

ACT NO. 9 1 6 6

BILL NO. 36-0339

THIRTY-SIXTH LEGISLATURE OF THE VIRGIN ISLANDS

Regular Session

2026

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 Eight One Subbase, LLC for Parcel Nos. 81A and 81B, Submarine Base, No. 6 Southside Quarter, St. Thomas to develop a food court

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WHEREAS, on April 23, 2026, the Governor of the Virgin Islands approved the lease agreement between the Government of the Virgin Islands and Eight One Subbase, LLC;

WHEREAS, Eight One Subbase, LLC established the Reggae Food Yard, a proposed development of a dedicated mobile food van courtyard in Subbase, St. Thomas;

WHEREAS, the project will create a vibrant, affordable, and welcoming culinary space for locals and tourists with designated parking, shaded seating, entertainment, and built-in utility hookups for restrooms and storage;

WHEREAS, the term of the lease shall be for a period of 20 years commencing on the first day of the month following approval by the Legislature of the Virgin Islands with the option to renew for three additional terms of 10 years; and

WHEREAS, the Lessee shall pay to the Lessor an Annual Rent of \$12,000 payable in equal monthly instalments of \$1,000 during the term of the lease; Now Therefore,

Be it enacted by the Legislature of the Virgin Islands:

SECTION 1. Under title 31 Virgin Islands Code, section 205, subsection (c), the Legislature of the Virgin Islands approves the lease agreement between the Government of the Virgin Islands, acting through the Commissioner of the Virgin Islands Department of the Property and Procurement, and Eight One Subbase, LLC for Parcel No. 81A-Revised Submarine Base, No. 6 Southside Quarter, St. Thomas, consisting of 8,189 U.S. sq. ft. or 0.188 U.S. acre(s) of improved land more-or-less, as shown on PWD File No. D9-2983-785; and Parcel No. 81B-(Revised) Submarine Base, No. 6 Southside Quarter, St. Thomas, consisting of 20,402 U.S. sq. ft. or 0.4684 U.S. acre(s) of improved land more-or-less, as shown on PWD

File No. D9-3797-786 for a period of 20 years with an annual rent of \$12,000 with the option to renew for three additional 10 year terms to develop a mobile food truck courtyard.

Thus passed by the Legislature of the Virgin Islands on September 25, 2026.

Witness our Hands and Seal of the Legislature of the Virgin Islands this 25th day of September, A.D., 2026.



A handwritten signature in blue ink, appearing to read "Milton E. Potter".

Milton E. Potter
President

A handwritten signature in blue ink, appearing to read "Avery L. Lewis".
Avery L. Lewis
Secretary



Bill No. 36- 0339 is hereby approved.

**Witness my hand and the Seal of the Government of
the United States Virgin Islands at Charlotte Amalie,
St. Thomas, This 7th day of October, 2026 A.D.**


Albert Bryan Jr.
Governor