

COMMITTEE ON BUDGET, APPROPRIATIONS AND  
FINANCE

09/06/2023-REPIORTED OUT TO THE COMMITTEE ON RULES AND JUDICIARY

**BILL NO. 35-0104**

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

**June 12, 2023**

An Act approving the Lease Agreement between the Government of the Virgin Islands, acting through the Commissioner of the Department of Property and Procurement, and Roncan, Inc. d/b/a Sand Castle on the Beach to lease Plot No. 128-B Two Brothers, Smithfield, and Hesselberg, West End Quarter and Plot No. 129 Two Brothers, Smithfield, and Hesselberg, West End Quarter, St. Croix, Virgin Islands

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**PROPOSED BY:** Senator Novelle E. Francis, Jr.

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1       **WHEREAS**, on May 8, 2023, the Governor of the Virgin Islands approved the Lease  
2 Agreement between the Government of the Virgin Islands, through the Department of Property  
3 and Procurement, and Roncan, Inc. d/b/a Sand Castle on the Beach; and

4       **WHEREAS**, Roncan, Inc. d/b/a Sand Castle on the Beach is leasing Plot Nos. 128-B and  
5 129 Two Brothers, Smithfield, and Hesselberg, West End Quarter, St. Croix Virgin Islands  
6 consisting of approximately 852 sq. ft., and 630 sq. ft. respectively, or a combined total of 1,482  
7 sq. ft, or 0.034 U.S. acre of land, as shown on Drawing No. 87, dated April 1944 and revised  
8 April 2, 1963 for an initial term of 20 years, with options to renew for four, ten-year terms at  
9 an initial annual rent of \$3,600, payable in monthly installments of \$300 for the operation of a  
10 tavern, restaurant, hotel, guest house and a retail shop and for no other purpose; and

11       **WHEREAS**, title 31, part II, chapter 21, section 205(c) of the Virgin Islands Code  
12 provides that in addition to the Governor's approval of a lease, the Legislature of the Virgin  
13 Islands must also approve the lease; Now Therefore,

