

COMMITTEE ON BUDGET, APPROPRIATIONS AND
FINANCE

10/10/2024-REPORTD OUT TO THE FLOOR

10/07/2024-REPORTED OUT TO THE COMMITTEE ON RULES AND JUDICIARY

BILL NO. 35-0320

Thirty-Fifth Legislature of the Virgin Islands

August 30, 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 Advance Power, LLC, for two portions of Parcels No. 1 and Remainder 39-A and 49 Estate Cassava Garden, Queen's Quarter, St. Croix, Virgin Islands, six portions of Remainder Matriculate 38 Estate Pearl, Queen's Quarter, St. Croix, Virgin Islands, two portions of Remainder Matriculate 51 and 43 Queen's Quarter, St. Croix, Virgin Islands, two portions of Remainder Parcel No. 1 Estate Barron Spot, Queen's Quarter, St. Croix, Virgin Islands, two portions of Parcel No. 11 Estate Pearl, Queen's Quarter, St. Croix, Virgin Islands, and six portions of Plot No. 2 Estate Humbug, Queen's Quarter, St. Croix, Virgin Islands for the purpose of constructing, operating, and maintaining wind turbine generators, maintenance sheds, access roads, utility substations as part of a microgrid, and for other related purposes on St. Croix

PROPOSED BY: Senator Novelle E. Francis, Jr., Carla J. Joseph
and Angel L. Bolques, Jr. by Request of the Governor

1 **WHEREAS**, on May 9, 2024, the Governor of the Virgin Islands approved the lease
2 agreement between the Government of the Virgin Islands and Advance Power, LLC;

3 **WHEREAS**, Advance Power, LLC, will be leasing the following for the purpose of
4 constructing, operating, and maintaining wind turbine generators, maintenance sheds, access
5 roads, utility substations as part of a microgrid, and for other related purposes on St. Croix:

6 (1) Two portions of Parcels No. 1 and Remainder 39-A and 49 Estate Cassava Garden,
7 Queen's Quarter, St. Croix, Virgin Islands, each portion consisting of 129,808.8 U.S. sq. ft. or
8 2.98 U.S. acres of land more-or-less as shown on P.W.D. DWG No. 3136;

1 (2) Six portions of Remainder Matriculate 38 Estate Pearl, Queen's Quarter, St. Croix,
2 Virgin Islands, consisting collectively of 389,426.4 U.S. sq. ft. or 8.94 U.S. acres more-or-less,
3 as shown on P.W.D. DWG No. 3136;

4 (3) Two portions of Remainder Matriculate 51 and 43 Estate Pearl, Queen's Quarter,
5 St. Croix, Virgin Islands, each portion consisting of 129,808.8 U.S. sq. ft. or 2.98 U.S. acres
6 more-or-less, as shown on P.W.D. DWG No. 3136;

7 (4) Two portions of Remainder Parcel No. 1 Estate Barron Spot, Queen's Quarter, St.
8 Croix, Virgin Islands, each portion consisting of 129,808.8 U.S. sq. ft. or 2.98 U.S. acres of
9 land more-or-less, as shown on P.W.D. DWG No. 3136;

10 (5) Two portions of Parcel No. 11 Estate Pearl, Queen's Quarter, St. Croix, Virgin
11 Islands, each portion consisting of 129,808.8 U.S. sq. ft. or 2.98 U.S. acres of land more-or-
12 less, as shown on P.W.D. DWG No. 3136; and

13 (6) Six portions of Plot No. 2 and 3 Estate Humbug, Queen's Quarter, St. Croix, Virgin
14 Islands, consisting collectively of 389,426.4 U.S. sq. ft. or 8.94 U.S. acres more-or-less, as
15 shown on P.W.D. DWG No. 3040;

16 **WHEREAS**, the rent will be \$48,000 per annum, payable in annual installments; and

17 **WHEREAS**, title 31 Virgin Islands Code, chapter 21, section 205, subsection (c)
18 provides that in addition to the Governor's approval of any lease, the Legislature of the Virgin
19 Islands must approve all leases exceeding a term of one year; Now, Therefore,

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

21 **SECTION 1.** Pursuant to title 31 Virgin Islands Code, section 205, subsection (c), the
22 Legislature of the Virgin Islands approves the lease agreement between the Government of the
23 Virgin Islands, acting through the Commissioner of the Virgin Islands Department of Property
24 and Procurement and Advance Power, LLC for a term of 25 years with an annual rent of
25 \$48,000, for the purpose of constructing, operating, and maintaining wind turbine generators,

1 maintenance sheds, access roads, utility substations as part of a microgrid, and for other related
2 purposes on St. Croix for the following:

3 (1) Two portions of Parcels No. 1 and Remainder 39-A and 49 Estate Cassava Garden,
4 Queen's Quarter, St. Croix, Virgin Islands, each portion consisting of 129,808.8 U.S. sq. ft. or
5 2.98 U.S. acres of land more-or-less as shown on P.W.D. DWG No. 3136;

6 (2) Six portions of Remainder Matriculate 38 Estate Pearl, Queen's Quarter, St. Croix,
7 Virgin Islands, consisting collectively of 389,426.4 U.S. sq. ft. or 8.94 U.S. acres more-or-less,
8 as shown on P.W.D. DWG No. 3136;

9 (3) Two portions of Remainder Matriculate 51 and 43 Queen's Quarter, St. Croix,
10 Virgin Islands, each portion consisting of 129,808.8 U.S. sq. ft. or 2.98 U.S. acres more-or-
11 less, as shown on P.W.D. DWG No. 3136;

12 (4) Two portions of Remainder Parcel No. 1 Estate Barron Spot, Queen's Quarter, St.
13 Croix, Virgin Islands, each portion consisting of 129,808.8 U.S. sq. ft. or 2.98 U.S. acres of
14 land more-or-less, as shown on P.W.D. DWG No. 3136;

15 (5) Two portions of Parcel No. 11 Estate Pearl, Queen's Quarter, St. Croix, Virgin
16 Islands, each portion consisting of 129,808.8 U.S. sq. ft. or 2.98 U.S. acres of land more-or-
17 less, as shown on P.W.D. DWG No. 3136; and

18 (6) Six portions of Plot No. 2 Estate Humbug, Queen's Quarter, St. Croix, Virgin
19 Islands, consisting collectively of 389,426.4 U.S. sq. ft. or 8.94 U.S. acres more-or-less, as
20 shown on P.W.D. DWG No. 3040.

21 **BILL SUMMARY**

22 This bill approves the lease agreement between the Government of the Virgin Islands
23 and Advance Power, LLC.

24 **BR24-1137/August 8, 2024/PFA**
25 **G35-066**