



Parcels 200B-1 & 200C-REM Fish Bay

Gifft Hill School (GHS) & Estate Fish Bay Owners' Association (EFBOA)
Information Presentation
2025

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Introduction

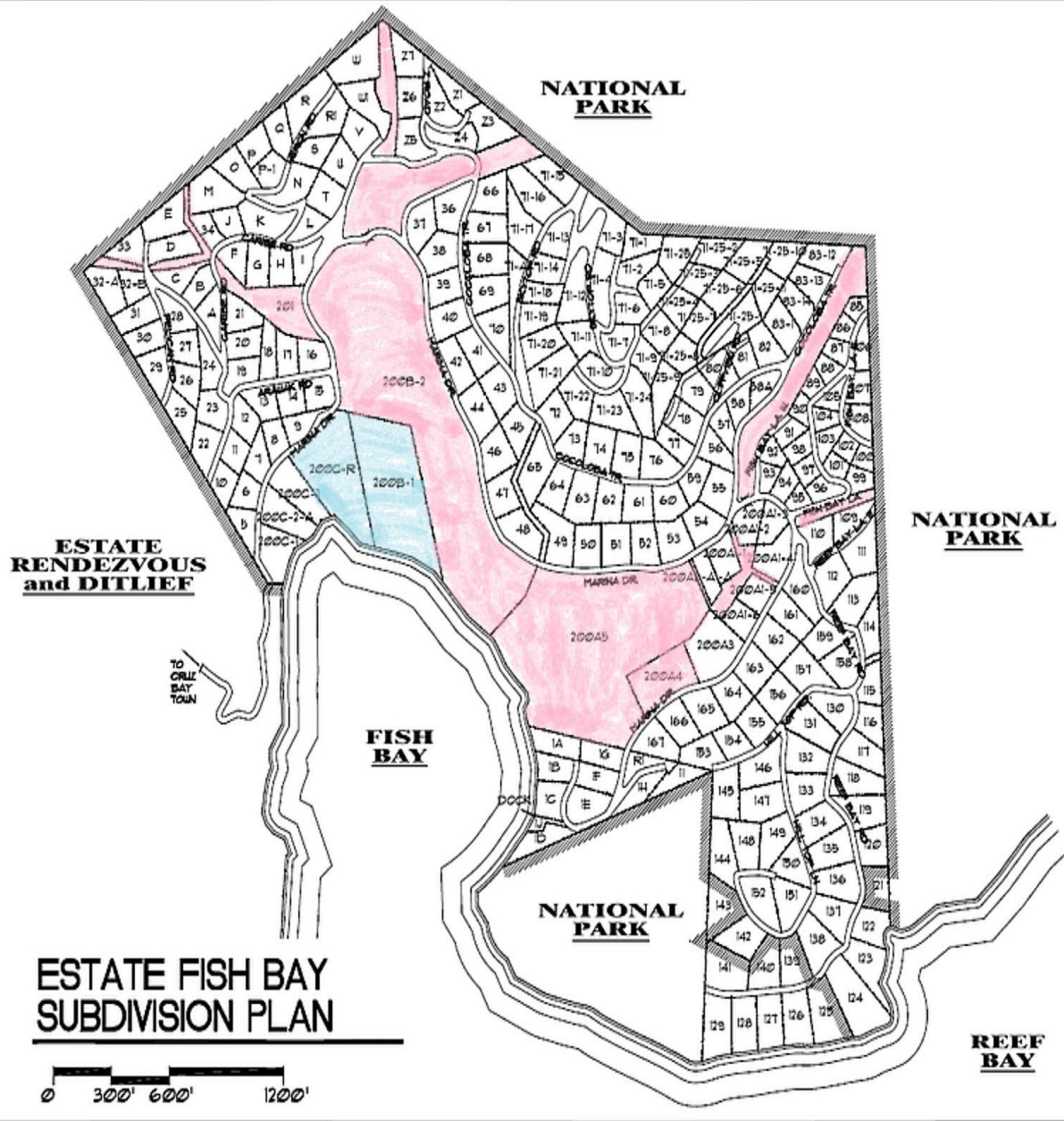
For many years, 2 parcels (8 acres) of Fish Bay wetlands have been deeded to GHS (previously Pine Peace School), with the understanding that the sale or transfer of the land would require EFBOA approval.

The relationship has been to work together toward a common goal of protecting the lands for the benefit of all Virgin Islanders, strengthening the community, preserving our natural heritage, and ensuring lasting opportunities for recreation and education.

The recent sale of the Island Resources Foundation (IRF) wetlands parcels (50 acres) to the [VI Division of Territorial Parks & Protected Areas](#) (TPPA) has created the Nancy Woodson Spire Nature Preserve. It is now proposed that these 2 wetlands parcels be sold to the TPPA to be incorporated into the Nature Preserve.

We hope this presentation will provide all the information regarding the land, the sale proposition, the land's future, and next steps needed.





Site Plan of Wetlands

Nancy Woodson Spire Nature Preserve

200B-1 and 200C-REM
Fish Bay Parcels

Timeline

1984: Deed between Cocoloba Development Associates (CDA) & Island Resources Foundation (IRF)

1993: Deed between Cocoloba Development Associates (CDA) & Pine Peace School (2 parcels)

Pine Peace School was a 501 (c)3 non-profit. The agreement sheltered the taxes that would have been paid by the EFBOA.

2024: IRF Parcels purchased by VI Division of Territorial Parks & Protected Areas (TPPA) creating the Nancy Woodson Spire Nature Preserve

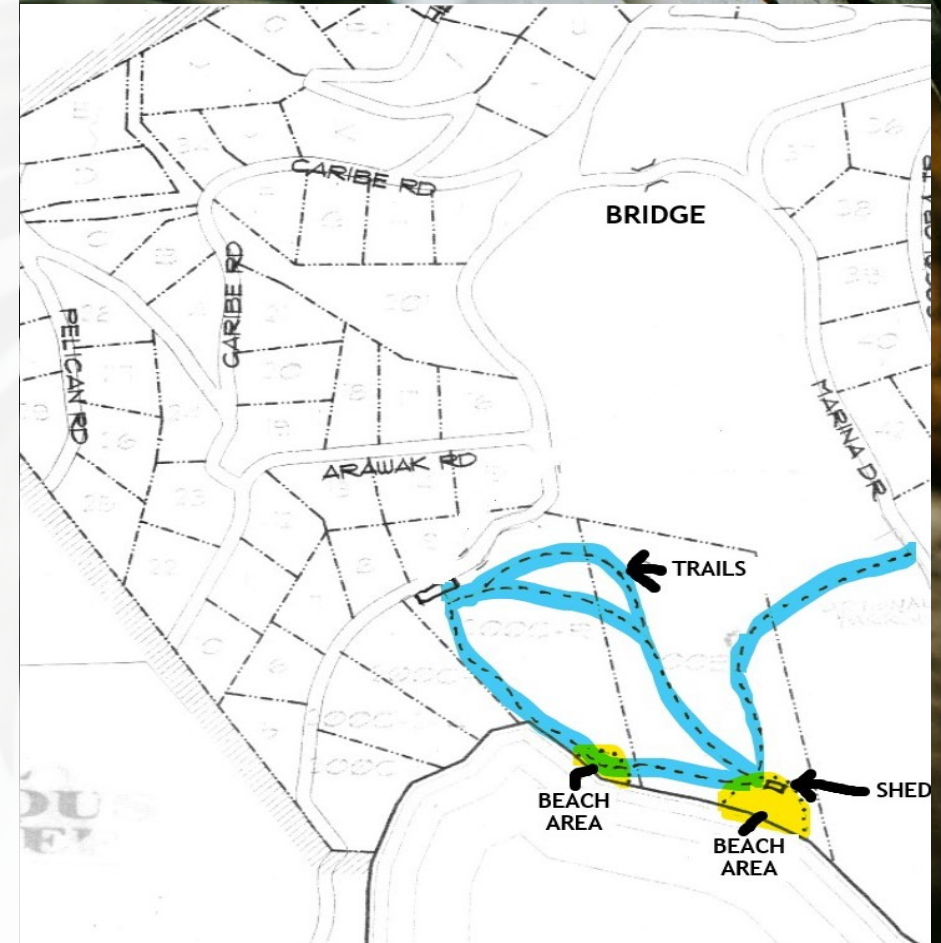
2025: The Trust for Virgin Island Lands (TVIL) promotes the sale of the 2 deeded GHS parcels (200B-1 & 200C-REM) to TPPA to be incorporated into the Nature Preserve.

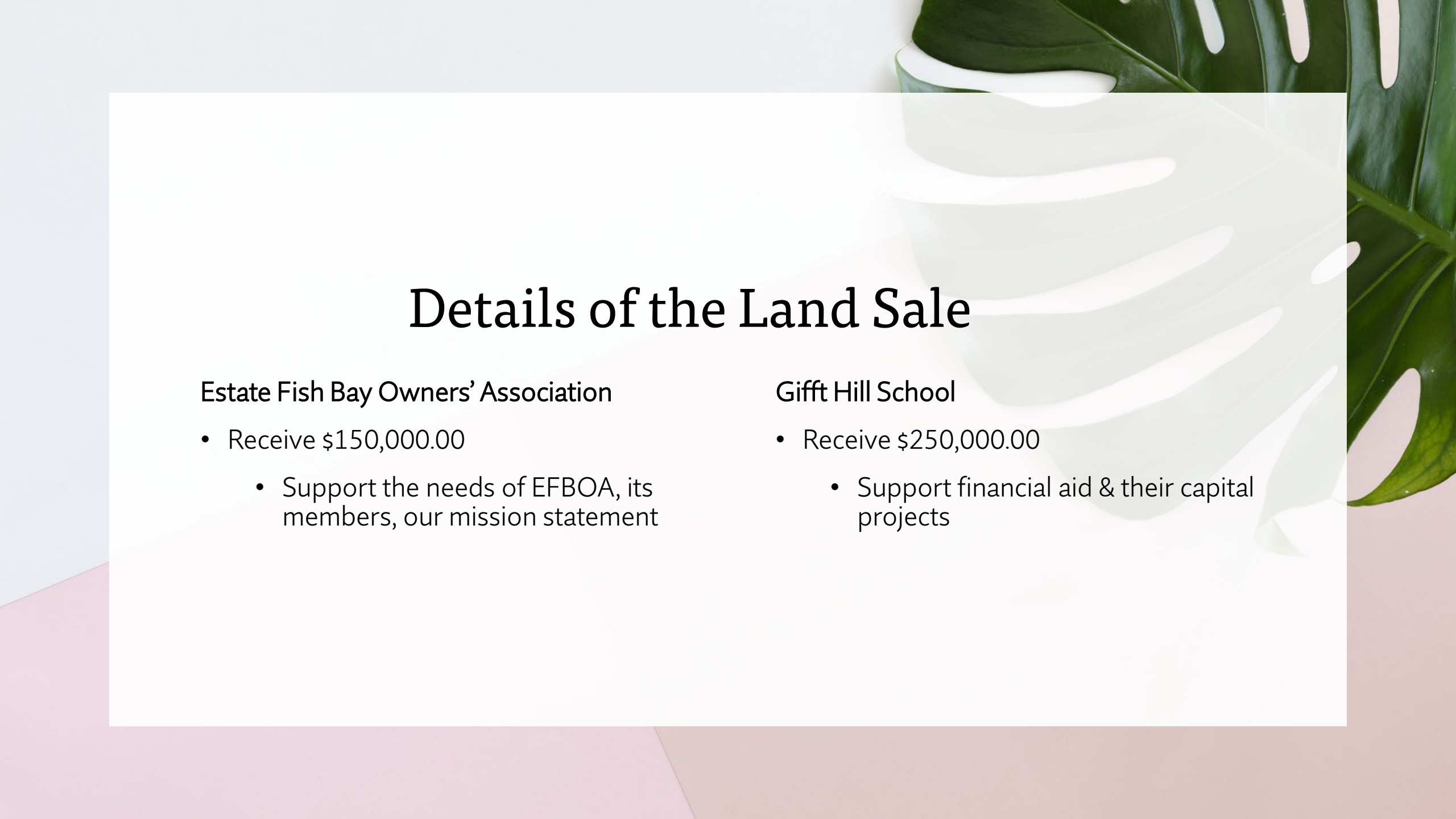
Reference Document: [Protecting Fish Bay's New Park with a Conservation Easement](#)

Today: EFBOA Membership approval required for sale of the 2 deeded GHS parcels (200B-1 & 200C-REM)

Key Provisions of Land Sale

- Trails to access the waterfront
- One small shade structure to be located at waterfront
- Restrictions:
 - No other structures
 - Only trails, signs, boardwalks & overlooks permitted
 - The wetlands will be protected as undeveloped conservation land in perpetuity





Details of the Land Sale

Estate Fish Bay Owners' Association

- Receive \$150,000.00
 - Support the needs of EFBOA, its members, our mission statement

Gifft Hill School

- Receive \$250,000.00
 - Support financial aid & their capital projects

Additional Points

1. Why would EFBOA not receive all \$400,000 of the grant money when legal review indicating the parcels must go back to EFBOA per 1993 agreement?
 - a. Reason 1: Giffit Hill Schools have spent the last two (2) years spending time and money on legal, engineering and grant processes to get the \$400,000. EFBOA has spent zero dollars and time in getting the grant.
 - b. Reason 2: The grant clearly states that the lands will be protected. This is our common goal.

*This transfer will ensure that the property is preserved in accordance with the original intent of our agreement: to protect the Fish Bay mangrove ecosystem through **low-impact, charitable, educational, and recreational "green belt" use**, with **no commercial development**. In keeping with this vision, the deed of transfer will include enforceable covenants limiting use to passive recreational and ecological purposes.*

Additional Points

1. Why would EFBOA not receive all \$400,000 of the grant money when legal review indicating the parcels must go back to EFBOA per 1993 agreement?

d. In the event of the dissolution of Pine Peace School, or the desire of Pine Peace School, Inc. to transfer the property for any reason, then the property will be transferred to the Fish Bay Association with Fish Bay Owners Association to prepare all necessary transfer documents and pay for stamp taxes, recording, and attestation fees.

- c. Reason 3: The EFBOA board has spent months reviewing all documents and legal standing of the two parcels. While we could engage in a legal solution to obtain the full \$400,000. The EFBOA board decided that is not in the best interest for the association as a whole.

Additional Points

2. Who will do the work to build the shelter, create the trails and maintain the park?
 - a. The EFBOA will work with TPPA to prepare a Plan for the Nature Preserve.
 - b. Estimates would be obtained before any work is done. Of course, DPNR and CZM must approve all proposed plans.
 - c. TPPA Director, Kitty Edwards, states that her department will fund the improvements and oversee the maintenance of the trails and park area.
3. Could members of EFBOA help in maintaining?
 - a. A 'Friends of the Park' group could be formed by the Fish Bay community to assist in the development of the park and to contribute to its future success.

Questions & Answers

***What are the main points the drove this stated "consensus" that was reached, regarding the sale of these wetland parcels being in the best interest of the Fish Bay community? What benefit(s) does transferring get the community? Why can't EFBOA just retain ownership, state that the parcels are unimprovable and allow educational use on an as-allowed basis?**

Summary: Opportunity to join the parcels to the larger Nancy Woodson Spire Preserve and the Territorial Parks System (TPS) along with Conservation Easement to protect the lands in perpetuity. The parcels were in a similar conservation use position but without realistic ownership pathways by either Giffit Hill School (GHS) or EFBOA and without the conservation easement protections. This National Oceanic Atmospheric Administration (NOAA) Grant that was brought forth by GHS through Trust for Virgin Island Lands (TVIL) and TPS served to buy these parcels, protect them and join them with the already approved and deeded 40+ acres of the adjoining parcels.

Benefit: All the property between Marina Drive and the Fish Bay waters would be Protected Territorial Parks land for EFBOA residents to walk, hike and enjoy access to the trails, ponds and to the Fish Bay waters.

Benefit: This sale would also bring in funds to EFBOA to make those trail improvements to jump start what the TPS has agreed to move forward with as the park system makes its next phase of trail planning and cutting.

Benefit: The NOAA grant is a limited offering and once the funds have been distributed, it is unknown if any funds would be available for future steps of this nature.

Benefit: We are also given some decision-making power in the deeds for these two parcels to help shape the usability of the lands to benefit EFBOA members.

Transfer to EFBOA: Taxes would be an annual responsibility of EFBOA.

Transfer to EFBOA: Yes, the parcels could stay as they are and the lands could be used for educational use.

Questions & Answers

***What is the estimated "monetary settlement" amount? \$10?**

\$150,000

***Does transference remove anchoring, fishing and spearfishing from allowed activities in Fish Bay?**

The purchase of these properties does not affect any existing rule and regulations for in-water activities. That is controlled by the Division of Coastal Zone Management or the Division of Environmental Enforcement.

***How far does the wetland property boundary go out into the ocean or up onto the sand/mud?**

This agreement ends at the shoreline and does not include any marine areas. This agreement is only for the parcels as described in the survey. This does not extend outside of the boundaries of those properties.

***Are there plans for maintaining an access trail from Marina to the shore of the bay? If not, what are the access plans?**

Yes, that is one of the trails we have included in the deed discussions.

***What sort of financial consideration (payment \$\$\$) does the association receive if the transfer is approved, if any?**

\$150,000

***What is it costing (if anything) annually for the association to continue to own this property?**

Annual taxes

Questions & Answers

***Would (or could) the VI government have any present or future beneficial involvement in determining the use of the property?**

The Territorial Parks System is part of the government; therefore, the property will be a part of the park system. This will be protected via deed language and a resolution.

***While it sounds good to suggest that the property deed would require that the property be preserved forever as conservation property that would be protected against any sort of future commercial or residential development, the simply fact is that most all deeds can be revoked and or modified if an owner wants to pursue the matter and get legal approval to do so. Therefore, the question becomes how does the association truly protect itself (if at all) against this happening at some future date? If the association transfers ownership, it would seemingly be losing the opportunity for any future pursuit to stop any future deed modification or revocation should that occur.**

Protection: Yes, the written protection sounds great but there is always a concern of government changes to agreements. The EFBOA will count on legal input and proper documents prepared to protect the agreement.

That being the case, it's hard to understand why (without getting any immediate and significant financial benefit) the association would benefit from this transfer. If the current cost of owning the property is minimal and there are conservation protections in the current deed, why would we want to just hand our current and future control over to a third-party entity and loose any future opportunity to ensure that the current conservation use is truly perpetuated, even it means taking the matter to court?

EFBOA will receive \$150,000 for the purchase. Giffit Hill School will get \$250,000.

Q & A Session

Please “Raise Hand” in ZOOM and we
will come around to take turns
answering questions.

OR

Submit your question
in the ZOOM CHAT BOX.



Next Steps

- The EFBOA Board has come to a proposed agreement with the Board of Giff Hill School and now we need a membership vote on the agreement.
[*\(Bylaws: Article VII, Section 5\)*](#)
- The Vote will be distributed electronically via **Election Buddy** to the **PRIMARY EMAIL** on file with EFBOA. You will get 1 email per parcel to submit your vote.
(1 vote per eligible parcel)
- The vote will start **Monday 9/22/25**, being distributed shortly after the conclusion of this meeting. And will be open for voting through **Sunday 9/28/2025, 7pm**.
- **More Questions?** The EFBOA Board will be available via **ZOOM** on **Saturday, 9/27/2025 at 10am** if anyone would like to meet to ask any additional questions.
Email with ZOOM details will be shared later this week.
- Please contact the EFBOA Board with questions via email:
fishbayownersassociation@gmail.com



Thank you!

EFBOA Board of Directors

fishbayownersassociation@gmail.com

estatefishbayownersassociation.org