



VIRGIN ISLANDS PORT AUTHORITY
GOVERNING BOARD MEETING ACTIONS LIST
April 16, 2014 Board Meeting
Chaired by Robert O'Connor Jr., Board Chairman
St. Thomas, U.S. Virgin Islands

Board Members

1. Robert O'Connor Jr., St. John Representative - **Chairman**
2. Darryl Smalls, P.E., Public Works Commissioner - **Vice Chairman**
3. Albert Bryan Jr., EDA Chairman – **Secretary (absent)**
4. Vincent Frazer, Esq., Attorney General
5. Beverly Nicholson-Doty, Tourism Commissioner
6. Manuel Gutierrez, St. Croix Representative
7. Allison Petrus, St. Thomas Representative
8. Dr. Yvonne Thraen, St. Thomas Representative

Board Staff

1. Tonya Pickering, Internal Auditor

VIPA Staff Present

1. Carlton Dowe, Executive Director
2. David W. Mapp, Assistant Executive Director
3. Valdamier Collens, Chief Financial Officer
4. Dale A. Gregory, Director of Engineering
5. Denise M. Mills, Director of Property Management
6. Milton Potter, Director of Human Resources
7. Don C. Mills, Esq., Legal Counsel
8. Nycole Thompson, Esq., Senior Staff Attorney
9. Kelvin Industrious, Marine Manager – STT/STJ
10. Jose Nazario, Airport Manager – CEKA
11. Joycelyn Lambertis, Acting Crown Bay District Gen. Manager
12. Julice Harley, Executive Assistant to the Executive Director
13. Cecil Thomas, Assistant Crown Bay District Gen. Manager

PROPERTY COMMITTEE

Transfer of Parcel 302 Cruz Bay to DPNR

Approved the transfer of Parcel 302 Cruz Bay to the Department of Planning & Natural Resources for the construction of a fish market – with the condition that VIPA Engineering staff remains involved in the project to ensure that the ingress and egress at Enighed Pond is not obstructed.

Beverage Partner, LLC – Urman Fredericks Marine Terminal, Red Hook

Approved renewal of lease agreement for space at the terminal in Red Hook for a six-year term with no option at \$5,323.44 a month to operate a bar.

Sunstroke Promotions – Austin Monsanto Marine Terminal

Approved temporary use to Sunstroke Promotions to lease the Crown Bay Mill not to exceed 18 months to be used as a sports bar.

St. Thomas Dialysis Center – Austin Monsanto Marine Terminal

Approved rent commencement date extension by two months.

FINANCE COMMITTEE

VIPA Five-Year Capital Improvement Plan

Approved a five-year capital improvement plan for the VI Port Authority for years 2015-2019.

Resolution 003-2014

Approved resolution to authorize the consultants to begin the process to set up a bond issue to finance capital improvements.

PROJECTS & OPERATIONS COMMITTEE

Procurement of ARFF Vehicle for CEKA	Authorized \$17,240 supplemental agreement between VIPA and URS, LLP to purchase a fire truck and to provide technical consultant services to purchase the truck. URS will develop the specifications for the vehicle based on the airport's index.
Crown Bay Marina Dredging – Task Order No. 1 Amendment C with CDR Maguire	Approved Task Order No. 1 Amendment C to the contract between VIPA and CDR Maguire in the amount of \$449,028 to provide construction documents, bid phase services & environmental monitoring to dredge the Crown Bay marina.
Crown Bay Pier Expansion Task Order No. 1 Amendment E with CDR Maguire	Approved Task Order No. 1 Amendment E to the agreement between VIPA and CDR Maguire in the amount of \$512,228 to provide support services with the construction project to fill in the notch in the Crown Bay Pier at the Austin "Babe" Monsanto Marine Terminal.
Final Change Order to contract between VIPA and G4S Technology, LLC	Approved a change order to the contract between VIPA and G4S Technology, LLC in the amount of \$63,043.24 to repair damaged equipment that the contractor installed. VIPA will seek to recover this cost from the individuals that damaged the equipment.

EXECUTIVE SESSION

Joint Venture Negotiations	Authorized the executive director to proceed with a developer to start joint venture with regards to expansion.
MSI Building Supplies	Approved continuation of lease agreement with MSI Building Supplies with a certain time to complete construction under that lease.
Lindbergh Bay Hotel Development	Lindbergh Bay hotel development agreement has been signed by the developer with two years to complete construction.
Union Negotiations	Received an update on union negotiations.

Employee Study Leave Request

Approved one-year study leave for a VIPA employee.

Purchase of Real Estate

Approved authorization for executive director to negotiate purchase of property.