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The Honorable Novelle E. Francis, Jr. Senate President
Legislature of the Virgin Islands
Capitol Building Charlotte Amalie
P.O. Box 1690
St. Thomas, Virgin Islands 00840

Good afternoon Senator Francis,

It is an honor to be invited to testify before the Committee of the Whole regarding Major Coastal Zone Permit No. CZJ-04-14 (W).

Please accept this letter as my written testimony for the Committee of the Whole hearing scheduled for October 28, 2019.

On behalf of my partners and myself, we want to express our greatest appreciation for your support, time and interest in The St. John Marina. Summer's End has been working with generational St. Johnians for more than a decade to bring the first marina to St. John.

The Summer's End Group, LLC (SE) is a commercial development company domiciled in the USVI. Ownership of SE is inclusive of generational St. Johnian families, local business owners and minor partners in the United States.

Summer's End proposes to develop the St. John Marina, the first and only marina on the island of St. John. The St. John Marina is planned to be a sustainable, world class marina facility that will improve the environment, economy and the social and cultural community of St. John through the empowerment of generational St. Johnian families.

The once clean and beautiful Coral Harbor is currently heavily damaged and impacted by non-compliant boaters moored in Coral Harbor. A lack of consistent enforcement and no available marine related infrastructure continue the trendline for increasing degradation and pollution of Coral Harbor. Additionally, Coral Harbor has been negatively impacted by sediment run-off from development throughout the watershed which has resulted in poor water quality and damage to habitat of Coral Harbor.

Results from environmental data generated for the project, such as extensive circulation modeling and a 2 ½ yearlong water quality study, identify the areas that can have a significant positive impact on the environment of Coral Harbor. These areas are being addressed through the mitigation for the St. John Marina. Analysis indicate that the St. John Marina will bring a tremendous environmental improvement to Coral Harbor and the island of St. John.

Environmental Benefits

- Increased enforcement
- No dredging
- \$1.3 million mitigation plan
- Infrastructure, pump-out facility and waste disposal
- Eliminate illegal wastewater dumping in harbor
- Organize harbor, reduce non-compliant boating

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- Harbor and mooring management
- EPA approved fueling
- Maintenance for watershed improvement projects to improve water quality

St. John is the only major Virgin Island in all of the USVI and BVI that does not have a marina. The St. John Marina will have a tremendous impact on St. John, St. Thomas, and St. Croix. Extensive market research has been completed on the recreational boating industry. An expanded Economic Analysis was completed by Tourism Economics resulting in a projected economic impact of \$46.4m the 1st year of operation territory wide and 362 jobs territory-wide initial employment impact.

Economic Benefits

- 80 plus direct and indirect long-term jobs
- 362 jobs territory-wide initial employment impact
- \$34m spent locally on development and construction
- \$45.8m total initial economic impact
- \$29.8m total initial labor income
- \$975k total initial territory tax revenue
- \$9.6m annual operational economic impact locally
- \$46.4m economic impact 1st year of operation territory wide
- USVI share reclamation \$100m annual BVI charter industry
- Reduce local unemployment
- \$73m total development cost

Due to a lack of sustainable economic opportunities, the culture and heritage of generational St. Johnian families has been on a significant and continuous decline. The closure of the Guy Benjamin School in Coral Bay is an indication of lack of quality jobs for local families. The 2010 census reflects a 21% loss of child population on St. John the population consisting of over 71% being people of color. This was before the 2017 hurricanes and the loss of Caneel Bay which was the greatest employer of local virgin islanders.

It is clear that sustainable development projects and economic opportunity must occur expeditiously in order to reverse this trendline and begin to restore the culture and heritage of native families.

With local families as partners in this development and the creation of an advisory panel local St. Johnians, The St. John Marina has truly evolved into a community marina that will empower local St. Johnians for decades to come, enhance and create a destination in Coral Bay, and bring an economic impact over \$46m territory wide and 80+ long-term local FTE jobs to the island of St. John that do not exist now.

The St. John Marina will provide opportunities for mentorship, internship, scholarship and post-secondary education. The best promotion that we have in the USVI is providing 5-star services to a global market. To truly be a world class destination, the workforce development includes plans for ongoing training and vocational educational for native St. Johnians.

The St. John Marina is a world class culture and heritage destination described as a marina.

Community Benefits

- Boardwalk along water's edge
- Improved roadway, sidewalks, raised cross walks, landscape, hardscape
- Mentorship, internship and scholarship opportunities
- Increased public safety

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- Preserve local culture
- Restore hope

Features & Amenities

- Local fish and farmer's market
- Waste water pump out, solid and hazardous waste
- Customs and Border Protection
- Slips for enforcement vessels: DPNR, Fish & Wildlife

Thank you and all of the senators from the 31st – 33rd legislature who have attended site visits and meetings regarding the development of the St. John Marina. Thank you all for your input and continued involvement! It is always a pleasure having you on St. John!

My partners and I greatly appreciate your consideration of the submerged lands lease for the St. John Marina. We respectfully request that you approve the submerged lands lease for the St. John Marina and ratification of Major Coastal Zone Permit No. CZJ-04-14 (W).

We are looking forward to working with you, your staff, and your colleagues to make this development a reality!

Thank you, Senator Francis,

Chaliese N. Summers, Member Manager
The Summer's End Group, LLC
The St. John Marina