

Meeting with Developers (WIDC) Peter Briggs and Bob Jackson Friday, 1/30/15

Mr. Briggs and Mr. Jackson came over to meet with David Roselle and Mary Dunakey as an introduction and discussion on how best to get information to all Water Island residents, (not just WICA members).

Points of Interest in the discussion:

1. The planned Event for 2/8/15 will be changed to 2/22/15 as Mr. Freke, the managing partner has to have a medical procedure done off island and will not be able to attend. We agreed that it was important for the partners to be there. They will send info so we can post on the Web and at the ferry dock. It will be held on the old tennis courts and it is being catered by Heidi. They will have new drawings on poster board as well as hand outs available. They may show a short video if they can get tv's and power. They are going to allow for discussion after their presentation, and they said it would go on as "long as necessary". I believe they are thinking of the food/drink after the presentation/Q&A.
2. They will provide the answers in writing to the submitted 25 questions prior to the Event. They acknowledged that answering some of the questions would be difficult at this time as things have already changed. We understand that they may not be able to fully answer all questions but felt that it was important for them to acknowledge the residents concerns.
3. They have reduced the overall "keys" from 157 to approx. 122. They have removed a number of "Typical Villa - 2 levels" from the southern end of the Tract C (Honeymoon Beach site). They showed us a sketch and it appears that they removed 4-5 bldg's on the south end row closest to the upper beach road. This area would be in front of and to the right of Scott & Renate Hauser's home. I do not know if they increased the other buildings to 3 stories. There may be other areas that have reduced "keys" as well.
4. They are planning to begin with the infrastructure then the entire project will be started simultaneously. They are not doing typical "Phases" because of the funding source (TIF). WIDC plans to break ground in 18 months - somewhere around the summer of 2016. We did briefly discuss the marina project. They are considering dropping the fuel dock in favor of some small "gas station idea". This is not anywhere close to a firm plan. They did acknowledge that they are going to need their own fire suppression equipment and personnel, they mentioned a 'volunteer fire department'. We confirmed that WISAR can not be expected to cover the resort guests/employees. We did make them aware that they were going to have to communicate and do careful planning to allow for all the commuter boats to have dockage and access during construction.
5. The 55 acres intended for purchase will have drawings that will be presented at the Event. I believe they said about 30 acres may be used and they are 1 single family home on 1 acre of land.
6. At this time they have had interest from about 5 sublease 'hotel management' companies (like Marriott, Hyatt etc.) however, WIDC is not ready yet to choose any company and they are thinking of self management of the hotel. None of this is set in stone and could very quickly change.