



March 13, 2023

Novelle E. Francis, Jr.
Senate President
35th Legislature of the Virgin Islands
Earle B. Ottley Legislative Hall
Capitol Building
Charlotte Amalie, St. Thomas, Virgin Islands 00804

Good morning Honorable Senate President Novelle E. Francis, Jr., members of the 35th Legislature of the Virgin Islands and the listening audience. I am Jason Charles and here today in my capacity as Chief of External Affairs for Alpine Securities USVI. With me in the chambers are members of the Bioimpact Team, a company Alpine engaged to help us prepare for this request. Staff from Bioimpact will be able to answer questions relevant to construction and environmental issues. Also, here with me today in support of this measure is Catherine Bryan, Chief of Operations for Alpine Securities USVI.

As you may know, Alpine Securities is an investment trading firm based here in St. Thomas USVI, since 2008. We are beneficiaries of the USVI Economic Development Authority's-Economic Development Commission Tax Incentive Program. Alpine has truly enjoyed giving back to this community. In addition to funding many community organizations we have started several of our own initiatives including the annual King of the Wing Contest that has raised over \$658,685 dollars in 12 years. Beneficiaries of this event include the Nana Baby

Children's Home, Junior Achievement of the Virgin Islands and the current beneficiary the VI Children's Museum.

Today, we are here to request a use variance be granted to the R-3 (Residential-Medium Density) zoned Parcel Nos. A-1-24 and A-1-25 Estate Thomas, No. 6K New Quarter, St. Thomas for the purposes of constructing a permanent office building for Alpine's headquarters. We hope the body will see this request as Alpine further committing itself and its operations to take place here in St. Thomas for years to come.

The intent is to construct an office for Alpine Group consisting of two efficiency-style dwelling units. The two story building will have the office on the top floor and the housing on the bottom floor. The housing would not be open market but for use by employees and visitors. Alpine has a footprint in global markets, at times counterparties and guests will visit Alpine in St. Thomas to have meetings and do due diligence. Approximately ten people (employees and office visitors) would be occupying the site daily. Currently, the land surrounding the property to the north, east, south, and west are undeveloped. The surrounding area is zoned R-1 (Residential-Low Density), R-3, B-2 (Business-Secondary/Neighborhood), and C (Commercial).

Alpine is excited at the possibility of securing a permanent home for its company in beautiful Estate Thomas. With this body's approval we hope to commence work on this project as soon as possible. We thank you for the opportunity to present our request and remain available to answer any questions you may have.

Thank you Senator's for your time and consideration.

Respectfully,

Jason P. Charles
Chief of External Affairs
Alpine Securities, USVI