



SUMMER'S END

G R O U P

Chaliese Summers, Managing Member,
The Summer's End Group, LLC
csummers@summersendvi.com

November 10, 2024

Hon. Senator Javon E. James, Sr.
Chairman, Committee on Economic Development & Agriculture
Legislature of the U.S. Virgin Islands
Capitol Building, Charlotte Amalie
P.O. Box 1690
St. Thomas, Virgin Islands 00804

Re: Summers End, St. John Marina status update

Good afternoon Senator James, members of the Legislature, staff and my fellow Virgin Islanders in attendance today. Please accept this letter as my written testimony for the Committee on Economic Development & Agriculture meeting scheduled for November 14, 2024

It is an honor to be invited to testify before the Committee on Economic Development & Agriculture regarding the status updates on the Summers End, St. John Marina destination development on the island of St. John.

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!

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 18 years now, and investors from both South Florida and Louisiana.

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.

Status of the project:

- Completion of Major Coastal Zone Management Land and Water Permits
- Approval of Submerged Lands Lease
- Board of Land Use Appeals 2016 unanimous affirmative determination

- Consolidation of Major Coastal Zone Management Land and Water Permits
- Modification of Consolidated Coastal Zone Management Permit
- Act No. 8407 ratifying the Consolidated Major Coastal Zone Permits and submerged lands lease
- 2nd Board of Land Use Appeals 2021 unanimous affirmative determination
- Save Coral Bay files lawsuit in Superior Court against Governor Bryan and Summers End - 2020
- Superior Court Dismisses lawsuit in favor of Governor Bryan and Summers End - 2021
- Save Coral Bay files lawsuit in U.S. Supreme Court against Governor Bryan and Summers End - 2021
- U.S. Supreme Court denial of lawsuit
- United States Fish & Wildlife concurrence / approval
- United States Coast Guard approval
- Section 106 Historic Preservation Completion / Approval 2024
- United States Army Corps of Engineers (USACE) downgrade of consultation with National Marine Fishers Service, (NMFS) Protected Resource Division (PRD) from “formal consultation” to “informal consultation” 2024
- NMFS has provided recommended permit conditions and SE has accepted those conditions to be included in the USACE permit 2024
- USACE request initiation of expedited informal consultation under section 7(a)(2) of the Endangered Species Act (ESA) for the Summer’s end Group, LLC. – October 5, 2024
- USACE determination - October 5, 2024:
 - “CONCLUSION: The Corps has reviewed the proposed project for its effects to ESA-listed species and their critical habitat. Based on the analysis above, we have determined that the proposed project is not likely to adversely affect any listed species or critical habitat under NMFS’s jurisdiction.”
- USACE is working through final stages of the review process with NMFS and EPA
- Decision document is currently being drafted for the permit

Economic Impacts

When I sat before in 2020, I stated that the according to the National Marine Manufacturers Association (NMMA), the annual economic impact of recreational boating in the United States in 2018 was \$170B in the U.S.

Today, NMMA Reports Recreational Boating’s Economic Impact soars to **\$230 Billion** NMMA recently announced new data which found the annual economic impact of recreational boating increased 36%, from \$170B in 2018 to \$230B in 2023. The industry’s contributions to the U.S. workforce grew as well, with a 14% increase in jobs supported, from 691,000 in 2018 to more than 812,000 in 2023.

Additionally, NMMA reports that the “Recreational boating and fishing are a major economic engine in the U.S. and the latest economic analysis underscores the extraordinary growth and demand our industry has experienced coming out of the pandemic”

“The profound impact the past few years have had on our industry cannot be denied as we’ve seen Americans seek out boating and fishing in record numbers, driving significant economic output and supporting tens of thousands of small businesses and nearly a million jobs.”
I have provided the links below for additional information on these economic impacts.

<https://www.nmma.org/advocacy/economic-impact/recreational-boating#:~:text=The%20U.S.%20recreational%20boating%20industry,36%2C000%20businesses%20and%20812%2C000%20jobs.>

<https://www.nmma.org/statistics/article/24324>

Features & Amenities

- 115 wet slip marina
- 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, Fish & Wildlife, National Park, Coast Guard, & other agencies

Economic Benefits of St. John Marina

- 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
- \$112m total development cost

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.

Reduction to Environmental Impact

Summers End has initiated nearly \$5M of comprehensive scientific analyses and engineering indicating that the St. John Marina will be an overall net improvement to the environment.

Through our efforts working with the U.S. Army of Corps of Engineers USACE, Governor Albert Bryan Jr., DPNR, and the St. John Coastal Zone Management Committee, Summers End has significantly minimized project impacts. Including a few reductions listed below:

Total Dock Areal Reductions			
Original Sqft	Current Sqft	Total Reduction	% Reduction
91,573.76	67,832.63	23,741.13	26%
Total Pile Reductions			
Original Pile count	Current Pile Count	Total Reduction	% Reduction
1,333	803	530	40%
Total Vessels			
Original Vessel Count	Current Vessel Count	Total Reduction	% Reduction
169	127	42	25%

St. John Marina Benefits / Features/ Impacts

Environmental Benefits

- Increased enforcement
- No dredging
- \$1 million mitigation plan
- Infrastructure, pump-out facility and waste disposal
- Eliminate illegal wastewater dumping in harbor
- Organize harbor, reduce non-compliant boating
- EPA approved fueling
- Sediment reduction from hillside development
- Protection of reef systems
- Donation to turtle research
- Planting of 300 mangroves for habitat along the shoreline
- Enhancement of .77 acres (33,350sf) of existing mangrove wetlands
- Creation of 1 acre (43,560sf) of mangrove fringe creation and mangrove islands
- Out planting of 3,000 ESA corals into 1.84 acres
- Protection of 16 acres of submerged aquatic vegetation
- Safe navigation of harbor
- Conduct clean-up of debris from seabed in the Coral Harbor

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
- Restaurants & retail
- Emergency Site

These are the components that we are looking forward to bringing to the island of St. John and her people. 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 to change that and capture the economic activity from the recreational boating industry that St. John has missed out on for far too long!

Our vision of the benefits of the St. John Marina

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

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.

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 crosswalks, 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.

It is because of the resilience of generational St. Johnians, our Legislature's commitment to sustainable economic development, 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 ever for the island of St. John and let the world know that the USVI is a great place to do business!

We thank you all for your time today and we look forward to seeing you all at the St. John Marina very soon.

Thank you Senator James,



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