COMMITTEE ON BUDGET, APPROPRIATIONS AND FINANCE

10/22/2026-REPORTED OUT TO THE FLOOR
10/20/2026-REPORTED OUT TO THE COMMITTEEE ON RULES AND JUDICIARY

BILL NO. 36-0357

Thirty-Sixth Legislature of the Virgin Islands

September 17, 2026

An act approving the lease agreement between the Government of the Virgin Islands, acting through its Commissioner of the Department of Property and Procurement, and Lovango Islands Holding, LLP d/b/a The Lovango Resort and Beach Club for semi-improved Parcel No. 100-1 Estate Nazareth, No. 1 Red Hook Quarter, St. Thomas

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

WHEREAS, on July 14, 2026, the General Partner of Lovango Islands Holdings, LLP d/b/a The Lovango Resort and Beach Club, executed the lease agreement between the Government of the Virgin Islands and Lovango Islands Holdings, LLP d/b/a The Lovango Resort and Beach Club ("The Lovango Resort");and

WHEREAS, on July 29, 2026, the Commissioner of the Department of Property and Procurement executed the lease agreement between the Government of the Virgin Islands and The Lovango Resort; and

WHEREAS, on July 30, 2026, the Acting Governor approved the lease agreement between the Government of the Virgin Islands and The Lovango Resort; and

WHEREAS, Lovango Islands Holdings, LLP d/b/a The Lovango Resort and Beach Club will be leasing semi-improved Parcel No. 100-1 Estate Nazareth, No. 1 Red Hook Quarter, St. Thomas, consisting of 12,600 U.S. square feet or .29 U.S. acres of property, more or less, to operate a receiving terminal, terminal for passengers and freight, marina ferry landing, retail offices, laundry, parking facilities, staff housing, and other support services, and all ancillary related purposes; for an initial rental term of 30 years, with an option to renew for two additional 10-year terms, at an annual rent of $60,000, payable in monthly installments of $5,000; and

WHEREAS, the The Lovango Resort, at its sole discretion, upon notice to the Government of the Virgin Islands, has the right to commence a reduce rent period at a rate of $2,000 per month, which terminates 60 months after the notice was provided or upon completion of the construction, whichever occurs first; and

WHEREAS, the rent will be adjusted after the 10th year of the lease and every year thereafter in accordance with the increase of the Consumer Price Index; but no adjustment in rent for any year will increase by more than three percent over the preceding year; 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. Under title 31 Virgin Islands Code, chapter 21, 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 Lovango Islands Holdings, LLP d/b/a The Lovango Resort and Beach Club for semi-improved Parcel No. 100-1 Estate Nazareth, No. 1 Red Hook Quarter, St. Thomas, consisting of 12,600 U.S. square feet or .29 U.S. acres of property, more or less, as

shown on O.L.G. File No. D9-8225-T008, to operate a receiving terminal, terminal for passengers and freight, marina ferry landing, retail offices, laundry, parking facilities, staff housing, and other support services, and all ancillary related purposes.

BILL SUMMARY

This bill approves the lease agreement between the Government of the Virgin Islands and The Lovango Islands Holdings, LLP d/b/a The Lovango Resort and Beach Club.

BR26-1252/August 4, 2026/SLR
G36-079