

BILL NO. 35-0386

Thirty-Fifth Legislature of the Virgin Islands

October 4, 2024

An Act approving the lease agreement between the Government of the Virgin Islands and Star Time Firearms, LLC d/b/a Precision Shooting Range for a portion of Parcel No. 1A Estate Bovoni, Nos. 1 and 2 Frenchmans Bay Quarter, St. Thomas, Virgin Islands to operate a firearm training facility and shooting range, and for other related purposes

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

1 **WHEREAS**, on August 6, 2024, the Government of the Virgin Islands, acting through
2 the Commissioner of the Virgin Islands Department of Property and Procurement, and Star
3 Time Firearms, LLC d/b/a Precision Shooting Range, entered into a lease agreement for a
4 portion of Parcel No. 1A Estate Bovoni, Nos. 1 and 2 Frenchmans Bay Quarter, St. Thomas,
5 Virgin Islands, consisting of 72,712.61 U.S. sq. ft. or 1.67 U.S. acres more-or-less, of
6 unimproved land, as shown on P.W.D. File No. A3-106-T68;

7 **WHEREAS**, on September 24, 2024, the Governor of the Virgin Islands approved the
8 lease agreement between the Government of the Virgin Islands and Star Time Firearms, LLC
9 d/b/a Precision Shooting Range;

10 **WHEREAS**, the premises is leased for an initial term of 20 years, with an option to
11 renew for two additional terms of five years, at an initial annual rent of \$48,000 payable in
12 equal monthly installments of \$4,000, with a discounted monthly rent of \$500 for months one

1 through eighteen and \$2,500 for months nineteen through thirty-six, to be used to operate a
2 firearm training facility and shooting range, and for other related purposes; and

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

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

7 **SECTION 1.** Pursuant to 31 V.I.C. § 205(c), the Legislature of the Virgin Islands
8 approves the lease agreement between the Government of the Virgin Islands and Star Time
9 Firearms, LLC d/b/a Precision Shooting Range, for a portion of Parcel No. 1A Estate Bovoni,
10 Nos. 1 and 2 Frenchmans Bay Quarter, St. Thomas, Virgin Islands, consisting of 72,712.61
11 U.S. sq. ft. or 1.67 U.S. acres more-or-less, of unimproved land, as shown on P.W.D. File No.
12 A3-106-T68, for an initial 20 year term, with an option to renew for two additional five year
13 terms, at an initial annual rent of \$48,000 payable in equal monthly installments of \$4,000,
14 with a discounted monthly rent of \$500 for months one through eighteen and \$2,500 for months
15 nineteen through thirty-six, to be used to operate a firearm training facility and shooting range,
16 and for other related purposes.

17 **Bill Summary**

18 The bill approves a 20-year lease between the Government of the Virgin Islands and Star
19 Time Firearms, LLC d/b/a Precision Shooting Range for a portion of Parcel No. 1A Estate
20 Bovoni, Nos. 1 and 2 Frenchmans Bay Quarter, St. Thomas, Virgin Islands, consisting of
21 72,712.61 U.S. sq. ft. or 1.67 U.S. acres more-or-less, of unimproved land, as shown on P.W.D.
22 File No. A3-106-T68, to be used to operate a firearm training facility and shooting range, and
23 for other related purposes.

24 **BR24-1341/October 3, 2024/GC**
25 **G35-089/**