

COMMITTEE ON BUDGET, APPROPRIATIONS AND
FINANCE

09/19/2023–REPORTED OUT TO THE COMMITTEE ON RULES AND JUDICIARY

BILL NO. 35-0095

Thirty-Fifth Legislature of the Virgin Islands

May 31, 2023

An Act approving the Lease Agreement between the Government of the Virgin Islands, acting through its Commissioner of the Department of Property and Procurement, and Dave Jeffers d/b/a Dave Trucking Service for Parcel No. 142-B Estate Anna’s Retreat, No. 1 New Quarter, St. Thomas, Virgin Islands, consisting of approximately 6, 627.393 U.S. sq. ft. or 0.144 U.S. acre zoned “P” as shown on O.L.G. File No. D9-8646-T012 to be used for the purpose of operating the general offices of the trucking company and for other related purposes

PROPOSED BY: Senator Novelle E. Francis, Jr.

1 **WHEREAS**, on November 22, 2022, Dave Jeffers, executed the Lease Agreement
2 between the Government of the Virgin Islands and Dave Jeffers d/b/a Dave Trucking Service;
3 **WHEREAS**, on February 28, 2023, the Acting Commissioner of the Department of
4 Property and Procurement executed the Lease Agreement between the Government of the
5 Virgin Islands and Dave Jeffers d/b/a Dave Trucking Service;
6 **WHEREAS**, on April 20, 2023, the Governor of the Virgin Islands approved the Lease
7 Agreement between the Government of the Virgin Islands and Dave Jeffers d/b/a Dave
8 Trucking Service;
9 **WHEREAS**, Dave Jeffers d/b/a Dave Trucking Service, will be leasing for Parcel No.
10 142-B Estate Anna’s Retreat, No. 1 New Quarter, St. Thomas, Virgin Islands, consisting of

1 approximately 6, 627.393 U.S. sq. ft. or 0.144 U.S. acre zoned “P” as shown on O.L.G. File
2 No. D9-8646-T012; for an initial term of 10 years, with two 5-year options to renew; at an
3 initial annual rent of \$6,000.00, payable in monthly instalments of \$500.00, to be used for the
4 purpose of operating the general offices of the trucking company and for other related purposes;

5 **WHEREAS**, there is a construction period of 18 months during which time Dave Jeffers
6 d/b/a Dave Trucking Service will pay a reduced monthly rent of \$250.00;

7 **WHEREAS**, the annual rent of \$6,000.00, payable in monthly instalments of \$500.00,
8 will commence if construction is completed prior to the 18-month period;

9 **WHEREAS**, rent will be adjusted in accordance with the Consumer Price Index, after
10 the second year and every year thereafter, including the renewal terms, but no adjustment in
11 rental for any given year will increase by more than three percent over the preceding year
12 period; and

13 **WHEREAS**, title 31 Virgin Islands Code, chapter 21, section 205, subsection (c)
14 provides that in addition to the Governor’s approval of any lease, the Legislature of the Virgin
15 Islands must also approve all leases that exceeds a term of one year; Now, Therefore,

16 ***Be it enacted by the Legislature of the Virgin Islands:***

17 **SECTION 1.** Pursuant to title 31 Virgin Islands Code, section 205, subsection (c), the
18 Legislature of the Virgin Islands approves the Lease Agreement between the Government of
19 the Virgin Islands, acting through its Commissioner of the Department of Property and
20 Procurement, and Dave Jeffers d/b/a Dave Trucking Service, for Parcel No. 142-B Estate
21 Anna’s Retreat, No. 1 New Quarter, St. Thomas, Virgin Islands, consisting of approximately
22 6, 627.393 U.S. sq. ft. or 0.144 U.S. acre zoned “P” as shown on O.L.G. File No. D9-8646-
23 T012; for an initial term of 10 years, with two 5-year options to renew; at an initial annual rent

1 of \$6,000.00, payable in monthly instalments of \$500.00, to be used for the purpose of
2 operating the general offices of the trucking company and for other related purposes.

3 **BILL SUMMARY**

4 This bill approves the lease agreement between the Government of the Virgin Islands and
5 Dave Jeffers d/b/a Dave Trucking Service.

6 **BR23-0536/May 8, 2023/LMW**