



---

6205 SMITH BAY CHARLOTTE AMALIE, ST THOMAS US VIRGIN ISLANDS 00802

October 16, 2023

The Honorable Novelle E. Francis, Jr.  
Senate President  
35th Legislature of the U.S. Virgin Islands  
3022 Estate Golden Rock Christiansted  
St. Croix, VI 00820

Dear Senate President Francis:

RE: Use Variance Request – Official Zoning Map Amendment Request for Parcel No. 17-3 Remainder Estate Nisky, No. 6, Southside Quarter, St. Thomas

---

Demah, Inc. d/b/a/ Moe's Fresh Market hereby submits this letter of application requesting 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 consisting of executive and workforce suites in an I-2 (Light Industry) Zoning District. The location's property details are as follows:

- Lease Holder – Demah, Inc. d/b/a Moe's Fresh Market
- Authorized Agent - Waleed Hamed
- Legal Physical Address - Revised Parcel No. 17-3 Remainder Estate Nisky, No. 6, Southside Quarter, St. Thomas, Virgin Islands
- "Use Variance Acreage - .72 US Acres
- Current Zone - I-2
- Requested Zone - "Use Variance" 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. Other activities on the site would include operating a gourmet retail food market, storage warehouse. It must be noted that a 14,491 US square foot steel frame structure is presently on the site. Further, the proposed development is compatible with the V.I. Port Authority's desire to transform the Crown Bay Corridor into a spectacular area where cruise passengers can feel comfortable traversing whenever ships are in town and is also in alignment with the Administration's vision for the redevelopment of the area.



6205 SMITH BAY CHARLOTTE AMALIE, ST THOMAS US VIRGIN ISLANDS 00802

Moes Fresh Market is a well-known, successful, Virgin Islands' Company that has operated in the territory for more than 10 years. The principals of Demah Inc. are Waleed (Wally) Hamed, President, Waheed (Willie) Hamed, Vice-President, Mufeed (Mafi) Hamed, Secretary and Hisham (Shawn) Hamed, Treasurer. The Hamed family co-operated the Plaza Extra Supermarkets on St. Thomas and St. Croix for over 30 years. The Hamed Family subsequently created our own company, Demah Inc. and have expanded our business by operating Moes Fresh Markets on the island of St. Thomas. The quality and selection of goods and excellent customer service have made these Gourmet Natural Food stores extraordinarily successful, making them the location of choice for shoppers on St. Thomas. To meet the growing demand, four Moes Fresh Markets have been established on St. Thomas at the following locations: Redhook, the Waterfront, Havensight, and most recently Northside.

The Hamed family has invested heavily in the territory and contributes thousands of dollars to charitable causes. We are prepared to further expand our investment in the territory by securing the lease that is before you today for parcel 17-3 Estate Nisky, with the intent to transform the area by building a fifth Moes location, a warehouse to support its stores, and an office/housing component to the development. The Hamed family will invest over \$7 million in this project, which will generate fifty jobs during the construction phase, and sixty permanent jobs during the operational phase.

This site presents an ideal location for another Moe's and a warehouse to help serve the cruise ship population, as well as the growing marine charter industry. 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. The timeline for the project is eighteen months, from the approval of the subject "Use Variance" request and the acquisition of all permits.

Considering the aforementioned, 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 consisting of executive and workforce suites in an I-2 (Light Industry) Zoning District.

Sincerely,

A handwritten signature in black ink, appearing to read "Waleed Hamed".

Waleed Hamed  
President