

COMMITTEE ON BUDGET, APPROPRIATIONS AND FINANCE

12/15/2025-REPORTED OUT TO THE COMMITTEE ON RULES AND JUDICIARY

BILL NO. 36-0217

Thirty-Sixth Legislature of the Virgin Islands

December 15, 2025

An act approving the sale of Parcel No. 20-A Hospital Street, Christiansted, St. Croix, Virgin Islands by and between the Government of the Virgin Islands and Z Property VI LLC for the sum of \$260,000

PROPOSED BY: Senator Milton E. Potter, by Request of the Governor
Co-sponsor: Hubert L. Frederick

1 **WHEREAS**, on December 17, 1997, a Deed of Gift was recorded and entered into the
2 Recorder's Book for the district of St. Croix, Virgin Islands, wherein Gwyneth Francis Civil
3 conveyed to the Government of the Virgin Islands Parcel No. 20-A Hospital Street, consisting
4 of 2,000 U.S. square feet, more or less, as more fully described on Measured Brief 49329, Folio
5 No. 472, dated July 24, 1997, (Parcel ID No. 2-04904-1102-00) Christiansted St. Croix, Virgin
6 Islands ("Parcel No. 20-A Hospital Street");

7 **WHEREAS**, on by letter dated November 12, 2024, Anthony D. Thomas, ATJ
8 Management Solution, on behalf of Z Property VI LLC ("Z Property VI") made an offer to the
9 Government of the Virgin Islands, through the Virgin Islands Department of Property and
10 Procurement, to purchase Parcel No. 20-A Hospital Street for \$260,000 from the Government
11 of the Virgin Islands;

1 **WHEREAS**, on by letter dated November 20, 2025, Lisa M. Alejandro, Commissioner,
2 Virgin Islands Department of Property and Procurement, acting on behalf of the Government
3 of the Virgin Islands, accepted Z Property VI's offer and forward a Contract of Sale to Z
4 Property VI;

5 **WHEREAS**, on November 25, 2025, Peter Zielke, Sole Member, Z Property executed
6 the Contract for the Purchase and Sale of Real Property by and between the Government of the
7 Virgin Islands and Z Property VI for Parcel No. 20-A Hospital Street;

8 **WHEREAS**, on December 5, 2025, the Governor of the Virgin Islands executed the
9 Contract for the Purchase and Sale of Real Property by and between the Government of the
10 Virgin Islands and Z Property VI for Parcel No. 20-A Hospital Steet; and

11 **WHEREAS**, pursuant to title 31 Virgin Islands Code, chapter 21, section 205, subsection
12 (c), the Legislature of the Virgin Islands must approve the Governor's sale of real property of
13 the Government of the Virgin Islands; Now, Therefore

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

15 **SECTION 1.** (a) Pursuant to title 31 Virgin Islands Code, chapter 21, section 205,
16 subsection (c), the Legislature of the Virgin Islands approves the Contract for the Purchase and
17 Sale of Real Property for Parcel No. 20-A Hospital Street, consisting of 2,000 U.S. square feet,
18 more or less, as more fully described on Measured Brief 49329, Folio No. 472, dated July 24,
19 1997, (Parcel ID No. 2-04904-1102-00), Christiansted, St. Croix, Virgin Islands for the sum of
20 \$260,000, by and between the Z Property VI LLC and the Government of the Virgin Islands,
21 executed by the parties on November 25, 2025, and December 5, 2025, respectively.

22 (b) Not later than 30 days after the enactment of this act, the Government of the Virgin
23 Islands shall convey to Z Property VI LLC, by Quitclaim Deed, Parcel No. 20-A Hospital
24 Street, consisting of 2,000 U.S. square feet, more or less, as more fully described on Measured

1 Brief 49329, Folio No. 472, dated July 24, 1997, (Parcel ID No. 2-04904-1102-00),
2 Christiansted, St. Croix, Virgin Islands.

3 **BILL SUMMARY**

4 The bill approves the Governor of the Virgin Islands approval of the sale of Parcel No.
5 20-A Hospital Street, Christiansted St. Croix, Virgin Islands, to Z Property VI LLC and
6 provides that the property must be conveyed to Z Property VI LLC by Quitclaim Deed not later
7 than 30 days after the Legislature's approval of the sale.

8 **BR25-0942/December 15, 2025/SLR**
9 **G36-044**