Putnam County Economic Development Activity Report

July 1, 2026-September 30, 2026

Pursuant to the provisions of the Economic Development Agreement made and entered into between the Putnam County Board of County Commissioners and the Putnam County Chamber of Commerce.

New Leads	Active Projects	Jobs	Capital Expenditure
13	6	270	$545 M

Project Pipeline & Development Activity

Putnam County's project pipeline continues to strengthen, with strong manufacturing prospects.

This quarter's activity reflects growing interest in our strategic location and available sites.

Active Projects

Economic Development staff continued supporting active projects through coordination with local governments, utility providers, state agencies, and private sector partners.

- We have six (6) active projects in pipeline. Projects represent the manufacturing, construction and hospitality sectors:

PROJECT	Pavers	Poly	Overdrive	Buckeye	Popeye	Pebbles
JOBS	30	80	100	Retention	Retention + 50	6-10
CAP X	$13 M	$39 M	$300 M	$177 M	$1.3 M	$15 M
SECTOR(S)	Manufacturing	Manufacturing	Hospitality Manufacturing Recreation	Manufacturing	Manufacturing	Transportation, Distribution & Logistics

  - Total jobs in active pipeline: 270
  - Total estimated Cap X in pipeline: $545M

Lead/Prospective Projects

During the quarter, significant effort was dedicated to prospect development and lead generation through participation in state, regional, and national economic development programs.

- Thirteen (13) leads this quarter with strong interest from the life sciences and manufacturing sectors, sub sectors in energy, marine, and chemical.
- We responded to two (2) leads and submitted completed RFIs to the Florida Department of Commerce and JAX USA Partnership
- The two (2) leads we are competing for reflect:
    - Total jobs - 120
    - Total estimated - $110M Cap X

Capital investment continues to expand the county's tax base, supporting long-term fiscal stability.

Investment in pipeline (performance provided by County Development Services Q3)

- Commercial square footage – 54,450 Sq Ft.
- Eleven (11) commercial building permits were submitted with a total estimated value of $6,231,222
- Estimated county general fund tax impact - $54,500

Projects Under Construction

- Georgia Pacific – 20 New Jobs/$83M Cap X
- FPL Battery Storage – 5 New Jobs/$200M Cap X

Our Business Retention and Expansion (BRE) program remains a cornerstone of economic stability and remains one of the county's most effective economic development tools. Through direct engagement with existing employers, we identify opportunities, address challenges, facilitate connections, and support business growth.

- BRE visits completed - 2
- Four (4) issues identified/resolved
- Two (2) businesses supported, six (6) connections made

Putnam County's industrial assets continue to gain competitiveness. Ongoing site readiness work positions us to respond quickly to prospects seeking speed-to-market solutions.

- Available industrial/commercial square footage – 8.3 M
- New listings added to regional websites - 0
- Absorption rate - (21K) 12 MO Net
- Two (2) RFIs responses

During the quarter, significant effort was dedicated to prospect development, business recruitment, site readiness, and relationship building through direct engagement with prospective companies, industry partners, site selection stakeholders, and economic development organizations. Staff coordinated numerous meetings, site tours, and project discussions to advance opportunities for investment and job creation in Putnam County.

- Coordinated with confidential prospects and project stakeholders regarding potential development opportunities, including Project Poly, Project Pebbles, and other active economic development initiatives.
- Facilitated site tours and property reviews with development partners, including DANIS, CSX Rail, and prospective investors evaluating available sites and redevelopment opportunities.
- Met with construction, infrastructure, and materials companies including Avant Construction, Sauer Construction, Truemont Materials, Gypsum to Gypsum, and others to discuss expansion opportunities, workforce needs, and potential projects.

While confidential in nature, these efforts help position Putnam County competitively as companies evaluate potential locations for expansion and new investment.

Quarterly Partner Engagement Summary

<u>Local Government Alignment</u>

Strengthening coordination with municipal and county partners to support development, infrastructure planning, and project readiness.

- Coordinated and hosted a Florida Department of Commerce leadership visit and tour of St. Johns Ship Building to showcase local industry assets and opportunities.
- Met with municipal leaders in Interlachen and Welatka to discuss community development priorities, economic development opportunities, and available grant resources.
- Worked with the City of Palatka, Retail Strategies, and development partners on property access and site considerations associated with prospective projects.
- Attended Palatka City Commission meetings in support of economic development initiatives and active projects.
- Participated in infrastructure planning discussions with County leadership, school district officials, and community partners regarding impact fees and future growth considerations.
- Continued coordination with Putnam County regarding implementation planning and procurement activities associated with the recently awarded CPTA Grant.

Regional & State Agency Engagement

Advancing Putnam County's interests through active participation in regional and statewide economic development networks.

- Participated in JAXUSA Partnership Advisory Council meetings, Regional Partners meetings, and Economic Trends Breakfast programs to strengthen regional collaboration and stay informed on market trends.
- Participated in Select Florida meetings, Economic Development Advisory Council meetings, and Board meetings to represent Putnam County's interests and strengthen statewide partnerships.
- Participated in FEDC Board of Directors meetings as part of ongoing leadership involvement within Florida's economic development community.
- Attended the Women in Economic Development Conference to expand professional networks and gain insights into emerging economic development trends and best practices.

- Participated in IEDC professional development programs, including Accredited Economic Development Organization training and Rural Economic Developer Group meetings.

Business & Industry Support
Providing hands-on assistance to employers, prospects, and industry partners to advance projects and address operational needs.

- Coordinated a Florida Department of Commerce industry site visit to St. Johns Ship Building to highlight the company's operations and economic impact.
- Facilitated connections between employers and education partners to support workforce pipeline development and industry engagement.
- Met with industry representatives and local client companies to discuss expansion opportunities, workforce needs, and business growth strategies.
- Assisted companies with local incentive reporting requirements and coordinated review of compliance submissions.
- Participated in discussions regarding redevelopment opportunities, industrial site utilization, logistics opportunities, and future investment projects.

Workforce & Education Partnerships
Aligning talent pipelines with employer needs and strengthening collaboration across education and training partners.

- Initiated planning activities for the 2026 Putnam County Workforce Summit, including formation of the planning committee, development of event themes, budgeting, venue selection, marketing strategy, and stakeholder engagement.
- Convened Workforce Development Committee meetings to identify priorities and strengthen collaboration among employers, educators, workforce professionals, and economic development partners.
- Participated in the PCSD Career and Technical Education Advisory Board and related workforce planning discussions.
- Facilitated discussions between local employers and the Putnam County School District to foster stronger workforce and career pathway connections.

- Hosted Leadership Putnam Economic Development Day, including industry visits and educational activities highlighting local employers, workforce needs, and economic development opportunities.
- Initiated and launched the Construction Meet-Up series, bringing together contractors, subcontractors, suppliers, workforce partners, and community stakeholders to foster industry collaboration, discuss workforce and infrastructure needs, share project updates, and identify opportunities for business growth in Putnam County.
- Participated in workforce-focused webinars and professional development programs addressing emerging workforce trends, artificial intelligence, demographic shifts, and talent development strategies.

Investor, Community & Public Engagement

Building understanding, transparency, and support for economic development across the community.

- Planned and facilitated the Rural Renaissance Resource Fair in partnership with the Florida Department of Commerce and the Small Business Development Center, providing businesses and communities access to state and federal resources.
- Conducted speaking engagements with local organizations, including NEFAR and Leadership Putnam, to increase awareness of economic development initiatives and opportunities..
- Presented quarterly updates to the Putnam County Board of County Commissioners and Chamber leadership regarding economic development projects, initiatives, and organizational priorities.
- Continued Chamber website redevelopment and rebranding efforts to strengthen communication and improve promotion of economic development resources and opportunities.
- Expanded investor outreach efforts through targeted communications and engagement activities aimed at strengthening support for economic development initiatives.

- Attended and supported Business After Hours networking events to foster business relationships and strengthen connections within the local business community.
- Hosted the PCEDC Q3 Investor Luncheon to share economic trends, project updates, and organizational priorities with investors and community leaders.

Key Outcomes This Quarter

- ✓ Successfully secured the Community Planning Technical Assistance (CPTA) Grant award for Putnam County and began implementation planning activities.
- ✓ Initiated planning and stakeholder engagement for the 2026 Putnam County Workforce Summit.
- ✓ Facilitated a Florida Department of Commerce leadership visit to St. Johns Ship Building, showcasing Putnam County's industrial strengths and workforce assets.
- ✓ Strengthened relationships with Select Florida, JAXUSA, FEDC, IEDC, CSX, Florida Commerce, and regional development partners.
- ✓ Facilitated leadership and workforce education programming through Leadership Putnam, PCSD partnerships, and CTE Advisory Board engagement.
- ✓ Continued supporting business retention, expansion, redevelopment, workforce alignment, infrastructure planning, and investment attraction efforts throughout Putnam County.