

Testimony of
Vincent Richards
Assistant Commissioner of the
Department of Property and Procurement
On behalf of
Lisa M. Alejandro
Commissioner of the Department of Property & Procurement

On

*Bill No. 35-0407 An Act Amending Official Zoning Map No. STZ-10 to rezone Parcel No. N-1-
Remainder of Tract 1 Estate Nazareth, No. 1 Red Hook Quarter, St. Thomas, Virgin Islands*

Before

Committee of the Whole

December 17, 2024
@ 10:00 am

Earle B. Ottley Legislative Chambers
ST. THOMAS, U.S. VIRGIN ISLANDS

Good morning, Senate President Novelle E. Francis, Jr., Vice President Marvin A. Blyden, all members of the 35th Legislature present, Central and Legislative Staff, fellow testifiers, visitors present in the chambers, and members of the viewing and listening audience.

I am Vincent Richards, Assistant Commissioner of the Virgin Islands Department of Property and Procurement (“DPP”). I am appearing today on behalf of Commissioner, Lisa M. Alejandro, to offer testimony on Bill No. 35-0507, which is before this Committee for consideration. Today, DPP requests this Body’s approval of Bill No. 35-0407, an Act Amending the Official Zoning Map No. STZ-10 for the island of St. Thomas, Virgin Islands to rezone Parcel No. N-1-Remainder of Tract 1 Estate Nazareth, No. 1 Red Hook Quarter, St. Thomas, U.S. Virgin Islands from R-2 (Residential-Low Density-One and Two Family) to P (Public) (*Bill No. 35-0407*).

As shown and described on OLG File No. D9-98-T024, dated May 7, 2024, the property, which has been leased to the U.S.V.I. Soccer Federation, Inc., consists of 219,193.92 U.S. sq. ft. or 5.032 U.S. acres of unimproved property more-or-less. U.S.V.I. Soccer Federation, Inc. will develop the property into a soccer field, with seating stand, concessions, and other soccer-related amenities in accordance with the requirements of the property’s zoning. The initial investment phase is estimated at \$2.5M, with an estimated \$5-7M in total investments. In order for the U.S.V.I. Soccer Federation to develop the property to its maximum potential and undergo the full slate of developments, for this FIFA backed project, it is necessary for the property to be rezoned. The U.S.V.I. Soccer Federation’s Lease for the Premises contemplated that the property would need to be rezoned to facilitate this intended development. Along with the Bargain and Sale Deed, DPP included supporting documents for your consideration and approval of the rezoning of the property for the benefit of the U.S.V.I. Soccer Federation, Inc.

DPP is the custodian of all GVI-owned properties. We remain committed to establishing mutually beneficial partnerships and agreements that unlock the value in the said properties to benefit the people of the Virgin Islands. DPP respectfully requests for the Committee of the Whole to vote in favor of Bill No. 35-0407.

This concludes my Testimony. I am prepared to answer any inquiries the Committee may have on the referenced Bill. Thank you.