



VIRGIN ISLANDS PORT AUTHORITY BOARD MEETING ACTIONS LIST

September 21, 2022

CHAIRIED BY WILLARD JOHN, CHAIRMAN

Henry E. Rohlsen Airport Conference Room, St. Croix, and Broadcast via Zoom

Board Members

1. Willard John, St. Croix - **CHAIRMAN**
2. Derek A. Gabriel, Public Works Commissioner – **VICE CHAIRMAN** - absent
3. Kevin Rodriguez, USVIEDA Chairman – **SECRETARY** (via Zoom)
4. Joseph Boschulte, Tourism Commissioner
5. Denise George, Esq., Attorney General
6. Lionel S. Jacobs, St. Croix
7. Celestino A. White Sr., St. Thomas
8. St. John Resident – Position Unfilled
9. St. Thomas Resident – Position Unfilled

Board Staff

1. Tonya Pickering, Internal Auditor - absent

VIPA Staff Present

1. Carlton Dowe, Executive Director
2. Bill Rawlins, Acting Asst. Exec. Director
3. Anise Hodge, Deputy Executive Director
4. Catherine Hendry, Esq., General Counsel
5. Anna M. Penn, Chief Financial Officer
6. Ava Penn, Dir. of Financial Affairs
7. Vincent Frazer, Senior Staff Attorney
8. Julice Holder, Chief of Staff
9. Dale A. Gregory, Asst. Director of Engineering
10. Deborah Washington, Property Manager
11. Jerome Sheridan, Territorial Airport Manager
12. Kate Davis, Procurement & Contracts Manager
13. Monifa Brathwaite, Public Information Officer
14. Mario Pinder, LAN Support Specialist
15. William Boehnke, Senior Engineer STX
16. Tafari Nelson, Engineer STX

Via Zoom

1. Diane Richardson, Dir. of Human Resources
2. Preston Beyer, Director of Engineering
3. Joseph Cranston Jr., Marine Manager STT/STJ
4. Nicole Scatliffe, Dir. of IT
5. Ashley Lake, Aviation Admin.
6. Renee President, Red Hook/Enighed Pond Parking Lot Supervisor

POLL VOTE RATIFICATION

Poll Vote Ratification: FAA Airport Improvement Program Grant Awards for ARFF Input Based Testing System for CEKA & HERA

- Resolution No. 001-2022 CEKA
- Resolution No. 002-2022 HERA

Ratified the poll voted dated August 26, 2022, and approved Resolution No. 001-2022 CEKA and Resolution No. 002-2022 HERA which approves, authorizes, and ratifies the Executive Director's execution of the FAA Airport Improvement Program Grant Agreement(s) Number(s) 3-78-0001-051 CEKA and 3-78-0002-042-2022 HERA on behalf of VIPA.

This grant will fund the acquisition of Airport Rescue Firefighter (ARFF) Input-Based Testing System (Portable Equipment Cart) for CEKA and HERA. The maximum obligation of the FAA payable under both Grant Offers is \$43,288 for each airport.

The FAA will pay 100 percent of the cost to acquire the equipment for both airports under this grant.

Poll Vote Ratification: FAA Airport Improvement Program Grant Awards – CEKA Reconstruction of Taxiway A and HERA Rehabilitation of Taxiway A Construction- Phase 1

- Resolution No. 003-2022 CEKA
- Resolution No. 004-2022 HERA

Ratified the poll voted dated September 14, 2022, and approved Resolution No. 003-2022 CEKA and Resolution No. 004-2022 HERA which approves, authorizes, and ratifies the Executive Director's execution of the FAA Airport Improvement Program Grant Agreement(s) Number(s) 3-78-0001-050-2022 CEKA and 3-78-0002-043-2022 HERA on behalf of VIPA. These grants will fund the following projects:

Poll Vote Ratification: FAA Airport Improvement Program Grant Awards – CEKA Reconstruction of Taxiway A and HERA Rehabilitation of Taxiway A Construction- Phase 1 (continued)

- Resolution No. 003-2022 CEKA
- Resolution No. 004-2022 HERA

CEKA- Reconstruct Taxiway A- (West- 3,300 ft) and the maximum obligation of the United States payable under CEKA’s Grant Offer is \$23,452,762.

HERA- Rehabilitate Taxiway A (7,000 ft)- Construction- Phase 1 and the maximum obligation of the United States payable under HERA’s Grant Offer is \$4,954,592.

The FAA will fund 90 percent of each project and VIPA will fund the remaining 10 percent of each project.

FINANCE COMMITTEE

FAA Airport Improvement Program Grant Awards – CEKA Reconstruct Taxiway A Phase 1B and HERA Rehabilitate Taxiway A Phase 1

- Resolution No. 005-2022 CEKA
- Resolution No. 006-2022 HERA

Approved Resolution No. 005-2022 CEKA and Resolution No. 006-2022 HERA which approves, authorizes, and ratifies the Executive Director’s execution of the FAA Airport Infrastructure Grant Agreement(s) Number(s) 3-78-0001-052-2022 CEKA and 3-78-0002-044-2022 HERA on behalf of VIPA. These grants will fund the following projects:

CEKA- Reconstruct Taxiway A- (West- 3,300 ft)- Phase 1B and the maximum obligation of the United States payable under CEKA’s Grant Offer is \$3,882,616.

HERA- Rehabilitate Taxiway A (7,000 ft)- Construction- Phase 1 and the maximum obligation of the United States payable under HERA’s Grant Offer is \$1,549,862.

The FAA will fund 90 percent of each project and VIPA will fund the remaining 10 percent of each project.

Modernization of CEKA and HERA Airports by use of a Public Private Partnership (P3) Financial Vehicle

1. Approved and authorized the Executive Director to pursue the upgrade and modernization of the Cyril E. King Airport and the Henry E. Rohlsen Airport by use of a Public Private Partnership (P3) financial vehicle.

Modernization of CEKA and HERA Airports by use of a Public Private Partnership Financial Vehicle (continued)

2. Approved and authorized the Executive Director to set aside certain provisions of VIPA's Procurement Policy which may conflict with the use of the usual and customary competitive P3 procurement process.
3. Authorized the Executive Director to gather the necessary information and disseminate the information which will be made available to potential investors who are interested in providing financing in a P3 financial arrangement.
4. Authorized the Executive Director to issue a Request for Qualifications (RFQ) to solicit firms and groups who may be interested and qualified to participate in the Public Private Partnership airport financing project.

PROPERTY COMMITTEE

Texas Pit, Inc.

Approved the renewal of the non-exclusive lease agreement for Texas Pit to sell food at on the Charlotte Amalie Waterfront bulkhead for three years with a three-year option to renew at a rental rate of \$3,484.68 per annum.

O'Neale's Trucking & Trailer Transport, Inc., Containerport St. Croix

Approved a payment plan agreement between VIPA and O'Neale's Trucking and Trailer Transport \$45,407.77 to address past due rent. The agreement requires the payment of \$1,381.39 due on the first of each month for 36 months starting Aug 1, 2022, through July 1, 2025, and includes a six percent interest fee. The tenant must also remain current with its current monthly rental obligation of \$5,269.28.

PROJECTS & OPERATIONS COMMITTEE

Landscaping Contract with Double A Cleaning Services

Authorized the Executive Director to enter into a landscaping contract with Double A Cleaning Services in the amount \$159,800 for a period of one year to maintain the grounds surrounding its offices and other non-aeronautical areas which includes the Airport Stretch Roadway, North Fixed Base Operator/General Aviation area, the VIPA's Playground and Bournefield area. The previous contract for these services with another vendor was terminated by VIPA on June 30, 2022.

Funding source: The cost for these services will be shared between the Aviation Division's non-aeronautical operating budget and Property Management's operating budget

Generator Maintenance and Repair Services Contract STT/STJ

Authorized the Executive Director to approve a Generator Maintenance and Repair Service Contract with MLC Holdings LLC dba Import Supply for a period of one year with an option to renew for an additional one year of service in the St. Thomas/St. John District.

Funding source: The cost for these services will be taken from the respective department's operating budget.

Marine Rates Review

Authorized the Executive Director to approve a contract in the not-to-exceed amount of \$147,746 with Bermello, Ajamil & Partners to conduct a rate study of the Authority's marine operations to meet and comply with the Indenture of Trust Agreement between the Authority and the U.S. Bank National Association, dated October 1, 2014 (the "Indenture").

Funding source: VIPA's Marine Division's FY23 operational budget

Renovation and Expansion Project at the Loredon Boynes, Sr. Dock

Authorized the Executive Director to enter into a contract in the amount \$1,335,173 with Rodriguez & Garland, Inc. to renovate the Loredon Lorence Boynes, Sr. Dock in Cruz Bay, St. John.

Funding source: Appropriations from the Legislature of the Virgin Islands.

Renovation of the Restrooms at the Urman V. Fredericks Marine Terminal, Red Hook

Authorized the Executive Director to enter into a contract in the amount of \$209,817.50 with Continental Construction and Engineering for the Urman Victor Fredericks Marine Terminal Restroom Renovations Project.

Funding source: VIPA FY23 Operating Revenue

CEKA Parking & Transportation Center Construction Phase Services -- Amendment No. 1 to Task Order No. 11 issued to Kimley-Horn and Associates

Approved Amendment No. 1 to Task Order No. 11 issued to VIPA's Cyril E. King Airport (CEKA) aviation Consultant Kimley-Horn & Associates to provide construction phase services related to the Parking and Transportation Center in the not-to-exceed amount of \$1,199,840.

Funding source: VIPA FY23 Operating Revenue

CEKA Taxiway A West Reconstruction and Construction Phase Services – Task Order 38 to Kimley Horn & Associates

Approved Task Order No. 38, authorizing VIPA's CEKA aviation consultant Kimley-Horn & Associates to provide construction phase services for the CEKA Taxiway A West Reconstruction project in the not-to-exceed amount of \$1,775,065.

Funding source: FAA 90% and VIPA 10%

CEKA Runway 10-28/Design Services – Task Order 29 to Kimley Horn and Associates

Approved Task Order No. 39 to Kimley-Horn & Associates to provide design services related to the Runway 10-28 Rehabilitation project in the not-to-exceed amount of \$1,618,175.

Funding source: FAA 90% and VIPA 10%

HERA Taxiway A & B Rehabilitation and Construction Phase

Authorized Task Order No. 20B issued to American Infrastructure Development (AID), VIPA's Henry E. Rohlsen Airport (HERA) aviation consultant to provide construction phase services related to the Taxiway A and B Rehabilitation project in the not-to-exceed amount of \$233,558.

Funding source: FAA 90% and VIPA 10%

Board Rescind Award for TMZ Construction for Blowout Panels

Rescinded the Board's action to award TMZ Construction for the storm panel repairs at Ann E. Abramson Marine Facility that was given at the board meeting held on February 16, 2022.

Award for Frederiksted Blowout Panels

Authorized the Executive Director to accept the bid proposed by Tang How Brothers, Inc. for the repair of storm panels at Ann E. Abramson Marine Facility in the amount of \$321,700.

Funding source: Appropriation from the Legislature of the USVI

AT Construction Solutions Change Order Request #17 Soffit Replacement

Approved the Change Order Request #17 submitted by AT Construction Solutions LLC for the replacement of exterior soffits of the Gordon A. Finch Marine Cargo Terminal in the not-to-exceed amount of \$60,227.36.

Funding source: VIPA FY23 Operating Revenue

AT Construction Solutions Change Order Request #18 Condenser Relocation

Approved Change Order Request #18 submitted by AT Construction Solutions LLC for the relocation of the air handling unit condenser of the Gordon A. Finch Marine Cargo Terminal in the not-to-exceed amount of \$26,290.91 to adhere to the requirements set forth by the Department of Planning and Natural Resources (DPNR).

Funding source: VIPA FY23 Operating Revenue

Repair of the Old VIPA Engineering and Purchasing Building at HERA

Authorized the Executive Director to accept the bid proposed by Tang How Brothers, Inc. to repair the old Engineering/Purchasing building at the Henry E. Rohlsen Airport (HERA) in the amount of \$267,400.

Personnel Committee

No action items.

Executive Session

No executive session.