

BILL NO. 35-0303

Thirty-Fifth Legislature of the Virgin Islands

July 15, 2024

An Act approving the Government of the Virgin Islands' conveyance of Plot No. 25B Hill Street, Company Quarter, Christiansted, St. Croix, Virgin Islands to the Virgin Islands Housing Finance Authority

PROPOSED BY: Senator Novelle. E. Francis, Jr., by Request of the Governor

1 **WHEREAS**, pursuant to 21 V.I.C. § 103, the Virgin Islands Housing Finance Authority
2 (the “VIHFA”), is a public corporation and autonomous governmental instrumentality of the
3 Government of the Virgin Islands created to expand housing opportunities for Virgin Islands
4 residents;

5 **WHEREAS**, pursuant to 21 V.I.C. § 103 (v), the VIHFA may acquire, own or possess
6 real property by lawful means for any of its purposes, and to use, sell, improve, manage,
7 develop, lease, mortgage, dispose of, or otherwise turn to account or deal with its property for
8 those purposes;

9 **WHEREAS**, the Government of the Virgin Islands owns Plot No. 25B Hill Street,
10 Company Quarter, Christiansted, St. Croix, Virgin Islands, consisting of 0.1031 U.S. acres, as
11 more fully shown and described on O.L.G Drawing No. 5665, dated August 2, 2005 (“the
12 Property”);

1 **WHEREAS**, the Property consisting of 0.1031 U.S. acres and its premises are derelict
2 and not currently being utilized by the Government of the Virgin Islands;

3 **WHEREAS**, the VIHFA has identified the Property on St. Croix as the ideal site for its
4 ongoing efforts to expand housing opportunities for Virgin Islands residents;

5 **WHEREAS**, the Government has agreed to convey the Property to VIHFA in exchange
6 for \$1;

7 **WHEREAS**, pursuant to 31 V.I.C. § 205(b), no conveyance or other disposition of
8 government real estate is binding on the Government of the Virgin Islands except with the
9 written approval of the Governor and, pursuant to 31 V.I.C. § 205(c), the approval of the
10 Legislature of the Virgin Islands while in regular or special session;

11 **WHEREAS**, the Governor has submitted a proposed form of Conveyance Deed and
12 supporting documents for consideration and approval by the Legislature for the conveyance of
13 the property to the VIHFA; and

14 **WHEREAS**, the Legislature finds that the conveyance of the Property to the VIHFA
15 would be beneficial and wishes to authorize the Government to execute a conveyance
16 instrument, and supporting documents for the transfer of title to the Property; Now, Therefore,

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

18 **SECTION 1.** Pursuant to 31 V.I.C. § 205(c), the Legislature of the Virgin Islands
19 approves the conveyance by the Department of Property and Procurement, on behalf of the
20 Government of the Virgin Islands, to the Virgin Islands Housing Finance Authority of all right,
21 title, and interest in and to Plot No. 25B Hill Street, Company Quarter, Christiansted, St. Croix,
22 Virgin Islands consisting of 0.1031 U.S. acres, as more fully shown and described on O.L.G
23 Drawing No. 5665, dated August 2, 2005.

24 **SECTION 2.** Upon the enactment of this act, the Commissioner of the Department of
25 Property and Procurement shall prepare a quitclaim deed for execution by the Governor of the

1 Virgin Islands conveying Plot No. 25B Hill Street, Company Quarter, Christiansted, St. Croix,
2 Virgin Islands, to the Virgin Islands Housing Finance Authority.

3 **BILL SUMMARY**

4 This bill approves the Government of the Virgin Islands' conveyance of Plot No. 25B
5 Hill Street, Company Quarter, Christiansted, St. Croix, Virgin Islands, to the Virgin Islands
6 Housing Finance Authority.

7 **BR24-1176/July 5, 2024/LMW**

8 **G35-076**