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October 29, 2025

The Honorable Milton Potter
President of the 36th Legislature of the Virgin Islands
and Members of the Body
Capitol Building
Charlotte Amalie
St. Thomas, VI 00802

Dear Honorable Senators of the Thirty-Sixth Legislature of the United States Virgin Islands,

My name is **Clive Rivers**, and accompanying me is **Mr. Torian Priestly**, Chief Development Officer of **The Benoit Group, LLC**.

Before proceeding with our presentation, we would like to extend our **sincerest gratitude** to this esteemed body for allowing us the opportunity to appear before you today.

This initiative began approximately **three years ago**, and we are grateful to have reached this stage in the process. Our ultimate goal is to **increase the availability of affordable rental housing units on St. Thomas**.

The process has required:

- **Careful site selection**
- **Identification of funding sources**
- **Development of a comprehensive plan**
- **Securing a lease term sufficient to support financing**
- **FAA approval, and**
- **Rezoning from P-Public to R-3 Residential classification**

The proposed project envisions the **construction and management of approximately 126 low- and moderate-income rental units** on **Parcel Estate Lindbergh Bay, Nos. 68A and 4A, Southside Quarter, St. Thomas, Virgin Islands**—commonly known as the **former Thatch Farm property**.

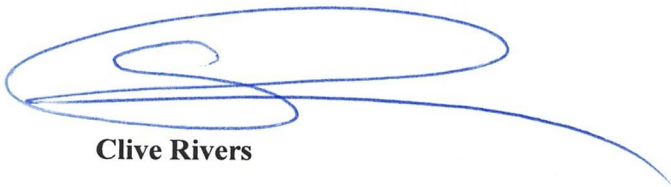
This represents a **total investment of \$66 million**.

We anticipate **minimal impact** on the existing infrastructure of the area. In fact, the development is expected to **stimulate immediate economic growth**, generating **employment, sales, and service opportunities** in the short term, and **creating a long-term economic shift** that benefits the broader community.

We respectfully request your **approval of the rezoning application** to allow this much-needed housing initiative to proceed. Our team stands ready to answer any questions the Legislature may have.

With sincere appreciation,

Very kindly,

A handwritten signature in blue ink, consisting of a large, stylized 'C' followed by a horizontal stroke that loops back under the 'C'.

Clive Rivers