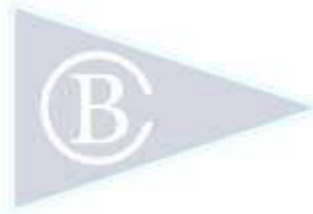


# **4M HARBOUR ISLAND LTD.**

## **PUBLIC CONSULTATION REPORT**



**BRILLAND CLUB**  
**HARBOUR ISLAND**

**Prepared by: 4M Harbour Island Ltd.**

**Submitted to: Department of Environmental Planning and Protection**

**Date: December 22, 2020**

## **1.0 INTRODUCTION**

The purpose of this document is to report on the public consultation that was conducted on November 26, 2020 and that was related to an Environmental Impact Assessment (EIA) for the Back of House (BOH) and utility corridor areas of the Briland Club (aka Briland Club Residences & Marina) project (the “Project”). This report is to be submitted to the Department of Environmental Planning and Protection (DEPP) to assist in the assessment of the Project’s proposal for a Certificate of Environmental Clearance (CEC). This document outlines the various forms of stakeholder communications, comments received through communications, and the Project’s response to comments.

## **2.0 FORMS OF COMMUNICATION**

### **2.1 Public Meeting**

The purpose of the public meeting, which was conducted on November 26, 2020, was to fulfill the requirements of the Environmental Planning and Protection Act (2019), Environmental Impact Assessment Regulations (the “Act”). The aim of the meeting was to give the general public an opportunity to comment on the Project and to present information that might be useful to the Project in finalizing submissions for the CEC and for the DEPP in its review of the Project’s application for the CEC.

In accordance with the requirements of the Act, an ad was placed in a newspaper of general circulation not less than two weeks prior to the date of the public consultation (the “Notice”). Due to social restrictions as a result of the COVID-19 pandemic, the meeting was held via a Zoom call at 6 p.m. A total of twenty-one (21) persons participated in the meeting (excluding Project representatives and government officials), all of which were virtual. The meeting was recorded and has been placed on a website to where the public was directed in the Notice.

The meeting was facilitated by DEPP and the Harbour Island District Council (“HIDC”). A representative of the Project’s owner and its environmental consultants (Caribbean Coastal Consultants (“CCC”) and Innovative Solutions Group (“ISG”)) gave a presentation on the Project area covered by the EIA, and the public was given the opportunity to ask questions regarding the information provided. All comments from the public meeting and responses are detailed instructions below.

#### **2.1.1 Verbal Comments**

There were only a few comments received related to the environment during the question and answer section of the meeting. The comments and their responses are

outlined in Appendix 1 of this report. This report has been posted in its entirety on the web at [www.brilandclubinfo.com](http://www.brilandclubinfo.com).

#### 2.1.2 Comments in Chat

None.

#### 2.1.3 Formal Comments

No formal comments were received.

### 2.2 Emails to DEPP

The public was given the opportunity to contact DEPP directly with comments. All comments received by DEPP were forwarded to the Project for response. A total of two (2) emails were received, and no formal letters, as outlined below.

#### 2.2.1 Formal Letters

No formal letters were received.

#### 2.2.2 Email Communications

- a. Ben Simmons, 1 November 2020 (**Appendix 1**)
- b. Ben Simmons, 2 November 2020 (**Appendix 2**)

### 2.3 Phone Calls

No phone calls were received.

## 3.0 Summary

The public consultation was conducted to listen and respond to questions raised by stakeholders and the general public. The questions presented at the public meeting and the emails submitted thereafter addressed issues unrelated to ecological sustainability and the environment. Instead, Mr. Ben Simmons, Ms. Gail Lockhart-Charles, and Ithalia Johnson (all of whom are involved in judicial review proceedings related to the Project) asked questions related to jobs, compliance with a document known as the Heads of Agreement, and demand on the public utility infrastructure.

### 3.1 Verbal Comments in Public Meeting

Of the comments verbally addressed in the public meeting, three specific subject areas were noted. Specifically, those areas related to: (1) water consumption and electricity demand, (2) the Projects adherence to the terms of the Heads of Agreement as it relates to a hotel component, and (3) the design of fuel storage. No verbal comment addressed an environmental concern (e.g., destruction of habitat) or the ability of the environment to function or ecological sustainability. **A transcript of the public consultation is attached as Appendix 3.**

### 3.2 Emails to DEPP and the Project

Benjamin Simmons submitted two emails to DEPP. One email was forwarded to the Project by DEPP. A second email was copied directly to the Project. The following questions were presented in Mr. Simmons's email, which is followed by the Project's response.

#### **Question:**

Can 4M confirm the water production capacity of "the onsite standby Reverse Osmosis (RO) Plants" it intends to utilize in the back of house corridor mentioned on Page 4, first paragraph of the November 5, 2020 Back of house impact assessment? Does "standby" mean that these will only be used in the event that W&S supply to property are interrupted?

#### **Response:**

The initial phase of the RO desalination system is 40,000 USGPD. Standby means the unit is not the primary potable water source unless there is a quantity or quality issue. As may be known, the Water and Sewer Corporation, with the recent expansion of the RO plant on North Eleuthera, informs that there is excess capacity and has required the project to connect to the W&S potable water system. The RO system is designed so that it can be expanded to meet the capacity of the entire Project when it is eventually constructed. However, the initial phase of the RO will need to meet the needs of the marina and the hotel component, only.

#### **Question:**

On the same page can 4M explain in "Table 1: Water Consumption Table of the Property" (attached below) what the columns Designated ADF(GPD), PF(GPD), DF (GPD), DF (GPM) mean and what each of the totals indicate as it pertains water consumption for the property? I'm of course guessing that this would be Average daily Flow, Peak Flow and Daily Flow - is this correct? If so what is the difference between daily flow and peak flow?

**Response:**

The "guess" is correct. Daily flow is the flow over the course of a day and peak flow is the peak flow estimated at one time.

**Question:**

On the same table can 4M please explain what "The rounded total" is and how it relates to the water consumption for the property? Is this simply the 'padded' forecasts of the total water consumption for the project as a whole or simply the first phase?

**Response:**

Rounded total is a rounded-up value for potable water consumption for the project at full build-out of all residential units and fully occupied marina.

**Question:**

On the same table can 4M please explain what the '5-day storage' is and if possible identify where or if this storage might be located on the constructions plans included with this EIA.

**Response:**

Five (5) days storage is the storage capacity for five (5) days at a managed flow rate and the tank is shown on the BOH site plan.

**Question:**

On the Same table can 4M please explain what the row entitled 'WWTP' (I'm assuming this is the waste-water treatment plant) designates -- is this water generated each day from treating waste-water? Does this represent water collected at a certain phase of the project – i.e. when

roads are completed to collect run off or when a certain number of buildings are built or occupied and producing grey water? Is the water that is treated used as potable household water or purely for landscaping and irrigation?

**Response:**

The values as shown are for the project at full built out of all residential units and a fully occupied marina. The treated wastewater will be used for landscape irrigation as stated in the EIA.

**Question:**

On the same table, Row 3 you have a structure described as “multi” can you share in greater detail what this is exactly? And if it is contemplated in the previous submissions or is referring to items in the current back of house corridor submissions and plans?

**Response:**

Multiple housing units in one building (e.g., a condominium style building), as shown in prior submissions and the site plan attached to the EIA.

**Question:**

On December 2, 2020, Ben Simmons sent an email to DEPP in which he wrote: Dear Ms Newbold, Thank you for the response and acknowledgement of the questions that I presented. Those questions were in fact in clarification of the substance of the meeting that occurred on November 26th -- am I correct to understand these questions will not be answered until the posted in Public Consultation Report? **If so then I do have additional questions and comments for submittal assuming the consultation process is still ongoing.** I hope (and please confirm if possible) that the below comments that are based on the publicly available information will be considered in the context of the 4M application (emphasis added).

**Response:**

The email from Ben Simmons dated December 2, 2020 did not ask any questions. Instead, it included seven (7) paragraphs, which are restated below:

1. It is known that on May 11th, 2020 that GE completed a Reverse Osmosis plant in North Eleuthera to service. This plant will produce 'around' 600,000 gallons per day in service of an estimated 7500 residents between North Eleuthera, Spanish Wells and Harbour Island.

<https://www.ge.com/news/press-releases/caribbean-island-eleuthera-increase-supply-drinking-water-ges-desalination>

2. The population of these districts is officially recorded in the Bahamas Department of Statistics census of 2010 as being 6,560 persons between Harbour Island (1762 persons and 597 households), North Eleuthera (3247 and 1071 households) and Spanish Wells (1551 and 600 households). The national rate of population increase between that census and one prior is established to be 15.8%. The expected population growth of the district in 2020 should be hypothetically 7596 persons. While I cannot confirm this is how GE and W&S estimated the number residents they would be servicing however the total does seem very close to the estimated residents reported by GE.

<https://www.bahamas.gov.bs/wps/wcm/connect/a6761484-9fa0-421d-a745-34c706049a88/Microsoft+Word+-+2010+CENSUS+FIRST+RELEASE+REPORT.pdf?MOD=AJPERES>

<http://ghdx.healthdata.org/record/bahamas-population-and-housing-census-2010>

3. The US army commissioned a report on water usage in the Bahamas in 2004 and estimates that on page 19 of that report estimates that the average usage in Eleuthera is approximately 116 Imperial gallons per household (roughly 50 gallons per Bahamian resident) and approximately 100-200 gallons per residing tourist on page 22.

<https://www.sam.usace.army.mil/Portals/46/docs/military/engineering/docs/WRA/Bahamas/BAHAMAS1WRA.pdf>

4. Throughout the course of Pandemic I have been spearheading a local food/hunger relief program that began in April of 2019 and later was incorporated into the national food task force. During the process we collected detailed information on the number of residents throughout the community of North Eleuthera and Harbour island. It should be noted that at the peak of our food distribution 803 households, 2183 persons were serviced in Harbour island alone — and we did not service every house hold [ sic ] on Harbour island. It should be noted this far in excess of the 2010 census data.

5. It should also be noted that 2010 census does not contemplate Hotel accommodations (There is an estimated 264 rooms in North Eleuthera, though approximately 104 are self

sufficient [ sic ] with RO), vacation homes (Estimated to at 125 but could be more), part time winter residents (Estimated 75 but could be more), immigrants residing illegally in the district (unknown), or short term increases in domestic household occupancy through short term touristic rentals (Unknown).

6. Since the commissioning of the Water Plant in May of this year the Harbour island and Eleuthera district have not reached peak occupancy given travel restrictions that have adversely affecting travel to the region.

7. The pie chart below contemplates the peak percentage of water demand by local residents, rental homes, hotel rooms without RO, the conservative excess unveiled by Food distribution efforts in Harbour Island and estimated Rental/Expat homes on the island based on consumption rates of 50 gallons per resident per day and 100 gallons per visitor per day. By these estimates the remaining capacity of the North Eleuthera Water Plant in a peak occupancy situation would be conservatively as low as 4% or roughly 20,000 GPD. A scenario that will not be experienced until the Pandemic is over and likely to coincide with completion of the 4M project along with several other already extensive construction projects that are underway. If remotely accurate 4M's and other developments in region may threaten water resources for locals if they are not completely self sufficient[ sic ] or if W&S does expand their water producing capacity.

#### **4.0 Owner's Discussion**

The questions presented appear designed to ensure the Project adheres to the terms of the Heads of Agreement (HOA), that the Project does not burden the utility infrastructures, and that the fuel storage systems proposed comply with regulatory requirements. In other words, it appears that the individuals who presented questions, at the public consultation or thereafter to DEPP, seek to supplant the expertise of the Water and Sewerage Corporation and the Ministry of Works whose job it is to verify such compliance.

Not a single question presented at the public consultation, or subsequently by email or otherwise, addressed an environmental concern (e.g., destruction of habitat) or the ability of the environment to function or ecological sustainability.



## 5.0 Conclusion

We listened to the questions and comments raised during the public consultation. If any of the questions had addressed an environmental concern (e.g., destruction of habitat or the ability of the environment to function or ecological sustainability), we would have attempted to address the same. In fact, there was not a single question presented during the public consultation, or thereafter via email or otherwise, that raised an environmental concern.



BRILAND CLUB  
HARBOUR ISLAND

## APPENDIX 1

[michael@brilandclub.com](mailto:michael@brilandclub.com)

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**From:** ROCHELLE NEWBOLD <ROCHELLENEWBOLD@BAHAMAS.GOV.BS>  
**Sent:** Tuesday, December 01, 2020 7:45 AM  
**To:** Other Side  
**Cc:** GAMMELL DEAL; LYNTON PINDER; michael@brilandclub.com; Melanie Wiener; DAVID CATES  
**Subject:** Re: Additional 4M consultation questions.

Dear Mr. Simmons

Hope you are well

Please note that your email has been acknowledged and conveyed to the Developer for a response and documentation in the Public Consultation report.

Further please note that the Public Consultation report will document all questions or comments and responses provided. Same will be posted on the Developers website once the 14 day period has passed ( with some time for document production considerations).

Should you not see your comments reflected in the final documentation of the public consultation process please advise.

Regards

Mrs. Rochelle W. Newbold  
Director  
The Department of Environmental Planning and Protection  
Ministry of the Environment and Housing  
Ground Floor, Charlotte House  
Charlotte and Shirley Streets  
P.O. Box N-7132  
Nassau, The Bahamas  
Tel: 242-322-4546  
Fax: 242-326-3509

-----"Other Side" <[ben.theotherside@gmail.com](mailto:ben.theotherside@gmail.com)> wrote: -----

To: "ROCHELLE NEWBOLD" <[ROCHELLENEWBOLD@BAHAMAS.GOV.BS](mailto:ROCHELLENEWBOLD@BAHAMAS.GOV.BS)>  
From: "Other Side" <[ben.theotherside@gmail.com](mailto:ben.theotherside@gmail.com)>  
Date: 11/30/2020 04:38PM  
Subject: Additional 4M consultation questions.

Dear Ms Newbold,

Thank you for hosting the concise and civil consultation meeting on Thursday past -- it was informative. After carefully reviewing the documents and responses that 4M provided during the meeting, a few additional questions arose that I'm hoping you would be so kind to pass on to developer in the interests of transparency and consultation necessitated under the Environmental Impact Assessment regulations 2020. I must confess as a lay person the document provided was somewhat technical and so greater explanation from the developer is needed so that members of the Harbour Island Community including myself can better understand what is being proposed and what it means for our community. There was expectation on the island that the document uploaded to the developers website would be explained in a simpler more digestible presentation at the meeting you hosted; alas it was not and so apologies in advance for these follow up questions. Please note I may have additional questions or comments after receiving 4M's responses:

1. Can 4M confirm the water production capacity of "the onsite standby Reverse Osmosis (RO) Plants" it intends to utilize in the back of house corridor mentioned on Page 4, first paragraph of the November 5th 2020 Back of house impact assessment? Does 'standby' mean that these will only be used in the event that W&S supply to property are interrupted?
2. On the same page can 4M explain in "Table 1: Water Consumption Table of the Property" (attached below) what the columns Designated ADF(GPD), PF(GPD), DF (GPD), DF (GPM) mean and what each of the totals indicate as it pertains water consumption for the property? I'm of course guessing that this would be Average daily Flow, Peak Flow and Daily Flow - is this correct? If so what is the difference between daily flow and peak flow?
3. On the same table can 4M please explain what "The rounded total" is and how it relates to the water consumption for the property? Is this simply the 'padded' forecasts of the total water consumption for the project as a whole or simply the first phase?
4. On the same table can 4M please explain what the '5 day storage' is and if possible identify where or if this storage might be located on the constructions plans included with this EIA.
5. On the Same table can 4M please explain what the row entitled 'WWTP' (I'm assuming this is the waste water treatment plant) designates -- is this water generated each day from treating waste water? Does this represent water collected at a certain phase of the project – i.e. when roads are completed to collect run off or when a certain number of buildings are built or occupied and producing grey water? Is the water that is treated used as potable household water or purely for landscaping and irrigation?
6. On the same table, Row 3 you have a structure described as "multi" can you share in greater detail what this is exactly? And if it is contemplated in the previous submissions or is referring to items in the current back of house corridor submissions and plans?

Thanks in for advance for your facilitation of the response to these questions; they are crucial to the consultation process and I am grateful for your assistance.

Kind regards,  
Ben Simmons,  
Ocean View Club

[attachment "PastedGraphic-2.pdf" removed by ROCHELLE NEWBOLD/BEST/BAHAMASGOV]

This e-mail message and the information and any attachments contained herein are confidential to the addressee and may be subject to professional privilege. No other person may place any reliance on this e-mail nor its contents, nor copy or distribute it to any other person or use the contents in any unauthorised manner without the express permission of the sender. If you are not the addressee of this e-mail, or an employee or agent responsible for delivering this message to the addressee, please delete it and notify the sender as soon as possible.

Thank You.

## APPENDIX 2

michael@brilandclub.com

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**From:** Other Side <ben.theotherside@gmail.com>  
**Sent:** Wednesday, December 02, 2020 9:48 AM  
**To:** GAMMELL DEAL; ROCHELLE NEWBOLD; LYNTON PINDER; DAVID CATES; Melanie Wiener; Michael Wiener; Gail Lockhart Charles; Terrance Davis  
**Subject:** Re: Additional 4M consultation questions.  
**Attachments:** PastedGraphic-4.png; Untitled attachment 00017.htm; image001.jpeg; Untitled attachment 00020.htm; PastedGraphic-1.tiff; Untitled attachment 00023.htm; PastedGraphic-2.pdf; Untitled attachment 00026.htm

Dear Ms Newbold,

Thank you for the response and acknowledgement of the questions that I presented. Those questions where in fact in clarification of the substance of the meeting that occurred on November 26th -- am I correct to understand these questions will not be answered until the posted in Public Consultation Report? If so then I do have additional questions and comments for submittal assuming the consultation process is still ongoing. I hope (and please confirm if possible) that the below comments that are based on the publicly available information will be considered in the context of the 4M application:

1. It is known that on May 11th, 2020 that GE completed a Reverse Osmosis plant in North Eleuthera to service. This plant will produce 'around' 600,000 gallons per day in service of an estimated 7500 residents between North Eleuthera, Spanish Wells and Harbour Island.

<https://www.ge.com/news/press-releases/caribbean-island-eleuthera-increase-supply-drinking-water-ges-desalination>

2. The population of these districts is officially recorded in the Bahamas Department of Statistics census of 2010 as being 6,560 persons between Harbour Island (1762 persons and 597 households), North Eleuthera (3247 and 1071 households) and Spanish Wells (1551 and 600 households). The national rate of population increase between that census and one prior is established to be 15.8%. The expected population growth of the district in 2020 should be hypothetically 7596 persons. While I cannot confirm this is how GE and W&S estimated the number residents they would be servicing however the total does seem very close to the estimated residents reported by GE.

<https://www.bahamas.gov.bs/wps/wcm/connect/a6761484-9fa0-421d-a745-34c706049a88/Microsoft+Word+-+2010+CENSUS+FIRST+RELEASE+REPORT.pdf?MOD=AJPERES>  
<http://ghdx.healthdata.org/record/bahamas-population-and-housing-census-2010>

3. The US army commissioned a report on water usage in the Bahamas in 2004 and estimates that on page 19 of that report estimates that the average usage in Eleuthera is approximately 116 Imperial gallons per household (roughly 50 gallons per Bahamian resident) and approximately 100-200 gallons per residing tourist on page 22.

<https://www.sam.usace.army.mil/Portals/46/docs/military/engineering/docs/WRA/Bahamas/BAHAMAS1WRA.pdf>

4. Throughout the course of Pandemic I have been spearheading a local food/hunger relief program that began in April of 2019 and later was incorporated into the national food task force. During the process we collected detailed information on the number of residents throughout the community of North Eleuthera and Harbour island. It should be noted that at the peak of our food distribution 803 households, 2183 persons were serviced in Harbour island alone — and we did not service every house hold on Harbour island. It should be noted this far in excess of the 2010 census data.

5. It should also be noted that 2010 census does not contemplate Hotel accommodations (There is an estimated 264 rooms in North Eleuthera, though approximately 104 are self sufficient with RO), vacation homes (Estimated to at 125 but could be more), part time winter residents (Estimated 75 but could be more), immigrants residing illegally in the district (unknown), or short term increases in domestic household occupancy through short term touristic rentals (Unknown).

6. Since the commissioning of the Water Plant in May of this year the Harbour island and Eleuthera district have not reached peak occupancy given travel restrictions that have adversely affecting travel to the region.

7. The pie chart below contemplates the peak percentage of water demand by local residents, rental homes, hotel rooms without RO, the conservative excess unveiled by Food distribution efforts in Harbour Island and estimated Rental/Expat homes on the island based on consumption rates of 50 gallons per resident per day and 100 gallons per visitor per day. By these estimates the remaining capacity of the North Eleuthera Water Plant in a peak occupancy situation would be conservatively as low as 4% or roughly 20,000 GPD. A scenario that will not be experienced until the Pandemic is over and likely to coincide with completion of the 4M project along with several other already extensive construction projects that are underway. If remotely accurate 4M's and other developments in region may threaten water resources for locals if they are not completely self sufficient or if W&S does expand their water producing capacity.

### APPENDIX 3

Martin Lee Grant ([00:00:00](#)):

[inaudible 00:00:00] Hi, Chief, can you hear me? Chief, can you hear me?

Lynton Pinder ([00:00:16](#)):

I can hear you, Mr. Grant.

Martin Lee Grant ([00:00:24](#)):

Hi.

Michael Wiener ([00:00:27](#)):

Mr. Pinder, Mr. Davis, can you hear me?

Lynton Pinder ([00:00:31](#)):

Loud and clear.

Terrance Davis ([00:00:38](#)):

Hi, good evening.

Michael Wiener ([00:00:39](#)):

Actually, can you hear me? Can you hear me?

Terrance Davis ([00:00:43](#)):

Yep, we can hear you.

Michael Wiener ([00:00:44](#)):

Beautiful.

Martin Lee Grant ([00:00:49](#)):

Yeah. [crosstalk 00:00:50] all right.

Michael Wiener ([00:00:59](#)):

I think so.

Speaker 1 ([00:00:59](#)):

Yeah, it says recording.

Michael Wiener ([00:00:59](#)):

Okay.

Director Newbold ([00:01:19](#)):

Hello? Hi. [inaudible 00:01:20]

Martin Lee Grant ([00:01:19](#)):

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Um, the meeting hasn't started [inaudible 00:01:47], 'cause I'm hearing some voices but I'm not sure what's happening.

Marcella Degregory ([00:01:51](#)):

I don't think so. Um, my- my...

Martin Lee Grant ([00:01:57](#)):

Okay, thank you.

Marcella Degregory ([00:02:00](#)):

I'm not, I'm not the... I'm just here waiting with you.

Martin Lee Grant ([00:02:03](#)):

Okay, okay.

Michael Wiener ([00:02:04](#)):

Mr. Lee, the meeting will start at 6:00. So we're all just logged on a little bit early.

Marcella Degregory ([00:02:09](#)):

Super, thanks.

Director Newbold ([00:02:15](#)):

Yeah. And, um, could everybody just close their mics, please?

Michael Wiener ([00:02:22](#)):

I- I can mute everyone, Director. Uh, let's make that easy.

Director Newbold ([00:02:26](#)):

Okay, thanks. (silence)

Michael Wiener ([00:06:32](#)):

So it's 6:00 PM, uh, Director. Do we want to start the meeting, uh, Mr. Pinder, Chief Councilor?

Lynton Pinder ([00:06:39](#)):

Um, Mr. Wiener, we're just waiting for a few more council members to join so that we have [crosstalk 00:06:47].

Michael Wiener ([00:06:46](#)):

Okay, no problem. I'll put us back on mute. (silence)

Lynton Pinder ([00:07:12](#)):

Okay, Chief, I think we have a quorum. I see yourself, Councilor Percentie, Higgs, um, and Grant. (silence)



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Terrance Davis ([00:07:44](#)):

Good evening, all.

Lynton Pinder ([00:08:19](#)):

Good evening, Chief. Go ahead.

Terrance Davis ([00:08:24](#)):

Uh, before we go straight into our agenda, I'd like to open up with a short word of prayer. [inaudible 00:08:38] Heavenly Father, Lord, we thank you for bringing us here this evening in this forum. Um, I pray you that the business of this meeting be conducted in decency and in order and to the will of the people of this island, and I pray that as we conduct the business that we do what's best for the community of Harbour Island. In Jesus' name we pray, amen.

Michael Wiener ([00:09:00](#)):

Amen.

Terrance Davis ([00:09:03](#)):

Um, at this time, at this time, I would like to bring on Mr. Pinder to bring brief remarks on behalf of, uh, the government and in his capacity as the admin- administrator designate for the area for Harbour Island, Harbour Island District, and I'm looking at it, we also have trainee administrator [inaudible 00:09:39]. So, um, I open the floor up to Mr. Pinder.

Lynton Pinder ([00:09:45](#)):

Thank you, Chief. Good evening, everyone. Um, good evening those of us that are joining from the governing side. Um, I thank you all for joining us this evening forum toward discussing the, um, 4M project in terms of the environmental impact as it relates to the back of house impact assessment. Um, I'm going to try to be as brief as possible, and, um, wanted to just get through a few housekeeping matters. As we go through the agenda, we do want to interact with you, however- however we're going to ask if you would withhold your, um, comments until the questions and answers session. We're going to ask persons to be as condensed and as brief as possible during their submissions, with a two minute maximum.

Lynton Pinder ([00:10:33](#)):

And, um, we're here to hear from you, and we would like for you to express whatever concerns or comments you would have when the time arises. Right now, I'm going to give the opportunity for those of us from the governing side to introduce ourselves, um, as Chief Council would've said, I am Administrator Designate Lynton Pinder for the North Eleuthera District. I think I have on with me, um, family and administrator in training, Miss- Mrs. [inaudible 00:11:06] and, um, Director Newbold. I'll hand it over to you.

Director Newbold ([00:11:17](#)):

Thank you, Administrator Pinder. And I thank all of you who are participating in this call to s- s- this- this virtual town meeting, um, this evening. Please note that as a matter of law, the town meeting is required in the consideration of the submission by 4M for the construction of a back of house as it relates to the environmental considerations therein. We ask that, um, before advising of your questions

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that you are to indicate your name, um, as- and well your resident of Harbour Island. Um, due to the nature of being virtual, we need to make sure that these things are captured in the public report that is also required by law under the environmental considerations.

Director Newbold ([00:12:11](#)):

So, I look forward to a very dynamic meeting. Um, and we will, when necessary, provide input, but our expectation is for the presentation by the developer of his proposed development, um, and, uh, responses relative to the environmental concerns throughout. Thank you.

Lynton Pinder ([00:12:34](#)):

Thank you, Director Newbold. I see you also have with you environmental law officer, Mr. [Pythram 00:12:40]. Um, and also of course, our council members that I'm able to see on here is, um, Council Member Wanda Higgs, um, Chief Councilor Terrance Davis, um, Councilor Ashley Percentie, Councilor Martin Grant, and, um, without further ado, I'm going to hand the baton back off to Chief so that he can, um, get us started.

Terrance Davis ([00:13:14](#)):

Thank you, Mr. Pinder and Ms. Newbold. Um, at this time, we wouldn't delay the, uh, process any longer. We would go straight into the, uh, project presentation, which will be done by Mr. David Hayes.

David Hayes ([00:13:36](#)):

Yes, sir?

Terrance Davis ([00:13:37](#)):

David Hayes?

David Hayes ([00:13:38](#)):

Yes, sir. Well, uh, on behalf of, uh, 4M Harbour Island, I would say thank you all for taking this evening to be with us. Um, and those of us in the States are celebrating Thanksgiving and, um, we greatly appreciate the opportunity to present this project before the relevant authorities as well as the citizenry of, uh, Harbour Island. With me from 4M Harbour Island, we have Melanie Wiener, Michael Wiener, uh, Michael [inaudible 00:14:08], and myself, David Hayes. In addition, we have Nessa, Gabrielle, and Franklin, um, all of, uh, are our environmental scientists that would be able to r- to answer your specific questions. And for the purposes of giving a short, uh, opening in regards to the project and the nature of the project, I would like to ask Nessa to speak to that right away.

Nessa Lundy ([00:14:39](#)):

Good evening, everyone. Um, my name is [crosstalk 00:14:44] Nessa, uh, Lundy. I am the senior environmental scientist with Caribbean Coastal Services, and we were brought on the team by 4M Harbour Island Unlimited to prepare the impact assessment for the utility corridor and back of house [inaudible 00:15:04] for the previously approved, uh, Harbour Island Marina project. So this impact assessment and subsequent meeting is just for the 1.65 acres that would connect the initial Harbour Island Marina area to the back of house area, and the back of house area, just wanna make that very clear to everyone on the call. So in order to prepare [crosstalk 00:15:31]-

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Martin Lee Grant ([00:15:30](#)):

What are you trying to make clear?

Nessa Lundy ([00:15:30](#)):

The area that we conducted the impact assessment for. It was a utility corridor that would connect the back of house area to the Harbour Island Marina project, which was previously approved in 2017 by the BEST Commission. Is that, is that okay? Is that good?

Lynton Pinder ([00:16:02](#)):

Um, Ms. Lundy, before you go on, [crosstalk 00:16:05] I'm going to just ask if everyone would r- refrain from asking questions until we get to the question and answer period. Um, make notes as to what it is that you have queries about, and reserve those for questions and answers. Thank you. Go ahead, Ms. Lundy.

Nessa Lundy ([00:16:21](#)):

All right. And please forgive me for not turning on my camera. Um, the, where I am right now does not have good Internet connectivity and it will just be better if I (laughs) leave the camera off in order to maintain, uh, communication with, during the meeting. So the total back of house area [inaudible 00:16:40]... (silence)

Michael Wiener ([00:16:53](#)):

Nessa, you need to unmute yourself.

Nessa Lundy ([00:16:59](#)):

Hi, I'm sorry about that. So in order to prepare the- the impact assessment, um, Caribbean Coastal Services traveled to Harbour Island, prepared, um, and conducted a terrestrial survey. We identified the species onsite in the specific 1.65 acres and we spoke with a developer and we brought on an ornithologist, who is a bird scientist. So then we developed, uh, a plan how to mitigate the impacts that we had identified onsite, and it is our hope that the, that information is presented very clearly in the document. Um, and that's- that's pretty much it. So it's a really small, um, area with no protect issues were identified in the 1.65 acres, so we did not have to mitigate against that. Um, and I think that's it.

PART 1 OF 4 ENDS [00:18:04]

Nessa Lundy ([00:18:00](#)):

And I think that's it.

David Hayes ([00:18:04](#)):

Thank you, [crosstalk 00:18:06]. Um, and- and to, I'm s- while all these documents were available both by, uh, on the webpage as well as hard copies at the district council. As Nessa mentioned, this is regarding the 1.65 acres, uh, which is made up of the back of house area adjacent to the Queens Highway, and then the utility corridor, which is on the north side of the property. Um, but all of this work, the back of house utility corridor, is in support of the previously approved Harbour Island Marina. So Mr. Pinder, um, there's not an awful lot more that, uh, we can address other than those items that

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are in the documents themselves. So unless there's, uh, some other aspect, we would open it up to questions.

David Hayes ([00:18:55](#)):

Uh, from a, from a strategy standpoint or a, uh, logistical standpoint if you will, um, I will direct the questions to the appropriate scientist on our group or member of the, uh, management staff to answer those questions that may be asked.

Lynton Pinder ([00:19:14](#)):

Yes, sir, noted. Okay, as Director [inaudible 00:19:17] would have said, um, if you have a question, I would ask that you identify yourself. Um, I'm not sure if you're able to have a show of hands and the host would be able to identify you, and then you should say your name and your address and, um, state your question.

David Hayes ([00:19:34](#)):

Mr. Pinder, I think also it's relevant that, uh, this would be, is being recorded at the request of the relevant agencies, so that we'll be able to have that information for everybody that wishes it.

Lynton Pinder ([00:19:45](#)):

Thank you much. That was requested and that is appreciated. Also, um, as a matter of housekeeping, the member of Parliament, Mr. [Marquis 00:19:52], is sending his regards, as he's currently in Parliament and he's unable to attend this meeting.

David Hayes ([00:19:59](#)):

All right, sir. Uh, with your permission, we'll open it up to questions, and- and I will direct the question to the appropriate party of our team.

Lynton Pinder ([00:20:10](#)):

That's fine. Go ahead. Floor is open. [inaudible 00:20:20]

David Hayes ([00:20:23](#)):

I have to say that, uh, the president of the firm Ward and Smith, of which I was a principal for over 25 years, our president once said, "If nobody has any questions, I've done a really bad job in a presentation." (laughs) So you c- you're welcome to ask any questions of us.

Ben Simmons ([00:20:40](#)):

Sorry, B- Ben Simmons here. Um, h- how are you doing there, Mr., uh, sorry, I'm not sure who I'm speaking to. I'm jumping in. I don't know if I was meant to raise my hand or not. Um-

David Hayes ([00:20:49](#)):

(laughs)

Ben Simmons ([00:20:50](#)):

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Uh, I'm... Uh, uh, it w- is there going to be a presentation or- or are we just expected to review the documents and- and then just sort of pick- pick stuff up from that? What's the process here?

David Hayes ([00:21:03](#)):

The- the process that we were directed given the situation with COVID and other items that are restricting travel was that we were to post the, uh, the documents on our website, which was done, and to provide hard copies to the Harbour Island district council for review, um, at that location should they be, um, should someone wish to. So there will be no formal presentation other than that brief overview we gave earlier.

Ben Simmons ([00:21:29](#)):

Gotcha. Okay.

Martin Lee Grant ([00:21:31](#)):

Um, I'd like to ask a question please. Um, I'm- I'm- I'm directing this to the person for environmental health. Um, I was told that this commission signed off on this project three years ago. [crosstalk 00:21:43] Three years ago.

Lynton Pinder ([00:21:44](#)):

For the, for the-

Martin Lee Grant ([00:21:45](#)):

Yes?

Lynton Pinder ([00:21:46](#)):

... record, state your name and your address please.

Martin Lee Grant ([00:21:49](#)):

Okay. I'm sorry, I'm Martin Lee Grant. I'm the council elect for Harbour Island District Council. I'm the public relations officer. My question is is that, um, BEST Commission signed off on this project three years ago. We're talking about three years ago. Um, how often do BEST Commission come and check on this project or what are their procedures with the ongoing project? What are they doing?

David Hayes ([00:22:16](#)):

Director Newbold, I- I believe that would be, um, for you, ma'am.

Director Newbold ([00:22:25](#)):

Thank you, Mr. Hayes. With respect to the inquiry by Mr. Lee, with regards to the approvals on a non objection that would've been issued for the project in regards to the work that is presently ongoing, the department, the commission has made, um, site inspections to the property, as Mr. Lee I'm sure is quite [crosstalk 00:22:51]-

Martin Lee Grant ([00:22:51](#)):

How often? How often do they do that?

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Director Newbold ([00:22:54](#)):

It depends on the necessary, um, construction status of the project, and we receive weekly updates with regards to the project.

David Hayes ([00:23:09](#)):

Thank you, Director Newbold. Are there any other questions or perhaps, um, Councilor Lee, is there a followup question to that?

Martin Lee Grant ([00:23:18](#)):

Yeah, you know, I- I'm concerned, because, um, I'm seeing some deviations from what you guys first said that was going to happen. And, uh, [crosstalk 00:23:26] I could be wrong. I could b- I could be wrong. [crosstalk 00:23:28] I could be wrong.

Director Newbold ([00:23:31](#)):

If you have any particular information, sir, please make it clear for the record of the information that you have, such that the, our validity of this deviation can either be addressed or clarified, because I- I do not-

Martin Lee Grant ([00:23:45](#)):

I- I will, I will.

Director Newbold ([00:23:47](#)):

Thank you.

David Hayes ([00:23:50](#)):

And- and Direc- uh, Councilman Lee, um, as you know, there is a, um, address, a webpage that you can address both to DEPP and Director Newbold and to our project, and we'd be glad to respond with any inquiry you have, sir.

Martin Lee Grant ([00:24:07](#)):

Thank you very much. I will do that.

Director Newbold ([00:24:07](#)):

Yes, Mr. Hayes, also for the record, the department wishes to clearly state that this project, as it related to the 4M marina work that's presently ongoing, has received extensive scrutiny under legal means and environmental considerations, and in both situations, the court has seen fit to uphold the present perception that what is being done and what is being carried out are at an acceptable level. That being said, the issue tonight is as it relates to addressing the matter of a new component to the project, which is the back of house, for which nothing has happened as yet and for which a monitoring and evaluation plan is in place and has been so provided and is identified in the document.

Director Newbold ([00:24:57](#)):

So if there is any deficiency in light of what has been provided in terms of information in the public domain regarding the project, this, as required by law, is the opportunity for the public to clearly identify

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and specify those concerns, such that the government would reevaluate those issues to determine whether or not there is concerns, these are concerns are valid and whether or not an additional level of environmental oversight would be required. So we do indeed encourage during these sort of interactions, if the public is aware of any information that may not have been considered with respect to the submission of the documentation, that is when it's most useful in a situation like this. Thank you.

David Hayes ([00:25:49](#)):

Thank you, Director Newbold, and thank you, Council Member Lee. Is there any other questions that we can respond to?

Wanda Higgs ([00:25:57](#)):

Hi. Good evening, everyone. I'm Councilor Wanda Higgs of the Harbour Island district.

David Hayes ([00:26:07](#)):

Good evening, Council, uh, Member Higgs.

Wanda Higgs ([00:26:09](#)):

Yeah, I just wanted to make it clear which part of the development that we're dealing with. Are we dealing with something that has not been presented to us yet? Or are we dealing with something that environmental health, as like Councilor Grant said, that's already been dealt with three years ago? Is this something new that's not even been touched as yet? Or is this something that's w- been approved and we're back and forth with this again?

Director Newbold ([00:26:38](#)):

If I may, Mr. Hayes, let me-

David Hayes ([00:26:40](#)):

Please, Director, [crosstalk 00:26:41].

Director Newbold ([00:26:41](#)):

... provide clarity for all. What is under discussion today has nothing to do with anything from the foreshore out to the ocean. That matter has been duly closed both by legal means and environmental investigation. What we [crosstalk 00:27:01] tonight is only the matter of the back of house, as was stated by Ms. Lundy in her opening statements as she saw to verbally provide an oversight with regards to the project. The electrical support and the electrical corridor for the s- to provide those services of water, light, and power, that is the area that is under consideration at this time.

Wanda Higgs ([00:27:28](#)):

Yes, that is why I ask, because I know that, uh, many stuff has been approved. We need to make everybody know this is something different, so don't get confused, and the questions get out of order. So thank you.

David Hayes ([00:27:44](#)):

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Um, you know, uh, Council Member Higgs, one real quick mention, if I may, is that, um, the original project, the back of house and support of the marina, was located near the marina. This project is relocating that back of house to another portion of the site in support of the marina. But I believe, Michael [Weiner 00:28:07], you have something to say in regards to that?

Michael Weiner ([00:28:09](#)):

I just want to clarify something that Director Newbold, um, uh, stated as it relates to the area from the shore out to the end of the marina. Um, I- I know that, uh, that, um, the Department of Environmental Protection has, uh, expressed its opinion, uh, and just to clarify, I don't think it's been resolved, uh, completely legally, because we're still waiting for a decision, uh, from the court, uh, in the second judicial review action. So, um, just, uh, yeah. We'll leave it there.

David Hayes ([00:28:56](#)):

Thank you, M- uh, Michael. Is there any... So moving forward to respond to any questions or inquiries that may, you may have, um, as interested parties. Is there anything else that we'd like to discuss?

Director Newbold ([00:29:08](#)):

Sorry, Mr. Hayes.

David Hayes ([00:29:09](#)):

Yes, ma'am?

Director Newbold ([00:29:10](#)):

As to- to, um, complete Mr. Weiner's statement, yes. With respect to the legal aspect of the 4M marina issue, as he says that the legal ruling is still outstanding, but what is not presented on the project is an injunction to continue to undertake activities in light of the environmental approvals that have been given. So there are those legal nuances. What is not before this public meeting today is any discussion relative to that component was what I was really trying to draw the attention to, but rather what is associated with the back of house only.

David Hayes ([00:29:53](#)):

Thank you, Director Newbold. Thank you for the- that, uh, clarity. Is there any [crosstalk 00:29:58], are there any other... Yes, ma'am?

Ithalia Johnson ([00:29:59](#)):

Um, so when you say back of house, you were talking about the power... And I'm sorry I- I'm late, I'm from one meeting to the next. Um, my name is Ithalia Johnson, and I live in Harbour Island, on Juicy Hill, Harbour Island.

David Hayes ([00:30:16](#)):

Yes, ma'am.

Ithalia Johnson ([00:30:16](#)):



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Um, so the, what Wanda just clarified and what Ms. Hayes just clarified was what's being discussed tonight-

Wanda Higgs ([00:30:26](#)):

Councilor Higgs.

Ithalia Johnson ([00:30:28](#)):

... um, oh, Councilor Higgs. Can you correct that somebody, please, on paper? Um-

David Hayes ([00:30:33](#)):

We will.

Ithalia Johnson ([00:30:33](#)):

... so what she just explained was this is just about the power, the electricity, and the water? What do you mean by back of house? Again, I apologize that I'm late.

David Hayes ([00:30:47](#)):

[crosstalk 00:30:47] Well, as-

Director Newbold ([00:30:48](#)):

... or Mr. Hayes, could you, could you go through again for those, to give people clarity, so, about what it is we're discussing? [crosstalk 00:30:58]

David Hayes ([00:30:57](#)):

Well, as- as stated in the documents that have been provided both on the webpage and then the Harbour Island District Council hard copy, the back of house encompasses the standby electrical generation plant, the standby reverse osmosis plant-

Ithalia Johnson ([00:31:12](#)):

Okay.

David Hayes ([00:31:13](#)):

... the waste water treatment plant, um, storage tanks, and a utility building.

Ithalia Johnson ([00:31:18](#)):

Okay.

David Hayes ([00:31:19](#)):

The utility corridor takes those services, those utilities, down to and in support of the marina.

Ithalia Johnson ([00:31:28](#)):

Okay.

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David Hayes ([00:31:29](#)):

Um, in addition, on the back of house, we have what will be in the future a commissary, which is a food preparation and storage unit, and staff housing that is intended to be in the subsequent phase. But the phase that we're talking about right now is the utility building, the utilities, and that utility corridor down to the marina and in support of marina operations.

Ithalia Johnson ([00:31:52](#)):

And so you just basically have to have a town meeting discussing your intentions so if anyone has a problem with that, they need to discuss, or if they have questions about it, they need to bring that to you?

David Hayes ([00:32:05](#)):

Um, yes, ma'am. I believe that this consultation is made necessary by our application to perform the construction for s- the back of house and the utility corridor.

Ithalia Johnson ([00:32:17](#)):

Okay.

David Hayes ([00:32:17](#)):

But I- I'm afraid that M- Mr. Pinder perhaps would be far better, uh, able to advise, you know, what the aspect of the- this, um, meeting is about. What requires it.

Ithalia Johnson ([00:32:30](#)):

Well, I- I- I read the environmental... I- I thought you were presenting the environmental, (laughs) so that's why I came on. But then I, it's a different conversation. That's why I'm asking. Um, 'cause the website said the environmental assessment is being presented, or, so I-

David Hayes ([00:32:45](#)):

Yes, ma'am.

Ithalia Johnson ([00:32:46](#)):

So I'm confused.

David Hayes ([00:32:47](#)):

That- that is-

Ithalia Johnson ([00:32:47](#)):

That's all. [crosstalk 00:32:49]

David Hayes ([00:32:48](#)):

That is, in fact... That is, in fact, correct. Um-

Ithalia Johnson ([00:32:51](#)):

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Okay.

David Hayes ([00:32:51](#)):

It is the environmental impact assessment, um, and the- the project itself en- encompasses the back of house and utility corridor.

Ithalia Johnson ([00:32:59](#)):

Got it.

Michael Weiner ([00:33:00](#)):

David, if I may, M- Ms. Johnson, uh, the, I don't, I don't think the notice said that the document would be presented. In fact, the document was posted on the website and also left a hard copy in the district council office. It would be inefficient to present hundreds of pages of documents on a Zoom call.

Ithalia Johnson ([00:33:21](#)):

Oh, of course.

Michael Weiner ([00:33:21](#)):

The purpose was to allow the public to [crosstalk 00:33:24] review the documents, for us to present an overview of the project, and then to respond to any questions that was-

Ithalia Johnson ([00:33:31](#)):

Okay.

Michael Weiner ([00:33:32](#)):

That was the methodology that was given to us, uh, by, um, regulatory agencies.

Ithalia Johnson ([00:33:38](#)):

Okay.

Gail Charles ([00:33:39](#)):

Um, I have a, I have a question, if I may. [crosstalk 00:33:42]

David Hayes ([00:33:42](#)):

Y- yes, ma'am, I'm afraid you need to introduce yourself to the record, please.

Gail Charles ([00:33:47](#)):

[crosstalk 00:33:47] I'm trying to get my... Sorry, I'm- I'm Gail [Lockhart 00:33:49] Charles. Um, so I looked at the- the documents that were published [crosstalk 00:33:57] on the website, uh-

Lynton Pinder ([00:33:58](#)):

Excuse me, Ms. Charles, if I may.

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Gail Charles (00:34:00):

Yeah?

Lynton Pinder (00:34:00):

Can- can you just state your affiliation with- with, um, the project?

Gail Charles (00:34:04):

I'm Gail Lockhart Charles, I'm an attorney and I'm not affiliated with the project. Um, so my question is, um, uh, I've seen the- the- the documents that were uploaded to the website, um, and which appear to be the [inaudible 00:34:23]. Um, and those appear to be, uh, two, uh, submissions in relation to back of house. Um, from what I can, um, from what I can tell, uh, that construction, and correct me if I'm wrong, that construction appears to be, um, planned or proposed for by the five acre parcel. Um, first of all, am I correct with that?

David Hayes (00:34:50):

This parcel is contiguous with that parcel, the 5.65 acres. Um-

Gail Charles (00:34:55):

Right, but is this construction in that five-point... I'm just trying to find out if this particular construction is intended to be in the five acre parcel.

David Hayes (00:35:03):

No, ma'am.

Gail Charles (00:35:04):

No?

David Hayes (00:35:04):

A- a portion of- a portion of it is. But as I mentioned earlier, we have relocated the back of house to other property on the site.

Gail Charles (00:35:13):

Okay. So is there anywhere, um, a complete, um, picture of what the project is going to [inaudible 00:35:26] for, um, the entire parcel, the- the five- point-whatever acres as well as the- the other piece? I mean, do you have anywhere a presentation so one can see what the project is actually going to look like, what is going to be on five acres, what is going to be on the- the larger part? W- where can one see the entire project?

David Hayes (00:35:45):

Well, that has been presented, as you may remember, when we mutually attended the December 6th meeting. Subsequent to that site, um, plans have been provided to the Harbour Island District Council, but again, I- I believe that we're getting off target, because this is in regards to the utility corridor and the back of house, not the entire-

PART 2 OF 4 ENDS [00:36:04]

David Hayes ([00:36:00](#)):

Regards to the utility corridor in the back of house, not the entire site.

Gail Charles ([00:36:04](#)):

Right. I'm- I'm aware of that, um, but I'm asking- because this back of house, you're gonna construct, uh, uh, the back of house on a piece of the property. Um, and previously, there had been, um, as I understand it, there had been an- an EIA presented, which, um, just required t- the second, um, parcel being acquired, and so the entire project, it had previously been sited on this five acre piece, um, and then it was, um, communicated to the public that the density was actually going to be decreased, because a larger parcel had been acquired. Um, and therefore, the pro- the project is now going to be distributed over this larger parcel.

Gail Charles ([00:36:49](#)):

I'm trying to understand if there's a document showing the- the- the distribution, is there an EIA that shows the project distributed over the entire, um, parcel, or are there going to be separate EIAs for separate pieces of the project, uh, called phases, um, and you're gonna build back of house and then you're gonna present for another piece of the project and build that. I mean, is there any, um, master plan that's being considered as a- as a whole, and where can we see that?

David Hayes ([00:37:20](#)):

Well, again, ma'am, as I've stated before, that plan was presented to the Harbor Island District Council on December the 6th. You were present, as was I, making that presentation. Um, those plans still exist at the Harbor Island District Council, but I- I think again, we're getting off-target. This presentation, and the consultation being provided tonight is in regards to the back of house and utility corridor, in support of the marina operation.

Gail Charles ([00:37:46](#)):

Are you saying that this is a part of that? So if we look at what was presented in December, we will see this as a component of that, is that your answer?

Michael Weiner ([00:37:59](#)):

That is correct.

David Hayes ([00:38:01](#)):

Yes, ma'am, each- each of the-

Gail Charles ([00:38:02](#)):

Okay. Thank you.

David Hayes ([00:38:02](#)):

... times I've responded, (laughs).

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Gail Charles ([00:38:04](#)):

Oh, thank you. I just wanted to be clear that- where we could go to see the entire project, and- and now I understand your answer. Thank you for clarifying that.

David Hayes ([00:38:13](#)):

Okay.

Michael Weiner ([00:38:13](#)):

Director, um, uh, Mr. Pinder and Director Newbold, Chief Councilor Davis, would- would it be helpful for you if we put on this, um, uh, on the screen, the project that was presented in December, s- to remove any doubt about whether this was, uh, part of the public presentation?

Director Newbold ([00:38:36](#)):

Um, Mr. [inaudible 00:38:37].

Director Newbold ([00:38:38](#)):

You can- you can go ahead and you can make, um, that visual presentation, but I wish to just make known to the public that the only consideration with respect to the environmental component of the proposal by- by the developer has been the 4M on the five acres, and this back of house as it relates to the- the ancillary support system for the running of the marina. There has not been a- an endorsement or- I dunno if endorsement is the right word, but that the other parcels of the property that you may be presenting now are still under environmental review and no certificate of environmental clearance have been issued to-date with respect to those additional items.

Michael Weiner ([00:39:31](#)):

Correct. Thank you, Director Newbold. And to be clear, um, as I understand what happened, we- that site plan was presented. Uh, it was approved by the District Council, subject to, uh, environmental clearance, which is still being pursued.

David Hayes ([00:39:53](#)):

Thank you. Um, thank you, Michael, thank you, Director Newbold. Um, are there any other questions that perhaps we could try and respond to? I feel that I've dominated this, and I know that Nessa and Gabriel and Franklin are able to answer any technical questions you might have.

Ithalia Johnson-Elison ([00:40:13](#)):

D- do you have a timeline for the completion of the electrical support and the RO system?

David Hayes ([00:40:21](#)):

The standby systems that we intend to install, um, it is our hope at least, um, no. I- I would tell you that we are focused on trying to have that done by, uh, April 1 of 2021. That's our plan.

Ithalia Johnson-Elison ([00:40:48](#)):

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Sorry, I- I muted my mic. Thank you, thank you. I- my- my mic was muted. I- I already asked the question, I didn't have anything else to say. I just wanted to know when you had planned, April, that's right around the corner. That's amazing.

David Hayes ([00:41:00](#)):

Yes, ma'am. Well, we have a, um, owner that would really like us to get the work done, (laughs). All right. Are there any other questions?

Wanda Higgs ([00:41:11](#)):

Yeah, I have a question that I wanna direct- again, Councilor Wanda Higgs, direct to administrator or Chief Councilor. I wanna know, in the future, if we have Zooming instead of regulated to [inaudible 00:41:23]. Who is able, or who should, um, ask questions during this time? Is it people from the community or people that brought- or anybody, any [Martian 00:41:32] can come and, uh, um, ask questions? Just asking for, uh, some of the people that can't get on this Zoom.

Lynton Pinder ([00:41:41](#)):

I would daresay that anyone that has a vested interest in the project and in Harbor Island, um, or in the wider area of North Eleuthera, should, um, be allowed to have an input, um, as it relates to any project in this area.

Wanda Higgs ([00:41:57](#)):

So that means Eleuthera, not Central and South.

Lynton Pinder ([00:42:04](#)):

Um, I- again, I would hope that persons that are- that h- that have Harbor Island near and dear to them would be those that are in the forefront. However, in a public consultation, um, such as this, we are not able t- that we do not want to disenfranchise persons from being able to make contribution, because it is a public meeting.

Wanda Higgs ([00:42:27](#)):

Aye, just wanted to know for future references. Thank you so much.

David Hayes ([00:42:38](#)):

Thank you. Um, thank you Mr. Pinder a- and Council member Higgs. Is there any- are there any other questions, anything that we can respond to, the community, um, or other interested parties, in regards to this area with again, the back of house and utility corridor in support of the marina operations? And I can state that it is- um, been made our goal, and we str- ho- and we are holding very strong to that goal, to have the marina and these facilities in operation by April 1.

Ben Simmons ([00:43:10](#)):

Hey guys. Um, can I, um, ask a couple questions again?

David Hayes ([00:43:18](#)):

Please do, but I'm afraid you need to identify yourself, for the record.

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Ben Simmons ([00:43:21](#)):

It's Ben- yeah, Ben Simmons, um, Harbor Island local. Um, so yeah, I was just scanning the document and just cu- a few questions sort of cropped up. Um, so does this represent the- is this a reflection, this back of house is a- is a reflection of the- of- of the project as a whole? These are the utilities that are gonna be supplied for the project as a whole?

David Hayes ([00:43:47](#)):

No, this is the first phase, and it'll be additional utilities and additional support mechanisms that will be necessary for the project as a whole. This is focused, in this effort, are- are just focused on marina operations.

Ben Simmons ([00:44:02](#)):

So I see in the water usage tables, there's a number of residences and, um, and other units.

David Hayes ([00:44:10](#)):

Mm-hmm (affirmative).

Ben Simmons ([00:44:10](#)):

Um, what is- what is lacking, of course, and I- you know, I don't- I know that this is not a reflect- you know, we're not- I don't wanna get the- the- the eggs mixed up in the basket here. But I don't see a hotel operation. Um, is that a part of the larger phase at all?

Michael Weiner ([00:44:29](#)):

David-

David Hayes ([00:44:29](#)):

Michael- please.

Michael Weiner ([00:44:32](#)):

The hotel, a hotel component has been, and remains, an integral part of the project. And I would- I- I think there's been some confusion about that, Mr. Simmons, and I'm not your lawyer. I know your lawyer's on the phone, or someone who is your lawyer, um. If you look at the definition of a hotel under applicable law, um, you'll understand, uh, why, um, we fit within that definition, and why, uh, the project remains in compliance, uh, with its, um, stated intention of, uh, operating a hotel on the property.

Ben Simmons ([00:45:12](#)):

That- I appreciate that, Mr. Winder- uh, Mr. Wiener. By the way, happy Thanksgiving to all the Americans on the call, by the way. And thank you to the, uh, local Council and everybody for hosting this. Um, I- I don't know about the definition, I'm not really interested in that. What I am concerned about is just my fellow Bohemians and making sure that the employment that is promised will be generated.

Ben Simmons ([00:45:32](#)):



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Um, if there is not a 28-flagship hotel as promised in the heads of agreement EIA and, um, and so forth and that's not reflected in this phase of the project, when can that be expected, and when can people expect the opportunity to work for you, Mr. Wiener?

Michael Weiner ([00:45:47](#)):

So that- that's a great question, Mr- Mr. Simmons. It's our intention to hire Bohemians, uh, primarily. I know there's a lot of hotels on the property, on the island, that hire foreigners, um, with work permits. Um, that's not our goal. Uh, we intend to provide a living wage for Bohemians.

Michael Weiner ([00:46:05](#)):

Um, and to your question about when you can expect it, um, we're waiting for permits. Uh, as soon as permits are issued, construction will follow. And, um, it's as quickly as permits get issued and construction follows. We have- we have a contract already to build eight- uh, no, we have a contract to build four of the units. Um, we're waiting for permits for an additional four, and it will just continue to, um, grow, as permits are issued, uh, more work will get done. Um.

Ben Simmons ([00:46:46](#)):

So a follow-up question. Um, I mean, y- you- you've said that, and I appreciate your generosity of spirit in employing Bohemians and- and- and doing so. Um, you know, hopefully, trickling down the economy, but what- what- I mean, is there- there's no- from what you're saying, there's no real timeline, it's sort of a little bit of a wishy-washy depending on when the- the permits come in, when the buildings resolved. Um, is that- is that right, or- or w- is it- is there a more- nothing more concrete than that, per se?

Martin Lee ([00:47:18](#)):

May I speak to that, Michael?

Michael Weiner ([00:47:19](#)):

David, lemme just, before you do, uh-

Martin Lee ([00:47:21](#)):

Okay.

Michael Weiner ([00:47:22](#)):

We were up and running already and had a substantial number of residential units on the ground, were it not for legal proceedings that slowed us down. If there's a genuine interest by people to have the project move forward who are the same people who are trying to stop the project, you kinda have to choose. Do you wanna stop the project, or do you want the project to move forward? And with that, I'll let you-

Martin Lee ([00:47:44](#)):

So-

David Hayes ([00:47:44](#)):

And-

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Ithalia Johnson-Elison ([00:47:44](#)):

Um.

Ben Simmons ([00:47:47](#)):

And if I can of- sorry, so one other follow-up-

Ithalia Johnson-Elison ([00:47:48](#)):

You can finish.

Ben Simmons ([00:47:49](#)):

... question, and I'm sorry for hogging the mic. Um, so, just my last question, um, for the record, my- my- and- and it's no secret I'm against this project, at least in the water, because I think that there is an environmental component and not, um- that is out of scale with the bay, the environment, the ecosystem. That's not what I'm here to discuss.

Ben Simmons ([00:48:09](#)):

Um, what I do wanna- you know, you- you've mentioned that you- you are interested in employing, um, local Bohemians. Why are we building staff houses for 15 people though, that's been considered on this call? And when- I mean, when are Bohemians, and in the numbers that you promised, 222 jobs, uh, or- no, sorry, 150 construction jobs and 72 full-time jobs, that was promised in the first EIA. When is that gonna happen? That's all I'm getting at. And it's not to do with- I mean, most of that-

Martin Lee ([00:48:37](#)):

This is-

Ben Simmons ([00:48:39](#)):

... is ground-based stuff, construction.

Michael Weiner ([00:48:40](#)):

If I could predict when your group would stop trying to stop the project, I'd be able to give you a better estimate about when we could continue with construction and answer- and employ the number of people that, uh, you're saying that we promised. Just for the record, we didn't promise, we projected. Um, as you know, you operate a business, all you can do is create projections based on the best information available to you. And if you had asked me two years ago when these people would be employed, I would've said, "By 2021", but I did not expect to have the amount of delays, uh, that we have had.

Michael Weiner ([00:49:17](#)):

And so, if I gave you an answer, it would be dependent on what happens with your group and other groups that may be trying to stop the project. So, I wish I could give you a definite answer, but I can't.

Ithalia Johnson-Elison ([00:49:30](#)):

Um.

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Michael Weiner ([00:49:31](#)):

And I- I don't think- yeah.

Ithalia Johnson-Elison ([00:49:32](#)):

Are you done?

Director Newbold ([00:49:34](#)):

Hold on everyone.

Ithalia Johnson-Elison ([00:49:36](#)):

Yeah.

Director Newbold ([00:49:36](#)):

Please. The intent of today's public interaction is to review the environmental concerns associated with the proposed back of house. It is our objective that, being of the government and the department of environmental planning and protection, to get a clear and definitive understanding for those who have a vested interest in this development as it is proposed for the island of Harbor Island, to confirm, to question, to validate, or to identify any deficiencies as it relates to the environmental presentation.

Director Newbold ([00:50:18](#)):

You will note that the document does not provide an economic financial information, projection, or any other things to that matter. That is for another forum. I do not wish for us to be derailed or misdirected into such discussions because, at the end of today, this department will be charged, and it's legally mandated based on the information shared, circulated, questions or comments, to make a determination as to the application for the environmental consideration as posed by the 4M project.

Director Newbold ([00:50:57](#)):

We would like to make sure we have fifteen more minutes in this meeting. We would like to make sure that individuals who may have any concerns relative to the environment have the opportunity to make those presentations so that- or rather, present those questions, so that those matters can be addressed. If there is anyone on this call who has an environmental concern that has not been placed on the court as yet, please do so now.

David Hayes ([00:51:30](#)):

Thank you, Director Newbold. And, you know, I think we were all getting off-target there. We would welcome to have that opportunity and have conversations perhaps outside this forum, because I believe there's a lot of misinformation and misunderstandings.

David Hayes ([00:51:43](#)):

Going back to the charge that Director Newbold has, uh, given us, are there any other questions in regards to this specific aspect of the back of house and utility corridor?

Gail Charles ([00:51:53](#)):

I- I have another- a question about that. Um, I noted on the- on the plans that there seems to be-

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David Hayes ([00:52:02](#)):

I'm sorry, ma'am.

Gail Charles ([00:52:02](#)):

Sorry.

David Hayes ([00:52:05](#)):

You need- you need to identify yourself.

Gail Charles ([00:52:05](#)):

Sorry, I'm sorry. Um, Gail- Gail Charles. Um, same person that spoke earlier. Um, so I noted on the plans that there seems to be, um, uh, quite, um, a bit of, um, pro- quite a large provision made for- it- it appears to be fuel storage. Could you tell us a little bit more about that and whether that's above ground or below ground, and what is the- um, what is the sort of total capacity of fuel that's intended to be stored in that area?

David Hayes ([00:52:39](#)):

The, um, the- the system as designed, and currently in for permitting, are underground storage tanks, meeting all the criteria associated with, uh, you know, both Bohemian standards and industrial standards for the storage of the fuel. Uh, the ultimate capacity of the diesel contain- component will be 200,000 gallons, and then there'll be 20,000 gallons of gasoline capacity in the fuel farm.

David Hayes ([00:53:07](#)):

But it will be all underground. It will be in full compliance with all the regula- the, uh, appropriate regulations.

Gail Charles ([00:53:15](#)):

And how- how- how deep, um, underground, and what is the- um, what- what is the- what are the tanks, um, you know, what are the safety measures that are being put in place, uh, to prevent any sort of fuel leaks? Um, and how deep are these tanks buried, and how is the fuel gonna get to the tanks? Is it intended to be brought in by barge, um, by pipeline? I mean, what is the- can you tell us a little bit more about these tanks and- and how the fuel is gonna be, um, maintained and- and- and- and placed in the tanks?

David Hayes ([00:53:51](#)):

I can tell you, the tanks are double wall tanks, which are- i- is- is the- uh, required by regulations, so that they have two walls, um, uh. The depth-

PART 3 OF 4 ENDS [00:54:04]

David Hayes ([00:54:00](#)):

... two walls. Um, uh, the depth of burial, frankly, ma'am, I'm afraid I don't know that. I know that it meets the regulatory aspects and the criteria as designed. Again, it's currently in for permitting. Um, in terms of fuel, we have two sources of fuel. One source of fuel would be, um, on the earliest phases

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where we bring fuel by, uh, by truck brought onto the island and, and, uh, brought to the storage farm. Also, we have some storage, I'm sorry, I should mention, we do have storage at the generators themselves. Um, there's a tank that will ... it's called a day tank.

David Hayes ([00:54:38](#)):

And then, uh, the ultimate, um, source of fuel will be a barge that we brought in. And then through double wall piping systems, even in the piping systems themselves are double wall, will be, um, pumped up to the storage tanks.

Gail Charles ([00:54:54](#)):

Great. And is there anything like this on Harbour Island presently?

David Hayes ([00:54:59](#)):

I don't know, ma'am. I've, I'm not sure.

Gail Charles ([00:55:00](#)):

Um, I, I ... Perhaps the Department of Environment can address that, whether there's been any sort of comparison as to whether Harbour Island, um, has, you know, this sort of, um, fuel farm and, um, um, or the capacity to, to, to maintain, uh, fuel, um, in this manner. Is there any precedent for this, um, on Harbour Island?

Michael Weiner ([00:55:24](#)):

Excuse me, before ... Can you, can you explain ... This is Michael Wiener. Can you explain what you mean by capacity to maintain the fuel?

Gail Charles ([00:55:32](#)):

Uh, is there any precedent for this on Harbour Island? And has there been any sort of study relative to Harbour Island, um, as to this method of fuel, um, s-, uh, quantity, um, fuel storage, um, on Harbour Island? It's a question to the Department of the Environment.

Michael Weiner ([00:55:51](#)):

But I'm sorry, this is still, Michael Wiener, I still don't understand your question. There was 60,000 gallons of fuel on the property before, um ... originally. So, if you're asking is there a precedent for more than 60,000 gallons of fuel on Harbour Island?

Gail Charles ([00:56:08](#)):

Sorry. So, you're saying that there was 60,000 gallons of fuel on the property before. How many thousand gallons are being proposed currently?

Michael Weiner ([00:56:18](#)):

More.

Gail Charles ([00:56:19](#)):

How many more?

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Michael Weiner ([00:56:21](#)):

David, I think David answered that question. But you can answer it again.

Gail Charles ([00:56:23](#)):

Right.

David Hayes ([00:56:25](#)):

Yes. If, if you're asking the math, the math is 140,000 gallons of diesel additional to the original 60,000 that were onsite.

Gail Charles ([00:56:34](#)):

So, 200,000-

David Hayes ([00:56:34](#)):

But you were-

Gail Charles ([00:56:34](#)):

... um, gallons. And so, my question was to the Department of the Environment, um, whether there is any, uh, precedent for this quantity of fuel storage, um, on Harbour Island? And have any studies been done relative to that, um, um, uh, for the environment of Harbour Island? What consideration has been given to that magnitude of fuel storage, um, in-

Director Newbold ([00:56:59](#)):

Let me, let me say, the Ministry of Work and its petroleum department, [inaudible 00:57:07] department has the regulatory mandate for the consideration of any fuel requests, any fuel storage, any fuel transport, any lighting of fuel. And that means from sh-, from ship to shore sort of passage. That is within their per view to review and to advise on the appropriate size, quantity and if the intended structure or installation of said is compliant with international standards and with existing, um, regulatory requirements.

Director Newbold ([00:57:40](#)):

So, as Mr. Wiener said, what they have proposed has been provided for the undertaking of said review. I will not seek to preempt that department from making its decisions with regards to whether or not the capacity or the proposed intent is in keeping. We will allow those processes to, to undertake themselves.

Gail Charles ([00:58:04](#)):

Thank you. [crosstalk 00:58:05] Thank you, Ms. Newbold.

Michael Weiner ([00:58:05](#)):

Director Newbold, this is Michael Wiener. Um, maybe you could, uh, inform the rest of us, is there anything about the volume of fuel that would, uh, concern your department as opposed to the safety of installation that would be reviewed by the Ministry of Works or some other agency?

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Director Newbold ([00:58:24](#)):

Uh, but I would have to give you the same as far as I gave Ms. Charles in that I would not preempt them, uh, the regulatory agency who has that mandate. Um, but I would wish to state that in no circumstances would a ministry or department within the government provide a permit for the legitimization of such an activity by anybody if they felt that it was of concern to public health or safety.

Director Newbold ([00:58:56](#)):

So, by defacto, what I'm saying is if the permit is granted, all those safety and environmental considerations would have been captured. If it, if there's a call for modification, that would be made known to the applicant. And so, those things are right now being handled by those experts, and we will wait for their decision. Their decision, however, is premised on the decision for the reason that we are here tonight, because if the Department of Environmental Protection and Planning has justification for not providing the issuance of a Certificate of Environmental Clearance, no such consideration would be undertaken by that department. So, again, I continue, um, to encourage us to stay on the vein of the environmental, um, questions. Thanks.

Terrance Davis ([00:59:48](#)):

All right. Good evening. Um, I just want to bring to your attention that we have another meeting in seven minutes. Um, so, uh, if could keep our questions or submissions, um, or if we could make them short, please. Thank you.

David Hayes ([01:00:07](#)):

So, um, thank you. Um, are there any other questions. I ... You know, if not, I, I have a quick response to Ms. Charles' question about, uh, some of the aspects of the fuel tanks. Uh, going into the ... I'm sorry. Yes, Ms. Johnson?

Ithalia Johnson ([01:00:21](#)):

Oh. Um, I was, um ... Director Newbold, um, brought the meeting back to the reason why, you know, the other government agency that will be making the decision on the quantity of fuel storage and whether it's safe for this environment, uh, is based on this meeting, um, and so she's trying to ... So, it ... They need your approval or your assessment to make their decision. And we were trying to ask if there is something that, you know, if they need your information, how is that they're another agency that has the power to make this decision based on their own principles, based on their own evaluations? It sounds like if, if, if this matters for them to make their decision, then say that they make that decision. I'm a little confused on, on-

Director Newbold ([01:01:12](#)):

Okay. So, let me, let me-

Ithalia Johnson ([01:01:14](#)):

... on that.

Director Newbold ([01:01:14](#)):

... provide clarity for you.

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Ithalia Johnson ([01:01:16](#)):

Yes, please.

Director Newbold ([01:01:17](#)):

In the law, in the Department of Environmental Planning and Protection Act, Clause number 11, which is available on our website, the DEPP.gov.bs-

Ithalia Johnson ([01:01:27](#)):

Okay.

Director Newbold ([01:01:27](#)):

... [crosstalk 01:01:27] that these 10 pieces of legislation are new. And so, everybody has to get themselves familiarized with, with the terms that they use-

Ithalia Johnson ([01:01:36](#)):

Yes.

Director Newbold ([01:01:38](#)):

In that act, there is Clause number 11, which clearly states that there, uh, there is at no time should be any construction or any changes to the environment without first having a consideration of that environment in light of the proposed change. That undertaking, that undertaking is the responsibility of our department, which is why when the 4M project wanted to do a backup house on a piece of property of 1.6 acres, they would have had to produce that document for the consideration of the environmental concern. Is anything being destroyed? Is any habitat that's, um, protected being, um, not being considered? Is there any mitigation that should be applied? And, and all those sort of environmental tools.

Director Newbold ([01:02:31](#)):

Those are the considerations that our department has. What we then determine is, if all things considered is what the propo-, the proponent is proposing capable of being undertaken on that property. If the information presented to us is put into public domain for individuals like yourself who live in that environment, and then therefore would be more intimately aware of certain things, you have the right and you are being asked to look at these documents and say, "Hey, hey, hey, hey, this miss out, they miss out this or they miss out that. And they-

Ithalia Johnson ([01:03:06](#)):

Right.

Director Newbold ([01:03:08](#)):

... and everything. So, we undertake, the more requires of the undertake a public consultation such that those considerations can be brought to the forefront of-

Ithalia Johnson ([01:03:17](#)):

Okay.



Director Newbold ([01:03:17](#)):

... those considerations should be evaluated for the validity or the significance with regards to what is being proposed. That's why we're here today. If after we complete this whole first, um, situation, and we're going to give you 14 days to get back to us with any further concerns, if after all of that is said and done and there is nothing that seems to suggest that there is anything of an environmental s-significance that would put the issue of sustainability at question, then the next phases of the consideration with regards to the construction and the ancillary insertions of things would then pass on to the Ministry of Works or the Town Planning, your Town Planning Committee for their issuance of the necessary permits in that regard.

Director Newbold ([01:04:06](#)):

So, once we can clarify all things considered, if the environment is still able to function and provides its ecological benefits to not only the foreign foreigner but the people, then this project or any other project should be allowed to proceed with the pre-, prerequisite that the building's got to be built by the building codes. Any fuel storage would have to be done within the parameters that would be safe and not cause any environmental damage or concerns. Those would be the caveats that then take precedent thereafter.

Ithalia Johnson ([01:04:44](#)):

Thank you, um, very much. Uh, and you said you have 14 days, that you have a 14-day period, 14-

Director Newbold ([01:04:51](#)):

After this-

Ithalia Johnson ([01:04:52](#)):

We have ... After this meeting, we have 14 days if there's another question we have, we can address your department.

Director Newbold ([01:04:58](#)):

You can address our department. You can address the developer. You can go on the developer's website and email it. Or you can email it directly to the government, to our department. And we will seek to have that response, the answer to the question on-

Ithalia Johnson ([01:05:10](#)):

I just want to say for the record that no what ... Do not mute me, please, to stop this project. This, the point of, of us questioning is we live here. And this ... Do not un-, um, mute me. Okay? We live here and we have to have due process-

Michael Weiner ([01:05:26](#)):

No one's doing anything.

Ithalia Johnson ([01:05:27](#)):

This is about due process. It's nothing to do with stopping. The marina was always there. I love that space. It's about what works for our little island. What's ... Our waters are healthy. It's not about

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stopping this. You said that three times, that we're trying to stop this. We're trying to make you accountable for this island.

Michael Weiner ([01:05:40](#)):

Thank you.

Ithalia Johnson ([01:05:41](#)):

And we're trying to make in, responsible for our environment. Nothing more.

Michael Weiner ([01:05:48](#)):

Thank you. Thank you.

Ithalia Johnson ([01:05:48](#)):

Build it better.

Michael Weiner ([01:05:48](#)):

Thank you.

Ithalia Johnson ([01:05:50](#)):

Build it better. That's all.

Michael Weiner ([01:05:51](#)):

Thank you. And we're ... Thank you.

Wanda Higgs ([01:05:53](#)):

Ms. Johnson. Ms. Johnson.

Ithalia Johnson ([01:05:54](#)):

Yes, ma'am?

Wanda Higgs ([01:05:54](#)):

I'm also a local. I'm also, uh, a local. I've been here all my life. You recently, uh, just came back. You understand the reason that's going on Harbour Island. Everything is in a tight spot. We had our gas station that almost burnt down right next to people homes. We have this other, uh, gas station, the Johnsons, right in, uh, on the model of somebody's home. What is the problem in the way our ... The ... You can't even spit and catch these people.

Wanda Higgs ([01:06:23](#)):

I, I'm talking as a local-, a localer now, not a counselor. I'm just saying, we're not given this time, this project time to even get a s-, a seat wet. And we're, we're, we're questioning things that we are happening every day. And it's happen-, it's still happening. I'm just wondering, what's the motive? I mean, the project is good for Harbour Island. I mean, for me, [inaudible 01:06:48]. I mean, I'm talking as a localer now. We talking about gas tanks and this and that. We've been looking at people homes right next door to, to, um, gas stations.

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Wanda Higgs ([01:06:59](#)):

There's a marina on Valentines that has gas. The Rollan Dock has gas. Harbour Island Marina wants to have gas.

Ithalia Johnson ([01:07:06](#)):

It's how much [crosstalk 01:07:07], Wanda, how much. It's still going to be there, you just have to-

Wanda Higgs ([01:07:11](#)):

[crosstalk 01:07:11] There was a marina ... Ms. Johnson, I'm still talking. I gave you the floor. I gave you the floor.

Ithalia Johnson ([01:07:16](#)):

It's 60,000.

Wanda Higgs ([01:07:16](#)):

Now mute your mic. Can you mute your mic?

Ithalia Johnson ([01:07:19](#)):

Okay. I'll, I'll mute it. I'll mute it.

Wanda Higgs ([01:07:21](#)):

Okay. What I'm saying is [crosstalk 01:07:24] there was a marina there before. There's a Marina Valentines that holds gas. There's one at the dock. Why are all these questions being asked and we see this every day? We had a major fire, a massive fire recently at a gas station.

Wanda Higgs ([01:07:42](#)):

So, I don't see ... And this is way out. I mean, god forbid that something happens. I know you have to ask the question. And my return question is, they are out of the way. Jesus, I don't understand what's next at this project.

Michael Weiner ([01:07:54](#)):

Well, I think, Wanda, if I may say, there were 60,000 gallons there before. And the question you just asked, has the study been done. I, I would say if we only limited ourselves to 60,000, would you be asking the same question? Or is there some ... Is this all, is this, is the red herring? Do we just keep chasing issues that are to, to the satisfaction of someone other than a government agency?

David Hayes ([01:08:21](#)):

Um, if I may-

Wanda Higgs ([01:08:21](#)):

I mean, we have, we have, we have BPLs. [crosstalk 01:08:26] We have BPLs that's [crosstalk 01:08:28] ... BPL [crosstalk 01:08:29] ... piles uh, of, uh, of gas and diesel-

Director Newbold ([01:08:33](#)):

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Administrator. Administrator.

Wanda Higgs (01:08:34):

BPL is right next to people's home.

Lynton Pinder (01:08:39):

Um-

Martin Lee (01:08:40):

[crosstalk 01:08:40] right now. The land's being sold. We're not going to get this land back. We're not getting anything back.

Lynton Pinder (01:08:44):

[crosstalk 01:08:44] if you can mute all of the mics, please.

Martin Lee (01:08:45):

And they're saying that they're going to be hiring all of these Bahamian people. Where, where's the-

Director Newbold (01:08:48):

Administrator, mute everybody, please.

Martin Lee (01:08:49):

... workforce coming from? Not Harbour Island. Come on, man.

Director Newbold (01:08:55):

Thank you, ladies and gentleman. I think we have actually exhausted all that we can say about the environment to concerns about the project as their errors. There's clearly a lot of passion amongst the various different groups about the project. Um-

Martin Lee (01:09:13):

[crosstalk 01:09:13] Oops, I can ... selling violent-

Director Newbold (01:09:16):

As Chief Counselor, I mentioned before that there is another project that needs to do get an attention of a public consultation. And also that the individuals, I have stated that the individuals at this meeting and those that have not had the opportunity to attend this meeting also have an additional 14 days from today to provide any comments, questions or concerns in writing to the government with regards to the projects. I can assure you that in any such submission will be duly recognized and a response provided.

Director Newbold (01:09:50):

So, from the Department of Environmental Planning and Protection, we'd like to thank all of you who have attended. We'd like to thank all of you for your passion, for what that means for us is that we will have eyes on the ground to make sure that everything, which once and if approved, should be happening as it is supposed to and that you would provide us, the governments, representative with any

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notices or to raise the alarm should you foresee or have knowledge that any infractions to what is being places upon the project is not being carried out.

Director Newbold ([01:10:23](#)):

So, for that, I thank you. And my department and my team will now leave this meeting to attend the next meeting. You guys have a good day. Please be safe. And enjoy the upcoming holidays. Good night.

Michael Weiner ([01:10:37](#)):

Thank you.

Wanda Higgs ([01:10:41](#)):

Good night.

Terrance Davis ([01:10:46](#)):

Good evening. All right, um, with that said, that being said, I would like to thank all participants, um, for tonight's meeting. Um, for Briland eight, for ... sorry, 4-, 4M, Harbour Island. Um, as you are aware that we have another meeting that we have to attend. And I wish to invite each and every one of you to our next meeting. Meeting is adjourned.

PART 4 OF 4 ENDS [01:11:23]