

COMMITTEE ON BUDGET, APPROPRIATIONS  
AND FINANCE

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

**BILL NO. 35-0124**

**Thirty-Fifth Legislature of the Virgin Islands**

**August 22, 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 Demah, Inc. d/b/a Moe's Fresh Market, Revised Parcel No. 17-3 Remainder Estate Nisky, No. 6, Southside Quarter, St. Thomas and Unimproved Parcel No. 17-4 Estate Nisky, No. 6, Southside Quarter, St. Thomas, Virgin Islands, for operating a gourmet retail food market and store, butchery, importer of goods, restaurant, tobacco retailer, storage warehouse, and executive offices, executive and workforce suites, and for other related purposes

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**PROPOSED BY:** Senators Novelle E. Francis, Jr., by Request of the Governor  
and Donna A. Frett-Gregory

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1       **WHEREAS**, on June 30, 2023, the Governor of the Virgin Islands approved the lease  
2 agreement between the Government of the Virgin Islands and Demah, Inc. d/b/a Moe's Fresh  
3 Market for a term of 20 years with the option to renew for four additional terms of 10 years;

4       **WHEREAS**, Demah, Inc. d/b/a Moe's Fresh Market will be leasing a Revised Parcel No.  
5 17-3 Remainder Estate Nisky, No. 6 Southside Quarter, St. Thomas, United States Virgin  
6 Islands, consisting of a 14,491 U.S. square foot steel frame structure, residing on 31,367 U.S.  
7 square feet or .72 U.S. acres, as shown on O.L.G Map No. D9-9273-T023, zoned I-2 (Light  
8 Industry); and Unimproved Parcel No. 17-4 Estate Nisky, No. 6 Southside Quarter, St. Thomas,  
9 United States Virgin Islands, consisting of 13,207.24 U.S. square feet or .3032 U.S. acres of  
10 land, , as shown on O.L.G. Map No. D9-6302-T97, more or less, zoned I-2 (Light Industry), for  
11 operating a gourmet retail food market and store, butchery, importer of goods, restaurant,

1 tobacco retailer, storage warehouse, and executive offices, executive and workforce suites, and  
2 for other related purposes;

3 **WHEREAS**, the rent will be \$120,000, per annum, payable in equal monthly instalments  
4 of \$10,000; and

5 **WHEREAS**, title 31 Virgin Islands Code, chapter 21, section 205, subsection (c) provides  
6 that in addition to the Governor's approval of any lease, the Legislature of the Virgin Islands  
7 must approve all leases exceeding a term of one year; Now, Therefore,

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

9 **SECTION 1.** Pursuant to title 31 Virgin Islands Code, section 205, subsection (c), the  
10 Legislature of the Virgin Islands approves the lease agreement between the Government of the  
11 Virgin Islands, acting through its Commissioner of the Virgin Islands Department of Property  
12 and Procurement and Demah, Inc. d/b/a Moe's Fresh Market a Revised Parcel No. 17-3  
13 Remainder Estate Nisky, No. 6 Southside Quarter, St. Thomas, United States Virgin Islands,  
14 consisting of a 14,491 U.S. square foot steel frame structure, residing on 31,367 U.S. square  
15 feet or .72 U.S. acres, as shown on O.L.G Map No. D9-9273-T023, zoned I-2 (Light Industry);  
16 and Unimproved Parcel No. 17-4 Estate Nisky, No. 6 Southside Quarter, St. Thomas, United  
17 States Virgin Islands, consisting of 13,207.24 U.S. square feet or .3032 U.S. acres of land, as  
18 shown on O.L.G. Map No. D9-6302-T97, more or less, zoned I-2 (Light Industry), for operating  
19 a gourmet retail food market and store, butchery, importer of goods, restaurant, tobacco retailer,  
20 storage warehouse, and executive offices, executive and workforce suites, and for other related  
21 purposes.

22 **BILL SUMMARY**

23 This bill approves the lease agreement between the Government of the Virgin Islands and  
24 Demah, Inc. d/b/a Moe's Fresh Market.

25 **BR23-0649/August 8, 2023/PFA**  
26 **G35-011**