

MINUTES

NATIONAL ROADS AUTHORITY

BOARD OF DIRECTORS MEETING #409 THURSDAY, 22 MAY 2025

A meeting for the **Board of Directors of the National Roads Authority (NRA)** of the Cayman Islands was called and scheduled to be held at the NRA's Administration Building, Boardroom, 370 North Sound Road, George Town, Grand Cayman, Cayman Islands (the "**Authority**"), as well as held remotely via Zoom, on **22 May 2025** at 10:00 AM (the "**NRA Board Meeting**" or the "**Meeting**").

1. OPENING OF THE MEETING

WELCOME AND CALL TO ORDER

- 1.1 The Chairman welcomed the members of the Board which consist of voting members (the "**NRA Board of Directors**" or the "**Directors**") and non-voting representatives from Cayman Islands Government (CIG) and the Authority (the "**NRA Board Members**") that were in attendance (with each being a "**Member**" and together, the "**NRA Board**" or the "**Board**"). **The Meeting was called to order at 10:15 AM.**

APPOINTMENT OF EXECUTIVE SECRETARY

- 1.2 The Chairman proceeded and raised the proposed nomination of the new Executive Secretary to the NRA Board; whom was previously established as the convening secretary (non-voting) (the "**Secretary**").
- 1.3 **IT WAS RESOLVED** that in accordance with Section 7 (6) and (8) of the National Roads Authority Act (2024 Revision) to appoint the Secretary as per:

s.7 (6) "The Board shall appoint an individual (not being a director) to be the Executive Secretary of the Authority, who shall be answerable to the Board for that person's acts and decisions, be a full-time officer and employee of the Authority and render their services exclusively to the Authority."

s.7 (7) "The Executive Secretary —

- (a) shall be present at all meetings of the Board and its sub-committees and shall take minutes of the business transacted;*
- (b) shall carry out the administrative work of the Board and its subcommittees; and*
- (c) shall provide the secretarial support for the Board, including the distribution of minutes, the coordination of meetings and the communication of decisions for action to the members of the Board and its sub-committees."*

- 1.4 A vote was cast and the NRA Board unanimously agreed to appoint Ms. LeSanneo McLaughlin as the Executive Secretary to the NRA Board and Managing Director.
- 1.5 Moved by Deputy Chairman Panton and seconded by Director Williams. The decision was unopposed.
- 1.6 The Chairman proceeded with the Meeting and confirmed that the Secretary was present at the Meeting for the purpose of recording the minutes.

2. NOTICE AND QUORUM

ATTENDANCE AND APOLOGIES

- 2.1 With the Meeting now open, it was recognized that nine (9) Members of the NRA Board were present either in-person and/or via Zoom; while two (2) Members tendered their apologies:

Present (Attendees)

1. Mr. Richard Parchment – Chairman
2. Mr. Stanley Panton – Deputy Chairman
3. Mr. Paul ‘Andy’ Bodden - Director
4. Mr. Kelvin Dixon - Director (via Zoom)
5. Ms. Heidi Hunte-Webster – Director (via Zoom)
6. Mr. Peter Campbell - Director
7. Mr. Dominic Williams - Director
8. Mr. Edward Howard – NRA Managing Director (non-voting)
9. Mr. Tristan Hydes – Chief Officer’s Designate, Ministry of Planning, Lands, Agriculture, Housing and Infrastructure (PLAHI) (non-voting) (via Zoom)
10. Ms. LeSanneo McLaughlin – Executive Secretary

Apologies (Absentees)

11. Mr. Alfred Dane Walton - Director
12. CIG Ex-Officio – Financial Secretary or Designate (non-voting)

QUORUM ESTABLISHED

- 2.2 With there being a minimum of five (5) voting Directors; together with the NRA Managing Director (MD) present, the Chairman confirmed that the NRA Board Meeting was quorate.
- 2.3 **NOW, THEREFORE, BE IT RESOLVED** that in accordance with Section 8 (1) (6) (8) of the National Roads Authority Act (2024 Revision), the Meeting could proceed.

INVITED ATTENDEE(S)

- 2.4 It was further noted that the following **CIG Departmental Representatives** were invited to attend and present at this Meeting at their allotted time:
- Ms. Ruth Watson - Chief Valuation Officer (CVO), Department of Lands and Survey (LSD)
 - Mr. Jairus Ndoma - Senior Valuation Officer (SVO), LSD

3. DISCLOSURE OF CONFLICT OF INTEREST

- 3.1 The Chairman referred to conflicts of interest and queried as to whether any Member had a conflict to disclose.
- 3.2 Director Hunte-Webster declared her conflict with LSD item (c); while the wider NRA Board declared that there were none. The Chairman advised that should any further conflicts arise during the Meeting; the Member must declare so at that time.

4. RATIFICATION OF MINUTES

- 4.1 The Chairman proceeded and referred to the minutes of the previous meeting which was held on 17 April 2025 (respectively, the “**Prior Minutes**” and the “**Prior Meeting**”).

- 4.2 The Prior Minutes were reviewed at the Meeting. The Chairman queried whether there were any concerns or comments regarding the proposed layout of the Prior Minutes being recommended by the Secretary.
- 4.3 A discussion ensued. After careful review and consideration, the NRA Board was satisfied and agreed to accept the new format.
- 4.4 Regarding any further concerns or amendments, a Director referred to section 6.15 of the Prior Minutes and recommended that it be generalized verses stating the particulars. The Secretary agreed to make the suggested changes.
- 4.5 **IT WAS RESOLVED** that subject to the minor amendments, the Prior Minutes (17 April 2025) be ratified.
- 4.6 Moved by Director Campbell and seconded by Deputy Chairman Panton. The decision was unopposed.

5. MATTERS ARISING FROM THE PRIOR MEETING

- 5.1 The Chairman referred to matters arising from the Prior Meeting. The NRA Board confirmed there were none.
- 5.2 Regarding the action items, the NRA MD provided an update: -
- 5.3 **Camana Bay Medians** – The NRA MD confirmed that the medians were now in the control of Ministry of PLAHI (Lands).
- 5.4 **Boilers Road Fence** – The NRA MD confirmed that the Planning Department’s Enforcement Officers are addressing the matter as the fence was too close to the road.
- 5.5 **Claim Settlements** – [Redacted under FOI Act S23] this settlement was concluded.
- 5.6 There were no further matters to bring to the Board’s attention.

6. LANDS AND SURVEY - CVO PRESENTATION OF CLAIMS

- 6.1 The Chairman welcomed CVO Watson and SVO Ndoma (together, the “LSD Team”) to the Meeting at 10:47 AM. The following memo(s) of settlement and/or compensation claim(s) being presented were as follows:

Late Intent Claim (Form A)

- a) [Redacted under FOI Act S23]
- b) [Redacted under FOI Act S23]

Claim for Compensation

- c) [Redacted under FOI Act S23]
- d) [Redacted under FOI Act S23]
- e) [Redacted under FOI Act S23] [Redacted under FOI Act S23] [Redacted under FOI Act S23]
[Redacted under FOI Act S23] Linford Pierson Highway (LPH)/Bobby Thompson Way (BTW) Widening -
[Redacted under FOI Act S23]
- f) [Redacted under FOI Act S23] - Widening of LPH and BTW - [Redacted under FOI Act S23]

RAC Decision

- g) [Redacted under FOI Act S23]

- 6.2 It was recognized that a Notice of Intention to make a claim for compensation (a “**Notice**”) is processed via the Schedule Form A of the Roads (Forms for Compensation) Regulations (1998 Revision) of Section 9(1), Roads Law (2005 Revision) (the “**Roads Act**”) (the “**Form A**”).
- 6.3 The Board held a short discussion around the general acceptance of late claims. It was highlighted that the precedent set by previous Boards’ was to not deny late claims in general. It was also noted that the recent legal advice from the Attorney General’s Chambers (AGC) advised that the Constitution affords every landowner the right to be fair compensation. The Board opined and resolved that henceforth, LSD may accept the late claim notices without expressed approval of the Board. The Chairman requested that the MD ask AGC to assist in drafting a resolution to reflect the Board’s policy decision with regards to Section 9 of the Roads Act.

LATE INTENT: CLAIM FOR COMPENSATION – [Redacted under FOI Act S23] – PROPOSED ROAD WIDENING OF TIBBETTS TURN BLUFF RAMP – CAYMAN BRAC – [Redacted - FOI Act S23] – ESTATE OF [Redacted under FOI Act S23]

- 6.4 The Chairman referred the above claims for LSD to present independently.
- 6.5 CVO Watson advised that LSD received a late Notice of Intention to make claim for compensation (**Form A**) on 22 April 2025, from [Redacted under FOI Act S23] (the “**Claimant**”) whom is representing the Estate of the deceased, for the road widening of Tibbets Turn Bluff Ramp in Cayman Brac, which affects [Redacted under FOI Act S23] (the “**Late Notice**”).
- 6.6 By way of background information, the property is registered to [Redacted - FOI Act S23] owners and their interests are held in shares. The Claimant is one of the owners and was the first to file a Form A previously.
- 6.7 The NRA Board accepted the Late Notice for the Claim for both parties of the Estate, as per Section 9(1), Roads Act.
- 6.8 **IT WAS RESOLVED** by the NRA Board that the Late Notice for the Estate of [Redacted under FOI Act S23] be approved.
- 6.9 Both were moved by [Redacted under FOI Act S23] and seconded by [Redacted under FOI Act S23]. The decision for both were unopposed.

CLAIM FOR COMPENSATION – [Redacted under FOI Act S23] – PROPOSED ROAD WIDENING OF LISSA LANE, WEST BAY – [Redacted - FOI Act S23] – [Redacted under FOI Act S23]

- 6.10 **RECUSATION:** Director Hunte-Webster declared her conflict of interest and exited the Meeting.
- 6.11 CVO Watson proceeded with the above claim referring to [Redacted under FOI Act S23], which was an undeveloped piece of land registered to [Redacted under FOI Act S23] as joint proprietors (the “**Claimant**”). The claim was for the [Redacted - FOI Act S23] that was already taken for the road opening of Lissa Lane, West Bay (the “**Claim**”). The memo presented by LSD included supporting documentation and map(s) of the specified area for this Claim.
- 6.12 After careful review and consideration, and with there being no concerns raised, the NRA Board agreed and approved the Claim disbursement of [Redacted - FOI Act S23] as a full and final compensation settlement to the Claimant.
- 6.13 **IT WAS RESOLVED** by the NRA Board that the Claim of [Redacted - FOI Act S23] be approved.

6.14 Moved by [Redacted under FOI Act S23] and seconded by [Redacted under FOI Act S23]. The decision was unopposed.

6.15 Director Hunte-Webster returned to the Meeting.

CLAIM FOR COMPENSATION – [Redacted under FOI Act S23] [Redacted under FOI Act S23] [Redacted - FOI Act S23] –
VESTING OF CROWN LAND: [Redacted under FOI Act S23] – **CAYMAN BRAC** –
 [Redacted under FOI Act S23]

6.16 CVO Watson continued with the above claim advising that on 28 February 2025, a Section 3 notice was published indicating that [Redacted under FOI Act S23] was to be acquired from the subject property, [Redacted under FOI Act S23] for the proposed access road from [Redacted - FOI Act S23] to [Redacted under FOI Act S23], Cayman Brac (the “Claim”). The parcel [Redacted - FOI Act S23] was a developed piece of land with an area of [Redacted under FOI Act S23] and registered to [Redacted under FOI Act S23] (the “Claimant”). The memo presented by LSD included supporting documentation and map(s) of the specified area for this Claim.

6.17 It was noted that in lieu of monetary compensation, the Claimant of [Redacted - FOI Act S23] opted to be vested the same-size equivalent and portion of the adjoining undeveloped Crown Land of [Redacted under FOI Act S23] [Redacted - FOI Act S23] at the cost of the Cayman Islands Government (CIG) (the “Land Swap”).

6.18 It was further noted that Cabinet approval was sought for this proposal, and was granted at the Cabinet meeting of 25 February 2025.

6.19 LSD now required the NRA Board’s consent to action the Cabinet approval by entering into a settlement agreement with the Claimant for the proposed Land Swap of the [Redacted - FOI Act S23] as the full and final settlement of the Claim and that no further compensation would be payable for [Redacted - FOI Act S23] that affects [Redacted - FOI Act S23].

6.20 After careful review and consideration, and with there being no concerns raised, the NRA Board agreed and approved the Claim for the Land Swap as the full and final compensation settlement to the Claimant.

6.21 **IT WAS RESOLVED** by the NRA Board that the Claim of [Redacted - FOI Act S23] be approved.

6.22 Moved by [Redacted under FOI Act S23] and seconded by [Redacted under FOI Act S23]. The decision was unopposed.

RAC REFERRAL: CLAIM FOR COMPENSATION – [Redacted under FOI Act S23]
 [Redacted under FOI Act S23] [Redacted under FOI Act S23] – **WIDENING OF LINFORD**
PIERSON HIGHWAY AND BOBBY THOMPSON WAY – [Redacted under FOI Act S23]

6.23 CVO Watson referred to the above-mentioned claim of [Redacted under FOI Act S23] (the “Claimant”). It was highlighting that, in relation to the three (3) separate Claims of Compensation made previous, attempts have been made to progress and settle the negotiations; however, the Legal Counsel of the Claimant formally requested, as per Section 10 (1) of the Roads Act, that the matter be referred to the Roads Assessment Committee (RAC).

6.24 As a result, LSD, is seeking the NRA Board’s approval to refer this claim to the RAC as well as pursue a future hearing date for approximately six (6) months’ time. Given the complexity of this claim, LSD is in the process of engaging the AGC to assist with this matter.

6.25 After careful review and consideration, the NRA Board agreed and approved the request for the claim of [Redacted - FOI Act S23] to be referred to the RAC.

6.26 **IT WAS RESOLVED** by the NRA Board that the referral to RAC be **approved**.

6.27 Moved by [Redacted under FOI Act S23] and seconded by [Redacted under FOI Act S23]. The decision was unopposed.

CLAIM FOR COMPENSATION – [Redacted under FOI Act S23] – WIDENING OF LINFORD PIERSON HIGHWAY AND BOBBY THOMPSON WAY – [Redacted - FOI Act S23] – [Redacted under FOI Act S23]

6.28 CVO Watson referred to above claim. By way of background, the claim was for [Redacted under FOI Act S23] from [Redacted under FOI Act S23] at [Redacted under FOI Act S23] of the subject property for the widening of Linford Pierson Highway and Bobby Thompson Way.

6.29 The property [Redacted - FOI Act S23], with an approximate area of [Redacted under FOI Act S23] is registered to [Redacted - FOI Act S23] owners and held in shares (the “[Redacted - FOI Act S23] Estate” or the “Estate”); and a proprietor, [Redacted under FOI Act S23], is acting on behalf of the Estate (the “Claimant”).

6.30 It was noted that at the Prior Meeting, the Claim was approved; however, the professional fees were not available and is now being presented at this Meeting. The professional fees from Bould Consulting amounted to [Redacted - FOI Act S23] (the “Claim”).

6.31 With there being no concerns raised, the NRA Board agreed and approved the Claim disbursement of [Redacted - FOI Act S23] for professional fees to the Claimant.

6.32 **IT WAS RESOLVED** by the NRA Board that the Claim of the [Redacted - FOI Act S23] Estate be **approved**.

6.33 Moved by [Redacted under FOI Act S23] and seconded by [Redacted under FOI Act S23]. The decision was unopposed.

6.34 The LSD Team confirmed they had no further matters to bring to the Board’s attention.

6.35 The NRA MD confirmed that the respective letters for the claim approvals will be provided to CVO Watson following the Meeting.

RAC DECISION: CLAIM FOR COMPENSATION – [Redacted under FOI Act S23] – ROAD WIDENING OF PRINTERS WAY – [Redacted - FOI Act S23] – [Redacted under FOI Act S23]

6.36 The NRA MD referred to the above-mentioned and advised that he received an RAC decision on the claim dated 9 May 2025; where [Redacted under FOI Act S23] (the “Claimant”) was being represented by Baker and Partners Law Firm and the AGC for NRA.

6.37 By way of background, at the 15 November 2023 NRA Board Meeting No. 384 (**Board Meeting 384**), in an initial LSD memo date 24 October 2023, the Board was advised that a Section 3 Notice: Boundary Plan (BP) [Redacted - FOI Act S23] was published on 14 June 2016 indicating that [Redacted under FOI Act S23] was to be acquired from the southern end of the above-mentioned property for the proposed road opening between [Redacted under FOI Act S23] and [Redacted under FOI Act S23].

6.38 The compensation for the land taken was agreed at [Redacted - FOI Act S23] based on a rate per square foot of [Redacted - FOI Act S23]. On completion on the road widening, it was discovered that the NRA had built the road on an additional [Redacted under FOI Act S23].

- 6.39 As there was an allegation of trespass and the date of the acquisition was uncertain, it was agreed with the Claimant that the compensation would be based on a rate of [Redacted - FOI Act S23] per square foot which was the market value when negotiations began. The compensation for the additional land was [Redacted - FOI Act S23].
- 6.40 [Redacted - FOI Act S23] was paid to the Claimant on 11 January 2023. The Gazette for [Redacted - FOI Act S23] was published on 6 December 2022, and it indicated that the actual area lost was [Redacted under FOI Act S23]. The revised compensation for the additional land taken was [Redacted - FOI Act S23] and the difference between the amount paid and the revised assessment was [Redacted - FOI Act S23].
- 6.41 Further to the above stated amounts, the [Redacted under FOI Act S23] professional fees was also outstanding as the Claimant had advised that the amount paid out was [Redacted - FOI Act S23] (the "Professional Fees"). LSD had recommended that the Claimant be reimbursed.
- 6.42 This claim was not resolved at that meeting as it was deferred and further addressed at the NRA Board Meeting No. 386 held on 13 December 2023 (Board Meeting 386); where a substantive amount of information was provided for the Board's review. At that time, the amount due to the Claimant was [Redacted - FOI Act S23] which encompassed the amounts of [Redacted - FOI Act S23] for the difference between amount paid and the revised assessment and [Redacted - FOI Act S23] in Professional Fees. The NRA Board had since approved the compensations, however, due to divergences with the Claimant, the matter resulted in a referral and review of the RAC for a decision.
- 6.43 With the above, the NRA MD advised of the NRA Board of the following result (the "RAC Decision"):-
- 6.44 The RAC orders [Redacted - FOI Act S23] excluding professional fees as compensation for the total land acquired. It is acknowledged that a payment [Redacted under FOI Act S23] has been made and a balance is outstanding [Redacted under FOI Act S23].
- 6.45 The RAC makes no other compensation for severance or injurious affection.
- 6.46 The RAC makes no ruling on the claim of trespass, as it is not within its remit.
- 6.47 Regarding Professional Fees, the RAC orders as follows:
- [Redacted - FOI Act S23] to [Redacted - FOI Act S23] as originally put forward by the Claimant ([Redacted - FOI Act S23]) and agreed by the Board.
 - [Redacted - FOI Act S23] to [Redacted - FOI Act S23] - the additional professional fees up to December 2023.
 - [Redacted - FOI Act S23] in Legal fees.
- Total:** [Redacted - FOI Act S23]
- Outstanding Balance:** [Redacted - FOI Act S23]
- Professional Fees:** [Redacted - FOI Act S23]
- Final Payment:** [Redacted - FOI Act S23]
- 6.48 The NRA Board ensued into a discussion. There were no further queries or concerns raised.
- 6.49 As there were no further matters for consideration, the Chairman thanked the LSD Team for their presentations and they left the Meeting at 11:49 AM.

7. CHAIRMAN UPDATES

- 7.1 The Chairman referred to the above-captioned and advised that he had one matter to bring to the Board's attention.

EAST END FARM ROAD

- 7.2 The Chairman advised that there were concerns regarding the East End Farm road as members of the public, mainly the farmers, found it difficult to drive on. A discussion ensued regarding the type of road surface upgrades that could be applied. The NRA MD advised that he will look into this matter and find the best option for its improvement. He further added that the Ministry PLAHI is currently seeking to develop a formal policy on farm roads as this particular classification of road is not adequately defined in the Roads Act.

8. NRA MD PROJECT UPDATES

- 8.1 The Chairman referred to the general updates and road projects of NRA (the "Road Projects") and welcomed the NRA MD to provide an update. It was noted that supporting documentation and/or road maps were provided and outlined at the Meeting.

LEGISLATION MATTERS

- 8.2 It was noted that there were previous recommendations for the amendments to the Roads Act. DCO Hydes gave an update on the background surrounding the recommendations and noted that a review team led by Ministry of PLAHI has been working on draft legislation relative to the Board's recommendations. The Chairman requested an outline of the recommendations and asked that DCO Hydes present an update at the next NRA Board meeting.

HURRICANE PREPAREDNESS

- 8.3 **NRA Hurricane Readiness Report** – The MD gave a comprehensive presentation on the NRA's Continuity of Operations Plan and the Authority's Hurricane Preparedness Plan which includes pre-disaster drainage maintenance, equipment deployment, and post hurricane road clearance.

RECRUITMENT

- 8.4 **NRA Deputy Managing Director** – The MD informed the Board that [Redacted under FOI Act S23] and the NRA is awaiting a [Redacted under FOI Act S23]

LEASE AGREEMENT

- 8.5 **NRA Lease Agreement** – The MD informed that the lease agreement for the vacant lot had been thoroughly vetted by attorneys, HSM Chambers, with the final execution expected in short order.

MD PROJECT UPDATES

- 8.6 **Godfrey Nixon and North Church Street Connector** - The MD reported that the AGC provided a legal opinion on the matters surrounding the remaining unsettled claims. This opinion noted that the Roads Act does not currently have legal provisions.

- 8.7 **MD Project Updates** – Deferred until the next meeting.

9. ANY OTHER BUSINESS

- 9.1 The Chairman referred to any other business and queried whether there were any further matters to bring to the Board's attention. There were none.

10. DATE OF NEXT MEETING

- 10.1 A discussion ensued regarding the date of the next NRA Board meeting. It was agreed that it would be scheduled for **Thursday, 19 June 2025 at 10:00 AM**, as Directors' schedules permit.

11. CLOSE OF THE MEETING

11.1 With there being no further business, the Meeting ended at 12:55 PM.

**CHAIRMAN**

Mr. Richard Parchment

**EXECUTIVE SECRETARY**

Ms. LeSanneo McLaughlin

RATIFICATION DATE: 19 JUNE 2025