

**REMARKS BY PRIME MINISTER THE RIGHT HONOURABLE  
PERRY G. CHRISTIE, M.P. AT SIGNING OF AMENDED &  
RESTATED HEADS OF AGREEMENT RELATING TO  
EXPANSION OF ALBANY PROJECT**

**February 18<sup>th</sup>, 2014**

The Government of The Bahamas today executed a superseding Heads of Agreement with Park Ridge Securities Corporation, the international business company owned by the prominent British investor Mr. Joe Lewis, for a major expansion of the Albany project, which is the premier upscale resort and residential golf community in The Bahamas, and indeed in the entire Caribbean.

**The Project**

Situated in Southwestern New Providence, Albany comprises 600 residential and resort units, an 18 hole Ernie Els designed championship golf course, a world class marina for mega yachts, shops, cafes, spa, fitness center, equestrian center, tennis courts, an expansive water recreational facility and a beachside social and dining club.

The Project includes the Albany luxury hotel program, which encompasses *inter alia* the construction and development of up to a total of Twelve (12) buildings comprising of up to Two Hundred (200)

Marina condominium hotel units around the Albany Marina that will be constructed in phases.

Albany is currently completing the construction and development of Phase 1 of the Albany Marina Residences, which comprise of Three (3) buildings consisting of a total of 39 Marina Condo-Hotel Units and will commence the construction and development of Phase 2, that will comprise of Two (2) buildings consisting of up to 40 Marina Condo-Hotel Units. The balance of the buildings comprising of up to One Hundred and Twenty-one (121) Marina Condo-Hotel Units will be completed by the year 2023.

### **The Expansion**

Today, I am pleased to announce that subject to obtaining the appropriate approvals from the relevant Government agencies, the Developer will expand the scope of the Project so Albany will be considered more than a resort and/or place to own a home. It aims to become the Monaco of the Caribbean. To this end, the Developer plans to add the following facilities:

- (i) a medical center and hospital with a helipad and a health and wellness center, which shall be of benefit to the general public;

- (ii) a financial center;
- (iii) a sports academy with boarding accommodation for young tennis and golf talents from around the world, including those from The Bahamas;
- (iv) The expansion of the Albany Marina Residences to include an additional Fifty (50) Marina Condo-Hotel Units incorporating 200,000 sq. ft. of air-conditioned space, which will form part of the Albany luxury hotel program by either the Developer or one or more third party purchasers in accordance with the provisions of the Hotels Encouragement Act;

The expansion of the Project is estimated to cost One Hundred Forty Million Dollars (US\$140,000,000.00). An additional 1,000 direct jobs will be created during the construction phase, and at least an additional 300 direct permanent jobs upon completion of the expansion over the next three years. Several hundred more indirect jobs, scores of jobs for building contractors, and numerous opportunities for entrepreneurs and suppliers will derive from the expansion's economic impact.

Medical and sports tourism, medical research and healthcare and financial services the second pillar of The Bahamas economy will receive a big boost.

The medical center and hospital will be constructed on 10 acres of land adjacent to the Frank Watson Highway. It will incorporate 40,000 sq. ft. and include the following:

- Emergency Care facility
- Wellness & Anti-aging clinic
- Cosmetic Surgery
- Heart Institute
- Diagnosis/testing center
- Sports Medicine Center- physiotherapy, rehabilitation, etc.
- Stem Cell Research
- Medical Concierge services within Albany for recovery from elective surgeries

The principals of Park Ridge intend to create a strategic partnership between the medical center and leading international hospitals and healthcare providers, including *inter alia*, international hospitals and healthcare providers from Orlando, Florida, USA, to provide additional specialized care and/or emergency care that cannot be satisfied within The Bahamas.

In addition the developer and operators of the medical center will enter into an agreement with the Minister of Health, to contribute at the developer's cost to medical research for the benefit of Bahamian citizens

with respect to certain diseases and medical care, to be mutually agreed between the parties.

The anticipated start date is the second half of 2014 and it is intended construction will be completed by the end of 2015.

The financial center will contain 60,000 sq. ft. of world class offices, commercial and luxury retail space. Approximately 35 to 40 offices will be occupied by Bahamian-based service providers, in addition to individuals looking to re-locate businesses from other countries to The Bahamas. The anticipated start date is the second half of 2014 and it is intended construction will be completed by the first half of 2016.

The sports academy which will be constructed on land owned by Park Ridge that is adjacent to the Project will develop and enhance the talent of young tennis and golf players from around the world, as well as The Bahamas. The anticipated start date is 2015 and it is intended construction will be completed by the end of 2016.

A helipad will be constructed adjacent to the Medical Center and hospital.

The Developer will commence the construction and development of Phase 2 of the Albany Marina Residences during the second half of 2014

and complete it during the first half of 2016. Subsequent phases will continue and be completed by 2023.

Any other additional amenities, infrastructure, or operations support facilities deemed necessary or advisable by the Developer to facilitate the expansion of the Project will be allowed, subject to the Government's prior approval.

### **Marketing Contributions**

The Developer has spent in excess of Twenty Million Dollars (US\$20,000,000.00) between 2005 and 2013 in marketing the Project and The Bahamas by promoting and showcasing The Bahamas during the Tavistock Cup and television commercials in collaboration with the Ministry of Tourism. The Developer intends to use its resources to continue the promotion of the Project and The Bahamas via television during the broadcast of The World Challenge – a 72-hole golf tournament broadcast on The Golf Channel & NBC hosted by the Tavistock Group and Tiger Woods. Additionally, the Developer intends to promote unique sporting events coming to The Bahamas as done with the recent soccer match between the Tottenham Hotspur vs. Jamaican Reggae Boys. The Project and The Bahamas will garner further invaluable press and publicity due to its success in global publications such as the New York Times and other leading publications.

## **Social and Community Contributions of the Developer**

The opportunity has been taken to restore and continue certain social obligations of the Developer which were deleted from the original Heads of Agreement by the previous administration, and to add new ones.

They now include the following community minded activities:

- Contribution of the sum of One Million Dollars (\$1,000,000.00) to the Urban Renewal Program, to be paid in an initial installment of Two Hundred and Fifty Thousand Dollars (\$250,000.00) and the remainder paid in equal installments over a period of 5 years.
- Continue sponsorship of a Division A Junkanoo group.
- Assisting the Government in attracting a qualified purchaser for the proposed South Ocean Beach Hotel project. To this end the developer is supporting a bidder in the current sales exercise relating to this property
- Granting the Government an easement to the entrance channel of the Albany Marina reserving the right of the Government to remove the jetties from the Albany Marina entrance should the beach re-nourishment program be deemed insufficient or in arrears.
- Providing for the enhancement of the Adelaide Village Community as follows:-
  1. The clearing, landscaping and transfer to the Government of a 2 acre parcel of land situate

within Adelaide Village valued at approximately \$250,000 for the establishment of a recreational park, a communal area, or green space, in conjunction with the Maillis family.

2. Working together with The Bahamas National Trust on the creation of a sanctuary and conservation area for wild ducks and other wildlife valued at approximately \$200,000 to be situate on 5 acres of land currently owned by the Government and to be positively available to the public during the daylight hours along designated trails and boardwalks. The sub-project will be a milestone in New Providence Conservation.
3. Construction of parking areas upon the sanctuary and conservation area.
4. Opening the entrance to the Adelaide Creek to increase the flow of water and to encourage the restoration of the natural habitat.
5. Construction of a 50x100 foot boat basin at a cost of \$50,000.00 in the vicinity of the boat ramp within Adelaide Village with a depth of 5 feet at low tide to allow fishermen and residents to move this vessel, which they are unable to currently do.

The Developer will establish and contribute towards four (4) Community Foundations for the purposes of A) administering a public beach endowment fund and fostering the development of the Clifton Heritage Park project; B) administering an Adelaide Village public



beach and community enhancement fund; C) administering an Adelaide Village community safety fund; and D) administering a Replenishment Foundation fund to be used for the purpose of replenishing sand on nearby beaches lost as a result of natural erosion of the beaches in the vicinity of the Project as well as to mitigating any erosion to the nearby beaches potentially caused by the Developer.

The Developer will fully fund all beach restoration activities and accounts associated with the Project up to such date that a Homeowners Association is established in relation to the Project whereupon Park Ridge shall be at liberty with the prior written consent of the Government, such consent not to be unreasonably withheld, to assign all of Park Ridge's obligation in this regard to the said Homeowners Association.

Subject to the observance of the rules and regulations of the Club, the members of The Bahamas Golf Federation, will be permitted the use of the Signature Golf Course for a number of scheduled periods and tee times per year to be mutually agreed.

### **Government Incentives and Concessions**

The Government will for a period of 20 years extend such incentives and concessions of those components of the expansion as qualify under the provisions of the Hotels Encouragement Act.

## **Success, Confidence and Cooperation**

Let me conclude by saying that I am particularly pleased with the continuous progress which has been made by this signature development even throughout the protracted recession, and its significant impact in the Bahamian economy. It was my Government that had the vision and fortitude to enter into the first Heads of the Agreement with Park Ridge Securities in 2006. That vision had been most successfully realized. Because the vision keeps getting better and bigger, we are here today to seal an expanded and restated Heads of Agreement for this stellar expanded project, which heralds the finest expansion of our tourism product, financial and medical services, and reasserts The Bahamas as one of the most attractive places under the sun in which to live and do business.

It remains for me to again thank Mr. Joe Lewis and his colleagues for this wonderful expression of confidence in the Government and people of the Bahamas and its bright economic future. I wish to assure the Developers of my Government's fullest cooperation in partnering for the success of what we together aspire to become the Monaco of the Caribbean.