

s/AWCJR

**AMENDMENT IN THE NATURE OF A SUBSTITUTE TO BILL NO. 36-0138
Offered by Senator Milton E. Potter**

Bill No. 36-0138 is amended as follows:

- (a) By striking all “Whereas Clauses” and inserting the following new “Whereas Clauses”:

“WHEREAS, the Virgin Islands Port Authority (“VIPA”) was created by the Legislature of the Virgin Islands through Acts Nos. 2375 and 2405, and the mandate of VIPA is to acquire construct, develop and improve, own, operate and manage all types of air and marine terminals; and “to make available the benefits thereof in the widest economic manner, thereby promoting the general welfare and increasing commerce and prosperity;” and

WHEREAS, VIPA has negotiated an agreement with a major cruise ship company and an international infrastructure investment firm to develop an additional cruise ship berth and a tourist-oriented resort and commercial center in the Subbase area surrounding the Austin “Babe” Monsanto Marine Terminal; and

WHEREAS, this development proposed by VIPA will change the Submarine Base area from a decaying industrial site and eyesore to a modern cruise ship tourist attraction area, which enhances St. Thomas’ position as a leading cruise ship destination; and

WHEREAS, the redevelopment of the Subbase area supports the Austin “Babe” Monsanto Marine Terminal, contributes to the economy of the Virgin Islands, promotes the general welfare of the community, and increases commerce and prosperity in St. Thomas; and

WHEREAS, the Government of the Virgin Islands owns certain real properties in Subbase that are adjacent to the VIPA-owned properties that VIPA intends to incorporate into the Crown Bay District Redevelopment Project; and

WHEREAS, it is in the best interest of the Government of the Virgin Islands and the economy of St. Thomas, as a tourist destination, that these government-owned properties in Subbase be transferred to VIPA to support its Marine Terminal in the immediate area of Subbase. Now, Therefore,”; and

(b) By striking all the language after the enactment clause and inserting the following new language:

“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. 164 Submarine Base, No. 6 Southside Quarter, St. Thomas;
- (b) Parcel No. 116 Submarine Base, No. 6 Southside Quarter, St. Thomas;
- (c) Parcel No. 153 Submarine Base, No. 6 Southside Quarter, St. Thomas;
- (d) Parcel No. 165 Submarine Base, No. 6 Southside Quarter, St. Thomas;
- (e) Parcel No. 86 Submarine Base, No. 6 Southside Quarter, St. Thomas;
- (f) Parcel No. 181 Submarine Base, No. 6 Submarine Base, St. Thomas; and
- (g) Parcel No. 70A Submarine Base, No. 7B Southside Quarter, St. Thomas.

SECTION 2. Upon execution of the appropriate deeds of conveyance, the Virgin Islands Port Authority shall remit the sum of \$2,000,000 to the Government of the Virgin Islands to be deposited into the St. Thomas Capital Improvement Fund for the purchase of the Mahogany Run Golf Course on St. Thomas.

SECTION 3. (a) The Governor of the Virgin Islands is authorized to transfer the following parcels to the Virgin Islands Port Authority by Quitclaim Deed for a Parking Facility and Transitional Parking Plan:

- (1) Parcel No. 70B-1 Submarine Base, No. 6 Southside Quarter, St. Thomas;
- (2) Parcel No. 70B (Remainder) Submarine Base, No. 6 Southside Quarter, St. Thomas;
- (3) Parcel No. 70B-2 Submarine Base, No. 6 Southside Quarter, St. Thomas;
- (4) Parcel No. 70B-3, No. 6 Southside Quarter, St. Thomas; and
- (5) Parcel No. 70B-4, Submarine Base, No. 6 Southside Quarter, St. Thomas;

(b) In exchange for the transfer of the properties transferred in subsection (a), the Virgin Islands Port Authority shall develop a parking area/facility for the exclusive use by the Department of Property and Procurement and its tenant-agencies in Building No. 1 Subbase St. Thomas. The parking area/facility may be part of a larger parking area with an identifiable and exclusive area for the use and control by the Department of Property and Procurement.”

Amendment No. 36-587/October 24, 2025/LMW