

BILL NO. 36-0138

Thirty-Sixth Legislature of the Virgin Islands

August 26, 2025

An act to transfer certain parcels of real property in Subbase to the Virgin Islands Port Authority for the Crown Bay District Redevelopment Project

PROPOSED BY: Senators Milton E. Potter
Sponsor: Avery L. Lewis, Angel L. Bolques, Jr, and Ray Fonseca
Co-sponsors: Marise C. James and Marvin A. Blyden,
by Request of the Governor

1 **WHEREAS**, the Virgin Islands Port Authority (“VIPA”) owns and operates the
2 territory’s airports and seaports;

3 **WHEREAS**, VIPA has negotiated an agreement with a major cruise line and an
4 international infrastructure investment firm to construct an additional cruise ship berth and a
5 tourist-oriented resort and commercial center in the Subbase area near the Austin “Babe”
6 Monsanto Marine Terminal;

7 **WHEREAS**, the proposed Crown Bay District Redevelopment Project will transform
8 the Subbase area from a deteriorating industrial zone into a modern cruise ship destination,
9 enhancing St. Thomas’ position in the global tourism market;

10 **WHEREAS**, the Crown Bay redevelopment is expected to generate increased economic
11 activity, improve public infrastructure, thereby positively contributing to the overall prosperity
12 of the territory;

13 **WHEREAS**, the Government of the Virgin Islands owns certain adjacent parcels of real
14 property in Subbase that are underutilized or not actively used, and which are integral to the
15 success of the redevelopment project; and

1 of the properties and requires the Virgin Port Authority to submit an annual status report to the
2 Legislature.

3 **BR25-0573/July 24, 2025/KEH**

4 **G36-024**