

BILL NO. 36-0311

Thirty-Sixth Legislature of the Virgin Islands

June 11, 2026

An act approving a multi-year lease agreement between the Government of the Virgin Islands, acting through its Commissioner of the Department of Property and Procurement, and L.J. Auto Repairs LLC, for a portion of Parcel No. 22 Revised Submarine Base, No.6 Southside Quarter, St. Thomas, consisting of 3,400 U.S. sq. ft. or 0.078 U.S. acre(s), more-or-less, of semi-improved land to operate a garage and auto repair shop

PROPOSED BY: Senator Milton E. Potter, by Request of the Governor

Be it enacted by the Legislature of the Virgin Islands:

WHEREAS, on May 28, 2026, the Governor of the Virgin Islands approved the lease agreement between the Government of the Virgin Islands and L.J. Auto Repairs LLC;

WHEREAS, L.J. Auto Repairs LLC is leasing a portion of Parcel No. 22 Revised Submarine Base, No.6 Southside Quarter, St. Thomas, consisting of 3,400 U.S. sq. ft. or 0.078 U.S. acre(s), more-or-less, of semi-improved land to be used for a garage and auto repair shop;

WHEREAS, the premises are leased for an initial term of 20 years, with two options to renew for two additional terms of 10 years each;

WHEREAS, the rent will be \$24,000 per annum, payable in equal monthly installments of \$2,000; and

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

Be it enacted by the Legislature of the Virgin Islands:

SECTION 1. Pursuant to title 31 Virgin Islands Code, section 205, subsection (c), the Legislature of the Virgin Islands approves the lease agreement between the Government of the Virgin Islands, acting through its Commissioner of the Virgin Islands Department of Property and Procurement and L.J. Auto Repairs LLC, for a portion of Parcel No. 22 Revised Submarine Base, No.6 Southside Quarter, St. Thomas, consisting of 3,400 U.S. sq. ft. or 0.078 U.S. acre(s), more-or-less, of semi-improved land, for a term of 20 years with two options to renew for two additional terms of 10 years each with an annual rent of \$24,000 to operate a garage and auto repair shop.

BILL SUMMARY

This bill approves a multi-year lease agreement between the Government of the Virgin Islands and L.J. Auto Repairs LLC.

BR26-1156/June 5, 2026/LMW

G36-074