

COMMITTEE ON BUDGET, APPROPRIATIONS AND
FINANCE

09/28/2023-REPORTED OUT TO THE FLOOR

09/06/2023-REPORTED OUT TO THE COMMITTEE ON RULES AND JUDICIARY

BILL NO. 35-0104

Thirty-Fifth Legislature of the Virgin Islands

June 12, 2023

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 Roncan, Inc. d/b/a Sand Castle on the Beach to lease Plot No. 128-B Two Brothers, Smithfield, and Hesselberg, West End Quarter and Plot No. 129 Two Brothers, Smithfield, and Hesselberg, West End Quarter, St. Croix, Virgin Islands

PROPOSED BY: Senator Novelle E. Francis, Jr.

1 **WHEREAS**, on May 8, 2023, the Governor of the Virgin Islands approved the Lease
2 Agreement between the Government of the Virgin Islands, through the Department of Property
3 and Procurement, and Roncan, Inc. d/b/a Sand Castle on the Beach; and
4 **WHEREAS**, Roncan, Inc. d/b/a Sand Castle on the Beach is leasing Plot Nos. 128-B and
5 129 Two Brothers, Smithfield, and Hesselberg, West End Quarter, St. Croix Virgin Islands
6 consisting of approximately 852 sq. ft., and 630 sq. ft. respectively, or a combined total of 1,482
7 sq. ft, or 0.034 U.S. acre of land, as shown on Drawing No. 87, dated April 1944 and revised
8 April 2, 1963 for an initial term of 20 years, with options to renew for four, ten-year terms at
9 an initial annual rent of \$3,600, payable in monthly installments of \$300 for the operation of a
10 tavern, restaurant, hotel, guest house and a retail shop and for no other purpose; and

1 **WHEREAS**, title 31, part II, chapter 21, section 205(c) of the Virgin Islands Code
2 provides that in addition to the Governor's approval of a lease, the Legislature of the Virgin
3 Islands must also approve the lease; Now Therefore,

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

5 **SECTION 1.** Pursuant to title 31, part II, chapter 21, section 205(c), Virgin Islands Code,
6 the Legislature of the Virgin Islands approves the Lease Agreement between the Government
7 of the Virgin Islands, through the Department of Property and Procurement, and Roncan, Inc.
8 d/b/a Sand Castle on the Beach for Plots No. 128-B and 129 Two Brothers, Smithfield, and
9 Hesselberg, West End Quarter, St. Croix Virgin Islands, consisting of approximately 852 sq.
10 ft., and 630 sq. ft. respectively, or a combined total of 1,482 sq. ft. or 0.034 U.S. acre of land,
11 as shown on Drawing No. 87, dated April 1944 and revised April 2, 1963 for an initial term of
12 20 years, with options to renew for four, ten-year terms at an initial annual rent of \$3,600,
13 payable in monthly installments of \$300 for the operation of a tavern, restaurant, hotel, guest
14 house and a retail shop and for no other purpose.

15 **BILL SUMMARY**

16 This bill approves a 20-year Lease between the Government of the Virgin Islands and
17 Roncan, Inc. d/b/a Sand Castle on the Beach for Plots No.128-B and 129 Two Brothers,
18 Smithfield, and Hesselberg, West End Quarter, St. Croix Virgin Islands consisting of
19 approximately 852 sq. ft., and 630 sq. ft. respectively, or a combined total of 1,482 sq. ft. or
20 0.034 U.S. acre of land, as shown on Drawing No. 87, dated April 1944 and revised April 2,
21 1963 for an initial term of 20 years, with options to renew for four, ten-year terms at an initial
22 annual rent of \$3,600, payable in monthly installments of \$300 for the operation of a tavern,
23 restaurant, hotel, guest house and a retail shop and for no other purpose.

24 **BR23-0540/May 9, 2023/AA**