

# ACT NO. 9 0 1 1

BILL NO. 36-0147

## THIRTY-SIXTH LEGISLATURE OF THE VIRGIN ISLANDS

### Regular Session

2025

An act approving the Hotel Development Agreement between the Government of the Virgin Islands and Haven Development, LLC and further amending Act No. 8920 to appropriate funds for various purposes

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

**WHEREAS**, on July 15, 2025, the Virgin Islands Economic Development Authority approved the Hotel Development Agreement between the Government of the Virgin Islands and Haven Development, LLC for the construction of a branded hotel located at Parcel No. 2 Estate Thomas, 6F New Quarter, St. Thomas consisting of 126 guestrooms, a pool, indoor and outdoor bar patio, small kitchen facility for limited breakfast services, fitness center and meeting room space; and

**WHEREAS**, the Government of the Virgin Islands will make available for use 100 percent of the Designated Hotel Room Occupancy Tax and a 7.5 percent Economic Recovery Fee, to pay and secure Hotel Development Notes for a period of 30 years or until such time as the direct investment of \$44,105,254.61 is reimbursed, whichever occurs earlier; and

**WHEREAS**, pursuant to title 29 Virgin Islands Code, chapter 23, section 1307, subsection (c), any project approved by the Virgin Islands Economic Development Authority under the Hotel Development Program must be approved by the Governor of the Virgin Islands and ratified by the Legislature of the Virgin Islands; and

**WHEREAS**, on August 13, 2025, the Governor of the Virgin Islands approved the Hotel Development Agreement between the Government of the Virgin Islands and Haven Development, LLC; Now, Therefore,

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

**SECTION 1.** Pursuant to 29 V.I.C. § 1307(c), the Legislature of the Virgin Islands ratifies the Hotel Development Agreement between the Government of the Virgin Islands and Haven Development, LLC for the construction of a branded hotel located at Parcel No. 2 Estate Thomas, 6F New Quarter, St. Thomas consisting of: 126 guestrooms; a pool; indoor and outdoor bar patio; small kitchen facility for limited breakfast services; fitness center and meeting room space, with the Government of the Virgin Islands making available for use 100 percent of the Designated Hotel Room Occupancy Tax and a 7.5 percent Economic Recovery Fee, to pay and secure Hotel Development Notes for a period of 30 years or until such time as the direct investment of \$44,105,254.61 is reimbursed, whichever occurs earlier.

**SECTION 2.** (a) Act No. 8920, as amended by Act No. 8985, (Bill No. 36-0047) is amended in the following instances:

- (a) In section 7, strike “\$10,000,000” and insert “\$5,000,000”;
- (b) In section 9, strike “\$10,000,000” and insert “\$5,000,000”; and
- (c) In section 11, strike “\$18,000,000” and insert “\$16,000,000”.

(b) From the savings realized in subsection (a), the following sums are appropriated in the fiscal year ending September 30, 2025:

(1) The sum of \$2,000,000 is appropriated to the Department of Finance to pay for the 2022 audit service;

(2) The sum of \$1,500,000 is appropriated to the Office of Management and Budget for the final payment of the Third-Party Fiduciary Contract;

(3) The sum of \$6,900,000 is appropriated to the Department of Health for payment of outstanding payments owed to Behavioral Health Facilities and other vendors;

(4) The sum of \$500,000 is appropriated to the Law Enforcement Planning Commission for payment of various FY 2025 operating expenses;

(5) The sum of \$500,000 is appropriated to the Diabetes Center for Excellence for program and operational costs; and

(6) The sum of \$600,000 is appropriated to Lutheran Social Services of the Virgin Islands for the Early Head Start Program match.

Thus passed by the Legislature of the Virgin Islands on August 28, 2025.

Witness our Hands and Seal of the Legislature of the Virgin Islands this 29<sup>th</sup> day of August, A.D., 2025.



Handwritten signature of Milton E. Potter in black ink.

Milton E. Potter  
President

Handwritten signature of Avery L. Lewis in blue ink.

Avery L. Lewis  
Secretary



**Bill No. 36- 0147 is hereby approved.**

**Witness my hand and the Seal of the Government of  
the United States Virgin Islands at Charlotte Amalie,  
St. Thomas, this 9<sup>th</sup> day of September, 2025 A.D.**

A handwritten signature in blue ink, appearing to read "Albert Bryan Jr.", written over a horizontal line.

**Albert Bryan Jr.  
Governor**