

BILL NO. 36-0339

Thirty-Sixth Legislature of the Virgin Islands

July 31, 2026

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 Eight One Subbase, LLC for Parcel Nos. 81A and 81B, Submarine Base, No. 6 Southside Quarter, St. Thomas to develop a food court

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

WHEREAS, on April 23, 2026, the Governor of the Virgin Islands approved the lease agreement between the Government of the Virgin Islands and Eight One Subbase, LLC;

WHEREAS, Eight One Subbase, LLC established the Reggae Food Yard, a proposed development of a dedicated mobile food van courtyard in Subbase, St. Thomas;

WHEREAS, the project will create a vibrant, affordable, and welcoming culinary space for locals and tourists with designated parking, shaded seating, entertainment, and built-in utility hookups for restrooms and storage;

WHEREAS, the term of the lease shall be for a period of 20 years commencing on the first day of the month following approval by the Legislature of the Virgin Islands with the option to renew for three additional terms of 10 years; and

2 equal monthly instalments of \$1,000 during the term of the lease; Now Therefore,

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

4 **SECTION 1.** Under title 31 Virgin Islands Code, section 205, subsection (c), the
5 Legislature of the Virgin Islands approves the lease agreement between the Government of the
6 Virgin Islands, acting through the Commissioner of the Virgin Islands Department of the
7 Property and Procurement, and Eight One Subbase, LLC for Parcel No. 81A-Revised
8 Submarine Base, No. 6 Southside Quarter, St. Thomas, consisting of 8,189 U.S. sq. ft. or 0.188
9 U.S. acre(s) of improved land more-or-less, as shown on PWD File No. D9-2983-785; and
10 Parcel No. 81B-(Revised) Submarine Base, No. 6 Southside Quarter, St. Thomas, consisting of
11 20,402 U.S. sq. ft. or 0.4684 U.S. acre(s) of improved land more-or-less, as shown on PWD
12 File No. D9-3797-786 for a period of 20 years with an annual rent of \$12,000 with the option
13 to renew for three additional 10 year terms to develop a mobile food truck courtyard.

14 BILL SUMMARY

15 This bill approves the lease agreement between the Government of the Virgin Islands and
16 Eight One Subbase, LLC to develop a food court with designated parking, shaded seating,
17 entertainment, and built-in utility hookups for restrooms and storage.

18 **BR26-1115/July 22, 2026/CBM**
19 **G36-067**