



LEGISLATURE OF THE VIRGIN ISLANDS

THE COMMITTEE OF THE WHOLE **OFFICIAL AGENDA - REVISED**

Thursday, August 28, 2025

Time: 10:00 A.M.

Call to Order: Honorable Milton E. Potter, Chairman, Committee of the Whole

Roll Call: Shenika Dowe-Serrano, Chief Journal Clerk

CONSIDERATION OF FLOOR AGENDA:

The 36th Legislature will convene in a Committee of the Whole to receive testimony on the following:

Bill No. 36-0147 An act approving the Hotel Development Agreement between the Government of the Virgin Islands and Haven Development, LLC

Invited Testifiers:

Shaun Miller, Member, Haven Development, LLC

Wayne Biggs, CEO, Virgin Islands Economic Development Authority

Bill No. 36-0145 An act ratifying the Governor's approval of the Modification and Extension of Consolidated Major Coastal Zone Management Permit Nos. CZJ-04-14 (W) and CZJ-03-14 (L)

Invited Testifiers:

Honorable Jean-Pierre Oriol, Commissioner, Department of Planning & Natural Resources

Marlon Hibbert, Director, Virgin Islands Coastal Zone Management Division, Department of Planning & Natural Resources

Chaliese Summers, Managing Member, Summer's End Group

Atty. John Benham, Counsel, Summer's End Group

Andrew Penn, Chairman, St. John Coastal Zone Management Board

May Adams Cornwall, Chairperson, VI Coastal Zone Management Commission

David Cattie, Attorney, Cattie Law Firm, PC

Boyd Sprehn, Attorney, Cattie Law Firm, PC

Garret Graves, Consultant, Perkin Oaks

Jeff Boyd, Consultant, Marine Management & Consulting

VIEW IN PERSON

STT: Capitol Building

STJ: St. John Annex

STX: Estate Golden Rock

STAY INFORMED



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LEGISLATURE OF THE VIRGIN ISLANDS

REGULAR SESSION - OFFICIAL AGENDA

Date: Thursday, August 28, 2025
Time: 1:00 P.M.
Location: Earle B. Ottley Legislative Hall
Call to Order: Honorable Milton E. Potter
Senate President, 36th Legislature
Anthems: National Anthem and Virgin Islands March
Invocation: Reverend Charles L. Brown, Jr., Chaplain
Roll Call: Honorable Avery L. Lewis, Legislative Secretary
Committee Reports:

CONSIDERATION OF FLOOR AGENDA:

Bill No. 36-0147 An act approving the Hotel Development Agreement between the Government of the Virgin Islands and Haven Development, LLC

Bill No. 36-0145 An act ratifying the Governor's approval of the Modification and Extension of Consolidated Major Coastal Zone Management Permit Nos. CZJ-04-14 (W) and CZJ-03-14 (L)

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BILL NO. 36-0145

Thirty-Sixth Legislature of the Virgin Islands

August 26, 2025

An act ratifying the Governor's approval of the Modification and Extension of Consolidated Major Coastal Zone Management Permit Nos. CZJ-04-14 (W) and CZJ-03-14 (L)

PROPOSED BY: Senator Milton E. Potter, by Request of the Governor

WHEREAS, Consolidated Major Coastal Zone Management Permits Nos. CZJ-04-14 (W) and 6 CZJ-03-14 (L) were modified under Act No. 8407, enacted on December 31, 2020; and

WHEREAS, development of the permitted project has been delayed by numerous legal actions as well as modifying the project to meet the requirements of the United States Army Corps of Engineers ("USACE") to receive approval of Permit Application #SAJ-2004-12518; and

WHEREAS, since ratification, the permittee has made substantial environmental and regulatory progress, including securing a favorable section 106 determination and implementing numerous environmental enhancements; and

WHEREAS, the USACE is expected to issue the corresponding federal permit in the upcoming quarter; and

WHEREAS, the modification and extension must be approved to ensure the permit remains in full force and to avoid jeopardizing federal approval and project financing; and

WHEREAS, the Summer's End Marina project is anticipated to bring over \$130 million in private investment, hundreds of construction and permanent jobs and long-term growth to the Virgin Islands, especially the island of St. John; and

WHEREAS, the project will also improve disaster preparedness and maritime resilience in Coral Bay by providing critical emergency access and staging infrastructure in collaboration with the Virgin Islands Territorial Emergency Management Agency and the Federal Emergency Management Agency; Now, Therefore,

Be it enacted by the Legislature of the Virgin Islands:

SECTION 1. Pursuant to 12 V.I.C. § 911(g), the Legislature of the Virgin Islands ratifies the Governor’s approval of the Modification and Extension of Consolidated Major Coastal Zone Management Permit Nos. CZJ-04-14 (W) and CZJ-03-14 (L), as documented in the Governor’s letter to Ms. Chaliiese Summers, Managing Member of the Summer's End Group, LLC, dated July 31, 2025, titled “Modification and Extension of Consolidated Major Coastal Zone Management Permit Nos. CZJ-04-14 (W) and CZJ-03-14 (L); the Summer’s End Group, LLC”, for the construction of a marina and various supporting facilities in Coral Bay, St. John.

BILL SUMMARY

This bill ratifies the Governor's approval of the Modification and Extension of Consolidated Major Coastal Zone Management Permit Nos. CZJ-04-14 (W) and CZJ-03-14 (L).

BR25-0761/August 20, 2025

G36-026

BILL NO. 36-0147

Thirty-Sixth Legislature of the Virgin Islands

August 26, 2025

An act approving the Hotel Development Agreement between the Government of the Virgin Islands and Haven Development, LLC

PROPOSED BY: Senator Milton E. Potter, by Request of the Governor

1 **WHEREAS**, on July 15, 2025, the Virgin Islands Economic Development Authority
2 approved the Hotel Development Agreement between the Government of the Virgin Islands
3 and Haven Development, LLC for the construction of a branded hotel located at Parcel No. 2
4 Estate Thomas, 6F New Quarter, St. Thomas consisting of 126 guestrooms, a pool, indoor and
5 outdoor bar patio, small kitchen facility for limited breakfast services, fitness center and
6 meeting room space; and

7 **WHEREAS**, the Government of the Virgin Islands will make available for use 100
8 percent of the Designated Hotel Room Occupancy Tax and a 7.5 percent Economic Recovery
9 Fee, to pay and secure Hotel Development Notes for a period of 30 years or until such time as
10 the direct investment of \$44,105,254.61 is reimbursed, whichever occurs earlier; and

1 **WHEREAS**, pursuant to title 29 Virgin Islands Code, chapter 23, section 1307,
2 subsection (c), any project approved by the Virgin Islands Economic Development Authority
3 under the Hotel Development Program must be approved by the Governor of the Virgin Islands
4 and ratified by the Legislature of the Virgin Islands; and

5 **WHEREAS**, on August 13, 2025, the Governor of the Virgin Islands approved the Hotel
6 Development Agreement between the Government of the Virgin Islands and Haven
7 Development, LLC; Now, Therefore,

8 ***Be it enacted by the Legislature of the Virgin Islands:***

9 **SECTION 1.** Pursuant to 29 V.I.C. § 1307(c), the Legislature of the Virgin Islands
10 ratifies the Hotel Development Agreement between the Government of the Virgin Islands and
11 Haven Development, LLC for the construction of a branded hotel located at Parcel No. 2 Estate
12 Thomas, 6F New Quarter, St. Thomas consisting of: 126 guestrooms; a pool; indoor and
13 outdoor bar patio; small kitchen facility for limited breakfast services; fitness center and
14 meeting room space, with the Government of the Virgin Islands making available for use 100
15 percent of the Designated Hotel Room Occupancy Tax and a 7.5 percent Economic Recovery
16 Fee, to pay and secure Hotel Development Notes for a period of 30 years or until such time as
17 the direct investment of \$44,105,254.61 is reimbursed, whichever occurs earlier.

18 **BILL SUMMARY**

19 The bill ratifies the Hotel Development Agreement between the Government of the
20 Virgin Islands and Haven Development, LLC approved by the Virgin Islands Economic
21 Development Authority on July 15, 2025.

22 **BR25-0781/August 25, 2025/GC**
23 **G36-027**