

Testimony of Enrique Rodriguez

Managing Partner, Submarine Base Warehouse, LLC

Regarding Lease Agreement at Crown Bay Fill

Before the Honorable Novelle E. Francis, Jr., Chairman

Committee on Budget, Appropriations and Finance

36th Legislature of the Virgin Islands

Earle B. Ottley Legislative Chambers, St. Thomas, U.S. Virgin Islands

Date: December 15, 2025

Good morning, Chairman Senator Francis, and members of the Committee.

Thank you for allowing me to return.

My name is Enrique Rodriguez, appearing on behalf of Submarine Base Warehouse, LLC.

This is my second appearance regarding this lease, and I want to begin by acknowledging the Committee's feedback at the first hearing. We took your concerns seriously. We went back to the table, worked closely with the Department of Property and Procurement, and renegotiated the agreement. The revised lease strengthens protections for the Government, clarifies responsibilities, and reflects the guidance provided by this body. I hope the updated version meets your expectations.

The purpose of our request remains straightforward:

To activate long-idle government property, generate reliable revenue for the Territory, support local employment, and provide the logistics and storage capacity that St. Thomas urgently needs—especially given the significant public and private investment now moving through the Virgin Islands economy.

These parcels at Crown Bay Fill have sat without productivity for years. With your approval, they can begin contributing to economic activity almost immediately, while the Government retains ownership of the land and ultimately gains the full value of all improvements made.

Our commitment is simple: to be responsible stewards of the property, to meet every obligation outlined in the lease, and to move quickly so that the community sees tangible progress.

Thank you again for your time, your service, and the opportunity to return with revised terms.

I respectfully ask for your support of Bill No. 36-0205, and I welcome any questions you may have.

Respectfully,

Enrique Rodriguez

Managing Partner

Submarine Base Warehouse, LLC