

Clinton E. Phipps Racetrack

St. Thomas, USVI

STT CZM Decision Meeting: February 23, 2023



Release Updated Date: February 23, 2023



Presented by the Developer:

Southland Gaming
of the Virgin Islands

1003 Estate Ross, #8 Barbell Plaza, St. Thomas, USVI 00802
O: 340-776-4111, F: 340-776-4185

Opening Remarks, Introductions & Agenda

Good afternoon Chairmen and Commissioners of the St. Thomas Committee of the Virgin Islands Coastal Zone Management Commission; Commissioners, Members and Staff of The Department of Planning and Natural Resources; Government Officials; Horse Men & Women; Media; and to all the Citizens of the United States Virgin Islands; and General Public attending today's Decision Meeting.

My Name is David Edmonds, I am the Developer's Representative on behalf of Southland Gaming of the Virgin Islands, Inc (“SGVI”; “New Permittee & Assignee”). I am joined by my colleagues, Mr. Shaine Gaspard (EVP/COO), Mr. Jason Charles (Community Outreach), Mr. Ryan Lisk (General Contractor) and Ms. Alicia Barnes (Consultant/SME). Each of whom may speak on behalf of SGVI throughout this presentation and decision meeting as/when needed. Additionally, as requested by Chairmen Adams in our February 9, 2023 Decision Meeting, we have additional representatives ready to speak as/when needed to included: Chairmen Hugo Hodge, VI Horse Racing Commission; Commissioner Calvert White, Sports Park and Recreation; and President Clinton Hedrington, STT & STJ Horsemen Association.

We are here today to continue the discussions for your support and approval of the Modification of the Existing Major Coastal Zone Management (“CZM”) Permit No. CZT-3-18(L) for the Development and Rehabilitation of the Clinton E. Phipps Racetrack located on Parcels 24Be, 25A, 33 and 36 Estate Nadir. As awarded by the Government of the United States Virgin Islands (“GVI”) and ratified by the 34th Legislature of the Virgin Islands as Act No. 8577.

Due to the fact we provided a full modification presentation during the February 9, 2023 meeting, today I plan to provide you with confirmation of requested updates and allow for timing to answer any additional questions you may have.

The following outlines our presentation before you this afternoon:

1. Modification
 - a. Submittals for Legal Sufficiency Confirmation and Approval (Effective February 23, 2023)
 - b. Site Plan
2. Closing Remarks
3. Questions
4. Project Rendering



Modification of Existing CZM Permit No. CZT-3-18(L)

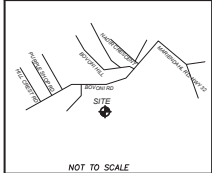
The following is a comprehensive list of all submittals provided to date for the Approved & Confirmed Legal Sufficiency *Effective 2.23.2023*:

- **CZM Modification Request Form by SGVI & GVI**
 - *Inclusive of all required Corporate Documents & Tax Clearance Letter*
- **Development Agreement**
 - *As awarded by the Government of the United States Virgin Islands (“GVI”) and ratified by the 34th Legislature of the Virgin Islands as Act No. 8577*
- **Temporary License Agreement**
 - *Confirming access to and legal interest in Parcels 24Be, 25A, 33 and 36 Estate Nadir*
- **Project Scope**
- **Comparison Exhibit(s)**
 - *Detailed comparison from the 2017 Original, Pre-Hurricanes and Demo of the Racetrack Facilities to the awarded and approved 2022 Rehabilitation & New Design presented by SGVI.*
 - *Detailed comparison from VIGL’s Design to SGVI’s New Design*
- **Surveys**
 - *1968 = Original Property*
 - *1980 = Updated*
 - *2022 = Current Boundary & Parcels by SGVI’s Local Survey Contractors (Green Peace & AMOS)*
- **Zoning of Parcels 24Be, 25a, 33 & 36**
- **FEMA Maps**
- **Soil Parcel Maps**
- **Stormwater Pollution Prevention Plan**
- **Design Plans**
 - *Progress Set as of 2.22.2023*
 - *Which includes the:*
 - a. *Project Renderings*
 - b. *Site Plan Overview*
 - c. *100% Civil Construction Drawings for the Project*
 - d. *100% Grandstand Structural Design, Shop and Construction Drawings*
 - e. *50-90% Architectural Construction Drawings for all Structures*



Site Plan

LOCATION MAP



CONFIDENTIAL

LEGEND

- PROPOSED BUILDING
- PROPOSED PARKING
- PROPOSED EDGE OF GRAVEL
- PROPOSED FENCE
- DIRT TRACK
- EXISTING GRAVEL
- EXISTING FENCE
- EXISTING BUILDING
- WETLANDS
- EXISTING BOUNDARIES
- SEWER MANHOLE
- EXISTING SEWER LINE
- PROPOSED GRAVEL

BUILDING NOTES:

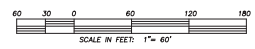
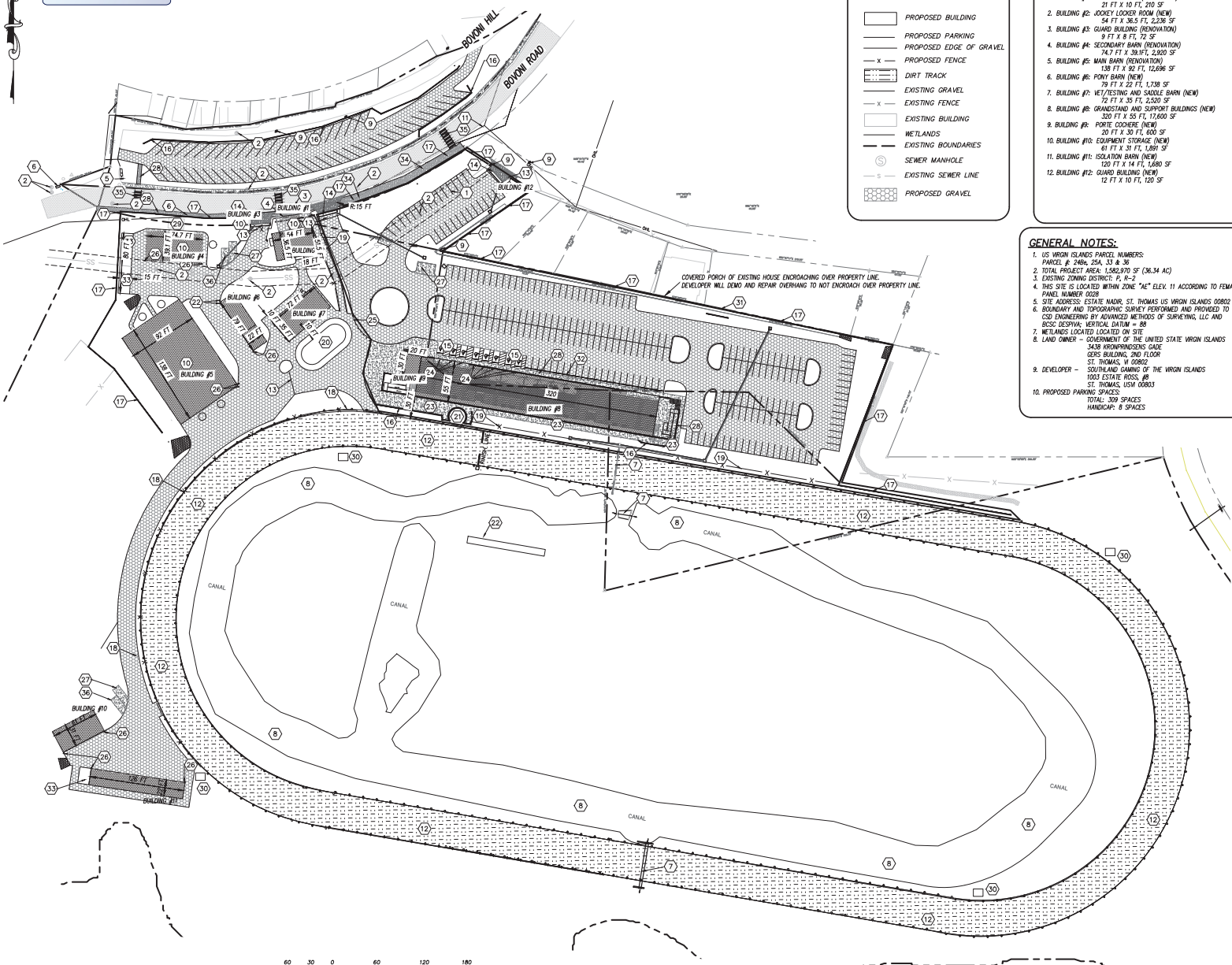
- BUILDING #1: TICKETING BOOTH (RENOVATION)
20 FT X 10 FT, 210 SF
- BUILDING #2: Jockey LOCKER ROOM (NEW)
54 FT X 36.5 FT, 2,236 SF
- BUILDING #3: GUARD BUILDING (RENOVATION)
9 FT X 8 FT, 72 SF
- BUILDING #4: SECONDARY BARN (RENOVATION)
74.7 FT X 30 FT, 2,241 SF
- BUILDING #5: MAIN BARN (RENOVATION)
138 FT X 92 FT, 12,696 SF
- BUILDING #6: POXY BARN (NEW)
79 FT X 22 FT, 1,738 SF
- BUILDING #7: VET/TESTING AND SADDLE BARN (NEW)
72 FT X 35 FT, 2,520 SF
- BUILDING #8: GRANDSTAND AND SUPPORT BUILDINGS (NEW)
320 FT X 55 FT, 17,600 SF
- BUILDING #9: PORTE COCHERE (NEW)
20 FT X 30 FT, 600 SF
- BUILDING #10: EQUIPMENT STORAGE (NEW)
61 FT X 31 FT, 1,891 SF
- BUILDING #11: ISOLATION BARN (NEW)
120 FT X 14 FT, 1,680 SF
- BUILDING #12: GUARD BUILDING (NEW)
12 FT X 10 FT, 120 SF

GENERAL NOTES:

- US VIRGIN ISLANDS PARCEL NUMBERS:
PARCEL # 248A, 25A, 33 & 36
- TOTAL PROJECT AREA: 1,582,970 SF (36.34 AC)
- EXISTING ZONING DISTRICTS: P, R-2
- THIS SITE IS LOCATED WITHIN ZONE "M" ELEV. 11 ACCORDING TO FEMA PANEL NUMBER 5028
- SITE ADDRESS: ESTATE NAHR, ST. THOMAS US VIRGIN ISLANDS 00802
- BOUNDARY AND TOPOGRAPHIC SURVEY PERFORMED AND PROVIDED TO CSD ENGINEERING BY ADVANCED METHODS OF SURVEYING, LLC AND BCSO DESPINA; VERTICAL DATUM = 88
- WETLANDS LOCATED LOCATED ON SITE
- LAND OWNER - GOVERNMENT OF THE UNITED STATES VIRGIN ISLANDS
3438 KIRKPATRICKS CADE
6055 BUILDING, 2ND FLOOR
ST. THOMAS, VI 00802
- DEVELOPER - SOUTHLAND GAMING OF THE VIRGIN ISLANDS
1003 ESTATE ROSS, #8
ST. THOMAS, USVI 00803
- PROPOSED PARKING SPACES:
TOTAL: 309 SPACES
HANDICAP: 8 SPACES

KEYNOTES:

- EXISTING SEWER MAIN
- EXISTING SEWER MAN HOLE
- EXISTING WATER MAIN
- EXISTING WATER METER
- EXISTING FIRE HYDRANT
- EXISTING FENCE TO BE REPLACED BY DECORATIVE PERIMETER FENCE SYSTEM
- EXISTING STORM DRAIN
- EXISTING CANAL
- EXISTING POWER POLE
- EXISTING BUILDING
- EXISTING OVERHEAD WIRE
- EXISTING RACE TRACK
- PROPOSED GATE
- PROPOSED CHANNEL/CATTLE DRAIN
- PROPOSED HANDICAP PARKING
- PROPOSED RETAINING WALL
- PROPOSED DECORATIVE PERIMETER FENCE SYSTEM
- PROPOSED 10 FT CHAINLINK FENCE WITH PRIVACY SCREENING
- PROPOSED 4 FT FENCE
- PROPOSED PADDOCK
- PROPOSED WINNER CIRCLE
- PROPOSED SIGN
- PROPOSED CONCRETE
- PROPOSED HC SIGNS
- PROPOSED REMOVABLE BOLLARDS
- PROPOSED PERMANENT BOLLARDS
- PROPOSED TRASH DUMPSTER
- PROPOSED 5 FT SIDEWALK
- EXISTING BUILDING TO BE REMOVED
- JUDGES PLATFORM
- BREAK IN DECORATIVE PERIMETER FENCE SYSTEM FENCE FOR OFFSITE DRAINAGE
- PARKING STOPS
- PROPOSED WASH DOWN AREA
- 10 FT SIDEWALK
- CROSSWALKS
- MANURE DUMPSTER



ENGINEERING
LAND PLANNING
COMMERCIAL / RESIDENTIAL

P.O. BOX 4041
WILMINGTON, NC 28406
(910) 791-4441

SITE PLAN for
CLINTON PHIPPS RACE TRACK

SITE PLAN for
CLINTON PHIPPS RACETRACK
LOCATED IN
ST. THOMAS, VIRGIN ISLANDS
DEVELOPER: SOUTHLAND GAMING OF THE VIRGIN ISLANDS INC.
1003 ESTATE ROSS, #8
ST. THOMAS, USVI 00803

REGISTERED ENGINEER
HONORARY MEMBER
1987-E
STATE OF VIRGINIA

REV. NO.	DATE	BY	REMARKS

DATE: 2-22-23
HORIZ SCALE: 1" = 60'
VERT SCALE: N/A
DRAWN BY: JEH
CHECKED BY: HSR
PROJECT NO.: 21-0579

Sheet No. **4** of **15**

Closing Remarks

As demonstrated through the various site visits, submittals, discussions and presentations to date, We, Southland Gaming of the Virgin Islands, Inc, our Design Team, Consultants, Current & Future Contractors as well as the Horsemen Associations collectively with the cooperation of the Government of the Virgin Islands, VI Horse Racing Commission and Sports Park & Recreation are ready to bring Horse Racing back to St. Thomas and the Virgin Islands Community.

Today, we ask for your support and approval of our Modification request.



On behalf of Southland Gaming of the Virgin Islands, Inc.

We Thank You for your time and attention this afternoon

We will now open up for any questions

~ Thank You ~





Conceptual Project Rendering

