher's advice: Read, read and read some more