



VIRGIN ISLANDS PORT AUTHORITY BOARD MEETING ACTIONS LIST

REVISED

May 20, 2026

CHAired BY WILLARD JOHN, CHAIRMAN

VIPA Administrative Building Conference Room, St. Thomas, USVI, and via Zoom

Board Members

1. Willard S. John, St. Croix – **CHAIRMAN**
2. Derek A. Gabriel, Public Works Commissioner - **VICE CHAIR**
3. Kevin Rodriguez, USVIEDA Chair – **SECRETARY**
4. Jennifer Matarangas-King, Tourism Commissioner
5. Gordon Rhea, Esq, Attorney General - **absent**
6. Celestino A. White Sr., St. Thomas
7. Leona Smith, St. John - **absent**
8. St. Croix Resident – Position Unfilled
9. St. Thomas Resident – Position Unfilled

Board Staff

1. Tonya Pickering, Internal Auditor

VIPA Officers

1. Ava Penn, Interim Executive Director
2. Bill Rawlins, Asst Executive Director
3. Anise Hodge, Deputy Executive Director
4. Anna M. Penn, Chief Financial Officer
5. Catherine Hendry, Legal Counsel
6. Diane Richardson, HR Director
7. Julice Holder, Chief of Staff

VIPA Staff

8. Preston Beyer, Engineering Director
9. Nicole Scatliffe, Director of IT
10. Vincent Frazer, Senior Staff Attorney
11. Jerome Sheridan, Territorial Aviation Manager
12. Khadila Joseph, Procurement and Contracting Manager
13. Mariath Hodge, Executive Assistant
14. Monifa Brathwaite, Public Information Officer
15. Avia Elcock Theophane, Property Management Officer STX
16. Verna Thomas, Property Management Officer STT/J

POLL VOTE RATIFICATION

Poll Vote Ratification: Randall “Doc” James Racetrack

Ratified the April 22 Poll Vote to approve the agreement between VIPA and the Government of the Virgin Islands (via Property & Procurement and Sports Park and Recreation) for use of the Randall “Doc” James Racetrack located on VIPA-owned property adjacent to the Henry E. Rohlsen Airport in St. Croix.

Poll Vote Ratification: P3 Initiative Transition Agreement

Ratified the Poll Vote taken on May 15, 2026, which authorized the extension of the expiration date of the Transition Agreement with Sky City VI, Inc., to December 31, 2026, and other related terms.

Acceptance of Board Meeting Minutes - March 18, 2026

Accepted the minutes of the VIPA Board Meeting held on March 18, 2026.

VIPA BOARD MEETING AGENDA

Re-order Board Meeting Agenda

Approved the reordering of the meeting’s agenda to act on action items first and receive reports after all action items have been heard.

PROPERTY COMMITTEE

J. Benton Construction, LLC

Approved a new lease agreement between VIPA and J. Benton Construction, LLC., to lease warehouse space at the Gordon A. Finch Molasses Pier terminal, located at Plot 10 Public Port Site Reclaimed Land, St. Croix, VI, for warehousing operations consisting of storage of construction material and operational equipment, and only for such purposes.

J. Benton Construction LLC will lease Bay #2, consisting of 2,652 square feet in the terminal, for a term of two (2) years, with an option for four additional two-year periods. The rent shall be \$26,520.00 per annum (\$2,210.00 per mo.), and the Common Area Maintenance fee shall be \$13,260.00 per annum (\$1,105.00 per mo.) – a total of \$39,780.00 per year. The annual rent and CAM Fee shall increase by 5% upon the exercise of each option period, and a security deposit and mandatory insurance are required.

A&R Warehouse & Storage, LLC

Approved a lease agreement between VIPA and A&R Warehouse & Storage LLC to lease an additional 17,000 square feet of space at #69 Lindbergh Bay (Bourne Field) for the non-exclusive storage of goods, building materials, heavy equipment, and an office trailer. The term of the lease will be from September 1, 2022, through August 31, 2032, at a rental rate of \$61,197.36 per annum (\$50,998.28 per mo.) with a 5% CPI increase every three years.

PROJECTS & OPERATIONS COMMITTEE

Diesel Fuel Supply and Delivery in the St. Thomas/St. John District

Authorized the Interim Executive Director to execute a contract with Right on Time Trucking to deliver and supply diesel fuel to VIPA facilities in the St. Thomas/St. John district at the rate submitted in the firm’s proposal. The contract shall be effective throughout the period ending September 30, 2028, with a one (1) or three (3)-year option to renew, subject to the contractor’s performance during the initial term of the contract and VIPA’s approval.

Funding Source: VIPA Operations Revenue

**Change Order No. 2 CEKA Air Alliance
Interior Build-out**

Approved Change No. 2 to the contract between VIPA and Energy Efficient Builders, LLC, in the not-to-exceed amount of \$44,000.00, for costs associated with the furnishing, installation, connection, and commissioning of a trailer-mounted generator to support the operations of VIPA's Temporary Aircraft Rescue and Fire Fighting (ARFF) station located at CEKA's Air Alliance Building.

Funding Source: VIPA Operations Revenue

FINANCE COMMITTEE

No action items.

EXECUTIVE SESSION

No Executive Session held.