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**[EXTERNAL MAIL] Clarity on 6a Beeston Hill Re-zoning**

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**From** Linda Valerino <beestonhill5000@yahoo.com>

**Date** Thu 9/25/2025 6:22 PM

**To** Leia LaPlace <leia.laplace@dpnr.vi.gov>

 1 attachment (365 KB)

Wildlife in Estate Beeston Hill.pdf;

September 25, 2025

Good day,

Ms. Alicia Barnes, hired by Atta Misbeh, speaks for Mr. Atta to paint this man as a good man. And, because she is paid to say good things about him, it does not rise to the level of the issues before the DPNR and later the Virgin Islands Senate.

The issue is that Mr. Misbeh could help build 60 affordable housing units on the property he owns without changing the R-1 zoning. Mr. Misbeh does not want to help the local government with affordable housing. His target is profit under a B-2 zoning. Nobody believes that Mr. Misbeh's intention is to build condos or townhouses with a B2 rezoning request. And, nobody believes that he intends to sell 7 of those 24 units he allegedly intends to build.

Ms. Barnes stated that Mr. Misbeh could get more financing if the property was a B2 zoning. Mr. Misbeh does not have a problem with getting private lenders as that is how he purchased the property. He cannot get financing through a bank apparently as there is a lot more paperwork and collateral required.

Mr. Misbeh continues to insult the people of residential Estate Beeston Hill through Ms. Barnes. Glaringly, this is to incite the local senators. Residents have been called names on Ms. Barnes radio talk show on September 22, 2025 when she hosted Mr. Misbeh who donates to her sorority as claimed in the broadcast. The names called to the residents of Beeston Hill are "selfish, not community minded (whatever that means when we all work or worked in this community). She named called "classism, elitism, and "other isms" on a public radio station inferring racism. Mr. Misbeh, who has slung mud at respectable, tax paying members of this community through his "hired gun, Ms. Barnes" never brings up the real issue that this is an R1 zoned neighborhood. Generational wealth is a term also slung at the hard working members of Estate Beeston Hill, yet, Mr. Misbeh and Ms. Barnes bring no proof of the mud that they sling to incite prejudices of have and have not, good vs. evil, and us vs. them. Very dangerous, but, she must be the best money can buy for Mr. Misbeh.

Can DPNR look up for statistical purposes how many of us are or were our own developer of our own property in Estate Beeston Hill? Because, many of us, just like Mr. Misbeh, are our own "developer" of our own property. We have put time, sweat equity, and money over many years to build our homes from our own working pockets but unlike Mr. Misbeh who is getting funded by someone else. Mr. Misbeh did not get to where he is on his own. He openly stated on the radio podcast on 107.9 FM that he

worked and learned from his dad's store and his uncle. Schooled in Jerusalem, sent his daughter there and kids away to the states for college. What is wrong with the education, here? Even Mr. Misbeh, sends his kids away. He says he loves this community. He said so on the radio station that he has friends here. But, so do the people of Estate Beeston Hill. We do not want our neighborhood and access to it destroyed.

Ms. Barnes wants the gossiping public and VI Senators to believe as she said at the public hearing, something to the regard, they want it for them, but nobody else. That is not true. What we have is property zoned R-1. And that is what we want for Mr. Misbeh, R-1 property. And all his alleged college graduates that he states his 24 townhouses will attract located at the end of the by-pass, we would like them also to live in R-1 property. I want the record to be clear on that issue. We want for Mr. Misbeh, what we have. We want for his college graduates moving back to the states because of his 24 condos at the end of the by-pass, to have what the residents of Estate Beeston Hill have. A residence in R-1 zoned property.

Mr. Misbeh, according to the Da Vybe 7 pm radio broadcast on September 22, 2025, indicated that he just had re-zoned property to "Industrial" just last year in 2024 for a VI Propane company. So, it is not unlike Mr. Misbeh to request re-zoning to Industrial for more cement business down the road in Estate Beeston Hill or a mega grocery store under B-2 to compete with his cousin in Estate Barren Spot. While the by-pass is a very attractive location for businesses, we will need a by-pass to by-pass the by-pass the way the traffic is flowing and continues to increase.

Senator Novelle Francis stated in public hearing (after the last time Mr. Misbeh hired someone to say that the residents of Beeston Hill are "snowbirds"), "No one who doesn't live on the island is going to tell us how to run our territory." Yet, now, Mr. Misbeh wants young professionals who don't live on island and are unidentified, or imaginary people who Mr. Misbeh pretends is going to move back to St. Croix, now, wants to tell the residents of Estate Beeston Hill, Novelle Francis, and the rest of the local senators, how to run this territory for people who do not live in the territory. So, which is it??? It appears to be O.K. to change re-zoning as long as Mr. Misbeh is the requestor.

Another question, how much money is Mr. Misbeh donating to campaigns or other private businesses owned by local senators? Mr. Misbeh stated on the radio show that he donates \$50,000.00 per year to the community. Where is the money going? It is Mr. Misbeh who has generational wealth, entitlement, and selfishness? It is Mr. Misbeh who would like to become a neighborhood wrecker, not a builder. Mr. Misbeh needs to play by the rules. The housing shortage is because of spot zoning and removing the R-1 requirements of many neighborhoods on this island. A B-2 zoning for Mr. Misbeh is not going to solve the housing problems. In fact, it has become a community joke, that if that argument is waived before the local senate, they will pass it.

We plead to not make this grand mistake in Estate Beeston Hill and further deteriorate the island of St. Croix with spot zoning.

I have also attached the wildlife viewed in the neighborhood over the past 25 years or so from the previous request to re-zone 6a Estate Beeston Hill.

Thank you.

Linda Valerino, Beeson Hill Resident owner within 150 feet of 6a Estate Beeston Hill and multiple properties.

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