

DEMAH, INC D/B/A MOES'S FRESH MARKET  
TESTIMONY ON BILL NO. 35-0234  
COMMITTEE OF THE WHOLE  
MONDAY, FEBRUARY 5, 2024  
EARLE B. OTTLEY LEGISLATIVE CHAMBER  
ST. THOMAS, U.S. VIRGIN ISLANDS

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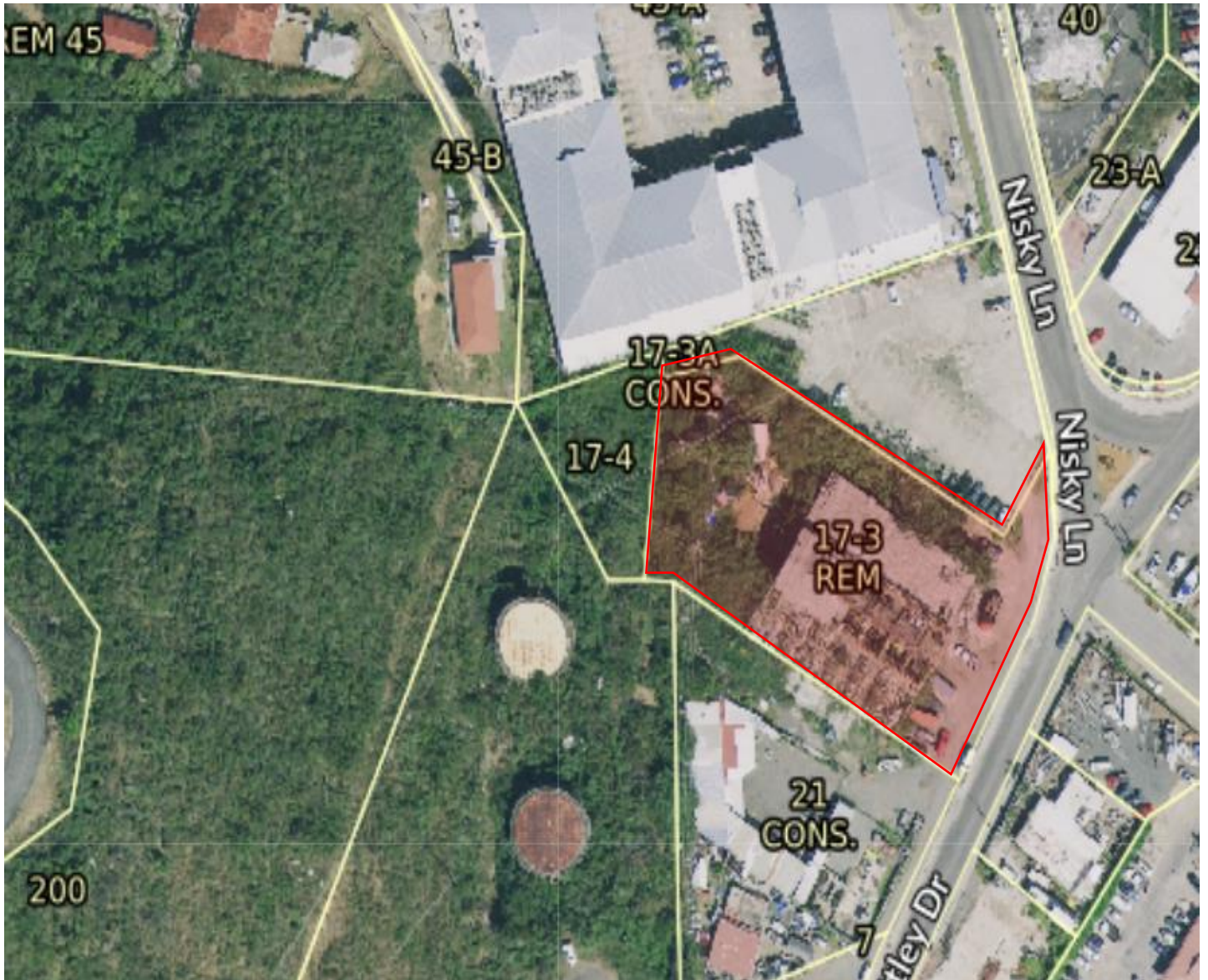
Good day Honorable Novelle E. Francis, Sr., President, 35<sup>th</sup> Legislature of the U.S. Virgin Islands, Honorable Members of the 35<sup>th</sup> Legislature, listening and viewing audience, I am Waleed (Wally) Hamed, President of Demah, Inc. d/b/a Moe's Fresh Market. Present with me today are Waheed (Willie) Hamed, Vice-President, Mufeed (Mafi) Hamed, Secretary and Hisham (Shawn) Hamed, Treasurer. I appear before you today to provide testimony in support of Bill No. 35-0234 – An Act granting a use variance to the I-2 (Light Industry) for Revised Parcel No. 17-3 Remainder Estate Nisky, No. 6 Southside Quarter, St. Thomas to allow for a business hotel.

Specifically, the "Use Variance" request is to allow for the operation of a business hotel in an I-2 (Light Industry) Zoning District. The business hotel will be on two levels with 26 units per floor for a total of 52 units. The hotel will provide overnight accommodations for business travelers and will not have amenities such as a pool, spa, or restaurant. The main entrance will be to the South of the facility to maximize aesthetics while minimizing disruptions from the retail and warehouse operations

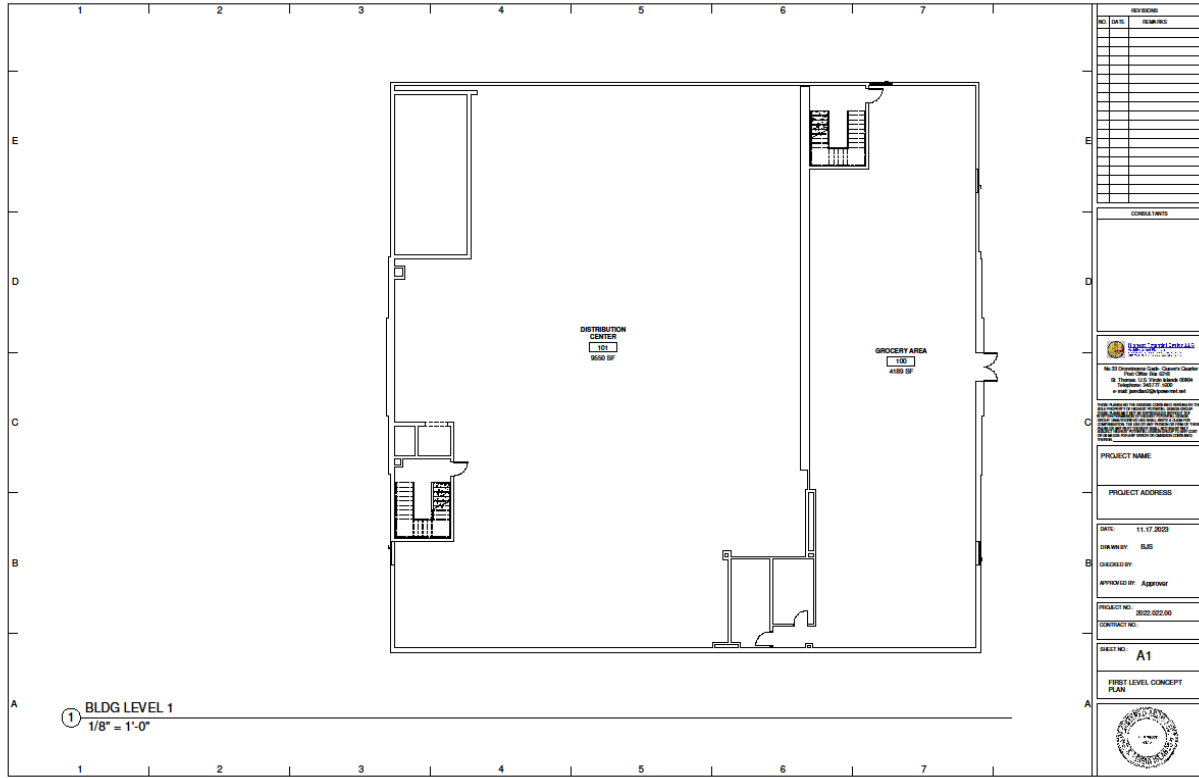
We have engaged a local architectural firm to ensure that all redevelopment plans and designs will preserve the historic character of the site, while constructing a modern facility that will enhance the property, as well as improve the aesthetics of the surrounding area. After DPNR's public hearing our architect of record met with the State Historic Preservation Office to collaborate on design features in this regard.

In conclusion, Demah, Inc. d/b/a Moe's Fresh Market requests your approval of a "Use Variance" for Revised Parcel No. 17-3 Remainder Estate Nisky, No. 6, Southside Quarter, St. Thomas, to allow for the operation of a business hotel in an I-2 (Light Industry) Zoning District. Thank you for the opportunity to present this testimony before you today. I look forward to answering any questions you may have in this regard.

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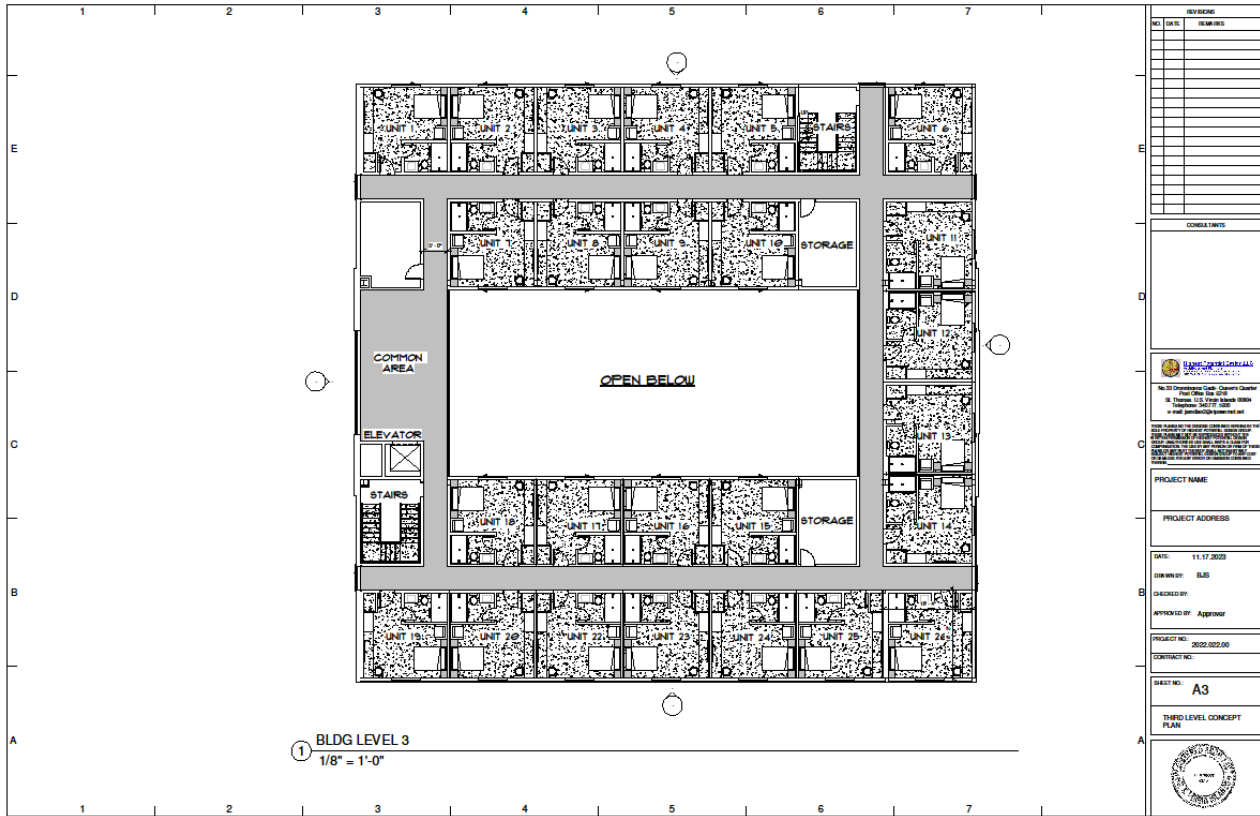


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REVISIONS	
NO.	DATE


CONCRETE PARTS

  
 No. 52 Organizational Code, County Charter  
 Effective Date: 1975  
 St. Thomas, U.S. Virgin Islands 00061  
 Telephone: (809) 340-2000  
 Fax: (809) 340-3100  
 Website: www.usvi.gov

DESIGN BY: JAMES H. WILSON ARCHITECTS  
 ARCHITECTS/ENGINEERS/PLANNERS/INTERIORS  
 1000 BRIDGEWAY, SUITE 200, SAN FRANCISCO, CA 94133  
 TEL: (415) 774-1414 FAX: (415) 774-1416  
 WWW: WWW.JHW.COM

PROJECT NAME: \_\_\_\_\_  
 PROJECT ADDRESS: \_\_\_\_\_  
 DATE: 11.17.2023  
 DRAWN BY: BUS  
 CHECKED BY: \_\_\_\_\_  
 APPROVED BY: Approver

PROJECT NO.: 2023-022-00  
 CONTRACT NO.: \_\_\_\_\_  
 SHEET NO.: **A3**  
 THIRD-LEVEL CONCEPT PLAN

  
 JAMES H. WILSON  
 ARCHITECT/ENGINEER/PLANNERS/INTERIORS  
 No. 14164  
 U.S. Virgin Islands

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