



Chaliese Summers
csummers@summersendvi.com

July 2, 2020

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 morning/afternoon Senator Francis,

Please accept this letter as my written testimony for the Committee of the Whole hearing scheduled for July 7, 2020.

Good morning Senator Francis, members of the 33rd Legislature, staff and my fellow Virgin Islanders viewing in via broadcast or livestream.

It is an honor to be invited to testify before the Committee of the Whole regarding the submerged lands lease for the Consolidated Major Coastal Zone Permit No. CZJ-04-14 (W) & CZJ-03-14(L).

On behalf of my partners, and myself, as the owners of The Summer's End Group, LLC, we want to express our greatest appreciation for your support, time and interest in The St. John Marina. We are so excited to be here with each of you today!

We are thrilled to see you all well, as we successfully navigate through this Covid era. We thank you all for your leadership which has brought so many of us that live in the Virgin Islands safely through this unprecedented time.

Senator Francis and Senator Payne, we appreciate your commitment and dedication to bring the St. John Marina to the floor today and we appreciate all you that have supported this project now and through the years.

We are here today requesting your vote and approval of a submerged lands lease.

Summer's End is the developer and owner of the St. John Marina project. Summer's End is a coalescence of generational St. Johnian families comprising of local landowners, local business owners, residents on St. John, myself and Rick Barksdale who have lived on St. John nearly 14 years now, and investors from both South Florida and Louisiana.

When I talk about the owners of this local development company, I specifically and deliberately use the word coalescence because it properly describes our relationship as owners and as a company. Coalescence is defined as follows:

*"to grow together or into one body"
"to unite so as to form one mass, community, etc."
"to blend or come together"*

The owners of Summer's End that you see sitting before you and tuning in today have together spent over 11 years working on the development of the St. John Marina. We have walked through this process united and together.

5000 Estate Enighed PMB 63
St. John, USVI 00830



We have prayed together, dreamed together, planned together, worked together, struggled together, created together, envisioned together, we have cried together, and we have celebrated together.

We are different colors and we come from different cultures and we originate from different geographic locations around the globe. Those are only a few of our difference. If you really examine it, on the surface, we have significantly more differences than we have things in common but those differences do not define us in totality and they do not prevent us from coming together, uniting, growing together, and forming “one thriving community” and “one thriving vision”.

Our goal for being here today is to get your support and your vote for a submerged lands lease.

Other destinations and Caribbean islands are launching into swift and significant action! The Bahamas, Grenada, St. Kitts, Antigua, Barbuda, Puerto Rico, Sint Maarten, and South Florida are swiftly and efficiently approving and developing new marina facilities or adding more and larger slips to existing facilities. Our sister Caribbean islands are in action and as destinations will attract the ever expanding and lucrative yachting market with annual impacts in the billions of dollars.

With your approval of a submerged lands lease, this project positions the USVI to take action now like other nearby Caribbean islands and advance our position in the recreational boating industry.

Our ultimate goal is to bring to the island of St. John her first marina, The St. John Marina!

The St. John Marina is a marina for the entire island of St. John, all of the USVI, and for boaters throughout the Caribbean creating economic benefits that stay here in the U.S. Virgin Islands.

The St. John Marina has successfully completed the CZM approval process, the Governor’s comprehensive review and approval and modification, and is pending only the submerged lands lease authorization from this legislature.

Our vision for the St. John Marina as it relates to the boating industry is to be:

“The Caribbean’s premier yachting and vacation destination providing state of the art dockage, a beautiful and natural environment, and premium services and amenities for our valued customers,

while creating a unique and one of a kind island experience realized and refined through the presence of a rich and thriving local culture of native St. Johnian people delivered by qualified and local, caring vendors and professions surrounded by sustainable community.

The core facilitator of these objectives is a social and business culture that is fundamentally reflective of the rich native culture and values the environment; respect, concern and consideration for clientele, associates, partners and community; all supported by solution-oriented communication and initiative.”

Our vision of benefits the St. John Marina creates for the community:

“A sustainable community where St. Johnians are respected and empowered economically through career and entrepreneurial opportunities that are unlimited in scale and concept.

Occasion for local land development and ownership to be achieved and advanced. A native culture that is restored, vibrant, and thriving and provides the foundation for community growth and initiatives to progress in harmony. A spiritual community where local churches are once again filled on Sunday mornings.

5000 Estate Enighed PMB 63
St. John, USVI 00830



A youth population strong in numbers and rich with opportunities including internships, training, and scholarships, with safe and quality social, spiritual and educational activities.

And a clean, safe, organized Coral Harbor with shoreline access, a community boardwalk for everyone to enjoy, beautiful landscape and hardscape with sidewalks, raised cross-walks, lighting, underground utilities, and

thriving businesses established around the harbor in areas specifically zoned for commercial development. A beautiful, safe, clean community established around a beautiful harbor where everyone can once again safely access the bay and enjoy the waterfront. A community, town, and harbor that native St. Johnians are proud of.”

We are so excited about this vision and to be part of this project! Creating a beautiful community, clean and beautiful harbor, empowerment and restoration of local culture, and the unlimited economic opportunities are something that we are thrilled to be part of!

These visions and goals are not mine alone nor are they exclusively those of Summer’s End but rather evolved from a broad effort inclusive of many generational St. Johnians, some of who you saw in the presentation today or The Truth About Coral Bay documentary posted and still available on You Tube, and many of who live in Coral Bay like Mr. Kenneth Marsh who is here with us to speak with you all today.

The Legislature’s action to authorize a submerged lands lease is a priority for me and other owners of Summer’s End though our numbers represent only a few when you take into account the nucleus of support galvanized by other local St. Johnians who have been dedicated in their advocacy of this project for the past 11 years and Mr. O’Connor’s efforts to develop a marina for St. John long before then.

Summer’s End principles, Mr. O’Connor, Rick, and myself, have been working with generational St. Johnians, local churches, governmental officials from the executive branch and the legislative branch, federal agencies and departments, and top professionals in the recreational boating industry from around the world for more than a decade to create a sustainable project for St. John, one that maximizes the social, environmental, and economic benefits.

I believe in this project to my core. We are doing something powerful, unique, and inclusive, with a foundation of unity and from a place of hope, faith, care, love, and oneness. The St. John Marina will truly make a positive, progressive and lasting difference in the local community.

While we vigorously advance this project, and while this project is built from a foundation of local vision and vast support, we are aware that every single native St. Johnian will not be in support. New development often brings concerns and fear no matter who is involved or where it is in the world. We are also undergoing a transition of Trustees in one of our ownership groups that once complete, we anticipate that through our productive communication with them, will join with all other ownership with enthusiastic support and shared vision.

That being said, I have stated the vision and goals for this project. Summer’s End is resolved to the empowerment of local St. Johnians and their culture and seeing that through operations the St. John Marina contributes to career and entrepreneurial opportunities, provides substantial economic impacts for St. John and all of the USVI, empowers native St. Johnians, restores and protects the environment, establishes a safe, clean, beautiful community and town where everyone can enjoy a safe and clean harbor, and beautiful shoreline.

Ultimately, regardless if you’re a champion for the project or an opponent of the marina, everyone wins when the St. John Marina is developed. To highlight some of the benefits, I begin with the environment.

5000 Estate Enighed PMB 63
St. John, USVI 00830



It has been a pleasure working with Mr. Bill Sadler and his team from Sea Diversified, Inc. I am honored that he joins us today to provide testimony. As he mentioned, comprehensive scientific analyses 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
- Harbor and mooring management
- EPA approved fueling
- Watershed improvements
- Maintenance for watershed improvement projects
- Sediment reduction from hillside development
- Protection of reef systems
- Donation to turtle research
- Planting of mangroves for habitat
- Installation and maintenance of environmentally considerate public moorings
- Protection of 16 acres of submerged aquatic vegetation
- Safe navigation of harbor

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 positive impact on St. John, St. Thomas, and St. Croix. Extensive market research completed on the recreational boating industry definitively confirms it.

National Marine Manufacturers Association published in 2018 that recreational boating had annual impacts of \$23.3 Billion dollars in the state of Florida alone.

And, recreational boating had an annual impact of \$170.3 Billion dollars in the United States.

Comprehensive and exhaustive Economic Impact Analysis on the St. John Marina was completed by Tourism Economics resulting in a projected economic impact of \$46.4m for the 1st year of operation territory wide and 362 jobs territory-wide initial employment impact. Other highlights include:

Economic Benefits

- 80 plus direct and indirect long-term FTE 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
- \$9.6m annual operational economic impact locally
- \$46.4m economic impact 1st year of operation territory wide
- USVI access to \$100m annual BVI charter industry
- \$73m total development cost



SUMMER'S END

G R O U P

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 education for native St. Johnians.

Community Benefits

- Boardwalk along water's edge
- Clean and organized harbor
- Shoreline access
- Improved roadway, sidewalks, raised cross walks, landscape, hardscape
- Mentorship, internship and scholarship opportunities
- Increased public safety
- Preserve local culture

Features & Amenities

- Local fish and farmer's market
- Wastewater pump out, solid and hazardous waste (5 methods)
 - In-slip pump out
 - Pump out station
 - On demand pump out vessel
 - Solid & hazardous waste disposal
 - State of the art sewage treatment systems for upland development
- Customs and Border Protection
- Slips for enforcement vessels: DPNR and other agencies

These are the components that we are looking forward to bringing to Coral Bay, St. John and her people. Every time Rick and I walked down the street in Cruz Bay or join a church service with local St. Johnians, we are encouraged and supported to keep moving and hear.

"We are going to get this?"

"Don't worry about those people, they fight everything...they can't stop this marina, they can't stop us"

"We need this"

"This is the best thing for St. John"

"We have been wanting this marina for SO many years"

"This marina is going to be beautiful"

"That harbor needs to be cleaned up now"

"This is a community marina"

"I've got plans to development my property once the marina is in"

"We are looking forward to this marina"

It is because of the resilience of generational St. Johnians and Governor Bryan's leadership and actions that we are here before you today, advancing the project so we can bring to St. John and the Virgin Islands the first marina for St. John.

So many of you have taken the time to meet with us and understand the issues and challenges created from delays in the permitting process. Most importantly, you spent the time to study and recognize the benefits and components of this project and its significance for local families that have been deprived of a having a marina for decades. There is not one slip on St. John.... not one! We are here today to change that, and we are asking you to join us in this effort by approving the submerged lands lease before you.

5000 Estate Enighed PMB 63
St. John, USVI 00830



SUMMER'S END

G R O U P

I would also like to thank 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 in Summers End 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 thereby ratifying the Consolidated Major Coastal Zone Permit No. CZJ-04-14 (W) & CZJ-03-14(L).

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