COMMITTEE ON BUDGET, APPROPRIATIONS AND FINANCE

11/14/2024-REPORTED OUT TO THE COMMITTEE ON RULES AND JUDICIARY

BILL NO. 35-0382

Thirty-Fifth Legislature of the Virgin Islands

October 4, 2024

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 HKT Energy Consulting Group, LLC for Reconfigured Parcel No. 114 Submarine Base, No. 4 Southside Quarter, St. Thomas, Virgin Islands for the purpose of operating an office and warehouse and for no other purposes

PROPOSED BY: SenatorS Novelle. E. Francis, Jr., and Dwayne M. DeGraff by Request of the Governor

WHEREAS, on August 9, 2024, the Governor of the Virgin Islands approved the lease

2 agreement between the Government of the Virgin Islands and HKT Energy Consulting Group,

3 LLC;

5

7

8

9

10

11

4 WHEREAS, HKT Energy Consulting Group, LLC, will be leasing Reconfigured Parcel

No. 114 Submarine Base, No. 4 Southside Quarter, St. Thomas, Virgin Islands, consisting of a

6 3,150 U.S. sq. ft. one story steel frame structure on 13,582 U.S. sq. ft or 0.31 U.S. acres of land

more-or-less as shown on O.L.G. No. D9-8915-T014 for the purpose of operating an office and

warehouse, and for no other purposes;

WHEREAS, the initial term of the lease is 20 years with a renewal option for one

additional 10 year term at an initial annual rent of \$45,600, payable in equal monthly

installments of \$3,800, with a Construction Period Rent of \$1,000 for months one through forty-

12 eight; and

1	WHEREAS, title 31 Virgin Islands Code, chapter 21, section 205, subsection (c
2	provides that in addition to the Governor's approval of any lease, the Legislature of the Virgin
3	Islands must approve all leases exceeding a term of one year; Now, Therefore,
4	Be it enacted by the Legislature of the Virgin Islands:
5	SECTION 1. Pursuant to title 31 Virgin Islands Code, section 205, subsection (c), the
6	Legislature of the Virgin Islands approves the lease agreement between the Government of the
7	Virgin Islands, acting through the Commissioner of the Virgin Islands Department of Property
8	and Procurement and HKT Energy Consulting Group, LLC, for Reconfigured Parcel No. 114
9	Submarine Base, No. 4 Southside Quarter, St. Thomas, Virgin Islands, consisting of a 3,150
0	U.S. sq. ft. one story steel frame structure on 13,582 U.S. sq. ft or 0.31 U.S. acres of land, more
1	or less, as shown on O.L.G. No. D9-8915-T014 for a 20 year term with a renewal option for
2	one additional 10 year term at an annual rent of \$45,600, payable in equal monthly installments
3	of \$3,800, with a Construction Period Rent of \$1,000 for months one through forty-eight for
4	the purpose of operating an office and warehouse and for no other purposes
5	BILL SUMMARY
6	This bill approves the lease agreement between the Government of the Virgin Islands
7	and HKT Energy Consulting Group, LLC.

18 19

G35-081

BR24-1259/October 3, 2024/LMW