

ACT NO. 9 0 6 6

BILL NO. 36-0138

THIRTY-SIXTH LEGISLATURE OF THE VIRGIN ISLANDS

Regular Session

2025

An act to transfer certain parcels of real property in Subbase to the Virgin Islands Port Authority for the Crown Bay District Redevelopment Project

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WHEREAS, the Virgin Islands Port Authority, is a public corporation of the Government of the Virgin Islands created as an instrumentality thereof by Act No. 2375 and Act No. 2405 by the Legislature of the Virgin Islands to establish, acquire, construct, develop and improve, own, operate and manage air and marine terminals, control the ports of the Virgin Islands, and to make the benefits thereof available in the widest economic manner, thereby promoting the general welfare and increasing commerce and prosperity;

WHEREAS, the Virgin Islands Port Authority owns and operates the territory's airports and seaports and lands related to airport and/or maritime activities;

WHEREAS, the Virgin Islands Port Authority has negotiated agreements with a major cruise line and an international infrastructure investment firm to construct a tourist-oriented resort and commercial center in the Crown Bay District in the Subbase area near the Austin "Babe" Monsanto Marine Terminal, and an additional cruise ship berth in the harbor adjacent to the terminal known as the Crown Bay District Redevelopment Project;

WHEREAS, the proposed project will further the public interest by transforming the Crown Bay District from a deteriorating industrial zone into a modern cruise ship destination enhancing the territory's position in the global tourism market;

WHEREAS, the proposed project is expected to generate economic activity, create an abundance of employment opportunities, improve public infrastructure, and promote the use of ports, thereby promoting the general welfare and increasing the overall prosperity of the territory;

WHEREAS, the Virgin Islands Port Authority owns certain real property situated in the Crown Bay District, St. Thomas;

WHEREAS, the Government of the Virgin Islands has interest in certain adjacent real property in the Crown Bay District under Act No. 3057, section 9 and 48 U.S.C. § 1705, that is underutilized or not actively used, and which is integral to the success of the proposed project which includes: (a) the portion of the harbor adjacent to the Austin "Babe" Monsanto Marine Terminal upon which the construction of the berth allowing additional world class cruise ships to dock, and tourism to increase significantly, is planned; and (b) the portion of the harbor related to the existing pier in the Port of Crown Bay; and

WHEREAS, it is in the best interest of the territory and the public interest to transfer such real property to the Virgin Islands Port Authority, to confirm Virgin Islands Port Authority's ownership of the remainder of the Crown Bay District, and to facilitate the proposed project; Now, Therefore,

Be it enacted by the Legislature of the Virgin Islands:

SECTION 1. The title to the following properties shall be transferred from the Government of the Virgin Islands to the Virgin Islands Port Authority for the Crown Bay District Redevelopment Project:

(a) Parcel No. 10 Submarine Base(a/k/a Subbase) No. 6 Southside Quarter, St. Thomas, Virgin Islands as shown on PWD/OLG No. A3-105-T68;

(b) Parcel No. 161-D Submarine Base (a/k/a Subbase) No. 6 Southside Quarter, St. Thomas, Virgin Islands as shown on PWD/OLG No. D3-402-T85;

(c) Parcel No. 11 Submarine Base (a/k/a Subbase) No. 6 Southside Quarter, St. Thomas, Virgin Islands as shown on PWD/OLG No. D9-7320-T003;

(d) Parcel No. 161-E Submarine Base (a/k/a Subbase) No. 6 Southside Quarter, St. Thomas, Virgin Islands as shown on PWD/OLG No. D3-402-T85;

(e) Parcel No. 16 Submarine Base (a/k/a Subbase) No. 6 Southside Quarter, St. Thomas, Virgin Islands as shown on PWD/OLG No. D9-6783-T000;

(f) Parcel No. 161-F Submarine Base (a/k/a Subbase) No. 6 Southside Quarter, St. Thomas, Virgin Islands as shown on PWD/OLG No. D3-402-T85;

(g) Parcel No. 16-A Submarine Base (a/k/a Subbase) No. 6 Southside Quarter, St. Thomas, Virgin Islands as shown on PWD/OLG No. D9-6783-T000;

(h) Parcel No. 161-G Submarine Base (a/k/a Subbase) No. 6 Southside Quarter, St. Thomas, Virgin Islands as shown on PWD/OLG No. D3-402-T85;

(i) Parcel No. 70A (Revised) Submarine Base (a/k/a Subbase) No. 6 Southside Quarter, St. Thomas, Virgin Islands as shown on PWD/OLG No. D9-8048-T007;

(j) Parcel No. 161-H Submarine Base (a/k/a Subbase) No. 6 Southside Quarter, St. Thomas, Virgin Islands as shown on PWD/OLG No. D3-402-T85;

(k) Parcel No. 70B-1 (Revised) Submarine Base (a/k/a Subbase) No. 6 Southside Quarter, St. Thomas, Virgin Islands as shown on PWD/OLG No. D9-8048-T007;

(l) Parcel No. 161-I Submarine Base (a/k/a Subbase) No. 6 Southside Quarter, St. Thomas, Virgin Islands as shown on PWD/OLG No. D3-402-T85;

(m) Parcel No. 70B-2 (Revised) Submarine Base (a/k/a Subbase) No. 6 Southside Quarter, St. Thomas, Virgin Islands as shown on PWD/OLG No. D9-8048-T007;

(n) Parcel No. 161-J Submarine Base (a/k/a Subbase) No. 6 Southside Quarter, St. Thomas, Virgin Islands as shown on PWD/OLG No. D9-3211-T85;

(o) Parcel No. 70B-3 Submarine Base (a/k/a Subbase) No. 6 Southside Quarter, St. Thomas, Virgin Islands as shown on PWD/OLG No. D9-8048-T007;

(p) Parcel No. 161-K Submarine Base (a/k/a Subbase) No. 6 Southside Quarter, St. Thomas, Virgin Islands as shown on PWD/OLG No. D9-5872-T95;

(q) Parcel No. 70B-4 Submarine Base (a/k/a Subbase) No. 6 Southside Quarter, St. Thomas, Virgin Islands as shown on PWD/OLG No. D9-8048-T007;

(r) Parcel No. 162 Submarine Base (a/k/a Subbase) No. 6 Southside Quarter, St. Thomas, Virgin Islands as shown on PWD/OLG No. D9-7822-T006;

(s) Parcel No. 70B (Rem) Submarine Base Submarine Base (a/k/a Subbase) No. 6 Southside Quarter, St. Thomas, Virgin Islands as shown on PWD/OLG No. D9-8048-T007;

(t) Parcel No. 163-A (ROW) Submarine Base (a/k/a Subbase) No. 6 Southside Quarter, St. Thomas, Virgin Islands as shown on PWD No. D9-5872-T95;

(u) Parcel No. 86 Submarine Base (a/k/a Subbase) No. 6 Southside Quarter, St. Thomas, Virgin Islands as shown on PWD/OLG No. D9-8298-T009;

(v) Parcel No. 163-B Submarine Base (a/k/a Subbase) No. 6 Southside Quarter, St. Thomas, Virgin Islands as shown on PWD No. D9-5872-T95;

(w) Parcel No. 116 Submarine Base (a/k/a Subbase) No. 6 Southside Quarter, St. Thomas, Virgin Islands as shown on PWD/OLG No. D9-7320-T003;

(x) Parcel No. 164 Submarine Base (a/k/a Subbase) No. 6 Southside Quarter, St. Thomas, Virgin Islands as shown on PWD/OLG No. D3-368-T81;

(y) Parcel No. 116 (and hydrant area) Submarine Base (a/k/a Subbase) No. 6 Southside Quarter, St. Thomas, Virgin Islands as shown on OLG No. D9-1065-T72;

(z) Parcel No. 165 Submarine Base (a/k/a Subbase) No. 6 Southside Quarter, St. Thomas, Virgin Islands as shown on PWD/OLG No. D3-368-T81;

(aa) Parcel No. 140 Submarine Base (a/k/a Subbase) No. 6 Southside Quarter, St. Thomas, Virgin Islands as shown on PWD/OLG No. G9-1868-T71;

(bb) Parcel No. 181 Submarine Base (a/k/a Subbase) No. 6 Southside Quarter, St. Thomas, Virgin Islands as shown on PWD/OLG No. D9-7822-T006;

(cc) Parcel No. 153 Submarine Base (a/k/a Subbase) No. 6 Southside Quarter, St. Thomas, Virgin Islands as shown on G3-171-T79;

(dd) Parcel No. C (Revised) Submarine Base (a/k/a Subbase) No. 6 Southside Quarter, St. Thomas, Virgin Islands as shown on PWD/OLG No. D3-407-T86;

(ee) Parcel No. 161-A Submarine Base (a/k/a Subbase) No. 6 Southside Quarter, St. Thomas, Virgin Islands as shown on PWD/OLG No. D9-3211-T85;

(ff) Parcel No. D Submarine Base (a/k/a Subbase) No. 6 Southside Quarter, St. Thomas, Virgin Islands as shown on PWD/OLG No. D9-5872-T95;

(gg) Parcel No. 161-C Submarine Base (a/k/a Subbase) No. 6 Southside Quarter, St. Thomas, Virgin Islands as shown on PWD/OLG No. D3-402-T85;

(hh) Parcel No. E Submarine Base (a/k/a Subbase) No. 6 Southside Quarter, St. Thomas, Virgin Islands as shown on PWD/OLG No. D9-5872-T95; and

(ii) Parcel No. 161-B Submarine Base (a/k/a Subbase) No. 6 Southside Quarter, St. Thomas, Virgin Islands as shown on PWD/OLG No. D3-402-T85.

SECTION 2. The Virgin Islands Port Authority accepts and assumes all responsibility for the environmental abatement and remediation related to the development of the properties listed in section (1), and the responsibility of demolition of any existing buildings and structures. The Virgin Islands Port Authority shall also develop and provide a dedicated parking area on a portion of Parcel No. 70B (Rem) Submarine Base No. 6 Southside Quarter, St. Thomas, Virgin Islands, which shall be available for use by the Department of Property and Procurement and other government agencies. The parking area may be part of a larger parking facility with an identifiable and exclusive area for the use of and control by the Department of Property and Procurement.

SECTION 3. (a) All title and interest of the Government of the Virgin Islands in presently unmapped lands within Submarine Base, No 6 Southside Quarter St. Thomas bounded on the east by Little Krum Bay, on the west by Public Route #306 (West Gregerie

Road), on the north by Parcel Nos. 192 and 193, and on the south by Legion Hall Drive and Parcel Nos. C (Revised), 162, and 181; bounded on the west by Parcel Nos. C (Revised), 162, and 181; and in the Harbor Lands shall be transferred in fee simple to the Virgin Islands Port Authority upon the effective date of this act and the recording of the Quitclaim Deeds and appendix of all such unmapped properties with appropriate descriptions sufficient for proper identification.

(b) All title and interest of the Government of the Virgin Islands in the filled land and the submerged land covered in the Commercial Lease Agreement dated May 12, 1987 between the Government of the Virgin Islands, Department of Property and Procurement and Virgin Islands Port Authority and approved by the Legislature of the Virgin Islands on August 18, 1987 and the CZM Permits CZT-30-81(W), CZT-47-83(W), and CZT-3-02(W) namely Parcel 161 Subbase No. 6 Southside Quarter and divisions thereof, shall be merged with the property listed in subsection (a) and the existing commercial lease agreement shall be voided.

SECTION 4. (a) In consideration of the properties identified in sections (1) and (3), and upon the recording of the appropriate deeds, the Virgin Islands Port Authority shall pay the sum of \$7,000,000 to the Government of the Virgin Islands to be allocated as follows:

1. Three million dollars to the St. Croix Capital Improvement Fund established under title 33 Virgin Islands Code, section 3087;
2. One million dollars to the St. John Capital Improvements Fund established under title 33 Virgin Islands Code, section 3057; and
3. Three million dollars to the St. Thomas Capital Improvement Fund established under title 33 Virgin Islands Code, section 3057a.

(b) Notwithstanding any law, upon the payment of the sum in subsection (a), any additional payment for annual permit fees, rental fees, or other fees, excluding application fees, authorized by title 12 Virgin Islands Code §§910 and 911, are hereby waived for 50 years after the effective date of this act.

SECTION 5. The Virgin Islands Port Authority may widen and improve, contract for, or otherwise allow the widening or improvement of the roadway or passageway between the presently existing Public Route #306 West Gregerie Road and Subbase Road, and may close and relocate the presently existing Public Route #306 West Gregerie Road such that it tracks the course of the roadway or passageway.

SECTION 6. The Virgin Islands Port Authority shall submit an annual report to the Legislature of the Virgin Islands on the status of the development and use of the properties transferred under this act. The report must include project timelines, milestones achieved, status of expenditures, and any public-private partnership activities related to the project.

Thus passed by the Legislature of the Virgin Islands on November 19, 2025.

Witness our Hands and Seal of the Legislature of the Virgin Islands this 20th day of November, A.D., 2025.



A handwritten signature in blue ink, appearing to read "Milton E. Potter".

Milton E. Potter
President


A handwritten signature in blue ink, appearing to read "Avery L. Lewis".

Avery L. Lewis
Secretary



Bill No. 36-0138 is hereby approved.

**Witness my hand and the Seal of the Government of
the United States Virgin Islands at Charlotte Amalie,
St. Thomas, this 25th day of November, 2025 A.D.**


**Tregenza A. Roach, Esq.
Acting Governor**