

# ACT NO. 9 0 7 0

BILL NO. 36-0089

## THIRTY-SIXTH LEGISLATURE OF THE VIRGIN ISLANDS

### Regular Session

2026

An act approving the lease agreement between the Government of the Virgin Islands and PEO Productions, LLC d/b/a WSTA Radio, for Parcel No. 121 Submarine Base, No. 6, Southside Quarter, St. Thomas, Virgin Islands, Parcel No. 167 Sub Base, No. 6, Southside Quarter, St. Thomas and Parcel No. 171 Sub Base, No. 6, Southside Quarter, St. Thomas

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**WHEREAS**, on March 19, 2025, the Government of the Virgin Islands, acting through the Commissioner of the Virgin Islands Department of Property and Procurement, and PEO Productions, LLC d/b/a WSTA Radio, entered into a lease agreement for Parcel No. 121 Submarine Base, No. 6, Southside Quarter, St. Thomas, consisting of 12,160.35 U.S. sq. ft. or 0.279 U.S. acres, more-or-less, of improved land zoned "I-2" (Industrial-Light), as shown on P.W.D Drawing No. D9-1220-T74, Parcel No. 167 Sub Base, No. 6, Southside Quarter, St. Thomas, consisting of 2,971.58 U.S. sq. ft. or 0.0682 U.S. acres, more-or-less, of improved land zoned "I-2" (Industrial-Light), as shown on P.W.D Drawing No. D9-2626-T84, and Parcel No. 171 Sub Base, No. 6, Southside Quarter, St. Thomas, consisting of 1,437.75 U.S. sq. ft. or 0.033 U.S. acres, more-or-less, of improved land zoned "I-2" (Industrial-Light), as shown on P.W.D Drawing No. D9-2718-T84;

**WHEREAS**, on April 1, 2025, the Governor of the Virgin Islands approved the lease agreement between the Government of the Virgin Islands and PEO Productions, LLC d/b/a WSTA Radio;

**WHEREAS**, the premises is leased for an initial term of 20 years, with an option to renew for two additional terms of five years each, at an initial annual rent of \$30,000 payable in equal monthly installments of \$2,500;

**WHEREAS**, the premises will be used to operate a radio station, radio tower and for other related purposes;

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

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

**SECTION 1.** Pursuant to 31 V.I.C. § 205(c), the Legislature of the Virgin Islands approves the lease agreement between the Government of the Virgin Islands and PEO Productions, LLC d/b/a WSTA Radio, for Parcel No. 121 Submarine Base, No. 6, Southside Quarter, St. Thomas, consisting of 12,160.35 U.S. sq. ft. or 0.279 U.S. acres, more-or-less, of improved land zoned "I-2" (Industrial-Light), as shown on P.W.D Drawing No. D9-1220-T74, Parcel No. 167 Sub Base, No. 6, Southside Quarter, St. Thomas, consisting of 2,971.58 U.S. sq. ft. or 0.0682 U.S. acres, more-or-less, of improved land zoned "I-2" (Industrial-Light), as shown on P.W.D Drawing No. D9-2626-T84, and Parcel No. 171 Sub Base, No. 6, Southside Quarter, St. Thomas, consisting of 1,437.75 U.S. sq. ft. or 0.033 U.S. acres, more-or-less, of improved land zoned "I-2" (Industrial-Light), as shown on P.W.D Drawing No. D9-2718-T84, for an initial term of 20 years, with an option to renew for two additional terms of five years each, at an initial annual rent of \$30,000 payable in equal monthly installments of \$2,500. The premises will be used to operate a radio station, radio tower and for other related purposes.

Thus passed by the Legislature of the Virgin Islands on January 12, 2026.

Witness our Hands and Seal of the Legislature of the Virgin Islands this 13<sup>th</sup> day of January, A.D., 2026.



*Milton E. Potter*

Milton E. Potter  
President

*Avery L. Lewis*

Avery L. Lewis  
Secretary



**Bill No. 36-0089 is hereby approved.**

**Witness my hand and the Seal of the Government of the United States Virgin Islands at Charlotte Amalie, St. Thomas, This 23<sup>rd</sup> day of January, 2026 A.D.**

*Albert Bryan Jr.*

Albert Bryan Jr.  
Governor