



Virgin Islands Port Authority Governing Board Meeting Actions List

June 18, 2014 Board Meeting

St. Croix, U.S. Virgin Islands

Chaired by Robert O'Connor Jr.

Board Members

1. Mr. Robert O'Connor Jr. – Chairman
2. Commissioner Darryl A. Smalls – Vice Chair ([absent](#))
3. Commissioner Albert Bryan Jr. – Secretary
4. Commissioner Beverly Nicholson-Doty
5. Attorney General Vincent Frazer
6. Mr. Roberto Cintron ([absent](#))
7. Mr. Manuel Gutierrez ([absent](#))
8. Mr. Allison Petrus
9. Dr. Yvonne Thraen

Board Staff

1. Ms. Tonya Pickering

VIPA Staff Present

1. Mr. Carlton Dowe - executive director
2. Mr. David W. Mapp - assistant executive director
3. Mr. Valdamier Collens – chief financial officer
4. Mr. Dale Gregory - director of engineering
5. Ms. Denise M. Mills - director of property management
6. Mr. Milton Potter - director of human resources
7. Don C. Mills, Esq. - legal counsel
8. Nycole Thompson, Esq. - senior staff attorney
9. Ms. Vickeé Armstrong - Crown Bay District general manager
10. Mr. Jose Nazario – airport manager, CEKA
11. Mr. Kelvin Industrious – marine manager, St. Croix
12. Mr. John Payne – marine manager, St. Croix
13. Ms. Julice Harley - executive assistant
14. Ms. Monifa A. Marrero - public information officer

POLL VOTE RATIFICATION

Poll Vote – American Airlines Bankruptcy Settlement

Ratified poll vote to accept the liquidation of debt from American airlines by accepting stock from the airline in the amount of \$689,000 plus interest by June 30, 2014.

FINANCE COMMITTEE

Alliance Aviation Fuels, Inc., St. Thomas – Request to Settle Water Bill (Account #1284)

Approved abatement of tenant's one-time water use bill of \$16,093.50 held in dispute since March 2011 to \$11,210.82 as final settlement, and approved 50% reduction on accumulated finance charges (\$4,193.10) in the amount of \$2,096.55

PROPERTY COMMITTEE

Margaritaville Vacation Club by Wyndham, Inc. – Cyril E. King Airport, St. Thomas

Accepted renewal of lease agreement for a hospitality lounge space in the baggage claim area at the Cyril E. King Airport for five years with no option to renew at \$1,050 per month.

**Gark, LLC dba Ackley Media Group –
Subbase, St. Thomas**

Approved extension of lease agreement for space at Parcel No. 13 at the Crown Bay Sandfill for the continued operation of a radio station for five years (July 2026 – June 2031). The rent during the option period shall be for the appraised value of the improvements and land.

**Professional Real Estate and Consulting
Services Contract – Jones Lang LaSalle**

Approved Amendment No. 3 to the contract between VIPA and Jones Lang LaSalle (VIPA property consultant) not to exceed \$65,000 to retain their services to assist VIPA with the development of the Crown Bay District.

**N&S Auto Services Settlement – Bldg.
41A, Subbase, St. Thomas**

Approved settlement of \$47,605.50 to tenant's request for \$91,407.75 for reimbursement of improvements to new space in Bldg. 10 Subbase; relocation costs and loss of property. Tenant to relocate from Bldg. 41A to Bldg. 10.

PROJECTS COMMITTEE

**Task Order No. 9 for CDR Maguire - US
Customs & Border Patrol Facility, Red
Hook, St. Thomas**

Approved Task Order No. 9 to the contract between VIPA and its marine consultant, CDR Maguire, in the amount of \$252,532 to develop the concept, assist with permitting process and other preliminary work to construct a US Customs & Border Patrol facility at the Urman V. Fredericks Terminal in Red Hook. Funded via VIPA FY 2014 Budget.

**Task Order No. 6 for CDR Maguire for
Gallows Bay Terminal Planning, St. Croix**

Approved Task Order No. 6 to the contract between VIPA and its marine consultant, CDR Maguire, in the amount of \$143,720 to provide technical services and a report on the planning and potential uses of the Gallows Bay Terminal and resolution of surrounding area drainage issues. Funded via VIPA FY 2014 Budget.

URS, LLP Design of Baggage Claim Area Air Conditioning System at Cyril E. King Airport Terminal, St. Thomas

Approved contract between VIPA and URS, LLP in the amount of \$34,000 to provide technical services for the design of the Cyril E. King Airport Terminal Baggage Claim area air condition system. URS is the designer of the current Baggage Claim Renovation project. This contract will be funded via Passenger Facility Charges.

Task Order No. 7 for CDR Maguire – Schooner Bay Channel Maintenance Dredging, St. Croix

Approved Task Order No. 7 between VIPA and its marine consultant, CDR Maguire, in the amount of \$285,240 to provide technical services to acquire the Coastal Zone and Army Corps of Engineers permit applications for the Schooner Bay Channel maintenance dredging. Funded via VIPA FY 2014 Budget.

Task Order No. 8 – ADA Compliance Plans for E. W. Blyden Terminal, St. Thomas

Approved Task Order No. 8 between VIPA and its marine consultant, CDR Maguire, in the amount of \$51,950 to provide plans and specifications to bring the Edward Wilmoth Blyden Terminal into compliance with the Americans with Disabilities Act. Funded via VIPA FY 2014 Budget.

Repaving the Wilfred Allick Port & Transshipment Center Tenant Parking Lot, St. Croix

Reprogrammed \$353,918 of its FY 2014 budget to award VI Paving a contract to pave the tenant parking lot at the Wilfred “Bomba” Allick Port and Transshipment Center. Funded via VIPA FY 2014 Budget.

The deJongh Group, P.C. – Contract for Permit Acquisitions for Development of Crown Bay District, St. Thomas

Approved contract to retain services of The deJongh Group, P.C. to assist VIPA with obtaining necessary permits to for the Crown Bay District Development and Expansion not to exceed \$400,000. Funded by VIPA’s FY 2014 Budget.

URS, LLP Design of Public Address System Cyril E. King Airport, St. Thomas

Approved contract with URS, LLP in the amount of \$111,390 to design a new public address system for the Cyril E. King Airport. This will be funded via Passenger Facility Charges.

Renovations of the Restrooms at the Henry E. Rohlsen Airport Terminal, St. Croix

Awarded contract to FR Maintenance & Construction in the amount of \$123,211 to renovate the restrooms of the HERA Terminal. Funded via VIPA FY 2014 Budget.

Status Update: Dredging Projects

VIPA has received the Army Corps of Engineers permit to perform maintenance dredging of the Crown Bay Marina.

The Crown Bay East Gregerie Channel Dredging ACOE permit is still pending approval.

PERSONNEL COMMITTEE

Hiring of Security Monitors – CEKA

Approved the two new security monitor positions at the Cyril E. King Airport to provide 24/hour coverage shifts.

MARKETING COMMITTEE

Crown Bay Center Marketing Budget

Approved staff request to allot \$65,000 to the FY 2015 Budget to market the Crown Bay Center.

EXECUTIVE SESSION

1. Approved making an offer to a company for purchase of land on St. Thomas.