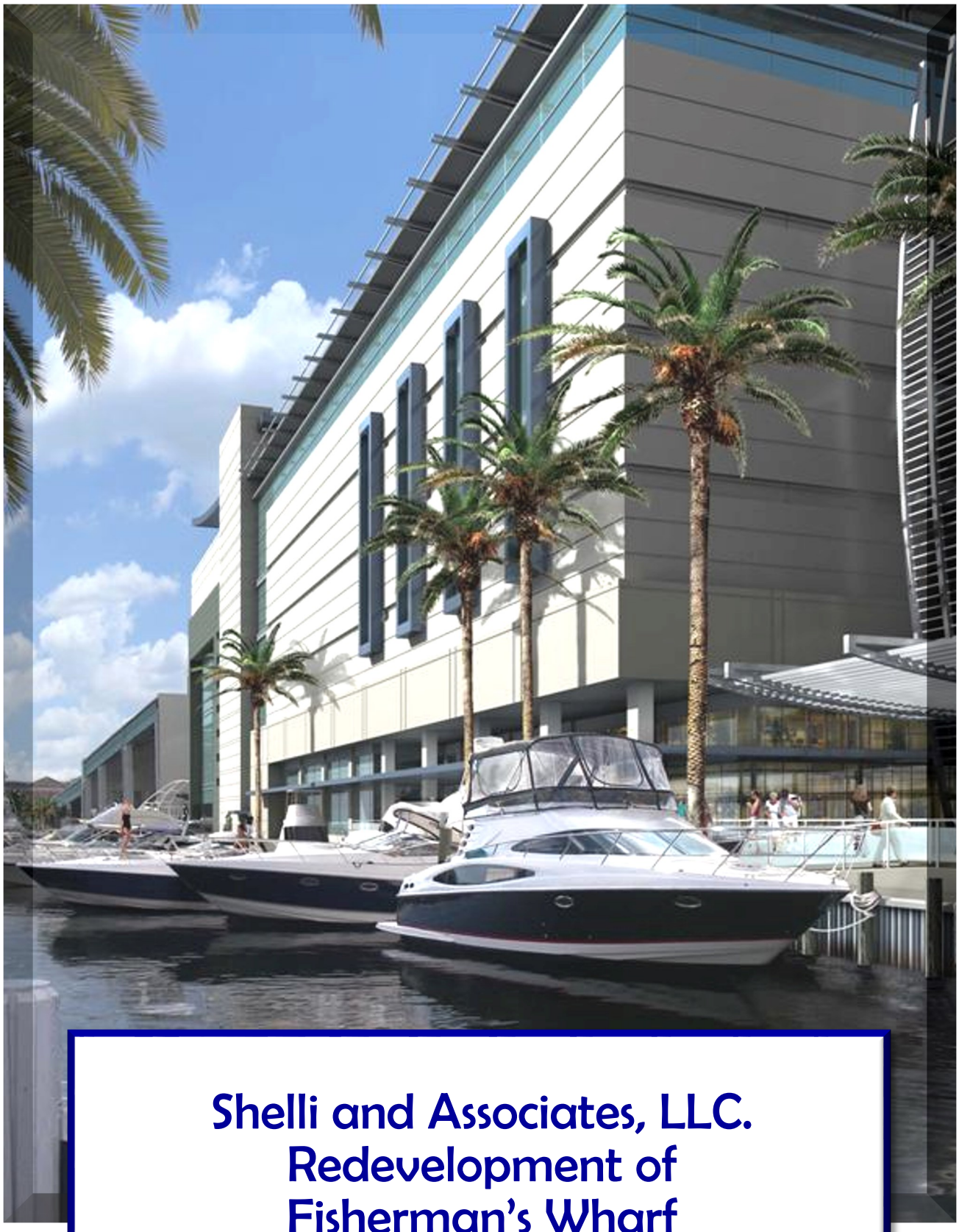

Shelli and Associates, LLC.
Redevelopment of
Fisherman's Wharf
Response to RFQ—NO. 2020-023
September 16, 2020

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Cover Letter

Shelli Associates, LLC
Christopher Shelli
3093 County Route 46
Fort Edward, NY 12828

August 1, 2020

City of Fort Pierce & Fort Pierce Redevelopment Agency
Ms. Gelencia Carter, Purchasing Manager
Purchasing Department
Fort Pierce City Hall
100 North US Highway 1
Fort Pierce, FL 34950

Re: Request for Qualifications – RFQ No. 2020-23 – For the redevelopment of approximately 3.2 acres of parcel generally known as Fisherman's Wharf.

Concept: A 224 rack, fully automated rental dry stack marina and dining and recreational activities

Dear Ms. Carter,

I am happy to submit my qualifications and experience and those of my team members in response to your RFQ/P 2020-023.

I believe our concept is worthy of consideration for many reasons:
1. It includes many of the items most requested by community members for this area during the many charrettes and community planning meetings, i.e. dining, recreational activities, watercraft launches, etc.;
2. It is unique and would be only the second one of its kind of facility in the world;
3. It is hurricane proof up to 140 mph wind;
4. It will be an environmentally safe facility;
5. It will be a destination for boaters around the state and around the world;
6. It is a financially sound and feasible project;
7. It will create jobs for local residents.

I have been developing commercial properties in New York and Kentucky for more than 20 years. I have already formed a remarkable team of world-renowned professionals to collaborate on the plan to give the community an area that will shine a light on the very best attributes that Fort Pierce has to offer.

My team members for this project would include the following:

⇒ Edgewater Resources - **Ron Schults**, Civil Engineer, who is considered the world's leading expert in maritime civil engineering.
Other team members from Edgewater include **Gregory J. Wekamp**, ASLA, LEED AP; **Jack C. Cox**, P.E., D.DE, D. PE, D.NE; **Michael Meyers**, PLA

⇒ Maff-Stack LLC - **Mark Williams,** Structural Engineer and builder of over 20 marinas nationwide; was structural engineer for The Port Marina, the only other crane automated dry stack marina in the world

⇒ Maffett-Loftis Engineering- **Brian Maffett**, Principal Owner and Engineer, also affiliated with Automated Crane Engineer with Maff-Stack, LLC, expert in marina systems design and computerized marina crane technology
Other team members from Maffet-Loftis – **Gary D. Loftis, P.E.** and **Michael T. Abernathy**

⇒ **Steve Rice**, Marina Manager of the only existing crane automated dry-stack marina in the world

⇒ Dean Mead, Attorneys at Law - **W. Lee Dobbins**, Esq., Land Use Attorney, well-known local land use attorney familiar with local governmental law

⇒ Solutions Partnership, LLC - **Patricia Christensen** and **Jeannette Weiss**, a local Public Relations and Consulting firm expert in public relations, community outreach and marketing

I have been visiting the Treasure Coast for many years and have recently purchased a home here. I am an avid boater and keep a boat locally. I am very familiar with the area and have spoken with dozens of boaters and residents regarding this concept, which has been met with positive reviews from all.

I and my team members are all passionate about this project and are committed to bringing the necessary manpower, expertise, and attentiveness to this project to ensure a successful completion and future management.

Thank you for allowing me the opportunity to respond and hope that our concept is as exciting to you as it is to us.

Sincerely,

Christopher Shelli
Shelli Associates, LLC

Respondents Qualifications and Experience



Christopher M. Shelli
3093 County Road 46
Fort Edward, N.Y. 12828
(518) 858-1790
info@fortchristophers.com

Summary

Christopher (Chris) M. Shelli is a well-known and successful developer and businessman who is interested in developing the Fisherman's Wharf area in the City of Fort Pierce. into a 224 rack, fully automated rental dry stack marina.

With more than 20 years-experience in the business arena, Chris has the expertise necessary to bring this project to successful completion and operation.

Owning businesses from New York to Kentucky, Chris has developed several commercial properties from raw land to commercial completion in New York and Kentucky.

With a finance degree and real estate construction management degree from the University of Denver, Daniels College of Business, Chris expanded and grew his businesses, despite a critical downturn in the economy which saw other similar businesses close. Chris, a leader in the thoroughbred horse market, more than doubled his business through expansion, utilizing the latest technology and farming methods, and building state-of-art facilities. His business and marketing acumen enables him to read the market and determine best use for a particular piece of property that will benefit the community and local economy.

Background

1995-2001 - University of Denver, Daniels College of Business – graduated with a Bachelor's of Finance Degree and Real Estate Construction Management Degree

2006-Present - Shelli Associates – Worked with clientele providing financial recommendations, assistance in obtaining loans for large scale commercial projects throughout the country, managing contracts and development projects. As a General Contractor, Chris was the lead for several commercial buildings, and has experience in tilt-up cement wall construction working with W. E. O'Neil Construction Company. Chris is called upon to utilize his expertise in the financial and commercial development business on an as needed basis. Chris has retained strong relationships with investors and financiers.

2002 - Present - Fort Christopher's Thoroughbreds. LLC – Blood stock agent responsible for breeding, selling and buying high end thoroughbred, purchasing and managing thoroughbred horse farms and raising horses. This company is so successful, we have created several divisions, including:

- 2005 – Present - Fort Christopher's Blood Stock Division – Managing high-end, net-worth individuals, utilizing their finances to buy and sell thoroughbred horses throughout the country. Providing same individuals with counseling and recommendations on purchases and sales of horses.
- 2005 – Present – Fort Christopher's Consignment Division of to provide higher end clients consignment services, representing clients at public auctions for sales and purchases of thoroughbred horses. Consignment sales take place cross country Florida, New York, Kentucky and Maryland.
- 2007 – Present – Fort Christopher's Stable, LLC- Manage horsing racing partnerships. Assisting client's with finding suitable partners and creating partnerships for some of the most expensive race horses in the country.
- 2008 – Present – Internal horse Transportation Division – Providing transportation services for thoroughbred horses.

Chris grew up working in the marina industry and is a life-long boat owner, boating competitor and boat racer.

Chris has purchased a home here and is excited to be a part of the Treasure Coast community.

Development Team
Qualifications and Experience

Edgewater Resources
Maff-Stack, LLC
Steve Rice
Dean, Mead, Minton/Lee Dobbins
Solutions Partnership, LLC

Development Projects Completed by Team Members

Edgewater Resources
Maff-Stack, LLC

Edgewater Resources

Ronald Schults
Gregory Weykamp
Jack C. Cox

Edgewater resources

2001 North Federal Highway, Suite G204
Pompano Beach, FL 33062
954-400-1401

June 30, 2020

Mr. Chris Shelli
3093 County Road 46
Fort Edward, NY 12828

Via email: Info@fortchristophers.com

Re: Edgewater Resources Marina/Waterfront Business Opportunities

Dear Chris:

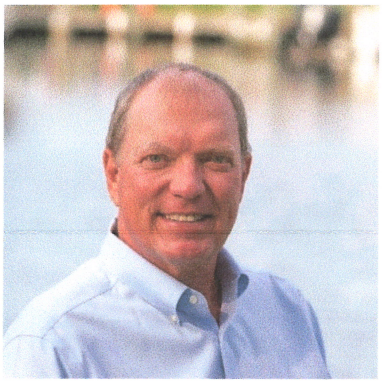
This letter will confirm our recent conversations regarding mutually beneficial marina/waterfront business opportunities.

Edgewater Resources/Ron Schults (https://www.edgewaterresources.com) has been involved in marina/waterfront design and development throughout the United States and internationally since 1979. We provide waterfront master planning, engineering, entitlement and development services for quality projects worldwide. As you are aware, we also work closely with Steve Rice at the Port Marine.

Edgewater is interested to work cooperatively with you and your development partners/investors in a manner that is mutually beneficial to all. Additionally, if you have projects, we could provide technical resources, including project feasibility, development economics, marine engineering, entitlement (local, state, federal), and related project management services and marina operations services.

Sincerely,
EDGEWATER RESOURCES, LLC

Ronald E. Schults, PE
Principal



EDUCATION

Bachelor of Science, Civil Engineering with Honors, 1978

Michigan Technological University

REGISTRATIONS

Registered Professional Engineer

State of Illinois

State of Florida

State of Michigan

State of New York

State of North Carolina

Washington D.C.

PROFESSIONAL AFFILIATIONS

American Society of Civil Engineers

Michigan Boating Industries Association

Association of Marina Industries

International Marine Institute

National Marine Manufacturers Association

Marine Industries Association of the Treasure Coast, Inc.

Treasure Coast Florida Association of Environmental Professionals

RONALD E. SCHULTS, PE

Principal/Chairman

Mr. Schults is recognized as one of the most notable waterfront and marina development experts in the world, and often speaks on the topic at national and international conferences. His combined passion for community development, coastal engineering, and sailing inspired him to focus on projects that help preserve our waterways and sustain the economic growth and vitality of waterfront communities across the United States and around the world. In 1979, he founded The Abonmarche Group and grew his international waterfront design group through more than 300 waterfront projects around the world. He has personally developed and financed multiple successful waterfront developments valued in excess of $150 million and applies that real-world experience on behalf of clients and community partners who are working to create sustainable and responsible waterfront development projects.

DOMESTIC PROJECTS

Mr. Schults is founder/principal in several corporations and partnerships which focus on marina-waterfront developments throughout the United States and internationally. These companies employ engineers, registered architects, registered land surveyors, professional geologists, environmental scientists, and persons in the associated technical design and administrative disciplines. Ron has completed over 300 marina/waterfront projects worldwide since 1979. Mr. Schults sold his interest in Abonmarche in 2005 to key employees and serves as Chairman Emeritus. Mr. Schults is currently a Principal of Edgewater Resources and the following companies:

LAS OLAS MARINA REDEVELOPMENT

In partnership with Suntex Marinas, Edgewater Resources is leading the design and engineering for the redevelopment of Las Olas Marina. The redevelopment includes a $25 Million investment that will enhance the waterfront to serve local residents, achieve world-class standards to attract and serve the finest megayachts, complement and help implement the goals of the Central Beach Master Plan and provide expanded accommodations for the Fort Lauderdale International Boat Show. The marina is being designed for small vessels and megayachts alike, expanding available dockage from 3,430 linear feet to a total of 5,500+ linear feet.

NAVY PIER MARINA, NAVY PIER

This 100% transient marina along the northern edge of Navy Pier will become the newest waterfront gateway for transient boaters to world renowned, amenity rich Downtown Chicago and regional destinations on Lake Michigan. The Project consists of approximately 132 boat slips ranging from 26' to over 100' in length, containing approximately 6,460 lineal feet of flexibly designed dock space arranged to accept both large and small vessels.

PARADISE VILLAGE MARINA REDEVELOPMENT

Mr. Schults led the Edgewater Resources team in conducting a preliminary marina market analysis in support of the marina's goal to implement and operate a marina and sporting dry harbor. This analysis entailed a global study of the site including storage capacity, mixed-use potential elements, lounge/restaurant, parking, restrooms/lockers/showers, and other boater services amenities. Edgewater then identified a preliminary design and budget for alternate marina fuel facilities at the existing site, with final design in early 2020.

HONORS + AWARDS

Great Lakes Sea Grant Network "Great Lakes Outreach Programming Award," Sustainable Small Harbors Project

2013 President's Award, American Society of Landscape Architects, Illinois Chapter, 31st Street Harbor, Chicago, Illinois

ISS Fabien Cousteau Blue Award 31st Street Harbor, Chicago, Illinois

AIA Chicago SustainABILITY Leadership Merit Award, 2012, 31st Street Harbor

First Place, Engineering News Record Midwest "Best Projects" 2012, 31st Street Harbor

2006 – Ernst & Young Award, Michigan Entrepreneur of the Year

2005 – Ernst & Young Nominee, Michigan Entrepreneur of the Year

1991 – Engineer of the Year, Michigan Society of Professional Engineers, Blossomland Chapter

1988 – Business Expansion Award, Chamber of Commerce

1998 – Employment Gold Award, Chamber of Commerce

PUBLICATIONS + LECTURES

"Design for the Changing Water Levels" IMBC 2018

International Marina and Boatyard Conference & Exposition; Speaker 2013

"Urban Waterfronts" IMBC 2013

"Water Levels" IMBC 2013

"Waterfront Development Strategies" IMI 2011

"A Case Study Harbor Village at Manistee Beach Development Manistee, MI" 2011

"New Marina as Economic Catalysts" IMBC, 2011

"Boating This Year and Beyond" and "Marina Vision," Great Lakes Boating, April 2009

"New Chicago Marinas," Great Lakes Boating, February 2009

Speaker, International Council of Marina Industry Associations Conference, 1996

ONE°15 BROOKLYN MARINA REDEVELOPMENT

Principal Engineer for design and development of New York Harbor's newest upscale marina in New York Harbor. The project involved the creation of a new marina facility with full accommodations for vessels from small sailing dinghies to 200-foot megayachts. The project site is a former industrial shipping pier that was partially removed and repurposed into public park space, creating a unique set of challenges and design constraints. Due to its size and location, the project required detailed utility routing analysis and coordination with the surrounding public park to ensure compatibility with the current layout along with the park's proposed future improvements.

ISLAND HILLS GOLF CLUB & RESORT REDEVELOPMENT

As a result of our integrated collaboration of engineering and architecture team in house, this project was competed with multiple phases occurring simultaneously in the fall of 2017.

PORT OF ROCHESTER MARINA

Principal Engineer for the planning and design of the Port of Rochester Marina project; a new active public waterfront park, public promenade, and a 180-slip marina on the Genesee River in Rochester, New York. Approved final design and engineering of site utility requirements, realignment of utilities and roads and specifications. Coordinated multi-agency approvals and site plan compliance for grant funding requirements. Oversaw dock structures and associated safety/utility components, design calculation/specification of dock freeboard buoyancy, stability, ADA compliance, clear/berth widths/spacing; calculation/specification for anchorage systems and component sizing; utility system design, calculation/specification and code compliance for electrical and potable water; shoreline protection design, sizing and construction administration.

HARBOR VILLAGE AT HARBOR SHORES

As principal engineer for this waterfront development project, I managed the engineering, code compliance and permitting for the project. Layout, traffic circulation, parking requirements and compliance with the local code for road system; layout, sizing calculations and detention calculations for storm system. Planning for extension including sizing of water/sewer. I oversaw selection of dock structures and all associated safety/utility components, the design calculation/specification of dock freeboard buoyancy, stability, ADA compliance, clear widths, and berth widths and spacing; calculation/specification for anchorage systems and component sizing. Associated utility system design, calculation and specification; code compliance for electrical and potable water; Site inspection during construction.

EAST TAWAS STATE HARBOR

As Principal Engineer I supervised the planning, design and permitting of multi-phase 80+ slip floating dock marina for the State of Michigan Department of Natural Resources East Tawas State Harbor facility. Conducted and completed initial engineering investigations and extensive market and feasibility study to determine ideal marina design. Site utility: Planning for extension including sizing of water and sanitary sewer. Project duties included overseeing dock structures and associated safety/utility components, the design calculation / specification of dock freeboard buoyancy, stability, ADA compliance, clear and berth widths and spacing, calculation/specification for anchorage systems and component sizing. Oversaw calculations/submittals for various permitting agencies.

Speaker, States Organization for Boating Access Conference, 1996

Speaker, Asia Pacific Waterfront Development Conference, 1996

"Transferring Wetland Properties," Realtor Review, 1992

TOWN OF PALM BEACH DOCK REPLACEMENT

This project entailed Edgewater Resources conducting a marine resource survey and report of the submerged lands within and surrounding the Town of Palm Beach public marina, on-going environmental permitting applications and processing services for an FDEP ERP, FDEP Lease modification and Public Easement and a Corps Individual Permit in support of the Town of Palm Beach Town Docks project located at 500 Australian Avenue in Palm Beach.

CONCORD RIDGE EQUESTRIAN CENTER

Mr. Schults is the owner and brain trust behind this amazing Equestrian facility. As the Principal in charge of this project engineering design, construction management, land use and master planning, environmental testing, and surveying services were necessary for Concord Ridge Equestrian Center. Concord Ridge is located on 39 acres consisting of 9, 2 - 3-acre paddocks, a mile-long manicured trail around the perimeter of the property, and 2 large outdoor arenas with a specially engineered drainage system.

The lower level of the barn includes a 130' x 212' multipurpose indoor arena, 44 European style stalls, heated indoor wash racks, grooming stalls and two large tack rooms.

31ST STREET HARBOR

Managed the dock structures and all associated safety and utility components, the design calculation/specification of dock freeboard buoyancy, stability, ADA compliance, clear /berth widths and spacing, calculation/specification for anchorage systems and component sizing; associated utility system design, calculation/specification, code compliance for electrical and potable water. Oversaw site inspection during construction.

GATEWAY HARBOR

Led the marina engineering team in the development of a new 250 slip destination harbor for the Chicago Park District. Located adjacent to Navy Pier, the new $55 million harbor project will reconstruct the historic Dime Pier structure and create a new publicly accessible pier providing views of the Chicago skyline. Key elements include improved pedestrian and bicycle connectivity to downtown Chicago and integration of extensive sustainable design strategies including reuse of existing structures, materials selection, habitat creation, alternative energy generation, and LEED Certified structures.

MANISTEE HARBOR VILLAGE

Ron Schults became affiliated with the Harbor Village project in 1985 and received an option to purchase the property from the City of Manistee, contingent upon receiving approvals, permits and financing. Over the next three years under Ron's leadership, project approvals were received, and a joint venture was formed with DSLT Development Company of St. Clair, Michigan to construct the project. This 66-acre, $150 million project began construction in 1988, with construction continuing in multiple phases for both the marina and residential units through today, creating a major economic transformation based primarily on the value of its natural resources to businesses, visitors, and residents.

ELK RAPIDS MUNICIPAL MARINA

$3 million, multi-phased marina improvement program in Elk Rapids, Michigan that included repairs to breakwaters, docks, electrical system upgrades, boat launch, etc.

CORDOVA BOAT CLUB

The Cordova Boat Club Project will be the first fully automated dry stack boat storage facility open to the public. Located on Fort Lauderdale's 16th street canal, the Club includes over 240 dry slips capable of holding vessels up to 50 feet in length, with an additional 20 wet slips that serve as a queuing area for boaters. As Principal-in-Charge, Mr. Schults will lead the Edgewater Resources team to provide marine and civil engineering design, and landscape architecture services. He will specifically direct the local, state and federal permitting & approvals process for the project. This state-of-the-art facility will offer vessel storage and provisioning, marina fuel, pump-out, and shore power service that is equipped with a marina guard protection system to comply with national best practices.

FORT PIERCE PORT ENGINEERING

Edgewater Resources provided preliminary engineering and feasibility study analysis to review the physical and economic viability of constructing a megayacht marina and refit facility on 20 acres at the Port of Ft. Pierce. Subsequently, the Edgewater Team was selected to provide professional consulting, planning, and port engineering consulting services to St. Lucie County. Mr. Schults will provide Principal leadership in the evaluation of options for the operation and development of the former Indian River terminal at the Port of Ft. Pierce.

82 STATE OF MICHIGAN MUNICIPAL MARINAS

Ronald Schults has completed many marina feasibility studies, dredging, improvements and master plans for the state of Michigan. Some of these include, but are not limited to: Bay City, East Tawas, Cedar River, Grand Traverse, Harrisville, Mackinac Island, and more.

MORRIS RIVERPLACE

Supervised the master planning and engineering for development including site design coordination with applicable agencies including DNR and Army Corps of Engineers. Site coordination tasks included design and engineering of layout, traffic circulation, and parking requirements to meet code compliance for site road system; layout, sizing calculations and detention calculations for storm system. Directed material classification, quantity calculations, disposal method and SCSE measures for dredging.

MICHIGAN HARBOR

Abonmarche provided planning, feasibility and permitting services for renovation of a 600-slip marina at the Nautical Mile Marina District of St. Clair Shores, Michigan.

HARBOR VILLAGE AT MANISTEE BEACH

This project, in Manistee, Michigan, was an extensive infrastructure project in the City of Manistee, Michigan, that was developed over a 13-year period. The project included sanitary sewer, storm sewers, MDOT road relocation project, sheet piling for 200-slip marina basin, docks and utilities for 200 slips, site development for 100 condos and 40 cottages totaling in excess of $25 million over the 13-year course of the project. Ron was the project engineer for Abonmarche responsible for all elements of project design, coordination, planning, entitlement, etc.

HARBOR ISLE MARINA

Permitting, engineering, surveying, architectural and inspection services for 300-slip, full-service marina in St. Joseph, Michigan.

EAGLE POINTE HARBOR MARINA

On this project Mr. Schults completed required market feasibility study, permitting, engineering, federal regulatory, construction management, surveying, and architectural design of a new 870-slip marina with 240-condominium units located in St. Joseph, Michigan.

THE BOARDWALK SUBDIVISION

42-slip marina, two-lane launch ramp and 42-lot exclusive single-family residential development in St. Joseph, Michigan.

MALLARD CREEK MARINA

While with Abonmarche Mr. Schults acted as marina market analyst, marina engineer, surveyor and construction manager for development of the initial marina basin for Mallard Creek Marina in Port Huron, Michigan. All services were completed in a timely manner within budget requirements.

WEST BASIN MARINA

100-slip marina located in St. Joseph, Michigan. Several upgrades / renovations / ongoing projects costing over $2 million since 1982.

VILLAGE OF SEBEWAING MARINA

126-slip and 4-lane boat launch/marina co-sponsored by the Village and Michigan Department of Natural Resources for the Village of Sebewaing, Michigan.

GRAND ISLE MARINA

360-slip marina located in Grand Haven, Michigan. Expansion included regulatory permitting for the proposed 300 slips.

PORTAGE PUBLIC MARINA

Feasibility studies, permitting, engineering and construction administration for a 250-slip marina in Portage, Indiana.

WASHINGTON PARK MARINA

Updated 20-year Master Plan for this 570-slip marina located in Michigan City, Indiana. The Master Plan included dock reconfiguration to gain an additional 50 slips, as well as larger slips. Construction of the 3-phase project was completed Spring 1999 with a total budget of $7 million.

DETROIT & CANADA TUNNEL, CORPORATION

Provided full project coordination and execution of detailed hydrographic survey defining exposed tunnel areas and surrounding bathymetry with color 3D modeling and contouring. The work included preparation of detailed plans and profile view depictions of tunnel crest location relative to existing bed cover. Provided video verification of tunnel exposed areas and detailed Descriptive Report defining project parameters, recommendations and conclusions.

HOUSING/MARINA PROJECT

Market analysis for housing units for 450-slip marina project located in Muskegon, Michigan.

GLENLORD BEACH

Improvements to a Lincoln Township park and beach that had experienced severe erosion damage.

DIAMOND COVE / PINE RIVER CLUB

Abonmarche has been the engineer, surveyor and permit specialist to develop the Pine River Club in St. Clair, Michigan, and Diamond Cove Marina and Residential Development.

STATE OF MICHIGAN ELECTRICAL STUDY

The Michigan State Waterways Commission and the Michigan Department of Natural Resources retained Abonmarche to perform an electrical inventory study of the eighty state-operated or Michigan State Waterways Commission sponsored Harbors of Refuge throughout Michigan. The purpose of the study was to inventory existing dockside electrical power at each slip of each marina, research current and future power trends in boating, to recommend a standard for future State projects, and to estimate the cost to upgrade the electrical systems of each marina to the recommended standard.

CEDAR RIVER

125-slip, $5 million marina for Cedarville Township consisting of project planning, preliminary and final engineering, permitting, wetland mitigation, land and water surveying services and construction management.

MUSKEGON

138-slip marina feasibility study identifying structural problems and thereafter completed design and construction management for a two-phase Marina Master Plan. In 2004, updated the master plan for Phase III project improvements, which included replacing breakwaters and docks around the perimeter of the marina. Abonmarche was awarded a contract to provide final design and engineering, permitting and construction management for Phase III.

CITY OF ST. CLAIR MUNICIPAL BOAT HARBOR

Commissioned by the City of St. Clair to complete the Marina Master Plan for the City of St. Clair Municipal Boat Harbor in 2004. Thereafter, completed permitting services, final design and engineering, and construction management for the Harbor. Final design of this project required coordination with and approval from the Michigan Department of Management and Budget, as well as the Michigan Department of Natural Resources. This project included marina basin dredging (over 16,000 cubic yards), dock construction (3 fixed piers and over 100 slips – floating and fixed), utility upgrades including a new fuel dock, parking lot construction and building renovation. Design was completed in 2006 and construction is scheduled for completion by May 2007.

INTERNATIONAL PROJECTS

ANGUILLA

ANGUILLA ISLAND MARINA FEASIBILITY

Edgewater Resources was engaged to conduct an island-wide megayacht marina Master Plan and Feasibility Study for five alternate sites around the Island of Anguilla. Edgewater evaluated existing site conditions, such as geography, coastal processes, environmental concerns, property ownership, property availability, existing infrastructure, proximity to amenities, and ability to augment tourism on the island.

BELIZE

ARA MACAO RESORT & MARINA, PLACENCIA PENINSULA, BELIZE

600-acre development with 1 mile of Caribbean ocean frontage at the north end of Placencia Peninsula in Belize. The development will include multiple phases totaling 2,000 housing units/hotels/casino/marina with direct access to the ocean.

BERMUDA

CAROLINE BAY MARINA REDEVELOPMENT, MORGAN'S POINT

As Principal-in-Charge, Mr. Shults provided leadership to the Edgewater Resources team that provided a marina market feasibility study, design, engineering and project management for a luxury marina and yacht club, accommodating vessels 30 - 300 feet in length. The Project began in 2014 and opened in Spring 2017 in time for the America's Cup Regatta.

EGYPT

SHARM EL SHEIKH MARINA, EGYPT

Marina Master Plan, Feasibility Study for 800-slip commercial marina and 300-slip private yacht club marina.

INDONESIA

LESTARI ISLAND RESORT, PULAU KAPAL BESAR ISLANDS, INDONESIA

Master Planning and Feasibility Study of two resort linked marinas, one containing 50 slips, the other containing 10 slips, including related marina facilities.

IRELAND

DUN LAOGHAIRE MARINA, DUBLIN, IRELAND

Ron Schults was invited to pursue an international tender to design/build/operate and transfer a large public marina in the main harbor area in Dublin Ireland. The completion of initial feasibility studies indicated that the marina project had very favorable development economic conditions, so Ron assembled a combined local/international team that put together a master plan, technical studies, and development financing to complete the project. Subsequently the team was awarded the project and completed the Marina, opening in 2001. The marina has 820 berths accommodating boats up to 100' within a short distance of Dublin city center and is a Five Gold Anchor rated marina meeting international standards.

PUERTO RICO

PORT OF SAN JUAN MARINA & SHIPYARD, PUERTO RICO

Regatta Development of 3 marina/shipyard sites in Puerto Rico including Pier 9 Downtown Marina, Pier 15 MRO Drydock and the MTA Pier Shiplift Site. Project incepted from strong interest by megayacht owners to provide re-fit and refurbishing, as well as creation of a commercial boat market.

MALAYSIA

PORT DICKSON MARINA, PORT DICKSON, MALAYSIA

Marina Feasibility Study and Master Plan for 900 slip marina and 4,000-unit residential community.

THE MALACCA CLUB, MALACCA, MALAYSIA

Marina Master Plan for 500-slip marina.

PENANG SWIMMING AND TENNIS CLUB, PENANG, MALAYSIA

Marina Master Plan Alternatives for 500 slip marina.

PORT KLANG GOLF RESORT, PORT KLANG, MALAYSIA
Marina Design Analysis, Traffic and Environmental Impact Study for 150 slip marina.

LANGKAWI ISLAND RESORT, KUALA LUMPUR, MALAYSIA
Marina Feasibility Study and Coastal Engineering for 100-slip facility linked to a 5-Star Sheraton Resort Hotel.

MOFAZ MARINA, PORT KLANG, MALAYSIA
Marina re-design (originally designed by others) and development including operations and management services.

LINGGI RIVERINE RESORT MARINA, PORT DICKSON, MALAYSIA
Marina and waterfront master plan including planning for 1,800-acre upland residential and golf development.

DESARU INTERNATIONAL MARINA, MALAYSIA
Marina Master Plan and Feasibility Study.

PHILIPPINES
PUERTO AZUL MARINA, PHILIPPINES
Marina Master Plan, Feasibility Study and Design for 400-slip marina including passenger ferry terminal. Construction began 1996, to be completed in late 1997.

SUBIC ISLAND MARINA, SUBIC BAY, PHILIPPINES
Feasibility Study, Master Plan and Design for 50-slip transient marina.

REPUBLIC OF CHINA
DONGSHAN ISLAND MARINA, FUJIAN PROVINCE, CHINA
Feasibility Study and Joint Venture Partner.

SHANGHAI MUNICIPALITY YACHTING MASTER PLAN, CHINA

REPUBLIC OF MALDIVES
SEENU ATOLL MARINA, MALDIVES
Marina and Resort Master Plan for 750-resort units and 300-slips (including mega-yacht slips).

SINGAPORE
PONGGOL MARINA, SINGAPORE
Feasibility Studies, Master Planning and Design Consultant including operations and management consulting for 1,000-slip marina. Construction to be completed by April 1997.

REPUBLIC OF SINGAPORE YACHT CLUB, SINGAPORE
Marina Master Plan, Feasibility Study, Fueling Study, and Development, Design, Operations Consultant for 500-slip marina for Republic of Singapore Yacht Club.

KEPPEL BAY MARINA, SINGAPORE
Marina Market Analysis Consultant a large-scale residential and marina club development. Harbor Modeling Study for Keppel Bay Marina.

TAHITI

BEL AIR WATERFRONT DEVELOPMENT, TAHITI, FRENCH POLYNESIA

Marina Master Plan for an 80-slip marina, including a 100-boat capacity dry rack storage building, passenger ferry terminal and commercial ferry terminal.

UNITED ARAB EMIRATES

INTERNATIONAL MARINA SPORTS CLUB, ABU DHABI, UAE

Site Analysis, Preliminary Feasibility, and Marina Master Plan.

MBM MARINA, ABU DHABI, UAE

Site Design and Marina Reconfiguration.

REAL ESTATE DEVELOPMENTS

In addition to operating companies that perform design, construction management and operation of marina projects, Ronald E. Schults is also a principal/owner/investor in the following:

CONCORD RIDGE DEVELOPMENT COMPANY, ST. JOSEPH, MICHIGAN

Ron Schults provided engineering design, construction management, land use and master planning, environmental testing, and surveying services for this 99.5-acre residential and commercial community.

EDGEWATER DUNE, ST. JOSEPH, MICHIGAN

Edgewater Resources, in collaboration with the Michigan Department of Environmental Quality and the City of St. Joseph transformed a former industrial brownfield site into a new multi-million-dollar, 444-acre mixed use development in 2001. Planning strategy included a tax-free renaissance zone, an eight-parcel business-commercial park, 130 single family homes, a public green space with a centrally located pond, playground and gazebo comfortably tucked into the sandy site in Southwest Michigan.

ABONMARCHE DEVELOPMENT, INC.

Ronald E. Schults is co-founder of Abonmarche Development, Inc. (ADI), a real estate consulting and advisory firm offering market studies, feasibility studies and land development services. ADI was Joint Venture Partner with DSLT Development Company (formerly Diamond Crystal Salt) on a 66-acre $85 million, mixed-use marina/condominium/hotel/retail project in Manistee, Michigan (currently in final phase of development).

ABONMARCHE REALTY PARTNERS

22,000 sq. ft. office building in Benton Harbor, Michigan; 6,000 sq. ft. office in Mishawaka, Indiana; and 4,000 sq. ft. offices in Manistee, Michigan.

LAKELAND DEVELOPMENT GROUP, INC.

$10 million waterfront residential condominium project.

THE BOARDWALK DEVELOPMENT COMPANY, ST. JOSEPH, MICHIGAN

St. Joseph, Michigan – 42-slip/42-lot luxury residential community.

PORTAGE WATERFRONT DEVELOPMENT, PORTAGE, INDIANA

$90 million upscale, mixed-use development with 350 slips, 400 condominiums (planned), single-family homes and commercial area.

EDGEWATER DEVELOPMENT COMPANY, ST. JOSEPH, MICHIGAN

80,000 sf of commercial/retail buildings in St. Joseph, Michigan with 10 retail spaces on Main Street plus a second-floor restaurant with rooftop and offices.

EDGEWATER GROUP, MI, ST. JOSEPH, MICHIGAN

55,000 sf retail/office building in Benton Harbor, Michigan; 56,000 sf industrial/commercial buildings in St. Joseph, Michigan; Spec homes; Edgewater Center which includes four commercial/medical offices in St. Joseph, Michigan.

LEFTY'S COHO LANDING, PORTAGE, INDIANA

$125 million mixed-use, waterfront development sold to Brant Construction in 2004.

SANDY BAY MARINA/MIXED-USE DEVELOPMENT, MORRIS, ILLINOIS

$200 million project began construction in Fall 2006.

EXPERT WITNESS TESTIMONY

In addition to studies, designs and management of construction projects, Mr. Schults has also provided expert testimony for numerous lawsuits identifying engineering, architectural and construction matters for defendants and plaintiffs in various cases. Typical cases have included marinas, roadway designs, marina designs, walkway ramps, stairways, water drainage and storm sewer design, etc. The following is a non-exclusive listing of previous case experience:

1986 - LaSalle Landing Marina - Marina drainage/easement/property rights lawsuit; Berrien County Circuit Court, St. Joseph, Michigan

1992 - City of Manistee - condominium/roadway settlement/property values case; Manistee County Courthouse, Manistee, Michigan

1995 - Morren Construction - Seawalls/Site work/Construction claim, South Bend, Indiana; St. Joseph County Courthouse, Mishawaka, Indiana



EDUCATION

Bachelor of Landscape Architecture
Michigan State University, 1992

REGISTRATIONS

Registered Landscape Architect
State of Illinois
State of Indiana
State of Michigan
State of Ohio
State of New York
State of Wisconsin
CLARB Certified
Council of Landscape Architecture Registration Boards
LEED Accredited Professional Building Design & Construction

GREGORY J. WEYKAMP, ASLA, LEED AP, BD+C

Principal / President, Edgewater Resources, LLC

Greg Weykamp has over twenty-seven years of experience in the planning and design of the public realm, with an emphasis on implementation of sustainable built landscapes and urban waterfront environments. His project experience spans waterfront parks, marinas, master planned communities, urban revitalization, streetscapes, parks and recreation facilities, medical and university campuses, and military installations.

OSWEGO WATERFRONT MASTER PLAN

The Oswego Waterfront Master Plan is the first step in the revitalization of Oswego's waterfront economy, which will capitalize on the region's natural and historic resources. The initial economic driver for the waterfront will be the redevelopment of two existing marinas into a single, modern facility that will better serve existing boaters, support the expansion of the thriving charter fishing fleet, and support programs that will make boating accessible to everyone in Oswego regardless of age, income, or ability. As an economic catalyst for Oswego's waterfront, the marina will support the redevelopment of the existing pier into a vibrant mixed-use development that will serve local residents and attract visitors. An extensive community outreach process has led to the development of the waterfront master plan, which also includes an expansion and relocation of the H. Lee White Maritime Museum, and restoration of the historic dry dock facility.

CITY OF WAUKEGAN LAKEFRONT ACTIVE IMPLEMENTATION PLAN

The City of Waukegan commissioned a Master Plan in 2003 to help form a vision for future development of the downtown and lakefront. However, in the year 2015, many of the action items of this Master Plan had yet to be implemented. In July of 2015, the City of Waukegan, in cooperation with the Waukegan Park District and Waukegan Port District and with funding from the Great Lakes Restoration Initiative through the Illinois Coastal Management Program, tasked Edgewater Resources with the creation of an Active Implementation Plan as an effort to realize the vision of the original Master Plan.

WAUKEGAN PORT DISTRICT MASTER PLAN

The Waukegan Port District engaged Edgewater Resources to create a master plan to enhance the long-term economic viability of the Port of Waukegan through identification of financially viable development opportunities that support the long term mission of the Waukegan Port District. This mission includes enhancing public access to the waterfront, expanding opportunities for public access, boating, fishing, and active support of the goals of the City of Waukegan's Active Implementation Plan. The plan was completed in May of 2019.

HARBOR VILLAGE AT HARBOR SHORES

The Harbor Village at Harbor Shores project includes the 92 room Inn at Harbor Shores, a 68-slip marina, and waterfront cottage community that is part of the revitalization for a historically industrial shoreline into a vibrant public waterfront along the St. Joseph River. Edgewater Resources in partnership with the Whirlpool Corporation, the local Economic Development Corporation, City of Benton Harbor, City of St. Joseph and the State of Michigan plan to complete the 22-acre parcel at the confluence of the Paw Paw and St. Joseph rivers in St. Joseph, Michigan.

31ST STREET HARBOR

While with EDAW AECOM, Mr. Weykamp served as Principal in Charge and led the combined design and engineering team in the development of a new 1000 slip harbor for the Chicago Park District. Located on Chicago's South side Lake Michigan shoreline, the new $90 million harbor project will seamlessly integrate the new marina into the existing Burnham Park. The design of the new harbor facilities includes a green roof covered parking area that provides heated winter boat storage below expanded park space above. Additionally, the marina project was leveraged to create a new regional destination play area and a new 1.5-acre park space offshore in Lake Michigan, providing views of the Chicago skyline. Key elements include improved pedestrian and bicycle safety by realigning the Lakefront Trail and the integration of

HONORS & AWARDS

Great Lakes Sea Grant Network "Great Lakes Outreach Programming Award," Sustainable Small Harbors Project

2013 President's Award, American Society of Landscape Architects, Illinois Chapter, 31st Street Harbor, Chicago, Illinois

ISS Fabien Cousteau Blue Award 31st Street Harbor, Chicago, Illinois

AIA Chicago SustainABILITY Leadership Merit Award, 2012, 31st Street Harbor

First Place, Engineering News Record Midwest "Best Projects" 2012, 31st Street Harbor

Design Evanston Urban Design Award 2010 Evanston Lakefront Master Plan

Air Force Design Award, Planning / Design Guidelines Category, Misawa AB, 2005

Merit Award for Research, Summer Student Program 2001, Colorado Chapter ASLA, 2001

Merit Award for Planning, Great Plains Chapter American Society of Landscape Architecture, Omaha City Parks Master Plan, 1999

National APA Honor Award, GASLA Merit Award,

Georgia APA Honor Award: Gateway to Coastal Georgia

Award of Excellence, Atlanta Urban Design Commission: Centennial Olympic Park

GASLA Honor Award, University of Arkansas, Pine Bluffs

Award of Excellence, Atlanta Urban Design Commission: John Wesley Dobbs Plaza

Graphics published in Landscape Architecture Magazine, August 1996

Graphics published in Landscape Australia Magazine, Issue 2, 1998

Port of Rochester Marina, Project of the Year, Transportation by the American Public Works Association, New York Chapter

Holland Civic Center, Honor Award

2019 Building Award, George & Lucile Heeringa Civic Center, Holland, Michigan

extensive sustainable design strategies including green roof covered parking, bioswales, bioinfiltration, materials selection, habitat creation, alternative energy generation, boat wash, and LEED Certified structures.

PORT OF ROCHESTER MARINA

The Port of Rochester Marina project includes the transformation of an underutilized asphalt parking lot and ship loading area into a new 180 slips marina serving both seasonal and transient boaters. As Principal of the design team, Mr. Weykamp led the design and implementation of the marine-based elements as well as surrounding site infrastructure of the project.

CHICAGO GATEWAY HARBOR

While with EDAW AECOM, Mr. Weykamp served as Principal in Charge and led the combined design and engineering team in the development of a new 250 slip destination harbor for the Chicago Park District. Located adjacent to Navy Pier, the new $55 million harbor project will reconstruct the historic Dime Pier structure and create a new publicly accessible pier providing views of the Chicago skyline. Key elements include improved pedestrian and bicycle connectivity to downtown Chicago and integration of extensive sustainable design strategies including reuse of existing structures, materials selection, habitat creation, alternative energy generation, and LEED Certified structures.

NELSON PARK MASTER PLAN & MARINA

The Nelson Park Master Plan project will create a new vision for the 180-acre Nelson Park and adjacent parkland along the shores of Lake Decatur in Decatur, Illinois, with the fundamental goal of achieving both financial sustainability for the park and spurring economic growth within the greater Decatur economy. In addition to the reconstruction of over two hundred boat slips, the project will include a waterside restaurant entertainment district, regional destination water park, and pedestrian loop around Basin Two of Lake Decatur. The design effort included an extensive public outreach process and the development of strategies to expand biologically diverse native habitats, improve the durability of the built environment, and apply improved stormwater strategies while reducing maintenance and environmental impacts.

DOUGLAS WATERFRONT MASTER PLAN

Edgewater Resources is working with the City of the Village of Douglas and the community to prepare a waterfront master plan for all properties and key adjacent parcels within the City limits. We are leading the community outreach and stakeholder workshops for all elements of the waterfront, and working with business owners, residents, permitting agencies, and local interest groups. The goal of this effort is to perform a high-level assessment of all properties along the waterfront within the City limits to identify potential opportunities for enhancing public access to the waterfront, as well as identifying potential opportunities for mutually beneficial public/private partnerships and/or acquisition. Potential opportunities, among others, include expansion of public waterfront parks and access trails, creation of new watercraft access sites (canoe, kayak, etc.), creation and/or acquisition of a municipal marina facility, improved ADA compliance, improved connections between adjacent neighborhoods and the waterfront, and facilitation of the long-term harbor planning and dredging efforts.



EDUCATION

Bachelor of Engineering Science
Purdue University
Master of Engineering Science
Purdue University
Post-graduate Studies in Geophysical Fluid Dynamics, University of Chicago
PhD in Coastal Engineering
University of Delaware

REGISTRATIONS

Registered Professional Engineer
State of Alaska
State of Delaware
State of Florida
State of Illinois
State of Indiana
State of Louisiana
State of Maryland
State of Mississippi
State of New York
State of New Jersey
State of Ohio
State of Rhode Island
State of South Carolina
State of Washington
State of Wisconsin

CERTIFICATIONS

Academy of Coastal, Ocean, Port and Navigation Engineers
Diplomate Coastal Engineer
Diplomate Port Engineer
Diplomate Navigation Engineer

JACK C. COX, P.E., D.CE, D.PE, D.NE

Principal | Coastal Engineer | Director of Engineering

Mr. Cox is internationally recognized for his credentials in research, engineering, and design of projects involving nearshore hydrodynamics, arctic and ice processes, harbor tranquility, breakwaters, fixed and floating marine structures, dredge material disposal, shore protection, port planning, marina design, and risk analysis. He directs the planning and design of large and complex waterfront and harborworks projects around the world.

Jack is an award-winning lecturer in the topic of coastal engineering. His 45+ years of experience in the marine engineering field spans a full range, from ecologically sensitive planning through final design and construction. He provides expert witness testimony on shoreline processes, harbor and breakwater design, marinas and dockage, contaminated marine sediment dredging and capping, and nearshore recreational issues. He has authored more than fifty coastal and marina related technical publications and is an inaugural Diplomate in the Academy of Coastal, Ocean, Port and Navigation Engineers with specialties in coastal, port and navigation engineering.

CAREER HIGHLIGHTS

- Appointment as Adjunct Professor of Practice in the Department of Civil and Environmental Engineering, University of Wisconsin
- Appointment Adjunct Assistant Director for the Docks and Marinas Program, Department of Engineering Professional Development, University of Wisconsin
- Appointment to Board of Trustees of the Academy of Coastal, Ocean, Port and Navigation Engineers (ACOPNE). Trustee for Navigation and Coastal Engineering
- Inaugural Diplomate in the fields of coastal, port and navigation engineering, ACOPNE/ASCE
- Appointment as US Representative and Deputy Chairman for the PIANC Recreational Boating Commission - 18 years
- Appointment to Tsunami Technical Advisory Board, University of Washington
- Special presidential license recipient to practice marine engineering in country of Cyprus
- Patent holder for "Quay Wall with Absorption Blocks and Interconnecting Flow Paths" Patent No.: US 9,896,814 B2, February 20, 2018
- Past chairman for the ASCE Coastal Practice and Cold Regions Engineering Technical Committees
- Principal author and lecturer for the ASCE Manual 50 for Planning and Design of Small Craft Harbors and the PIANC Marina Design Guidelines Manual and the International Marina Designer Training Program
- Principal Designer for the first hurricane scale Living Shoreline Protection Scheme at the Ft Pierce FL marina, which received the 2016 COPRI Project Excellence Award.
- Pioneered the use of tandem breakwaters and floating wave attenuators to extend functionality of wave protection into otherwise unacceptable ranges
- Author of FEMA wave overtopping and propagation theory and methodology

HONORS + AWARDS

Adjunct Professor of Practice in The Department of Civil and Environmental Engineering, University of Wisconsin

Assistant Director for The Docks and Marinas Program, Department of Engineering Professional Development, University of Wisconsin

Board of Trustees of The Academy of Coastal, Ocean, Port and Navigation Engineers (Acopne) / Trustee for Navigation and Coastal Engineering

Inaugural Diplomate in The Fields of Coastal, Port and Navigation Engineering, Acopne/Asce

US Representative and Deputy Chairman for The Pianc Recreational Boating Commission - 18 Years

Tsunami Technical Advisory Board, University of Washington

Special Presidential License Recipient to Practice Marine Engineering - Cyprus

Patent Holder for "Quay Wall with Absorption Blocks and Interconnecting Flow Paths" Patent No.: US 9,896,814 B2,

Past Chairman for The Asce Coastal Practice and Cold Regions Engineering Technical Committees

Principal Author and Lecturer for The Asce Manual 50 for Planning and Design of Small Craft Harbors and The Pianc Marina Design Guidelines Manual and The International Marina Designer Training Program

Principal Designer for The First Hurricane Scale Living Shoreline Protection Scheme at The Ft Pierce Fl Marina, which Received The 2016 Copri Project Excellence Award.

Pioneered the use of Tandem Breakwaters and Floating Wave Attenuators to Extend Functionality of Wave Protection into Otherwise Unacceptable Ranges

Author of Fema Wave Overtopping and Propagation Theory and Methodology.

Mr. Cox has authored more than fifty coastal and marina related technical publications and is an inaugural Diplomate in the Academy of Coastal, Ocean, Port and Navigation Engineers with specialties in coastal, port and navigation engineering. He holds a bachelor's and master's degree in Engineering Science from Purdue University with post-graduate studies from the University of Chicago in Geophysical Fluid Dynamics, and PhD studies in Coastal Engineering from the University of Delaware. He is a registered professional engineer in fourteen coastal states in the US and in the country of Cyprus.

WORK HISTORY

EMPLOYMENT ENTITY	TITLE	BRIEF POSITION DESCRIPTION	TIME
Sun Shipbuilding	Ocean Engineer	Ship navigation and vessel hydrodynamics research	1974-1978
ARCTEC	Principal Coastal	Ice Research, coastal modeling, and coastal	1978-1986
Warzyn	Sr. Coastal Engineer	Design for shore protection and marina development	1987-1991
CH2MHILL	Ocean Technology Director	Marina engineering, coastal processes analysis, and shore protection design	1991-1994
Michael Baker Corp	Coastal Division	Open-coast shore protection design	1994-2001
PBS&J	Principal Coastal	Design of coastal structures and marinas	2001-2003
Tetratech	Coastal Div Manager	Living shorelines and marina design	2003-2006
RETEC	Sr. Coastal Engineer	Harbor redevelopment and marina design	2006-2008
HDR	Sr. Coastal Engineer	International marina development	2008-2010
SmithGroupJJR	Principal Coastal	International marina and coastal design	2010-2019
Edgewater Resources	Principal/ Director of Engineering	International marina and coastal design	Present

BRISAS DE AMADOR MARINA, PANAMA CITY, PANAMA

As Principal Designer and Engineer, Mr. Cox directed planning and design of a 400-slip marina, cruise ship terminal and mega-yacht harbor for the north shore of Amador Island, at the Pacific entrance of the Panama Canal. Performed wave studies for harbor tranquility in wind and swell waves and provided engineering of breakwaters and floating wave attenuator protection systems. Configured landside port layouts including boat repair yard, drystack storage facilities and cruise ship berthing.

KEWALO BASIN YACHT BERTHING, HONOLULU, HI.

Developed designs to reconfigure the commercial fishing harbor into a recreational and charter yacht basin. Prepared alternative slip layouts based on variable boat size mixes. Provided accommodations for mega yacht berthing. Incorporated concepts for reducing swell wave action in the harbor.

ST. GEORGE ISLAND HARBOR, ALASKA

Developed harbor entrance and breakwater, while serving as Harbor Designer including re-alignments and basin geometries to reduce wave penetration and harmonic response in harbor. Assessed navigability and maneuvering/berthing requirements for ocean going supply barge deliveries and Bering Sea fishing fleet offload operations. Reviewed and analyzed ADCP wave and current measurements collected at site and results of numerical modeling of harbor wave response. Recommended harbor reconfigurations to mitigate the harbor agitation.

MAKRONISOS MARINA, AYIA NAPA, CYPRUS

While serving as Principal Designer and Engineer, directed site master planning, harborworks engineering and final design of a 600 slip marina and waterfront resort village including the design of an yacht harbor and protective breakwater, land reclamation, artificial recreational pocket beaches, boat repair yard, haul out systems and dry boat storage, government security and quarantine dock, residential villas, high rise condominiums, and a commercial core for year round economic generators.

FISHERMAN'S COVE WORKING WATERFRONT, GOOSEBERRY POINT, WA

While serving as Design Director, Mr. Cox directed planning, permitting and engineering design of a floating harbor infrastructure and wave protection system to accommodate a commercial fishing fleet. Integrated a new ferry dock and terminal with the harbor operation. Developed design for access trestle, product offloading dock, fuel pier, dry boat storage and boatyard. Integrated a ferry terminal facility and coordinated upland planning for road re-alignments. Conducted design charettes with Lummi Nation to define needs for facility and seek TIGER grant funding and facilitated workshops with regulators to expedite NEPA assessment and JARPA permits.

MAKRONISOS MARINA, AYIA NAPA, CYPRUS

Mr. Cox directed master planning and final engineering and design of a 600-slip marina and waterfront resort village while serving as Principal Designer and Engineer. This work included the design of a yacht harbor and protective breakwater, artificial recreational pocket beaches, boat repair yard, haul out systems and dry boat storage, Government security dock, residential villas, high rise condominiums, and a commercial core for year-round economic generators.

DAKOTA GATEWAY YACHT BASIN, ANACORTES, WA

Developed basin layout for 20+ mega-yacht berths protected by a robust floating wave attenuator. Created a floating attenuator design to accommodate 5 ft, 4 second wave action and tidal currents exceeding 4 knots. Arranged dockage to reduce maneuvering issues during strong tidal action. Configured dockage to avoid shading effects on submerged aquatic vegetation.

HARBOR OF AMERICAS, BOCAS DEL TORO, PANAMA

Developed master plan for a 450-slip marina complex and floating village. As Principal Engineer, Jack formulated unique curved dockage geometry to circumscribe a pristine live coral reef and nature preserve island. Integrated wave attenuation features into the dockage plan. Created a mega-yacht inner "icon" basin surrounded by a floating marina village, and a fleet mix from 40 ft to 250 ft. Supported environmental impact assessment including modeling of oil spills in the marina embayment.

OCEAN REEF MARINA MASTER PLAN, HARBOR ENTRANCE + BASIN DESIGN, PANAMA CITY, PANAMA

Acting as Principal Engineer, Jack created master plan for 200 slip marina complex. Developed engineering plans and specifications for floating dockage system to operate in 5-meter tides. Created preliminary design for harbor architecture including yacht club facility and shoreline promenades. Configured finger berths and Med-moors to accommodate giga-yachts to 100-meter length.

Engineered a marina entrance channel with integral spending beach to absorb transmitting swell waves. Manipulated entrance approach channel geometry and breakwater alignments to minimize swell diffraction effects. Analyzed vessel maneuvering through entrance channel. Modeled local wave action of spending beach to offer recreational utility and bather safety.

Directed engineering study of wave and current patterns around proposed artificial island complex. Examined swell wave propagation and sedimentation patterns between islands. Assessed impact of addition of breakwaters to island geometries. Developed a harbor configuration to be tranquil and self-flushing. Designed breakwater geometry and armoring to absorbent to long period waves and shaped to divert and dissipate wave reflections for navigation areas.

PUNTA LOROS MARINA, JESUS MARIA RIVER, COSTA RICA

As Principal Designer, conducted ground reconnaissance of shoreline, estuary and river mouth to assess feasibility of siting a mega-yacht marina as part of the seven-star resort development by Jumeirah at the promontory location. Examined wave exposure, coastal geomorphology and conjectured nearshore water depths for navigation. Configured a stage nearshore breakwater entrance design with an inland marina basin.

PANAMA CANAL VILLAGE MARINA, PANAMA CITY, PANAMA

Developed marina master plan, including commercial and hotel complex, dry stack boat storage and boatyard facility, outdoor amphitheatre and cruise terminal. Prepared berthing scheme for 400+ recreational yachts. Configured breakwater – landfill scheme for self-flushing basin, and high value waterside development opportunities.

PORT IMPERIAL MARINA, WEEHAKEN, NJ

As Principal Designer, Mr. Cox developed a signature marina layout, reminiscent of the development logo, to berth large mega-yachts with a view of the Empire State building in the setting sun. The design incorporates partially porous breakwaters to modify current patterns, redirect sedimentation and offer sheltering from both hurricane waves and debris and ice impacts. The design was complicated by exceedingly soft bottom conditions, restricting the nature of the breakwater structures and means of construction.

BAYONNE TRANSIENT YACHT FACILITY, BAYONNE, NJ.

Developed design for dual purpose floating wave attenuation system, providing protected berthing for mega and giga yachts up to 250 ft in length. Developed performance specifications for floating dock system resistant to ice and debris impact, and tightly toleranced to accommodate rigorous ADA compliance in both alignments and float motions. Mr. Cox served as Engineer of Record for this project.

FORT PIERCE MARINA BREAKWATER AND DOCKAGE DESIGN, FLORIDA

Directed design of "living shoreline" harbor wave protection system as Principal Designer, including design of rubble mound breakwaters disguised as natural islands and reefs, fixed panel breakwaters for current deflection and sedimentation control, and floating wave attenuators for revenue generating harbor wave sheltering. Incorporated habitat mitigation features into the marina layout and design. Directed model testing of design to control sedimentation and tidal current patterns.

NORTHSIDE MARINA, STUART, FL

Led planning and design activities for three adjacent marina facilities as principal designer to accommodate public and private boat owner use. Arranged dockage for optimum hurricane storm survival. Prepared wave sheltering plan to protect the three marinas by devising an integrated system of overlapping wave sheltering. Provided for smaller craft launch and retrieval for a drystack storage facility.

AYIA NAPA MARINA DEVELOPMENT, CYPRUS, G. CARAMONDANIS INVESTMENTS LTD

As Project Director developed harbor design and upland port infrastructure plan and engineering to create a new marina on the eastern shore of the Island of Cyprus. The design involves excavation of rock bottom to create berthing and navigation channels, as well as designs for artificial recreational beaches which supplement breakwaters for wave protection due to a lack of suitable quality and size of armor stone.

STEEL POINT WATERFRONT AND MARINA, BRIDGEPORT, CT, BL COMPANIES

While serving as Principal Investigator performed due diligence and fatal flaws assessment of the condition of the existing waterfront infrastructure, and requirements for developing a waterfront commercial and residential center and central marina. Evaluated permit conditions, environmental constraints, and developed concept designs and criteria for the site.

WAUKEGAN MARINA, WAUKEGAN IL, PORT OF WAUKEGAN

Conducted condition assessment as Principal Investigator of fixed concrete dockage system. Assessed feasibility of modifying fixed dockage to be vertically adjustable. Prepared design mechanical lifting system for pile installation and developed modification cost estimate to adapt 600 boat slips.

FOX POINT STATE PARK MASTER PLAN, DELAWARE RIVER, WILMINGTON, DELAWARE, STATE OF DELAWARE, DIVISION. OF PARKS AND RECREATION

Managing the development of a master plan for new state park to be built on a former Superfund site along three miles of the Delaware River. The plan includes a festival and fishing pier, boat launch ramp and marina, jogging and biking trails, outdoor amphitheater, hedge maze, lodge, multi-purpose building, estuarine nature preserve created from restoration of a tidal flat, and ingress improvements.

MEARS POINT MARINA, GRASONVILLE, MARYLAND, MEARS POINT ASSOCIATION

While working as Engineer Manager, supervised upgrade of an existing marina including new dockage, marina entrance and recommendations for a wave attenuation system. Project included dockage realignment planning for large yacht berthing.

OUTER SQUALICUM HARBOR MARINA REDESIGN, BELLINGHAM, WASHINGTON, PORT OF BELLINGHAM

Designed the rehabilitation and reconfiguration of Gate 3 dock. Realigned docks, modified berth slip mix, relocated private boat houses, provided full design for the dockage system including, pilings, infrastructure upgrades, design of shoreline esplanade and marina services building, and a floating comfort station.

INNER SQUALICUM HARBOR MARINA EXPANSION, BELLINGHAM, WASHINGTON, PORT OF BELLINGHAM

As Engineer of Record, designed the Gate 12 dockage expansion. Provided the architecture for a portal gate house and patron services building. Resolved latest ADA requirements for handicap ramp access to docks. Provided detailed design for berthing of 40 to 60 ft yachts including power and utilities. Provided special engineering for seaplane dock and side tie for mega-yacht berthing

BURNS HARBOR PORT EXPANSION PLAN, PORTAGE, IN

Directed a master planning study and site expansion strategy based upon the Marquette Plan for advancing the industrial Lake Michigan Lakefront in Indiana. The plan's development includes integrating input from various industrial and private interests and stakeholders along the shoreline, seeking technical solutions to address both functional needs for the port operation and environmental protection and enhancement measures. The plan involves finding and creating new lands for port expansion, establishing linkages to the land transportation network, and controlling shoreline processes to mitigation substantial issues of both shoreline erosion and shoreline accretion which harm the industry use of the shoreline as well and place private ownership in peril of losses

PORT OF GREEN BAY, WI FACILITY ASSESSMENT, GREEN BAY, WI

While serving as Principal Engineer, directed an economic forecast and market demand study to determine adaptive reuses and limitations to an existing commercial berth area on the Fox River. Assessed physical capacity to for berthing for various vessel types and sizes given channel depths and widths and bridge clearances. Evaluated upland site accessibility and feasibility for introducing various materials handling systems and rail spur access on dock.

PORT OF VACAMONTE MASTER PLAN, VACAMONTE PANAMA

Developed design for expansion of the port of Vacamonte to accommodate transshipment of bulk commodities, petroleum products, containerized inter-coastal shipments and ferry terminal operations. Planning involved devising landfill design and port geometry to configure storage yards for efficient operation, design of a protective breakwater for boat surge mitigation due to swell, and various product loader systems.

NUCLEAR POWER GENERATOR TRANS-SHIPMENT DOCK AND TRANSFER SCHEME, PUERTO PEÑASCO, MEXICO, ARIZONA PUBLIC SERVICE

Led a design Charette as Design Facilitator to develop a plan to create a fully removable dock facility for a heavy-load wheeled-crawler transfer of a nuclear power replacement steam generator. The dock design entailed crossing, without interfering with, a dynamic beach, sculpting and then restoring a breach in a dune, and constructing a causeway across an estuary. Sensitive transfer criteria required positive barge draft control throughout a four-meter tidal cycle to limit differential movement between barge and dock during crawler transfer.

PORT OF LA CROSSE HARBOR PLANNING, LA CROSSE WI

Directed an economic forecast and market demand study to determine future trends in waterborne commerce using the Port of La Crosse. Reviewed existing harbor infrastructure status and capacity on a system wide basis and then compared capacity to demand. Prepared a harbor development master plan to zone various functions and activities given both navigability constraints of the river and harbor backland capacity to accommodate docking needs. Assessed physical constraints to berth and offload various vessel types and sizes given challenging maneuverability in strong river currents, restrictive water depths and narrow channel widths. Evaluated upland land uses and traffic networks to assess site accessibility and feasibility for introducing various new product, from bulk to boutique, to the Port.

HARBOR RECONFIGURATION, BUFFINGTON HARBOR, GARY, INDIANA, PRESIDENT CASINOS, INC.

Performed harbor reconfiguration and breakwater design, model testing, ship maneuverability analysis, permitting and final design. Created a protected harborage for berthing casino boats in an active industrial port.

WEST DOCK EXTENSION, BURNS INTERNATIONAL HARBOR, INDIANA, INDIANA PORT COMMISSION

Directed analysis of berthing tranquility, moored vessel motions, and harbor agitation associated with new dock construction. Analyzed impacts of breakwater transmission and reflection, potential erosion of marine habitat areas, and remedial solutions.

BURNS HARBOR AGITATION STUDY, PORTAGE, INDIANA, INDIANA PORT COMMISSION

Evaluated wave transmission through breakwater and entrance diffraction. Modeled interior wave propagation, reflection, and damping. Determined wave motions and velocities at berthing locations. Evaluated impact on moored ship motions.

BARGE COLLISION ANALYSIS, ADMIRAL CASINO, ST. LOUIS, MISSOURI, PRESIDENT CASINOS, INC.

Directed an analysis of risk of barge collisions as a function of moorage locations, river hydraulics, and tow operations. Differentiated risk levels and mooring plans for safe siting on a casino adjacent to the main navigation channel.

DRAYTON HARBOR DISPOSAL ISLAND DESIGN, BLAINE, WASHINGTON, PORT OF BELLINGHAM

Performed design evaluation of a dredging scheme and construction of a submerged disposal island to encapsulate poor quality material and create new shallow water habitat for mariculture.

KILL VAN KULL DREDGE DESIGN REVIEW, NEW YORK, U.S. ARMY CORPS OF ENGINEERS

Directed engineering review of final design documents for dredging and disposal activities. Review included geotechnical, blasting, excavation materials handling, and final placement methods and materials.

KILL VAN KULL - NEWARK BAY CHANNELS NAVIGATION DEEPENING PROJECT, NEW YORK HARBOR, U.S. ARMY CORPS OF ENGINEERS, NEW YORK DISTRICT

Directed the re-evaluation of the economics, geotechnical, structural design, cost engineering and beneficial reuse design of disposal material from deepening the navigation channels to demonstrate cost benefit.

ARTHUR KILL CHANNEL - HOWLAND HOOK MARINE TERMINAL NAVIGATION DEEPENING STUDY, NEW YORK HARBOR, U.S. ARMY CORPS OF ENGINEERS, NEW YORK DISTRICT

Directed the re-evaluation of the economics, geotechnical, structural, cost engineering and dredge material characterization and disposal design related to deepening the navigation channels to demonstrate cost benefit.

FLOOD WALL DESIGN, GOWANUS CHANNEL, NEW YORK, NY, WHOLE FOODS

Formulated design concept for protecting a commercial warehouse situated in the flood plain. Analyzed seawall requirements including underwall seepage in 100-year flooding event. Prepared performance specifications for mechanical flood gates for vehicular access points, stops logs for building perimeter protection, and architecturally styled removable window shutter systems for penetrations below flood level.

CONEY ISLAND BEACH STABILIZATION AND TEE GROIN DESIGN, LONG ISLAND, NY, U.S. ARMY CORPS OF ENGINEERS, NEW YORK DISTRICT

Formulated design concept for a system of pocket beaches and tee groin structures to stabilize the western end of Coney Island. Assessed littoral processes and applied theories of crenulate beaches and headland features to define stable equilibrium shoreline planforms. Created design methodology to determine size, placement, geometry and orientation of structures in a bi-directional wave climate.

COASTAL FLOOD PROTECTION DESIGN FOR HIGHLANDS, NJ, NEW YORK, NY, U.S. ARMY CORPS OF ENGINEERS, NY DISTRICT

Evaluated alternative flooding and wave reduction design concepts to protect urban shoreline infrastructure. Assessed benefits of offshore and nearshore breakwaters and berms, vertical and recurved seawalls, building floodproofing concepts, and interior dunes/levees, buried revetments and movable floodgate and floodwall concepts. Developed preliminary design solutions based on overtopping impacts at various levels of return period, risk and uncertainty.

COASTAL FLOOD PROTECTION DESIGN FOR KEYPORT, NJ, NEW YORK, NY, U.S. ARMY CORPS OF ENGINEERS, NY DISTRICT

Evaluated alternative flooding and wave reduction design concepts to protect urban shoreline infrastructure. Assessed benefits of offshore and nearshore breakwaters and berms, levee systems vertical and recurved seawalls, and floating wave attenuator schemes. Developed preliminary design solutions based on overtopping impacts at various levels of return period, risk and uncertainty.

CLIFFWOOD BEACH SEAWALL FAILURE ANALYSIS, U.S. ARMY CORPS OF ENGINEERS NEW YORK DISTRICT

Provided forensic analysis of potential seawall collapse and bluff slope failure in support of feasibility study.

ECO-SENSITIVE SHORE PROTECTION DESIGN FOR JAMAICA BAY WETLANDS SHORELINES, NEW YORK, NY, U.S. ARMY CORPS OF ENGINEERS, NY DISTRICT

Developed shore protection concept designs including pocket beach/Tee-groin systems, coastal lagoons, detached breakwater systems, perched cobble beaches, panel breakwalls, and floating wave attenuator systems to preventing future retreat and loss of coastal wetland areas without introducing shoaling and sedimentation which could chock and bury the sensitive ecosystem. Formulated specific guidelines and concepts to incorporate natural habitat features in the protection systems and establish minimum performance thresholds for bio-engineering solutions.

SEAWALL DESIGN REVIEW, LEONARDO, NJ, U.S. ARMY CORPS OF ENGINEERS, NEW YORK DISTRICT

Evaluated the stability, overtopping and wave reflection characteristics of a seaward battered sheet pile seawall with fronting rubble berm. Developed recommendations for tolerable overtopping conditions and assessed impacts of wave resonance and reflections on structure stability and beach scour.

JONES INLET GROIN EXTENSION PROJECT, LONG ISLAND, NEW YORK, U.S. ARMY CORPS OF ENGINEERS, NEW YORK DISTRICT

Developed a design of a 150-foot long extension to an existing groin on the west side of Jones Inlet. Determined the orientation and length of the groin to reduce sediment bypassing of the structure, and prepared construction plans and contract specifications.

DEAL LAKE MARINE OUTFALL DESIGN, NEW JERSEY COAST, U.S. ARMY CORPS OF ENGINEERS, NEW YORK DISTRICT

Facilitated a value engineering study to develop a design to extend an outfall through the surf zone and maintain fish migratory capacity. Directed three-dimensional movable bed model studies of shoreline impacts. Managed final design of the outfall extensions through a beach fill including wave analysis, structural design, pile testing, and use of composite materials and construction methods.

BEACH RENOURISHMENT AND REVETMENT PROJECT, CONEY ISLAND AREA STORM ·DAMAGE PREVENTION PROJECT, U.S. ARMY CORPS OF ENGINEERS, NEW YORK DISTRICT

Developing a design for a 60-foot closure revetment to a terminal groin to replace a failed temporary revetment. Developing plans and specifications for beach renourishment, including backpassing material from a downdrift accretion area.

SPUR JETTY DESIGN REVIEW, SHINNECOCK INLET, NEW YORK, NEW YORK DEPARTMENT OF STATE

Directed evaluation of updrift and downdrift spur attachments to jetties for controlling shoreline erosion and channel sedimentation.

MARINE OUTFALL DESIGN, NEW JERSEY COAST, U.S. ARMY CORPS OF ENGINEERS, NEW YORK DISTRICT

Developed final design of ten outfall extensions through a beach fill including wave analysis, scour assessment, structural design, pile testing, and use of composite materials and construction methods. Design required formulation of a new wave loading calculation for surf zone conditions.

MARINA WAVE ATTENUATOR SYSTEM, BUFFALO HARBOR, NEW YORK, CONFIDENTIAL CLIENT

Designed and model-tested an innovative ice-resistant sloping float wave attenuator system for conversion of a commercial slipway to function as a marina basin at Seaway Piers.

SHINNECOCK INLET WEST JETTY MODIFICATION, SOUTH HAMPTON, NEW YORK, U.S. ARMY CORPS OF ENGINEERS, NEW YORK DISTRICT

Conducted a feasibility level study to assess the existing site conditions and ascertain the causes leading to the deterioration. Preconstruction engineering and design (PED) was provided to develop an alternative to counteract the deterioration. Specific tasks included assessment of the general condition of the structure, data analyses, coastal analyses, storm damage projections, repair recommendations and drawings for reconstruction.

US COAST GUARD STATION ROCHESTER, USCG CLEVELAND

As Principal Engineer, performed wave studies to devise mitigation designs for surge and harmonic wave action in the boat launch well and berthing area at the jettied entrance of the Genesee River to Lake Ontario. Developed revised basin and entrance geometries and dockage plans to minimize berthed vessel movement and damage and increase emergency response readiness.

FT PIERCE MARINA BREAKWATER, FT. PIERCE, FL

Directed movable bed model testing of an island breakwater scheme to protect marina. Conducted three-dimensional testing with integrated tidal currents and simulated storm wave events. Examined erosional response of pocket beaches and artificial headlands embedded into island geometry. Introduced an interwoven rock island archipelago in lieu of continuous breakwall as more environmentally sympathetic protection scheme. Verified artificial island construction details in larger scale wave flume tests.

MIDDLE BASS MARINA

Examined wave transmission characteristics through a proposed jettied harbor entrance. Adjusted jetty length and orientation to reduce costs. Confirmed wave agitation levels at entrance mouth and resolved vessel safe maneuvering issues during storm events. Confirmed harbor agitation levels along wetland banks to verify bioengineering shore protection potential. Tested stability of crescentic pocket beach design.

DESTINATION BROADWATER STORM PROTECTION, BILOXI MISSISSIPPI, PRESIDENT CASINOS, INC.

Conducted three-dimensional wave testing of a breakwater scheme to protect a planned marina basin and a floating casino complex against hurricane events. Studies examined the navigational conditions under normal operating scenarios in both the entrance channel at in the berths. Simulations of Hurricane Camille waves and water levels examined the safety of the large floating casino buildings during design severe events. Seawall design and harbor breakwater plans were adjusted to achieve acceptable storm protection.

BUFFINGTON HARBOR AGITATION, GARY, INDIANA, PRESIDENT CASINOS, INC.

Conducted three-dimensional model testing of a converted industrial harbor to determine impact of wave reflections on harbor agitation and operations at an existing commercial dock.

HAMMOND MARINA BREAKWATER

Tested unique dual breakwater concept consisting of a submerged outer reef structure backed by a reduced size main breakwater. Verified combined wave transmission and overtopping characteristics for hyper breaking waves. Confirmed required rock armor size for stability and explored reef porosity effects on wave transmission.

OIL SPILL LABORATORY EVALUATIONS, U.S. ENVIRONMENTAL PROTECTION AGENCY

Conducted a laboratory evaluation of oil spill behavior under various simulated environmental conditions including oil spread under ice, oil interaction with a beach face, and wave-excited dispersant of oil.



EDUCATION

Bachelor of Landscape Architecture – Honors
Michigan State University, 2000

REGISTRATIONS

CLARB Certified
State of Colorado #0001154
State of Florida #66669988
State of Michigan #3901001548

MILITARY AWARDS

Valorous Unit Award
Combat Infantry Badge
Army Commendation Medal
Army Achievement Medal
Armed Forces Expeditionary Medal
Humanitarian Service Medal
National Defense Medal
Army Service Ribbon

MICHAEL MEYERS, PLA

Director of Landscape Architecture

Michael Meyers has over twenty years of experience in the planning and design of the public realm, with an emphasis on implementation of sustainable built landscapes, urban waterfront environments, and high-end resort planning and design. His project experience spans waterfront parks, marinas, master planned communities, urban revitalization, streetscapes, parks and recreation facilities, private luxury homes and resort developments. Prior to his role as Director of Landscape Architecture for Edgewater, Mr. Meyers spent 18 years with EDSA as Vice President where he gained notable expertise and experience in luxury resort design in Florida, the Caribbean and beyond.

BAHA MAR HOTELS

Baha Mar is a one of a kind 5-star resort complex located on Cable Beach, New Providence, Bahamas. This complex is home to four hotels: Rosewood, Hyatt, SLS, and Owner Operated Casino Hotel. Each hotel has its own pool. There are beachside amenities, shark aquariums, flamingo exhibits, and the feature blue hole beach side pool. The project's total construction budget was $80 million. While at EDSA, Michael Meyers participated in this design build project as designer, on-site supervisor, and construction coordinator of the beachside and pool amenities in conjunction with Valley Crest Development, ADE Aquatic Engineering, SPX Engineering, AECOM, Osprey Construction and many others.

CONRAD PLAYA MITA

The Conrad Playa Mita is located just north of the famed Punta Mita in Nayarit, Mexico. This was a redevelopment of an existing hotel resort property within a Fonatur master planned development. While employed at EDSA, Michael Meyers provided pre-land acquisition services to establish feasibility for the redevelopment. Once acquired, working with S.B. Architects, Mr. Meyers provided site planning, design and landscape architecture through design development for a 325 room Conrad Hotel. This design includes three pools, a poolside bar and grill, 3 meal beach restaurant, specialty point restaurant, spa, ball rooms, tennis courts, gardens and water features. The project is currently under construction.

PUERTO LOS CABOS

Located on a pristine stretch of coastline along the Sea of Cortez, just east of the San Jose del Cabo estuary, Puerto Los Cabos is a 2,000-acre, master-planned, mixed-use resort community. The community encompasses gated residential neighborhoods, hotels, golf courses, a world-class marina with upcoming marina village, botanical and sculptural gardens, and the Puerto Los Cabos club. The club provides full-service access for all homeowners with a complete suite of anticipatory service and unparalleled amenities. While at EDSA, Mr. Meyers worked as both project manager and designer on the land planning effort at Puerto Los Cabos. The goal of the project was to create the vision for a world class resort destination. The key to this vision was to develop a land use plan that exceeded the current market demands and had the flexibility to evolve with the ever-changing markets allowing Grupo Questro to partner with developers or sell development parcels to third parties for years to come. This planning and design effort was produced in conjunction with project partners at EDSA (Planning), Gran Vision (Architecture), ATM (Coastal and Marine Engineers), Jack Nicklaus Design and Greg Norman (Golf Course Designers).

NEVIS FOUR SEASONS RESORT

While at EDSA, Michael Meyers worked for BMGI on the redevelopment efforts for the Four Seasons Resort in Charlestown, Nevis. The goal of the project was to provide the client with an overall assessment of the property and to identify critical projects that would bring the property and resort to the forefront of luxury Caribbean resorts while maintaining the original charm of the property. As part of the project, Mr. Meyers conducted an on-site workshop and produced final client concepts using traditional hand graphics, Photoshop, AutoCAD, Sketchup, and Microsoft Office tools. The final deliverable included order of magnitude cost estimates schematics through construction documentation of identified projects.

ARA MACAO RESORT

The Ara Macao Resort & Marina is located on the Placencia Peninsula in Southern Belize, Central America. The Ara Macao Resort & Marina Master Plan currently offers 31 Ocean front home sites, 18 Ocean front Condos and 21 Marina Condos. The Resort will feature a 96-slip marina, with direct access to the Caribbean Sea. Phase II plans for a boutique hotel along with 3 additional mid-rise buildings and additional Marina Condominiums. Mr. Meyers has carefully planned and integrated the landscape to create a residential community nestled within the native habitat of coastal Belize. Named for the native Scarlett Macau, the project will protect habitat while creating a beautiful new community.

OTHER NOTABLE PROJECT EXPERIENCE

Bella Mesa - Castle Rock Colorado
Bimini - Bimini, Bahamas
Caneel Bay Rosewood - St. Johns, US Virgin Islands
Chub Cay - Berry Island, Bahamas
Costa Verde - Panama City, Panama
Crocker Properties - Jacksonville, Florida
Dhirubhai Ambani Convention Center - Mumbai, India
Dream Plaza - Panama City, Panama
Disney Port and Straw Market - Grand Bahama, Bahamas
Four Seasons - Exuma, Bahamas
Four Seasons - Almaty, Kazakhstan
FAU Football Stadium - Boca Raton, Florida
The Hills - Panama City
Horseshoe Casino - Cincinnati, Ohio
Horseshoe Casino - Bosier City, Louisiana
Hard Rock Resort and Casino - Tampa, Florida
Hollywood Hard Rock and Casino - Hollywood, Florida
Las Mareas - Jobo, Costa Rica
Mission Hills Lavastone Resort – Haikou
Now Natura, Cancun, Mexico
North West Point - Providenciales, Turks and Caicos
Old Bahama Bay - Grand Bahama, Bahamas
Panama Yacht Club - Panama City, Panama
Paradiso del Mar - Lapaz, Mexico
Peninsula Maya - Yucatan, Mexico
Pompano Pier Fishing Village - Pompano, Florida
Port St. George - Long Island, Bahamas
Puerto Los Cabos - San Jose Del Cabo, Mexico
Ritz Reserve - San Jose Del Cabo, Mexico

Maff-Stack, LLC

Maff - STACK LLC
231 East Broad Street, Suite 102
Cookeville, Tennessee 38501
931-526-5143

8830 S Maryland Parkway, Suite 115
Las Vegas, NV 89123
702-629-1900

June 30, 2020

Chris Shelli
Fort Christopher's Thoroughbreds
3093 Country Rt. 46
Fort Edward, NY 12828

Dear Mr. Shelli,

Thank you for the opportunity to become the technology members on your project team. Maff-Stack is eager to start conceptual design efforts to design your world class fully automated dry stack facility. It is our intent to employ our full array technology advances on your project. We intend to set new world records for the most advanced dry stack storage system, and do so at the lowest cost per boat on record.

Our designs shape the future through creative solutions and visionary leadership. Our technology is measured not only by the inherent stability and integrity, but also by its economy in fulfilling its purpose.

Should you have any questions regarding the automated Maff-Stack system, please feel free to call my office at 702-629-1900 or Brian Maffett in our Tennessee office at 931-526-5143.

Mark Williams

Mark Williams, PE, SE
Vice President

Mark E. Williams PE, SE

Mr. Williams is a Registered Professional Engineer in eleven states and the U.S. Virgin Islands. He is registered as Professional Civil Engineer as well as Professional Structural Engineer. Mark has expertise in dry-stack marinas, hazardous material warehouses, hurricane wind loading, and seismic design.

Mark has professional registrations in eleven states, and is registered in both Civil and Structural Engineering.

He has a wide range of experience in the Structural and Civil Engineering fields and has 35 years of experience. He has provided engineering on more than 50 dry-stack storage buildings, and 6 classified large scale projects for the US Department of the Navy, four of which won accommodation for engineering excellence.

The government of Argentina specifically requested his help for the design and project management of the Planta Productora De Aluminio Primario project (a government project intended to withstand a large scale accidental explosion).

Mark has a long history of managing projects that have been completed on time and under budget. Included in this group are specialized military projects for the Department of the Navy, and the Department of Underwater Warfare.

Mr. Williams demonstrated innovated engineering of concrete structures for blast containment on military bases. He has provided structural engineering services for industrial, commercial, manufacturing, Hazardous/Flammable, Hazardous/Waste, High Tech, Heavy Manufacturing, and Blast Resistant structures.

Mr. Williams specializes in dry-stack boat storage. His marine engineering services include the world's first fully automated dry stack storage building. Designs have included structures in high seismic areas as well as structures in hurricane wind zones with velocities as high as 215 mph.

EDUCATION

B.S.C.E. Civil Engineering
University of Utah
Professional Civil Engineer
Professional Structural Engineer

PROFESSIONAL REGISTRATIONS

Alaska, Arkansas, Arizona, Maine, Florida, Nevada, North Carolina, South Carolina, Tennessee, Texas, and Utah.

PATENTS

Mr. Williams and his partner Brian Maffett have two patents which include without limitation U.S. Patent No. 6,007,288, which relates to a watercraft storage system and U.S. Provisional Patent Application Serial No. 60/490,066

PROFESSIONAL AFFILIATIONS

Structural Engineering Certification Board
National Society of Professional Engineers
American Association for Wind Engineering

BUSINESSES

Sky Structures, LLC
Las Vegas, Nevada
President

Maff-Stack, LLC
Las Vegas, Nevada
Vice President

Maffett Loftis Engineering, LLC

Brian C. Maffett, P.E.
Gary D Loftis, P.E.
Michael T. Abernathy

Maffett Loftis Engineering, LLC
231 East Broad Street, Suite 102,
Cookeville, TN 38501
Tel: (931) 526-5143, Fax (931) 526-5153
www.maffett-loftis.com

Brian D. Maffett, P.E.

Executive Profile:

Mechanical engineer with over 30 years of experience in the construction industry.

Engineering and Business manager responsible for all company operations including marketing, employee relations, business development, engineering design, plans and specifications generation, customer service and relations, quality control, contractor interface, construction observations, billing, and company financing.

Oversees and responsible for the design of mechanical, plumbing, and fire protection systems for commercial, industrial, and marine construction projects. Manages the activities of designers and draftsmen with accountability for goals, objectives, and operational policies.

Experience:

2008 – Pres. Maffett Loftis Engineering, LLC, Cookeville, Tennessee

- Co-owner and Principal Engineer
- Brought in electrical engineer Gary D Loftis as a partner in the firm and changed name.

2004-2008 Maffett Engineering, LLC, Cookeville, Tennessee

- Sole Owner and Principal Engineer
- Established mechanical, plumbing, electrical, and fire protection consulting firm.

2002-2004 Maffett-Stamps, PLLC, Cookeville, Tennessee

- Co-Owner and Principal Engineer
- Brought in architect J. Greg Stamps, AIA as a partner in the firm and changed name.

1996-2002 Maffett, Inc., Cookeville, Tennessee

- Co-Owner and Principal Engineer
- After obtaining Professional Engineering License in 1996, relocated to Cookeville Tennessee and joined forces with my father, William C Maffett, PE, AIA to form multidiscipline construction design firm.

1986 –1996 Ball Corporation, Broomfield, Colorado

- Began employment as an Engineering Designer but was quickly promoted to Design Engineer, and finally to Senior Design Engineer. Worked on production plant facility and equipment construction projects. Spent approximately 50% of time in Colorado Office completing design and procurement activities. Other 50% of time spent at construction sites. Traveled extensively throughout the US, Canada, Europe, and the Middle East.

1982 –1986 Various Construction Companies

- Construction Laborer on various projects. Part-time and full-time as possible in conjunction with school.

Education:

Tennessee Technological University, Cookeville
B.S., Mechanical Engineering, 1986

Present or Past Professional Engineering Registrations:

Tennessee, Florida, Kentucky, Alabama, Georgia, Indiana, and Colorado
NCEES Registration – capable of being licensed in most states by reciprocity

Other Business Affiliations:

Maff-Stack, LLC, Cookeville, Tennessee

- Inventor and Co-Owner of technology development company serving the dry-stack boat storage industry

Arcade Properties, Cookeville, Tennessee

- Co-Owner and Manager of Commercial rental property in downtown Cookeville

Florence Harbor Marina, Florence, Alabama

- Co-Owner of Commercial Marina on Pickwick Lake

Present or Past Professional Associations:
National Council of Examiners for Engineering & Surveying (NCEES)
American Society of Plumbing Engineers (ASPE)
American Society of Heating Refrigerating and Air Conditioning Engr. (ASHRAE)
National Fire Protection Association (NFPA)
National Society of Professional Engineers (NSPE)
Tennessee Society of Professional Engineers (TSPE)
Pi Tau Sigma Honorary Mechanical Engineering Fraternity
American Society of Mechanical Engineers (ASME)

Skills:
Microsoft Windows
Microsoft Office, Word, Excel
Microsoft Outlook
AutoCad Drafting Software
Trane Trace 700 HVAC Modeling Software

Insurance:
- Covered by Professional Liability Insurance through Maffett Loftis company policy
- Covered by Workman's Compensation Insurance through Maffett Loftis company policy

Patents:
USA - 6,007,288 Watercraft Storage System
USA - 7,112,007 Improved Cradle For Item Transportation Especially Watercraft Storage
USA - 7,367,747 Adjustable and Extending Transportation Cradle for Watercraft
Numerous Domestic and International Patents Pending relative to Watercraft Storage

Present or Past Civic Associations:
Cookeville Chamber of Commerce
Cookeville Breakfast Rotary Club
Middle Tennessee District Boy Scouts of America – Eagle Scout
Cookeville First United Methodist Church

Maffett Loftis Engineering, LLC
1 South Jefferson Ave, Suite 101
Cookeville, TN 38501
Tel: (931) 526-5143, Fax (931) 526-5153
www.maffett-loftis.com

Gary D. Loftis, P.E.

Date: April 17, 2019

Executive Profile:

Electrical Engineer with over 27 years of experience in the field. Owner and manager of engineering design business for 16 years with responsibilities in all facets of company operations including R&D, design, prototypes, production manufacturing, product installation, employee management, business development, engineering design, plans and specifications generation, inspection, customer service and relations, quality control, contractor interface, construction observations.

Oversee and responsible for the design of power, lighting, and fire alarm systems for commercial, industrial, and marina construction projects. Manage the activities of designers and draftsmen with accountability for goals, objectives, and operational policies.

Summary of Experience

2008 – present Maffett Loftis Engineering, LLC, Cookeville, Tennessee

- Co-owner and Principal Electrical Engineer
- Responsible for all electrical, lighting, fire alarm and low voltage design, provide electrical systems analyses, expert electrical witness, and responsible for business affairs.
- Specialized in marina electrical design.
- Teach marina electrical code and safety classes throughout the US.

2006-2008 Maffett Engineering, LLC, Cookeville, Tennessee

- Design Electrical Engineer
- Responsible for all electrical, lighting, fire alarm and low voltage design
- Partnered with Brian D. Maffett, PE and changed name of design firm to Maffett Loftis Engineering.

2004 - present Certified Deputy Electrical Inspector, State of Tennessee

- Met qualifications set by Tennessee State Fire Marshal, Electrical Section to become an electrical inspector to include minimal five years of field wiring experience, passing of certification test through National Certification Program for Construction Code Inspectors (NCPCCI) (One-Two Family Dwelling and Electrical General), passing of state interview process, and demonstrated extensive knowledge of National Electrical Code NFPA 70.

- Responsible for performing electrical inspections on electrical installation ranging from residential to large commercial to health care to ensure proper installation according to the National Electrical Code and Tennessee Regulations.
- Inspection jurisdictions include: City of Cookeville, Putnam County, and Overton County

1995 – 2005 **PLM Corporation, Cookeville, Tennessee**

- Owner and Principal Electrical Designer
- Responsibilities included: project quotation, machine concept, machine design (mechanical, electrical, and controls), machine-shop work, assembly, testing and debug, customer interface, machine installation, business finance, advertising, and employee management.
- Specializing in marina electrical design.

1993 (one year) **Architect and Engineers Inc., Cookeville, Tennessee**

- Part time employee as an EIT
- Responsibilities included: drafting building systems, architectural layout and details, and upkeep of computer systems and software.
- Taught AutoCAD classes to Architect's and draftsmen that were designed specifically to fit the needs for Architect's and Engineer's.

1986 – 1995 **PLM Corporation, Cookeville, Tennessee**

- Employment began as a junior in high school with a title of technician. Having taken two years of electronics in high school, I already had a good basic understanding of electrical design. I quickly became involved and played a major role in electrical design, machine design, quotation, parts procurement, prototype layouts, assembly, and customer relations.
- Paid 100% of college expenses by working part time during college.

Education

- Tennessee Technological University, Cookeville, TN B.S., Electrical Engineering, 1992
- Continuing education classes provided by IAEI, Square D, City of Cookeville, and City of Knoxville including many electrical subjects (example: NEC, Photovoltaic design / installation / inspection, health care, arc flash, power, low voltage, electrical code)
- ABYC marine electrical certification

Present or Past Professional Engineering Registrations:

Tennessee, Florida, Kentucky, New York (pending)

Other Business Affiliations:

Loftis Enterprises PC, Cookeville, Tennessee

- Owner, contracted with the State of Tennessee to perform electrical inspections for commercial, industrial, marina, and residential construction

Loftis Properties, Cookeville, Tennessee

- **Sole Proprietorship** of residential rental property in Putnam County, TN

Licensed Electrician and Plumber, Tennessee

- Inactive

Present or Past Professional Associations:

- National Council of Examiners for Engineering & Surveying (NCEES)
- National Fire Protection Association (NFPA)
- Tennessee Association of Electrical Inspectors
- International Association of Electrical Inspectors (IAEI)
- Tennessee Marina Associations (TMA)
- Kentucky Marina Associations (KMA)
- Putnam County Chamber of Commerce
- ABYC Certified Marine Technician

Software Skills:

Microsoft products
AutoCAD Design Software
Various Engineering design programs (examples: arc flash analysis, circuit voltage drop calculations, short circuit studies, power modeling, etc.)

Insurance

- Covered by Professional Liability Insurance through Maffett Loftis company policy
- Covered by Workman's Compensation Insurance through Maffett Loftis company policy

Civic Association:

Putnam County Chamber of Commerce

Religious Affiliation:

Algood church of Christ – serve as an elder, young adult class teacher, India mission work

See references attached.

Maffett Loftis Engineering, LLC
1 South Jefferson Ave, Suite 101
Cookeville, TN 38501
Tel: (931) 526-5143, Fax (931) 526-5153
www.maffett-loftis.com

References:

Michael T. Abernathy
Chief, Real Estate Division
Real Estate Contracting Officer
Nashville District
U.S. Army Corps of Engineers
Michael.T.Abernathy@usace.army.mil

"I have been the Chief of Real Estate for the Nashville District Corps of Engineers for 10 years now. We enjoy the most robust and nationally known marina program within the entire US Army Corps of Engineers enterprise. I have known Mr. Gary Loftis personally for many of those 10 years. I can say without doubt there is not a more knowledgeable PE in the nation than Mr. Loftis regarding marina electrical code and design. Mr. Loftis is so knowledgeable in fact that the Nashville District Corps of Engineers partnered with Mr. Loftis and the KMA/TMA Marina Associations about 4 or 5 years ago to implement the marina electrical inspection program currently in place for the Nashville District, with Mr. Loftis serving as our subject matter expert. Additionally, Mr. Loftis is currently serving as the electrical safety subject matter expert with the Tennessee Valley Authority in a stakeholder team related to Floating Cabins along the Tennessee River watershed. Mr. Loftis possesses the most comprehensive understanding of marina electrical design and safety I have ever seen in my 28 year career. I cannot say enough about the amazing technical qualifications of Mr. Loftis! If you have any questions whatsoever about his many interactions with the US Army Corps of Engineers related to electrical design and safety of marinas, I am more than happy to help."

James C. Adams
Tennessee Valley Authority
Senior Manager of Recreation and Shoreline Management
jcadams2@tva.gov

"Gary Loftis of Maffett Loftis Engineering provided consulting services to TVA regarding electricity in and near water. He helped inform a TVA facilitated stakeholder group on the issues surrounding the electrical supply to floating cabins and marinas. In addition, he provided technical expertise to the group regarding the National Electrical Code as it relates to floating cabins. He assisted the group in drafting a set of recommended electrical standards for TVA's review. Gary provided presentations, answered questions for the group, provided examples of system components, and identified the applicable parts of the NEC for specific situations. He was able to provide the expertise we needed related to floating cabins. Gary's work products met TVA's expectations and were submitted in a timely manner. The subject work was provided during 2017 and 2018.

This email does not promote the services of Gary Loftis over any other individual but is simply a reference for the services provided to TVA."

Victor Polen
Owner
Hoosier Hills Marina
Vapolen@yahoo.com

"I welcome the opportunity to recommend Gary. Not only did he do a similar level of work for me, I am working with him on planning additional distribution and expansion.

Gary is extremely thorough, very technical and his understanding of the code and Marina requirements is second to none. Well respected in the Owners Community and within the U.S. Army Corps.

His analysis was hands on and looked at detailed loading, wiring, types of cabling, and junctions etc. his report initially helped prevent major issues this season and identified weak area that we have been watching carefully until we get to the off-season.

I highly recommend him for this type of work!"

Robert Semmes
VP, International Marina Consulting
Applied Technology & Management (ATM)
rsemmes@appliedtm.com

"Maffett Loftis have worked with ATM on several projects and project managers over the past year. Everybody across the board is extremely happy with their work and we are extremely satisfied. They have become or go-to engineer for marina utilities work and we highly recommend them for the assessment. Kirby's on vacation but I copied him in as well just to keep him in the loop."

James Millea
Project Manager
Twin Creeks Marina
jmillea@twincreekstfl.com

"Maffett Loftis Engineering performed the electrical engineering plans for our new construction marina and fuel dock. Gary Loftis came highly recommended by marina industry leaders, locally and nationally, and by Tennessee State Electrical Inspectors.

Mr. Loftis and his team designed the electrical plan, taking into consideration not only our present needs, but planning for future expansion. Mr. Loftis emphasized safety, and practicality while suggesting several options that helped make the project more economically feasible.

Mr. Loftis was easily accessible when our construction team or inspectors had questions about the plans. He also answered many questions about construction issues that were outside his scope of work. Mr. Loftis and his team stepped up in a big way when we had some time-sensitive issues not originally included in their scope of work and helped us find solutions to some difficult issues.

Mr. Loftis is widely regarded as the expert in marina electrical engineering by those in the industry. I highly recommend him."

Steve Rice

STEPHEN RICE RESUME

SKILLS AND TALENTS

Stephen Rice has more than 25 years of experience in retail and commercial lending industries giving him excellent skills including:

- Deep understanding of contract, contract negotiation and contract management
- Experience in leasing and lease negotiation
- Knowledge of budget, budget constraints and maintaining financially profitable businesses
- Managing employees and teams
- Working with a team from beginning of a project through to a successful completion

WORK EXPERIENCE

- 1996-2016 - Retail and commercial lending industry

  Stephen spent more than 25 years in this industry forming strong relationships with some of the industry's leading financial firms. Most recently, he was part of an eight-man financial workout team by $4 billion Midwest Financial to lend, work out troubled debt, re-purpose and sell bank assets, and oversee banks REO. Successfully recapitalized bank and completed sale in May of 2016.

- March 2016 – Present - Vice President of International Management Group and General Manager of the Port Marina Condominium Association Inc., Fort Lauderdale FL.

  Stephen was hired to complete a financial and operational turnaround of the Port Marina Condominium. H is responsible for the daily oversight of The Port Marina Condominium Inc. which is a one of kind, complex, fully automated dry stack condo project in Fort Lauderdale FL. Stephen expanded the Board of Directors to 5 in 2016 and completed the financial turnaround prior to year end 2016. He worked with Maff-Stack (the original project designer and patent holder of this automated system) and brought in automated international controls expert to enhance and create movement efficiencies of the already state of the art technology.

  The precision of the new controls now allows vessels to pass within inches of each other while moving in three dimensions utilizing an overhead crane with absolutely no sway. The Port Marina is now capable of moving a 35,000 lb. vessel from its high-rise storage rack to water in 4 minutes or less. Stephen was also able to eliminate down time found in most conventional dry stacks, create operational efficiencies allowing the organization to reduce insurance costs, and nearly eliminate damage. In fact, no damage has ever been caused by the crane itself. Stephen was engaged in the entire process from design through entitlement and construction.

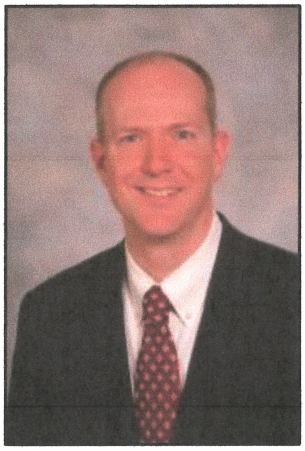
- 2020 – Stephen has been consulting with Shelli & Associates on the project known as the Fisherman's Wharf in Fort Pierce, FL. If Shelli & Associates are awarded the Fisherman's Wharf bid, Stephen's industry leading partners at Maff- Stack, Sky Structures, Maffett Loftus Engineering, Edgewater Resources, undisclosed controls expert, and he will work as a seamless team on the project from initial design, entitlement, permitting and construction and management. "Chris Shelli and his family have been great friends since I relocated to Fort Lauderdale and I look forward to personally partnering with him on his future endeavors, including the project in Fort Pierce."

Dean Mead, Attorneys at Law

W. Lee Dobbins, Esq.

DEAN MEAD
ATTORNEYS AT LAW

W. LEE DOBBINS



Shareholder
Office: Fort Pierce, Stuart
Phone: (772) 464-7700
Fax: (772) 464-7877
Email: LDobbins@deanmead.com

Lee Dobbins is the Managing Shareholder of Dean Mead's Fort Pierce office. He practices in the areas of zoning, land use and commercial real estate transactions in the Fort Pierce, Stuart and Port St. Lucie communities. He represents property owners in the acquisition and development of land, including negotiating complex purchase contracts, due diligence, financing, title issues, closings and obtaining zoning and land use and site plan approvals from the local municipalities. Mr. Dobbins has assisted clients in taking residential, commercial and mixed-use developments from the purchase of raw land through obtaining final development approvals. He also has experience in obtaining economic development incentive grants and tax abatements, resolving utility issues, concurrency, debt restructuring transactions and drafting and negotiating complex commercial leases throughout the Treasure Coast.

Representative Experience

- Negotiated and drafted a 50-year ground lease for a mega-yacht maintenance and repair facility at the Port of Fort Pierce.
- Negotiated and drafted a development agreement for the King's Landing project in downtown Fort Pierce.
- Assisted a hotel developer with drafting and obtaining approval of amendments to the St. Lucie County Land Development Code creating a new zoning category for hotel resorts and allowing for condo-hotels.
- Negotiated and obtained approval of a development order for LTC Ranch West, a 2000 acre DRI in the City of Port St. Lucie.
- Obtained approval of The Atlantic, an $80M ocean-front luxury drug and alcohol treatment facility in St. Lucie County.
- Drafted and negotiated agreements with the City of Port St. Lucie for the construction of park improvements in the Riverland development in exchange for park impact fee credits.
- Negotiated and drafted several agreements between developers and St. Lucie County for the construction of road improvements or donation of road right-of-way, in exchange for road impact fee credits.

- Reviewed and negotiated multiple utility agreements with St. Lucie County, the City of Port St. Lucie and the Fort Pierce Utility Authority.
- Assisted in drafting the Planned Development zoning section of the Fort Pierce Land Development Code.
- Represented a private school in obtaining approvals to redevelop property in downtown Fort Pierce.
- Obtained development approvals and drafted and negotiated agreements with the City of Fort Pierce and St. Lucie County for the development of the 500 acre Village at Midway mixed-use project.
- Obtained development approvals and drafted and negotiated agreements with St. Lucie County addressing utilities and traffic concurrency for the 500 acre St. Lucie Commerce Center industrial park.
- Helped obtain development approvals and resolved permitting issues for the 1400 acre Tesoro luxury golf community in the City of Port St. Lucie.
- Negotiated and drafted an agreement with the St. Lucie County School Board for the donation of a school site in the LTC Ranch development, in exchange for school impact fee credits.
- Obtained approval of a 645 acre aggregates mine in western St. Lucie County.
- Obtained development approvals and resolved permitting issues for the Tesoro Preserve and Ravello waterfront communities in the City of Port St. Lucie.
- Assisted the developer of the Martin County Ranch Community in obtaining development approvals.
- Assisted a company in obtaining approvals and incentive grants to build a roof tile manufacturing plant in Okeechobee County.
- Negotiated and drafted an agreement for a developer to install water and sewer lines in a County right-of-way, and receive a portion of the connection fees from other properties connecting to that line.
- Assisted in obtaining development approvals and resolving permitting issues for Dollar General stores in Indian River County, St. Lucie County and Martin County.
- Assisted several companies in obtaining state and local government incentive grants and tax exemptions for expansions and relocations.

Professional and Civic Activities

- The Florida Bar
  - Real Property, Probate and Trust Law Section - Member
  - Environmental and Land Use Section – Member
- St. Lucie County Bar Association
- St. Lucie County Chamber of Commerce
  - President - 2002-2003
  - Board Member - 1998-2004
- St. Lucie County Economic Development Council - Board Member
- Treasure Coast Manufacturing Association - Board Member

Education

- J.D.: University of Florida Levin College of Law, Gainesville, Florida, with honors, 1993;
- University of Florida Trial Team, Member
- Associate Research Editor, University of Florida Law Review
- Undergraduate Degree: B.A., Duke University, Durham, North Carolina, 1990

Solutions Partnership, LLC

Patricia Christensen
Jeannette Weiss



Patricia Christensen

1391 NW St Lucie West Blvd. #190
Port St Lucie, FL 34986

P: 772-370-8122
E: pchristensen@solutionspartnership.com

Governmental Affairs
Municipal Contracting & Bid
Development Community Outreach
Campaign Consulting
Non-Profit Management
Strategic Marketing
Publishing

EXPERIENCE/QUALIFICATIONS

Registered Lobbyist in the state of Florida • 10 years governmental affairs & strategic marketing consulting
14 years elected official for a large municipality

WORK HISTORY

Solutions Partnership, LLC — Partner 2014-Present
Political campaign consulting, public relations and public affairs.

Summit 21, LLC — Principal 2012-Present
Consulting on governmental and solid waste issues, including assisting clients in the planning, organization and presentation of issues to government officials. Executive Director for the Treasure Coast League of Cities. Publisher of a community weekly newsletter.

Waste Pro of Florida, Inc. — Municipal Market Manager 2010-2012
Managed all the company's municipal contracts in my territory, in addition to acquiring new contracts through negotiations and the bid process. Maintained and grew relationships with public officials. Marketing and outreach through special events and community involvement.

City of Port St. Lucie — Mayor, Vice Mayor, Council Member 1990-1994 & 2000-2010
Responsible for policy decisions, 1100 employees, and a $500,000,000.00 municipal budget for the 9th largest city in the State of Florida. Elected for a total of five terms. Focused on economic development initiatives and constituent communications.

HIGHLIGHTED PROJECTS

Crosstown Parkway — Spearheaded a citizen's referendum for this multi-million dollar infrastructure project. Included fundraising, direct mail campaign, door-to-door advocacy. The referendum passed with 89% voter approval.

Treasure Coast Regional League of Cities — Became the first executive director of this 4-county, 13-city organization. Obtained funding to support the position through increased affiliate memberships.

AWARDS

St. Lucie County Chamber of Commerce Business Award, 2013, 2014, 2016, 2018, 2019,
Rotary International Presidential Citation 2015,
St. Lucie County Chamber of Commerce Ambassador of the Year 2013.

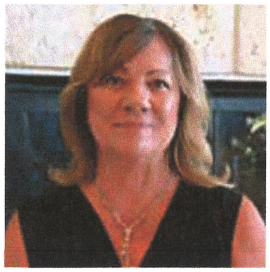
SELECTED AFFILIATIONS

St. Lucie County Chamber, Port St. Lucie Sunset Rotary, St. Lucie County Economic Development Council, CASTLE, Port St. Lucie Historical Committee

Solutions Partnership
Partnering For Success Is Our Business

EDUCATION

Business Administration, University of Rhode Island
Institute for Municipal Elected Officials certificates in leadership and government



Jeannette Weiss

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Port St Lucie, FL 34986
P: 772-380-2225
E: jweiss@solutionspartnership.com

Social Media Marketing
Event Management
Media Purchasing & Placement
Campaign Consulting
Fundraising
Advertising & Marketing Campaigns
Video Scriptwriting & Production

EXPERIENCE/QUALIFICATIONS

12 years marketing & public relations • 4 years corporate community relations

WORK HISTORY

Solutions Partnership, LLC — Partner 2014-Present
Political campaign consulting, public relations and public affairs.

J. Weiss Public Relations — Principal 2011-Present
Public relations, social media campaigns, crisis response and event management for a diverse client base including non-profit organizations, educational institutions and real estate companies.

Simple Success Marketing — Principal 2004-2011
Led this advertising and marketing firm with a clientele that included new home developers, real estate companies and publicly traded corporations. Advertising design and placement, videography, media purchasing, press releases, strategic marketing initiatives.

The Tribune — Community Relations Manager 2000-2004
Responsible for community outreach, a wide range of special events, the company's volunteer program, branding, promotion, and coordination of the newspaper's public service advertising program.

HIGHLIGHTED PROJECTS

Dale Sorensen Real Estate: From 2008 to present, I have managed public relations and social media for Dale Sorensen Real Estate in Vero Beach. Sorensen Real Estate had sales of more than $458 million in 2014. I write all press releases, blogs, articles, posts and tweets as well as consulting on development of marketing collateral.

Aviator College: In 2014 I scripted, directed and produced a video designed to reach international students. Within two days, the video was viewed more than 5,000 times on YouTube and the school's website.

AWARDS

ADDY® Awards for brochure design, ad design, PR campaign, ad campaign; Freedom Communications awards for public service, promotion and branding Big Brothers Big Sisters video design and production award.

SELECTED AFFILIATIONS

St. Lucie County Chamber, Port St. Lucie Sunset Rotary,
Roseann Gregory Cancer Foundation, Keiser University Advisory Board

EDUCATION

Indian River State College
Social Media Management Certificate

Solutions Partnership
Partnering For Success Is Our Business

Development Projects Completed
Edgewater Resources

I. United States Projects

1. SweetBay Marina Village, Panama City Florida

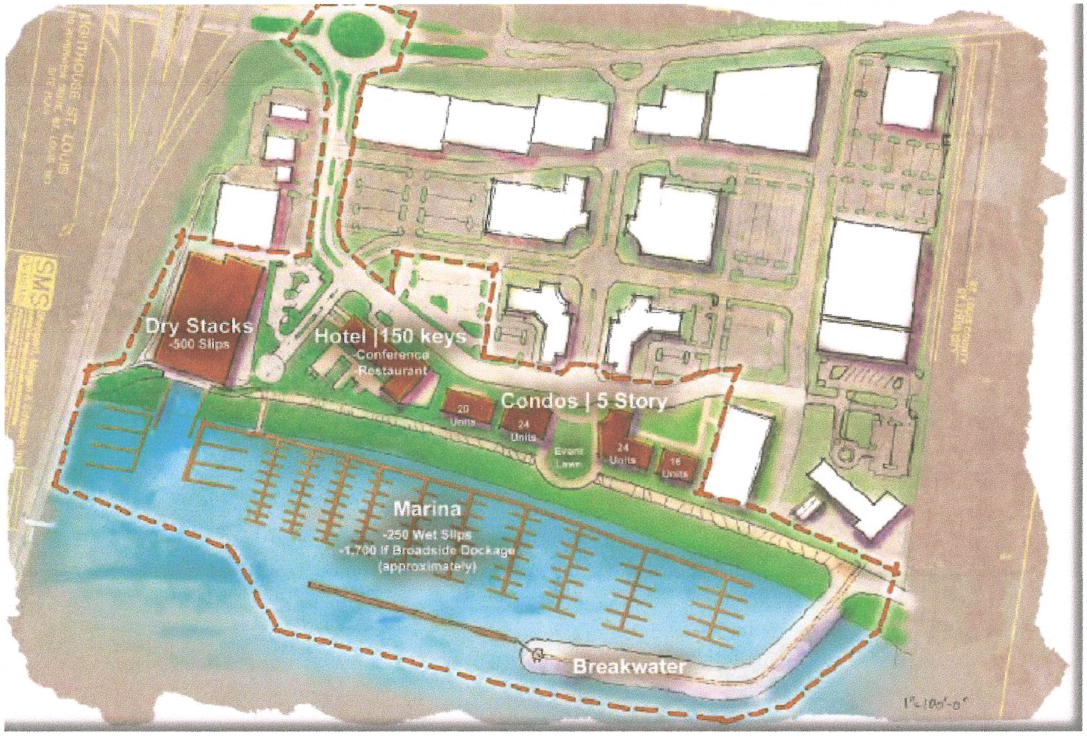
This project includes development of a marina village as part of an extensive 900 acre residential project currently underway by a national residential developer. The developer is focusing on single-family housing development construction and is currently building 100-200 units per year, with a total planned capacity of over 3,000 residential units. They have asked Edgewater to proceed with development of a 40-acre marina village to complement the residential development. The project undertaking includes:

- 60,000sf of leasable commercial space
- 291 apartments for rent
- 169 condos for sale
- 100 wet boat slips and 500 drystack slips
- Member beach club
- Boutique Hotel with 60 rooms plus branded residential condominiums
- Related amenities
- 40 acres of land which owner may subordinate
- Marina permits have been received



2. St. Louis Waterfront Development – St. Louis Missouri

The St. Louis Waterfront Development consists of approximately 65-acres of upland property along the Mississippi River Waterfront in the City of St. Louis. The project will include a mixed-use waterfront development including boutique hotel, drystack marina, wetslip marina, and related commercial infrastructure to support additional commercial and residential development including a themed waterpark. Substantial sales tax incentives/rebates are available through a tax increment finance authority. The property is also located in an opportunity zone (OZ).





3. Melbourne Riverwalk Marina – Melbourne Florida

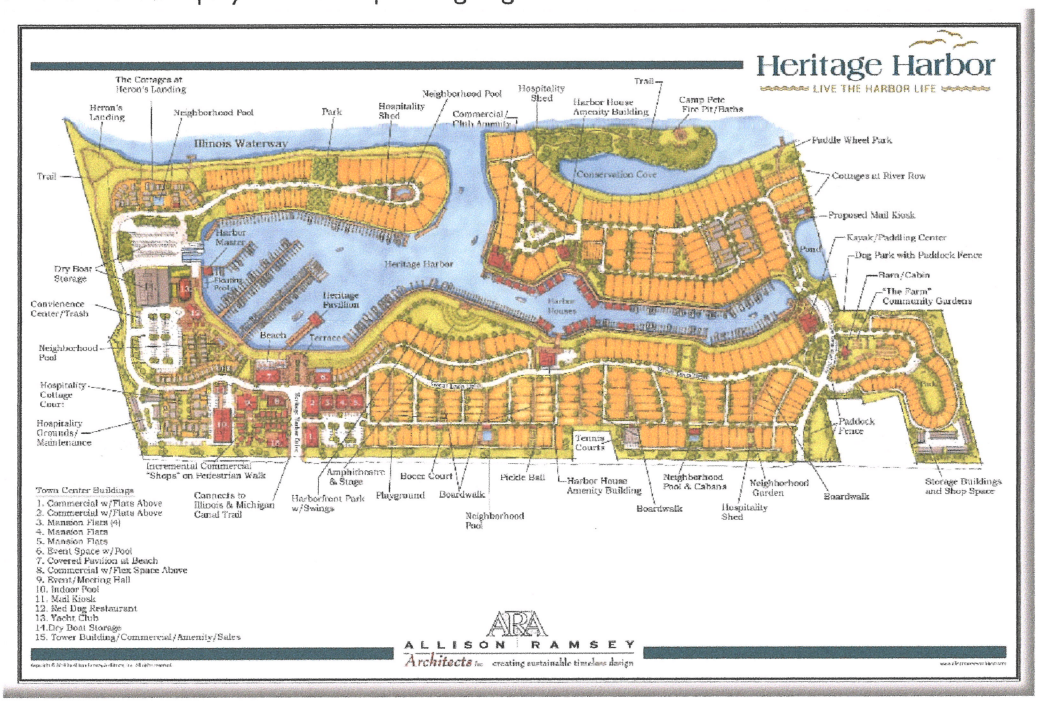
This project includes a 150-room branded hotel, in conjunction with marina, restaurants and commercial spaces. Rocket launches at Cape Canaveral can be viewed form this site. Marina permits are underway/anticipated summer 2020 and hotel construction is planned for 2020/2021.





4. Heritage Harbor Development – Ottawa Illinois

This project includes a development opportunity of 440 homesites, in addition to expansion of the existing marina and potential construction of floating homes, multi-family apartments and mixed use commercial including boutique hotel and related amenities. Over $50M has been spent to date on the project and it is located in an enterprise zone with a significant tax increment capture. The project is close to the Starved Rock State Park and the I&M Canal Bike trail and is 90 minutes from downtown Chicago just west of the western suburbs. The owner would like to retire and may leave some land cost/equity in a development going forward.







II. International Projects

1. Marina Santa Cruz Resort – La Paz Mexico

This project will be an oceanfront five-star hotel/tourist destination and boater's paradise providing luxurious accommodations, amenities and lifestyle within the natural land and seascapes of Baja California Sur. A state-of-the-art marina will be offered with all the conveniences and luxuries for superyachts to 350' in length. The project includes a yacht club, restaurant, bar, swimming pool and pool terrace for all guests to enjoy, refuel and chill out. A 5-star hotel is included with branded residential condominiums, single-family bungalows, townhomes and floating homes. A $70M Phase I budget has been identified, in addition to the land value which the owner will subordinate. The landowner has owned 4,000 acres for over 30 years and this initial phase includes 140 acres of a prime oceanfront peninsula.

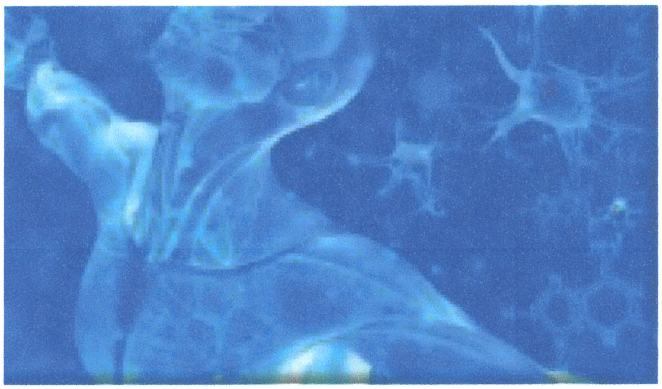


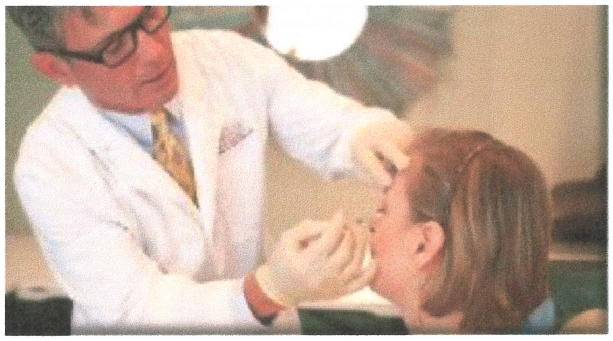
2. La Paz Wellness Clinic – La Paz Mexico

An additional project in La Paz is to develop a wellness and stem cell clinic, initially on a nearby marina/golf resort property, and subsequently move it to the five-star hotel described above. This incubator facility will have an investment of approximately $2M to be built inside a 2,500 square foot commercial space that is immediately available.

The wellness clinic/stem cell facility would expand into the five-star hotel site on an 8,000 square foot clinic in the future once the five-star hotel opens. Additionally, a stem cell production facility/factory is also being considered. This $15M investment would be located in a 10,000 square foot building on nearby the properties.





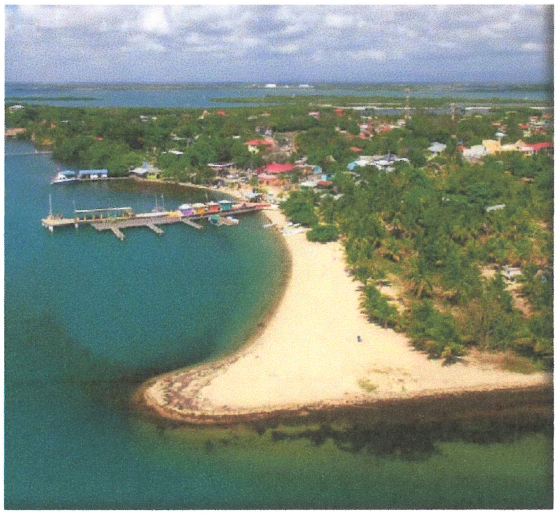




3. Ara Macao Resort – Placencia Belize

This project includes 248 hectares with 1,600 meters of beachfront. Phase I of the project can be built for USD 70MM for construction of 915 meters of roads, construction of an initial 20-unit condominium unit, the initial canal lots, construction of the breakwater and marina, a five-star hotel with branded residential, and small water sports center. Entitlements are in place and construction can begin immediately. Edgewater has worked on this project site since 2012 and has control of the real estate through reorganization of a previous development effort. 63 buyers/investors come with the property to allow a quick start for sales and construction activity for the project.







4. Anguilla

Edgewater completed a feasibility study of the entire coast of the island contracted by the Government of Anguilla and determined the top five locations for marina/resort developments. The Sandy Ground site is underway with a European group leaving 4 sites remaining to be developed.







5. Puerto Rico

Edgewater has been working with the Government of Puerto Rico (commonwealth of USA) for several years on a mixed-use superyacht marina, yacht club, hotel and maintenance re-fit opportunity (MRO facility). Substantial tax benefits are available for this project and it also is located in an opportunity zone (OZ). This confidential project should be defined in July 2020 for further consideration.

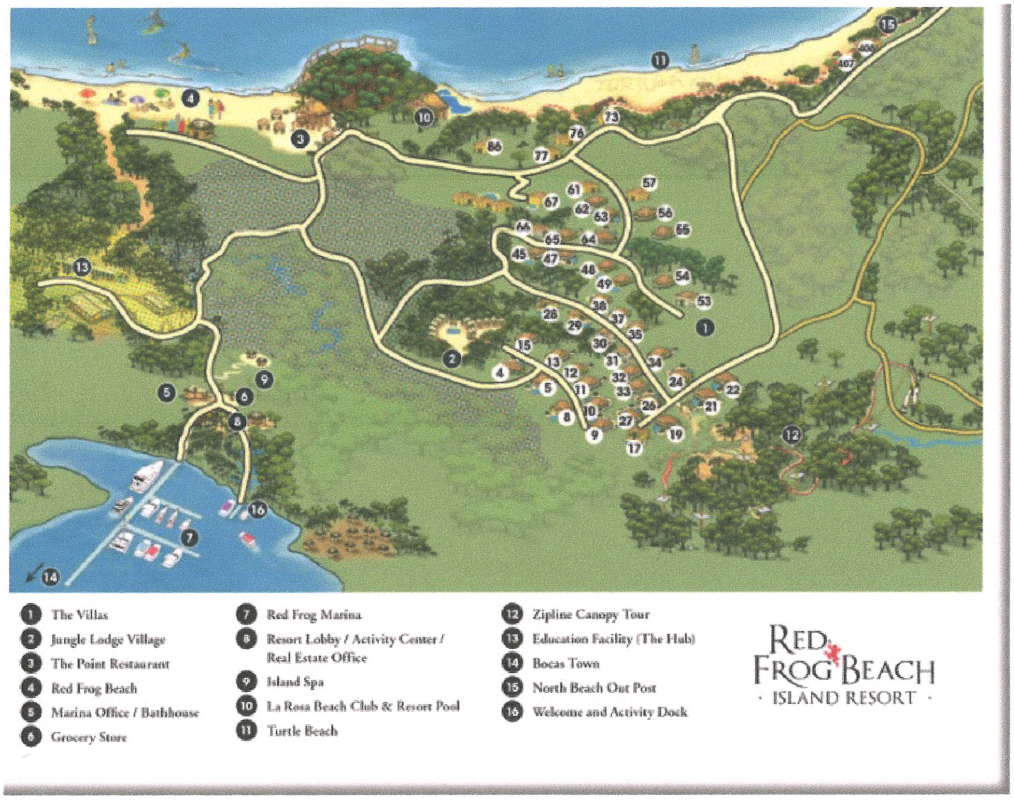




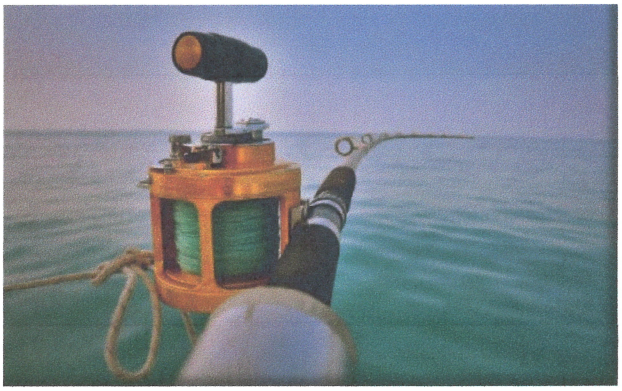


6. Red Frog Beach Resort – Panama

This project is an existing 596 hectare resort and marina. The new project is a 100 hectare expansion of the original project which will include a marina for megayachts and large sportfish boats, five-star hotel, commercial marina village, single-family and condominium housing.







7. Cooper Jack Marina & Resort – Turks & Caicos

This project is a five-star resort in Turks & Caicos that includes the following:

- 2 five-star hotels – 60 units each with branded residential
- 100 slip marina with capacity up to 250' in length
- 35 single-family homesites including beachfront units
- 100 condominium
- 100-acre oceanfront site – 5,500 linear feet of ocean frontage



Development Projects Completed
Maff-Stack, LLC

Abbreviated Project List

Aerotech
Amber Ridge Apartments
Anacosta Haz/Flam Warehouse
Asamblea Church
Ashley Furniture Retail
Avra Valley Treatment Facility
Bally Technologies
BaM2 Marijuana Grow House
Binions Hotel Casino Expansion
Boeing Portland
Boulder Lodge Casino
BRAC Aircraft Maintenance Facility
Cancun Resort Hotel
Casa Palms Apartments
Christian Diamond Center
Clark County Satellite Building
Desert Living Center
Dotty's Casino
El Cortez Casino Resort
Fiesta Casino
Goldendale Aluminum Company
Gray and Company Potato Processing
Guam National Guard Command Ctr
Henderson Pavilion
High Energy Test Facility
Holy Leaf Grow House
Hoover Dam Lodge
Jones Plaza
Lola's Casino
Lucky Club Casio and Hotel
Lumber Liquidators
Mayan Club Casino
Molycorp Mining
Monte Carlo Improvements
Mt. Charleston Hotel
National Guard Command Center
Natures Chemistry Grow House
Norterra Marijuana Grow House
Northwest Aluminum
Pacific Fleet Command Center
Pacific Monarch Resort
Park MGM Casino Expansion
Philadelphia Haz/Waste Naval Base
Planet Fitness
Planta Productora De Aluminio Primario
Port of Portland Dry Dock
Port of Portland Warehouse
Providence Center
Saint Andrews
Salvation Army Distribution Center
Siltec Siltronics
Southern Tire Mart Manufacturing
Sun Star Manufacturing
The Grove Marijuana Grow House
The Portal Commercial
The Venetian Resort Hotel
Titanium Metals Corporation
Treasure Island Resort
Treasure Island Resort Hotel
Veterans Administration Office
Whiskey Licker Up Saloon
Wynn Las Vegas Expansion

Financial Capabilities

Ocean View Capital Advisors

Hannon Armstrong

Stonehill

Shelli Associates, LLC

OCEAN VIEW CAPITAL ADVISORS

845 Canal Street
Stamford, Ct. 06902
914-500-5700

June 29, 2020

Mr. Christopher Shelli

Ronald S. Shelli, C.P.A.
Shelli Associates, LLC

Ocean View Capital is interested in providing financing for your Class A Automated Crane Operated Dry Storage Marina Building in Fort Pierce, Florida. I understand the total cost is approximately $14,000,000. Please advise us of your scheduling of this project so we can arrange the financing.

Some notable projects we financed in Florida were Canyon Ranch in Miami, The Hyde Resort in Hollywood, and Fisher Island in Miami, to name a few. We have also financed several condominium buildings, resorts, and marine projects across the State of Florida.

We are known for doing large deals, exemplified by our financing of the General Motors building on Fifth Avenue in New York City across the street from the Plaza Hotel four times. We financed it two times for Donald Trump and two times for Harry Macklowe. The last time it was financed for Harry, it was the largest deal ever done in the United States for one asset at $2.9 billion. However, we also acquire loans for clients ranging from a few million dollars to several billion dollars. Our motto is: "no job too big and no job too small."

I have developed close relationships with lenders worldwide. I deal directly with banks, insurance companies, Wall Street firms, Hedge Funds, Hard Money lenders and private sources.

Best,

Richard A. Meyer

Richard A. Meyer
Ocean View Capital Advisors

HANNON ARMSTRONG
SUSTAINABLE REAL ESTATE

Date: **July 1, 2020**

PROPRIETARY & CONFIDENTIAL

Shelli Associates, LLC
Ronald S. Shelli, CPA

Ref: Dry Storage Marina in Ft. Pierce, Fl - Potential PACE Financing

Mr. Shelli,:

This letter shall serve to advise you that Counterpointe SRE / Hannon Armstrong ("Counterpointe") has been reviewing the aforementioned project regarding the possible application for our PACE Finance program. Counterpointe would be interested in providing a portion of the Capital stack.

Ft Pierce is not currently PACE eligible, but we hope the City will consider approving the commercial program that over 37 states and many counties in the State of Florida have already approved.

Counterpoint is an affiliate of Hannon Armstrong (NYSE: HASI) a capital and services provider to the sustainable infrastructure markets, focused on reducing climate changing greenhouse gas emissions with over $4.9 billion in managed assets. Counterpoint acts as an administrator for PACE programs that utilizing its expertise and resources provides a nationwide funding platform. The Program provides financing for energy efficiency, renewable energy, water conservation and wind/seismic measures for property owners. Unlike loans, the Program offers financing through a property assessment and repayments are made through your property taxes. If the property is sold, the remaining assessment can be passed to the new property owner. The Program offers financing including for soft costs, the cost of the product, installation and other approved ancillary costs. The Program has terms up to 30 years at low fixed interest rates. No balloon payments and assessments are self-amortizing. Terms cannot exceed the useful life of the product or improvement. May qualify for off balance sheet treatment.

This letter should not be construed in any manner as a commitment to provide financing, as it is intended to be nothing more than an expression of interest on Counterpoint's part for this project. If you should require any further information, please do not hesitate to call.

Sincerely,

Terry Stark,
Executive Director
636-538-0399
tstark@counterpointesre.com

STONEHILL
One Alliance Center
3500 Lenox Road, Suite 625
Atlanta, GA 30326
404-580-2193

July 24, 2020

Christopher M. Shelli

Shelli Associates, LLC
Ronald S. Shelli, CPA

Ref: Automated Crane Operated Dry Storage Marina Building in Fort Pierce, Florida

We would have an interest in providing PACE Financing for Christopher Shelli's Automated Crane Operated Dry Storage Marina Building in Fort Pierce, Florida. Pace funding is available in Florida and can generally cover 20% - 25% of the total cost of the project as a special tax assessment on the property.
This funding would be in addition to the construction loan provided by a first mortgage.

We understand that the total cost of the project is approximately $ 14,000,000.00.
Please let us know when this opportunity is available for funding. If you should require any further Information please do not hesitate to contact us.

Sincerely,

Jared Schlosser,
Vice President
404-580-2193
www.stonehillpace.com
jschlosser@stonehillsc.com

RONALD S. SHELLI, C.P.A.
SHELLI ASSOCIATES, LLC
8 Schalren Drive
Latham, New York 12110

Cell Phone: 518.469.8018 **E-Mail Address: rshelli@nycap.rr.com**

July 1, 2020

I graduated from the University at Albany in Albany, New York with a Bachelor's degree in Business Administration and a Master's degree in Accounting. After graduation, I was employed at Price Waterhouse in Syracuse, New York as an auditor while earning my Certified Pubic Accounting license. In September of 1968, I began teaching accounting full-time at Hudson Valley Community College in Troy, New York and formed my own accounting firm, Shelli Associates. I was a college professor at H.V.C.C. for forty years and earned the title of Professor Emeritus.

During my years as a sole practitioner, I represented clients in the New York area in acquisitions and financing and re-financings. I developed close relationships with banks and other lenders as well as Government agencies, insurance companies and private sources of funds.

Over the years, I have provided financing for clients of approximately $850 million dollars. These projects were hotels, resorts, restaurants, office buildings, and multi-family apartments.

Through my affiliation with EntreTec, LLC of Riverside, California, I am currently working on providing debt and equity on a $54 million dollar construction loan for an industrial park in San Jose, California. I am also working with a large, international bank in proving debt and equity on a $540 million dollar construction loan for multi-family apartments in San Francisco, California.

Additionally, I am currently providing debt and equity on a $75 million dollar construction loan for a multi-family apartment project in Miami, Florida. Furthermore, I have been retained to provide financing for a $32 million dollar construction loan for an assisted-living facility in Lady Lake, Florida.

Regarding financing for a Class A Automated Crane Operated Dry Storage Marina Building in Fort Pierce, Florida at an approximate cost of $14 million dollars for Christopher Shelli, I am very confident that I will be able to obtain the financing for this project.

Ronald S. Shelli

Ronald S. Shelli, C.P.A.

Preliminary Development Concept

Preliminary Development Concept

Imagine the residents and visitors of St. Lucie County enjoying and participating in wonderful, family friendly, eco-friendly amenities not currently offered in this community. Imagine a combination boat storage/restaurant/ marina/interactive splashpad/kayak and jet ski launch facility that is open to the public. Imagine an almost one-of-a-kind boat storage that will reduce the need for owners of large boats to flee the area during impending hurricanes and tropical storms. This, and more, is what we have imagined, this is our concept.

Project Description

Chris Shelli and his team intend to develop a 224 rack, fully automated rental dry stack marina to be constructed on approximately 3.2 acres comprising three parcels generally known as Fisherman's Wharf. The new development will be the second fully automated dry stack facility of its kind in the world. It will be a state-of-the-art facility that will be able to house vessels at the high end of the market, as well as week-end boaters and fishing vessels. It is expected to provide boat owners convenience, time savings and overall better boating experiences. Boaters will also enjoy greater safety, lower boat maintenance cost, engine longevity, and better insurance rates. In addition, without the use of human-operated forklifts, hull damage is reduced, helping to preserve the owner's boat warranties. The marina building will be approximately 160 feet wide by 300 feet in length and approximately 120 feet high.

Competitive Positioning

The Marina (name TBD) in Fort Pierce will be unique in offering comprehensive facilities and services. As such, the Project will be positioned in the market to tap an affluent segment of boat owners that is more immune to the relative effects of economic downturns. However, the way that this rack system is designed we can also offer a competitive price point for the local community for fishing boaters and weekend-use boaters.

State-of-the-Art Technology

The proposed marina will utilize the most advanced proprietary marina software in the World. The fully automated crane technology provided by Maff-Stack, LLC will maximize the facility's dry storage capabilities and minimize boat retrieval time to the fastest in the world. The technology being incorporated within this building is the kind of technology that every boating magazine in the world will write articles about. We are so excited with the idea that Fort Pierce will be named and mentioned in every single one of those publications. This system will allow boats to be launched and retrieved within three minutes per boat. This crane technology is superior to conventional forklift truck systems. It is much safer and environmentally friendly as it does not expel diesel exhaust. Additionally, this crane system is quieter, safer and has no negative effects to the environment when compared to a traditional forklift system.

Hurricane-Resistant Design

The marina will be constructed to withstand winds up to approximately 140 miles per hour and have adequate generator power to be self-sufficient in the event of a power

outage. This is one of the biggest advantages for the Fort Pierce boating community. With this design, insurance companies will insure 100% of the boats within this building. We will also be able to provide Fort Pierce community boaters with a hurricane plan with the ability to keep their boats on trailers inside the building in the event of such a hurricane. We cannot reiterate enough how much a game changer this is within this boating community.

Potential amenities the marina will offer:

- Storage for approximately 224 boats up to 50 feet in LOA with a 12.5' beam and up to 15 feet in height and hold a wet weight of up to 35,000 pounds
- Automated crane technology for storing and retrieving boats
- 14 wet slips for staging and transient boaters
- Prime water access with close proximity to the Fort Pierce inlet and the Atlantic Ocean.
- Category 4 hurricane resistant facility (140 MPH), eliminating or reducing the need for boat owners to flee the area when a storm is approaching
- Parking for patrons and community boaters who are there to launch their boats and other watercraft, to dine at the restaurant or play at the splashpad
- On-site fuel service
- On the marina site adjacent to the marina building, a boat show room to display several new boats
- Concierge service, giving our clients VIP treatment
- Climate controlled private lounge and locker room
- The marina will provide free public access to launch boats, kayaks, jet skis, wave runners
- The marina will provide for truck and trailer parking for patrons and community boaters launching daily boats, kayaks, jet skis and wave runners
- A water taxi service to provide transportation to the downtown Fort Pierce area and local beaches.

- Play Park/Splash pad for children professionally designed and built by one of the leading playground manufacturers in the country

- Dining facility with a robust menu featuring locally caught seafood and locally grown vegetables and fruits, wonderful views of the waterway, employing local residents

- Access to numerous surrounding area amenities inclusive of restaurants, hotels, grocery, spa, health club and retail shops

Job Creation

Most importantly, the guiding philosophy behind the entire development is the job creation across several sectors. Downtown Fort Pierce and the surrounding community will benefit greatly from the amount of people utilizing this boating facility. More boats equal more jobs. This transcends the marine and boating industries, and spills into the hospitality and tourism industry of Fort Pierce. This
type of project is the type of boating experience where people would relocate and move to Fort Pierce to have access to this kind of facility. These clients will also shop, dine and support the local downtown Fort Pierce businesses.

Approval Process

The developer and the development team will work closely with the City of Fort Pierce Redevelopment Agency and the City of Fort Pierce staff throughout the approval process for the marina.

Financing for the Marina

Both construction and permanent financing for the marina will be arranged by Shelli Associates, LLC and Ocean View Capital.

LLC and Insurance

The developer will form an LLC and provide appropriate insurance for project if developer moves to the next phase of RFP's.

Required Forms

DELIVER TO: City of Fort Pierce 100 North U.S. 1 Fort Pierce, FL 34950 **MAIL TO:** City of Fort Pierce Purchasing Division P.O. Box 1480 Fort Pierce, FL 34954-1480	**REQUEST FOR QUALIFICATIONS/ PROPOSALS**
Contact: Purchasing Division, 772-467-3749	RFQ/P No: 2020-023
Pre-Qualification Conference Date: June 24, 2020 at 2pm	RFQ/P Title: FISHERMAN'S WHARF
Pre-Qualification Location: City Hall 2nd Floor Conference Room 100 North U.S. 1 Fort Pierce, Florida 34950	RFQ/P Opening Location: City of Fort Pierce Purchasing Division 100 North U.S. 1, 1st Floor Fort Pierce, Florida 34950
RFQ Due Date & Time: July 8, 2020 at 3pm RFP Due Date & Time: TBD	If you need any reasonable accommodation for any type of disability in order to participate in this procurement, please contact this department as soon as possible.
Proposer Name: _____ Mailing Address: _____ _____ _____ _____	I hereby certify that this proposal is made without prior understanding, agreement, or connection with any corporation, firm, or person submitting a bid for the same materials, supplies or equipment, and is in all respects fair and without collusion or fraud. I agree to abide by all conditions of this bid and certify that I am authorized to sign this proposal for the proposer. X_____ *Authorized Signature (Manual)*
City, State, Zip Code:	Typed or Printed Name:
Type of Entity (Circle One): Corporation Partnership Proprietorship	Title:
Incorporated in the State of: _____ Year: _____	Delivery in _____ days, ARO
Phone Number:	Payment Terms: Net 30 Days
Fax Number:	FEIN or SS Number:
E-Mail Address:	Local Business: ____Y _____N MWBE: _____Y _____N
Bid Security is attached, when required, in the amount of $ _____ *F.O.B. DESTINATION*	If returning as a "No Bid" state reason:
THIS PAGE MUST BE COMPLETED AND RETURNED WITH YOUR BID.	

DECLARATION OF INTEREST

Each respondent shall execute a Declaration of Interest in substantially the following form:

The undersigned, as Respondent, declares that the only persons interested in this Statement of Qualifications submitted in response to this Request for Proposals are named herein, that no other person or entity has any interest in this Statement of Qualifications or any Proposal which may arise out of the Statement, that this Statement of Qualifications is submitted without connection or arrangement with any other person and that this Statement of Qualifications is true and correct and is in every respect fair, in good faith, and without collusion or fraud.

The Respondent further declares that he/she/it has complied in every respect with all of the instructions to respondents, that he/she/it has read the Request for Qualifications and any addenda [which addenda shall be listed in the declaration] which may be issued and that he/she/it has satisfied himself/herself fully with regard to all matters and conditions with respect to the Proposal.

_____

Name of Firm, Individual or Corporation

_____	_____
Signature	Signature
_____	_____
(Title)	(Title)
_____	_____
Signature	Signature
_____	_____
(Title)	(Title)

DRUG-FREE WORK PLACE FORM

The undersigned vendor in accordance with Florida Statute 287.087 hereby certified that _____ does:

(Name of Business)

1. Publish a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the workplace and specifying the actions that will be taken against employees for violations of such prohibition.

2. Inform employees about the dangers of drug abuse in the workplace, the business policy of maintaining a drug-free workplace, any available drug counseling, rehabilitation, and employee assistance programs, and the penalties that may be imposed upon employees for drug abuse violations.

3. Give each employee engaged in providing the commodities or contractual services that are proposed a copy of the statement specified in subsection (1).

4. In the statement specified in subsection (1), notify the employees that, as a condition of working on the commodities or contractual services that are under bid, the employee will abide by the terms of the statement and will notify the employer of any conviction of, or plea of guilty or nolo contendere to, any violation of Chapter 893 or of any controlled substance law of the United States or any state, for a violation occurring in the workplace no later than five (5) days after such conviction.

5. Impose a sanction on, or require the satisfactory participation in a drug abuse assistance or rehabilitation program if such is available in the employees community, by any employee who is so convicted.

6. Make a good faith effort to continue to maintain a drug-free workplace through implementation of this section.

As the person authorized to sign the statement, I certify that this firm complies fully with the above requirements.

_____

Proposer's Signature

_____

Date

CITY OF FORT PIERCE PROPOSER'S CHECKLIST

This checklist is provided to assist each Proposer in the preparation of their proposal response. Included in this checklist are important requirements, which is the responsibility of each Proposer to submit with their response in order to make their response fully compliant. This checklist is only a guideline ~ it is the responsibility of each Proposer to read and comply with the Request for Qualifications in its entirety.

Check "Yes" or "No" to each of the following:	**YES**	**NO**
Is Request for Proposal cover page completed, signed and attached?		
Include proof of proper licensing as stated in qualification documents.		
Is Drug-Free Workplace form signed and enclosed (if applicable)?		
Is Declaration of Interest form signed and enclosed?		
Are 6 complete packages included? (1 orginial, 5 printed copies and 1 digital copy)		
Is each Addendum (when issued) signed and included?		

PLEASE SIGN AND RETURN WITH QUALIFICATION

_____

Proposer's Signature

_____

Date

June 30, 2020

CITY FORT PIERCE

REDEVELOPMENT OF FISHERMAN'S WHARF

RFQ-P NO. 2020-023

ADDENDUM NO. 1

The purpose of this addendum is to respond to questions submitted by the potential proposer for clarification of the specifications, provide additional information and extend the due date.

QUESTIONS/ANSWERS

1. **QUESTION:** Can you confirm this is a mixed-used development- and if so- what is the desired design style of the mixed -use development?

2. **ANSWER:** **Yes. The City/FPRA is seeking creative development proposals that incorporate the elements and guiding principles outlined in the solicitation based on board member and community input. The City/FPRA envisions the Fisherman's Wharf area to be a destination that serves as a buffer between the Downtown and working port area. The City/FPRA is looking for a proposer's creativity in design.**

2. **QUESTION:** Can a higher density be proposed?

   ANSWER: **Yes, the subject properties will require a Future Land Use and Zoning Map amendments in order to develop a mixed-use project.**

3. **QUESTION:** Since Ocampo and Associates (Architects) completed the initial study/plan, are they exempt from pursuing this solicitation either as a Prime or as part of a Team?

   ANSWER: **No firms have been excluded in participating.**

4. **QUESTION:** Is there any budget associated with this project?

   ANSWER: **There is no budget associated with this RFP.**

5. **QUESTION:** Are there any requirements for LEED/Green Build Certification?

   ANSWER: **There are no requirements for LEED/Green Build certification, but they are encouraged.**

6. **QUESTION:** Has there been any discussion about an unsolicited proposal or P3?

   ANSWER: **The City is open to all proposals**.

7. **QUESTION:** Can you provide some insight as to what the City is looking for what are their goals?

ANSWER: **The goals are listed on page 5 of the solicitation document.**

8. **QUESTION:** Is there a timeframe associated with this project?

ANSWER: **The City does not have a predetermined timeframe.**

9. **QUESTION:** Is it possible to extend the due date because July 8 is only two weeks from the pre-submittal meeting of June 24?

ANSWER: **It is possible; however, the first phase of the solicitation process is a statement of qualifications due on July 8. Proposal will not be due until a late date.**

10. **QUESTION:** Can a Team of Professionals Architects, Engineers, Contractors submit their qualifications if they do not yet have a developer on their team?

ANSWER: **Yes, the RFQ calls for proposals from qualified individuals, developers or firms.**

11. **QUESTION:** Will the Environmental Assessment report be sent?

ANSWER: **Yes, see attached**

12. **QUESTION:** We have researched to the best of our ability but have not been able to see a price for the Land. Does the City intend to "give" the land away for the redevelopment or is there a Land price?

ANSWER: **The City/FPRA will consider all acquisition types.**

13. **QUESTION:** We also found another master plan for the area (much larger site) that was done in 2017 by Culpepper & Terpening Engineers and EDSA. The City has done his exercise a few times. Can you tell us why the site is much smaller now?

ANSWER: **The master plan incorporates the surrounding parcels owned by outside entities, This RFQ/P includes only the City/FPRA owned parcels.**

14. **QUESTION:** Would the City consider buying/adding adjacent properties to the project.

ANSWER: **This has not been discussed at this time.**

ADDITIONAL INFORMATION

Also, attached are the following documents requested during the Pre-Qualification Meeting held June 24, 2020:

- Survey
- Environmental Study
- Boat Ramp Plans

EXTENSION OF DUE DATE

The submission due date has been changed from 3:00PM, July 8, 2020 to:

3:00PM, August 5, 2020

All other conditions of this bid remain the same.

Please acknowledge receipt of this addendum and include it with your submittal.

Signature:_____
Manual

Signature:_____
Typed or Printed

Company Name:_____

Address:_____

_____

Date:_____

Attachments: Development Study
Environmental Site Assessment
Surveys
Boat Ramp Plans

Sample Concept Renderings








WATER TAXI



Contact Person

Contact Person for RFQ/P 2020-023
Fisherman's Wharf Redevelopment

Shelli Associates, LLC
Christopher Shelli
3093 County Route 46
Fort Edward, NY 12828

Email: info@fortchristophers.com
Cell Phone: 518.858.1790