

Senate Committee Hearing: Friday, August 25, 2023

Reference: Clinton E. Phipps Racetrack (Estate Nadir, St. Thomas, USVI)

Good Morning, members of the Senate Committee and Racing Commission members, press, testifiers, and viewing audience.

I am Shaine Gaspard, COO of Southland Gaming of the Virgin Islands, Inc. I've resided and worked in this Virgin Islands community for over twenty years. Over the years, I've visited the Clinton E. Phillips racetrack, shared moments in the stands with friends, attended the Governor's Cups, and experienced the thrill of being in the Winner's Circle, holding Southland Gaming-sponsored checks for the purses.

In an effort to provide you with a project update, this testimony will cover our current efforts surrounding groundbreaking, grandstand construction, onsite inspections, and design and planning.

On the Project's General Progress: Our development team reported the following.

1. Approved Permits

1. Major CZM Permit #CZT-3-18

i. Extension & Transfer *Approved during the February 9, 2023*

ii. Modification *Approved during the February 23, 2023*

2. Building Permit

i. Grandstand, New Cistern, Retaining Wall, Ramps & Elevator *Approved & Released on March 13, 2023*

2. Official Groundbreaking Event

1. April 11, 2023

3. Design & Construction Drawings

1. Civil Infrastructure = 100% Completed, Approved & Permitted

2. Grandstand Structure = 100% Completed, Approved & Permitted

3. Grandstand Accessory Buildings & VIP Suites = 90%+/- Completed, Currently In Internal Design Team Review

4. New Barn Structures & New Buildings = 90% Completed, Currently In Internal Design Team Review

5. Renderings = Currently being updated

4. Construction Progress:

1. Primary Construction Area & Laydown Yard = 100%

- i. Includes the initial Clearing, Grading, Stormwater & Erosion Control measures being properly completed as per the approved Civil Construction Plans
- ii. 5,000+ TNs of Gravel & Asphalt Millings installed and/or on site to ensure the required laydown and required construction area for the Grandstand was prepped and ready for erection
- iii. Construction Office
- iv. Onsite Security Cameras, Fencing and Personnel

2. Grandstand Structure, New Cistern, Retaining Walls, Slab & Main Sidewalk = 100%

- i. Now that construction is completed on the main structure itself, SGVI along with its Design Team, Engineers, Inspectors and the Manufacturer are all currently working on the Grandstand Structure's Final Inspections, Punchlist and Certifications
- ii. Which includes final inspections on the materials and installation of:
 1. 650,000+ Lbs of Steel & Aluminum
 2. 150,000+ Bolts, Screws & Rivets
 3. 700+ CY of Structural Concrete
 4. 2,000+ CY of Structural Fill Dirt
 5. 2,428 Seating Capacity + *Standing Capacity or VIP Suites & Judges Booth Capacity*
 1. 1,952 Bench Seats
 2. 456 Venue Flip Chairs
 3. 20 ADA Wheel Chair Accessible Spaces on the Front Row
 6. 2,000+ LF of Fencing & Handrail System
 7. 2 ADA Accessible Ramps; 1 on each end of the Grandstand
 8. 4 Standard Staircases and 2 Vomitories for multiple Ingress/Egress locations on and off the Grandstand
 9. 98,000 Gallon Capacity New Concrete Cistern under the Grandstand
 10. Front of Grandstand access & viewing sidewalk and the New Winner's Circle

3. Future Construction Sequence of ALL Remaining Civil & Vertical Construction =
 - i. SGVI, its Design Team, Inspectors and Contractors are in the process of certifying and closing out Phase 1 (*The Grandstand Structure*) in order to properly begin Phase 2 of the project.
 - ii. Phase 2 of the project is expected to begin in September 2023 with the Grandstand Accessory Buildings, VIP Suites and continued onsite Civil work.

In closing, Southland Gaming is dedicated to finishing this project according to schedule and revitalizing horse racing in the Virgin Islands. To the horse racing fraternity - including owners, trainers, and jockeys who will breathe life into cultural sport - Southland Gaming takes pride in the headway achieved at the Clinton E. Phipps Racetrack. We're excited to offer you a future platform to showcase your talents.

We had a groundbreaking on April 11, 2023, and as of today, August 25, 2023, the grandstands are standing. I invite you to stand on them with me.

Southland Gaming is getting the job done.

Thank you,

Shaine Gaspard, Southland Gaming of the Virgin Islands, Inc.