Appendix F

Program Inventory

July 31, 2016

PROGRAM NAME	SPONSOR	FUNDING	PROGRAM TYPE	FUNDING TYPE	FOCAL AREA	METRICS OF SUCCESS	DATA GENERATED	H20SHED MGT FUNDING?	WEBSITE
National Sea Grant Fellow Program	Seagrant	$25,000	Fellowship	Capacity Building Training	Outreach/Education, Planning, Research, Restoration, Water Quality, Watershed Management, Wetlands, Wildlife	Program completion	Variable	Watershed management	http://seagrant.noaa.gov/
CZM Projects- Special Merit Competition -	NOAA	$50-$200,000	Variable	Variable	Coastal Hazards: Threats to life, property/ocean- multi-issue planning	Project dependent	Unknown	Planning but more hazards focused	
NOAA Coral Reef conservation program	NOAA	30,000-$80,000	Research, Management	Implementation	1) Fishing Impacts 2) Land-Based Pollution, 3) Climate Change 4) Emerging Mgt. Issues.	Project dependent	Yes, Project Specific and Goal Specific	Watershed management	https://coast.noaa.gov/funding/_pdf/noaa-nos-ocm-2016-2004574-ffo-posted-10.15.2015.pdf
NOAA Coral reef conservation program NGO Grant	NOAA	100,000-$700,000 per territory	Research	Implementation	1) Fishing Impacts 2) Land-Based Pollution, 3) Climate Change 4) Emerging Mgt. Issues.	Project dependent	Yes, Project Specific and Goal Specific	Watershed management	http://coralreef.noaa.gov/aboutcrcp/workwithus/funding/grants/
CZM Administration Awards	NOAA	2.0 million	Administrative	Administrative	Wetlands, Coastal Hazards, Public Access, Marine Debris, Cumulative Impacts, Aquaculture, Energy facility siting, special area planning	Project dependent	Unknown	No specific reference	https://www.coast.noaa.gov/czm/
CZM Enhancement Grant (309)	NOAA	Variable	Strategy planning, implementation, demonstration projects	Implementation	Wetlands, Coastal Hazards, Public Access, Marine Debris, Cumulative Impacts, Aquaculture, Energy facility siting, special area planning	Project dependent	Yes, Project Specific and Goal Specific	Watershed management	https://coast.noaa.gov/czm/enhancement/
Coastal Management Grants & Coop	NOAA	Variable	Variable- Umbrella term	Variable	Wide range of projects	Project dependent	Unknown	No specific reference	https://coast.noaa.gov/funding/_pdf/information-
US Economic Development Assistance	Dept. Commerce	Variable	Infrastructure for economic advancement	Implementation	Construction, non-construction, technical assistance, and revolving loan fund under EDA's Public Works and EAA programs. designed to advance creative approaches to advance economic prosperity in distressed communities	Economic metrics	Depends on project	Demolition, renovation, and construction of public facilities; water or sewer infrastructure; development of stormwater control mechanisms as part of an industrial park or other eligible project.	http://www.eda.gov/funding-opportunities/
Conservation Partners	NRCS	$50,000-$100,000		Capacity Building Training	Support field biologists and habitat conservation professionals providing technical assistance to farmers, ranchers, foresters and other private landowners to optimize wildlife habitat conservation on private lands.	Agricultural outputs, production metrics	Variable	No projects in USVI	http://www.nfwf.org/ConservationPartners
Aquatic Ecosystem Restoration CAP 26	US Army Corps	$50,000-$5,000,000	Continuing Authorities Program- Restore degraded aquatic or orparian ecosystems	Infrastructure for flood/hazard control, Construction	Projects: Rio Puerto Nuevo Flood Control Portugues-Bucaná Rivers Flood Control (Portugues Dam); Rio Grande de Arecibo; Río Ojo de Agua	Unknown	Unknown	Floodplains/Riparian Zones, Green Infrastructure/LID, Restoration, Watershed Mgt., Wetlands. Flood protection, navigation, military munitions response	ace.army.mil/Portals/28/docs/assistanceprograms/2014/FS_Section206AER_140109.pdf
USDA EQUIP Program	USDA	$54,000-$450,000	Voluntary program-financial assistance to implement conservation practices to address natural resource concerns on agricultural land and private forestland	Capacity Building Training	EQIP: help implement eligible conservation practices for owners of land under agricultural or livestock production	Unknown	Unknown	Nonpoint Source Control, Outreach/Education, Planning, Pollution Prevention, Restoration, Source Water Protection, Water Conservation, Watershed Mgt. Wetlands	http://www.nrcs.usda.gov/wps/portal/nrcs/main/national/programs/financial/eqip/
Nonpoint Source Implementation Grants (319 Program)	EPA	$400,000-$2,000,000	Wide range of non-point projects	Implementation	Use of BMPs for animal waste; design and implementation of BMP systems for stream, lake, and estuary watersheds	Project dependent	Yes, Monitoring, Hydrology, Sediment Yield, Vegetation, Species and Habitats, water quality, Channel processes	NonPoint Source Control	http://www.epa.gov/polluted-runoff-nonpoint-source-pollution/319-grant-program-states-territories-and-tribes
Clean Water State Revolving Fund	EPA	Variable	Construction grants for wastewater treatment	Infrastructure-wastewater treatment	Construction of wastewater treatment for USVI	Unknown	Unknown	Safe water, sanitation, waster water treatment, Non-point source pollutution	http://www.epa.gov/cwsrf

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EPA State Revolving Fund (Drinking water)	EPA	Loan	Loans that need to be repaid	Infrastructure	Non point source, storm water retrofit, typically loan, give free money if they want to. Utility authority could move loan to that entity, to support conversion of septic systems	Unknown if same as above in VI	Unknown	Drinking water focused, but infrastructure that supports NPS and improved water quality	http://water.epa.gov/grants_funding/dwsrf/allotments/basicinformation.cfm
EPA Wetlands Program Development	EPA	$25,000-$500,000	Research, training, demonstrations, surveys related to water pollution	Monitoring, Assessment, Restoration, Protection, Regulatory Approaches, Capacity Building Training	Encourage comprehensive wetlands program development thru four core elements: regulation, monitoring/assessment, voluntary restoration/protection, water quality standards	Wetland specific water quality standards	Vegetation, Species and Habitat data, water quality, Hydrology, Sediment yield	Protect and restore wetlands	http://www.epa.gov/wetlands/wetland-program-development-grants
BEACH Program	EPA	150,000-$516,000, $291,000 for USVI for 2015	Water quality monitoring	Research/Monitoring	Supports microbiological testing and monitoring of coastal recreation waters adjacent to beaches or similar points of access. Supports implementation of programs to notify the public of the potential exposure to disease-causing microorganisms	Monitoring data and program, water quality metrics	Water quality metrics, http://www.epa.gov/beach-tech/submitting-data-epa#monitor	Identifies problem water quality area beaches	http://www.epa.gov/beach-tech/submitting-data-epa
Federal water pollution control (Section 106) grants	EPA	$1,000,000 to USVI 2014	Prevention and control of surface and groundwater pollution	Research/Monitoring, Enforcement, Planning, Advice, Assistance, Training	Variety of water pollution prevention and control programs and activities: Monitoring and assessing water quality;Water quality standards;Identifying impaired waters and TMDLs; Managing national pollutant discharge elimination system permits; Ensuring compliance; Implementing enforcement actions; Protecting source water; and Managing outreach and education programs.	Monitoring data and program, TMDLs, water quality metrics, permitting, compliance, outreach goals	TMDLs, Water quality metrics,	Yes, Surface and groundwater pollution	http://www.epa.gov/water-pollution-control-section-106-grants/learn-about-water-pollution-control-section-106-grant
Five-Star Restoration Program	EPA	Very small cooperative grants. 2016 Grant application lists $20K-$50K a range, with a $30K average.	Restoration- wetlands	USVI received a grant in 2002 for Protection of the Lameshur Bay Mangrove Forest ($16,080).	Support community-based wetland and riparian restoration projects. Strong on-the-ground habitat restoration component that provides long-term ecological, educational, and/or socioeconomic benefits to the people and their community. Preference will be given to projects that are part of a larger watershed or community stewardship effort and include a description of long-term management activities.	Project dependent	Project Specific	stewardship and restoration of coastal, wetland and riparian ecosystem	http://water.epa.gov/grants_funding/wetlands/restore/fy02grants.cfm#lameshur_bay_usvi. http://www.coralbaycommunitycouncil.org/Wetlands.htm
Urban waters Small grants	EPA	$1.6 million (est.) total allocated	Urban Waters	Water quality issues related to urban runoff pollution	Engaging communities with environmental justice concerns. The objective of the Urban Waters Small Grants is to fund projects that will foster a comprehensive understanding of local urban water issues, identify and address	Project dependent	Project Specific	Watershed management	Max of $60K. Min non-federal match of $4K. http://www2.epa.gov/urbanwaters/what-communities-are-doing
National Integrated Water Quality Program (NIWQP)	USDA	180-$660,000	Solving water resource problems: Integrated across research, Education, Outreach & Extension	Research, Education, Outreach & Extension	National Integrated Water Quality Program projects aimed at improving water quality in agricultural and rural watersheds. (1) Animal manure and waste management (2) Drinking water and human health (3) Environmental restoration (4) Nutrient, pesticide management (5) Pollution assessment and prevention (6) Watershed management (7) Water conservation (8) Water policy economics.	Biophysica, social, economic, behavioral	Project Specific, water quality metrics, pollution,	Watershed management	http://nifa.usda.gov/national-integrated-water-quality-program-frequently-asked-questions

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Environmental Solutions for Communities	NFWF, Wells Fargo	$25,000-$100,000	NOT focused on Virgin Islands 2016 currently	Capacity Building Training	Funding priorities for this program include: (1) supporting sustainable agricultural practices and private lands stewardship; (2) conserving critical land and water resources and improving local water quality; (3) restoring and managing natural habitat, species and ecosystems that are important to community livelihoods; (4) facilitating investments in green infrastructure, renewable energy and energy efficiency; and (5) encouraging broad-based citizen participation in project implementation.			Habitat Restoration	http://www.nfwf.org/environmentalsolutions/Pages/2016RFP.aspx
NSF- EPSCoR	NSF	Variable	Virgin Islands	Capacity Building Training	VI-EPSCoR's vision is to develop the territory's scientific capacity in support of economic development by drawing upon and strengthening the territory's physical and human resources for scientific study. A key to developing the territory's science capacity is through stimulating research that in turn provides educational opportunities for students and faculty alike	Educational	Project specific	Training	http://uvi.edu/research/epscor/default.aspx

United State Virgin Islands TMDL and Comprehensive Implementation Plan Development

Interview Summary

Final Review

FEBRUARY 6, 2016

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Interview Summary

Purpose

This document summarizes interviews conducted with stakeholders within the US Virgin Islands (USVI) pertaining to water quality in the five key watersheds associated with this project: St. Thomas East End Reserve (STEER), Fish Bay & Coral Bay (St. John), and St. Croix East End Marine Park (STXEEMP) and Salt River (St. Croix). The interviews represent part of the pre-work associated with the eventual development of Implementation Plan(s) to improve water quality among all of these priority areas.

Approach

Interviews were designed to assess several key aspects to better understand the current knowledge, programs utilized, data availability and capacity strengths and gaps to facilitate implementation. Interview format was designed as unstructured, discussion-based questions to facilitate an open dialogue of communication. The interviews covered the following key aspects:

- **Status and trends of current knowledge.** A resource library of existing watershed planning and implementation documents is being compiled. Many of these resources are dated (greater than 5 years old); questions were structured to identify updates, missing information, or key information gaps or needs to be identified prior to the development of an implementation plan.

- **Status of current capacity.** The current capacity of local staff (human resources), available infrastructure, collaborative (interagency/ organization) capacity, and administrative support was evaluated to identify potential strengths and weaknesses to successfully prioritize and implement water quality strategies. Capacity gaps, such as personnel, knowledge and skills, applicable laws, incentive pathways, and other human resource obstacles will help to formulate priorities for types of implementation required to improve water quality in the region.

- **Top priorities, key projects, recommendations and implementation activities.** The top priorities for implementation were identified, including broad issue themes, ongoing projects planned, or collaborative opportunities for leveraging success of future implementation projects. Interviews were structured to identify the "low hanging fruit" options to pursue, so that implementation can be successful given the current knowledge and priorities. Specific funding mechanisms are being compiled along with outcomes from field work in 2016.

- **Identification of Opportunities & Threats.** Interviews identified the useful elements that lead to implementation opportunities, and isolate the obstacles and barriers to successful implementation. These elements are considered within-organizations (internal) and also with respect to external sources (e.g. socio-economic factors, environmental challenges, public opinion, awareness, collaborative capacity, etc.).

- **Identification of data sources.** Any additional information not available on the internet or currently not within the project GIS inventory that can be obtained remotely or while in the field in early 2016. A library of pre-existing watershed management planning, strategic visioning and implementation is being assembled.

SWOT Analysis

An analysis of strengths, weaknesses, opportunities & threats (SWOT) was chosen to summarize the information from the interviews and background research to evaluate how the USVI can address the needs of improving water quality through active implementation. From this assessment, a working list of potential project areas are considered for further refinement within the Implementation Plan.

Table 1. Strengths and Weaknesses within (internal) local EPA and organizations focused on water quality.

	Strengths	Weaknesses
Internal (Organizational) Origin	• Comprehensive assessments have been made identifying key issues for most of the priority watersheds • Some recommendations have been made for implementation that are not likely needing to be changed but should be reviewed. High knowledge of these recommendations. • There are elements of high capacity for public outreach in government organizations (i.e. knowledge of community issues and key community leaders) • High knowledge of major issues affecting territory; most staff are operating at territorial level and have good view of what status is in all watersheds • Willingness to participate in this EPA-TMDL/ Implementation Planning effort	• Plans are dated (>5 years) but are still valuable resources • Some implementation is planned, but require a refresh/ consolidation to identify if key issues are current • Capacity to conduct outreach is limited due to limited number of people and geography (done on site-by-site basis only) • Knowledge and skills is held within only a few individuals, jeopardizing progress with administrative changes • Losses of single individuals from staff results in lost implementation staff & mechanism to implement (e.g. losses of local "champions") • Cash flow concerns in agencies limiting ability to hire staff -- grants are on "reimbursement basis" and limits options (Local EPA cannot carry burden of federal allotment) • Staff capacity gaps to work at local levels. Staff are focused on territorial issues with limited time to spend at local sites • Enforcement is challenging due to staffing gaps and lack of maintenance plans • Strengthen pathways for action include "lightening rod" issues that have strong community involvement for action

Table 2. Opportunities and Threats identified from external sources (cross-collaboration, socio-economic considerations, stakeholders, administrative environments, etc.)

	Opportunities	Threats
External (Broader Scope) Origin	• There are interested stakeholders that want to take care of the resources • There is a broader acceptance to watershed-level thinking • High collaboration capacity among different agencies – necessary given staffing gaps • Some areas have good community involvement, with efforts made to seek knowledge from community members to drive the process (example: STXEEMP, Coral Bay) • BMPs have been created through various phases, especially with construction industry • Some watershed groups are at odds but have been galvanized over single issues (e.g. marina construction/ expansion) • High interest in "citizen science" and communication with community to raise awareness (e.g. summer programs, events, etc.) • Some awareness with community on linkages between WQ and habitat (e.g. cost of fish in market, distance travel to fish, etc.) • Opportunity for implementation/ projects relating to international shipping/ cruise line companies • Monitoring mostly done via contract to University (increasing capacity with students) and Fish & Wildlife	• Knowledge is held within a few individuals – changes in administrations or focus may result in losses of collaborative capacity • Public outreach has been done in some areas, but not comprehensively or consistently (site-by-site basis) • Prioritization of projects has not been made across agencies and watersheds • Administrative changes often seek to "re-prioritize" planning efforts, which can undermine momentum for implementation. Clear visioning (e.g. oversight committee) does not appear to be present • Economy has not fully rebounded; funding situations are limited to "reimbursement" which makes it difficult for agency cash flow to support staff prior to reimbursement • BMPs have not been well disseminated (low knowledge) and have not been well implemented/ maintained (~30% proper implementation). Enforcement is minimal • Strong rain events can overwhelm BMP safeguards if not well maintained (e.g. sediment fences) • No maintenance plans or enforcement of maintenance agreements appear to be widespread and in place • International companies impacting water quality (e.g. in-dock painting, ballast water, oil tankers, etc.) • Storm water management is a major gap affecting WQ (e.g. beaches close after single storm events) • Contract environmental engineers are not known to be available within the territory, requiring contracting from mainland (slower process)

Key Elements Learned & Next Steps

The initial interviews represented the first step towards identifying the key elements for successful implementation. This is a necessary step to couple with existing programs to identify pathways for funding that allow for successful, long-term implementation with strong community support, as well as allows for the incremental and sustainable increase in capacity within the government and stakeholder communities.

The following is a summary of potential aspects that would help to frame successful implementation as part of this project. Additional information to be gained through the scheduled two field visits are also included.

- **Key issues affecting water quality are well understood among government collaborators.** The capacity for collaboration among and within territorial agencies is high; however, there is a gap in staffing and dedicated localized personnel, particularly focused at the watershed level. Field work will further assess key issues and personnel resources within each focus watershed to identify gaps in this capacity.

- **Major threats (mostly identified with data sources) with recommendations made.** There appears to be an understanding that technical resources have been mostly adequate to identify potential implementation options/ recommendations. Because much of this information is somewhat older (>5 years), there is a need to refresh and consolidate recommendations. Planning efforts should focus on actions rather than additional "plans". Field work will focus on each watershed to develop a priority matrix of existing implementation recommendations, identify any data gaps (on-going TMDL analyses from this project excluded), identify potential funding sources or collaborative strategies to achieve implementation and community groups to leverage existing efforts.

- **"Reimbursement" funding is a challenge toward implementation.** There is an apparent gap between the Territory's ability to obligate funds for staffing or project-level positions on a federal reimbursement basis. The economic recovery of the USVI is somewhat behind that of the mainland, and as such, cash flow resources are scarce to engage in implementation efforts. Field work will focus on this observation and help to identify which programs may be better suited to overcome this potential hindrance.

- **Watershed management as a concept is gaining acceptance and is being integrated into policy strategies.** Overall there is the impression that managing at the watershed scale is needed to improve water quality. However there are variable gaps among each watershed as to the level of community awareness as to the causes of pollution, and the recognition of how actions may impact water quality. There are considerable personnel gaps and staffing challenges, particularly in regard to messaging, outreach and collaborative partnerships with industry and private landowners. A model to facilitate and incentivize communication with community groups, new BMPs, funding sources, information sharing and lessons learned will be considered for each of the priority watersheds as part of the field work activities.

- **Opportunities exist to work with industry & government to improve BMPs.** There appears to be a fairly low successful implementation rate of BMPs in different industry sectors. Opportunities through enforcement, permitting requirements, inspections, administrative rulemaking, and cross-sector oversight exist to that may moderate or control current pollution sources. Field work will review the permitting process, implementation and effectiveness of BMPs (construction, shipping, tourism, etc.), as well as infrastructural capacity of marinas to handle pollutant sources from live-aboard vessels. Additional interviews will be conducted in the field to gain a better understanding of operations and identify opportunities.

Needs Assessment & Program Inventory

While the interviews were helpful to gain necessary information affecting implementation and potential programs at the territory scale, additional information will be required to better match potential implementation activities with proper funding mechanisms. A preliminary inventory of potential programs are included with this project, though additional detail will be required in a Needs Assessment to best align implementation activities with programmatic needs.

The Needs Assessment will organize the current capacity, key knowledge, known recommendations and outcomes, and other key elements with each priority watershed. Elements within the Program Inventory will be identified to meet the needs, as well as identify opportunities where capacity can be incrementally and sustainably increased, and where funding can be leveraged with ongoing projects, current partnerships and stakeholder efforts. This assessment will help to frame the Implementation Plan that will be well suited for both the USVI and for the potential funding programs.

Development of this Needs Assessment will be a major focus of the field work and subsequent development of the Implementation Plan(s) in 2016.

Appendices

- List of contacts for interviews can be found in an Excel spreadsheet named "USVI_Contact_List_interviews_2015-12-18.xlsx" on the SharePoint website (/ProgramInventory). Note this spreadsheet will be updated as new contacts are generated.

- The draft Program Inventory can likewise be found on the Sharepoint Website (/ProgramInventory), named "Program_Inventory_USVI_2015-12-18_DRAFT.xlsx"

- Supplementary information about specific programs can be found in the SharePoint website (/ProgramInventory/Background Library)

Table 3. Contact list for interviews

	Department	Name	Islands	Specialization
Territorial Government	CZM Director	J.P. Oriel	USVI	Watershed Management, Marine Resources
	DPNR Commissioner of USVI	Dawn Henry	USVI	Marine Resources
	Dept Public Works	Gustav James	USVI	Public Works
	Dept Agriculture	Carlos Robles	USVI	Agricultural Development
	Environmental Inspector Permits	Carl Howard	St John	Permitting Environmental Inspector
	DFW and NPS, Retired	Rafe Boulon	St John, St Thomas	Marine Resources
	DPNR - CZM	Anita Nibbs Anthony Richards	USVI	Coastal Zone Management
	DPNR- CZM	Leslie Henderson	Charlotte Amalie	Coastal Zone Management, Coral Reefs
	DPNR- Environmental Planning	Anita Nibbs	St Croix, Fredericksted	Coastal Zone Management
	Interpreter East End Marine Park	John Farchett	St Croix	Marine Conservation
	DPNR- Environmental Protection	Ben Keularts	St Croix	Protection
	DPNR-319	Diana Joshua	St Croix, Fredericksted	Non Point Source
	PPA/PPG Person	Juanita Iles		PPA/PPG
	DPNR - Building Permits	Amanda Acosta Diana Joshua	St Croix, Fredericksted	Permitting Environmental Inspector

	Department	Name	Islands	Specialization
	Federal Government			
Federal Government	Virgin Islands NPS Resource Protection	Tom Kelly	St John	Marine Resources
	Virgin Islands NPS	Joel Tutein, Superintendent	St John	Management NPS
	USDA Soil Conservation	Edwin Almodavar	All Islands and Puerto Rico	Soil Conservation
	Natural Resources Conservation Service	Carmen Santiago	All Islands and Puerto Rico	Soil Conservation
	Buck Island St Croix NPS Chief of Resource Management	Zandy Hillis Starr	St Croix	Sea Turtles, Marine Resources
	Salt River National Historic Park	Zandy and Joel (both)	St Croix	Management NPS
	NRCS- USDA	Rudy O Reilly	All islands but based in PR	Agricultural Development
	Buck Island Reef National Monument	Joel Tutein	St Croix and Buck Island	Management NPS
	NOAA Coral Reef	Marlon Hibbert	St Croix	Mapping East End Marine Park
NGOs	**NGOs**			
	Island Resources Foundation	Bruce Potter	All islands	Closed its door, but excellent resources
	Independent Consultant	Barry Devine	St John and St Thomas	Independent consultant, sedimentation, helps with studies and has a degree in environmental science
	St John Community Foundation	Celia Kalousek	St John	Community Organizer
	Coral Bay Community Council	Sharon Couldren	St John	Have a watershed project ongoing- RFP out for a contract engineer as of August 2015
	Friends of East End Marine Park	Director	St Croix	Support STXEEMP
	The Nature Conservancy	Aaron Hutchins	St Croix	East End Marine Park (Position Term Ended)

	Department	Name	Islands	Specialization
Academics	**Academics**			
	UVI	Marcia Taylor	All islands	Marine Resources
	UVI	Renata Platenburg	All islands	Wetlands
	UVI	Rick Nemeth	All islands	Fisheries and Reef Fish Ecology
	UVI- NOAA	Simon Pittman	All islands	Fisheries and Reef Fish Ecology
	Dean- UVI	Sandra Romano	All Islands	Marine resource management, coral genetics
	Botanist, Horticulturist	Eleanor Gibney	St John	Botany
	Virgin Forests	Gary Ray	All islands	Botany
	UVI	Tyler Smith	All islands	Coral Reef, Water quality,
	Graduate student	Kristin Wilson	All islands	Watershed Management
	NRDC, Professor	Rob Sampson	All islands	Sedimentation
Industry	**Industry**			
	Plumber- Island wide	Dave Dostall	St John	Plumber
	Construction contractor	Brent Squires	St John	Building construction
	Contractors	Phil Holford	St John	Building construction
	Contractors	Nate Sinclair	St John	Contractor
	Road Masters		Puerto Rico	Builds all roads - government contracts
	Contractors	Fred Traysar	St John	Contractor
	Architect- Green Building	Michael Milne	St John	Green Builder- Architect
	Contractors	Ray	St John	Plumber
	Contractors	Joe	St John	Plumber
	Stanley Selengut- Maho Bay Campground	Maggie Day	St John	Green Building Manager
	Developer	Bob Carney	St John	Privateer Bay St John, new development