

**BILL NO. 35-0210**

**Thirty-Fifth Legislature of the Virgin Islands**

**December 11, 2023**

An Act appropriating \$2,500,000 for the purchase of Plot Nos. 53A, 53B, 54A & 54B Kronprindsens Gade, Crown Prince Quarter, Charlotte Amalie, St. Thomas, Virgin Islands, by and between the Government of the Virgin Islands, acting through the Department of Property and Procurement, and Conroy H. Watt and Kenneth I. Sweeney

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**PROPOSED BY:** Senator Angel L. Bolques, Jr.

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1       **WHEREAS**, since 1984, the Government of the Virgin Islands, acting through its  
2 Department of Property and Procurement, on behalf of the Department of Labor, has leased the  
3 property located at 53A, 53B, 54A & 54B Kronprindsens Gade, Crown Prince Quarter,  
4 Charlotte Amalie, St. Thomas, Virgin Islands, 00802 (the “Property”), for more than \$20,000  
5 per month, resulting in rental payments for the last 39 years exceeding \$9.3 million, which is a  
6 substantial financial burden to the Government; and

7       **WHEREAS**, there are numerous government agencies that are renting properties in the  
8 Territory, incurring significant rental expenses. This persistent high-rate rental practice strains  
9 the financial resources of these agencies and the Government as a whole, and highlights the  
10 cost-inefficiency of the current rental arrangements; and

1           **WHEREAS**, Conroy H. Watt and Kenneth I. Sweeney own fee simple title to No. 53A,  
2 53B, 54A & 54B Kronprindsens Gade, Crown Prince Quarter, Charlotte Amalie, St. Thomas,  
3 Virgin Islands, 00802, and have placed the Property up for sale for \$2,800,000; and

4           **WHEREAS**, the Department of Labor requires a suitable and permanent location for its  
5 operations, and the sale of the Property in question is an immediate chance to purchase and  
6 reduce rental costs significantly, presenting an opportunity to provide a stable and long-term  
7 facility to meet the Department's needs; and

8           **WHEREAS**, the Property currently houses the following divisions of the Virgin Islands  
9 Department of Labor, to include, Bureau of Labor Statistics, Hearing and Appeals, Labor  
10 Relations, OSHA, Unemployment Insurance, Workers Compensation Administration,  
11 Workforce Development, Youth and Apprenticeship, and EQUUS (Virgin Islands Department  
12 of Labor partner); and

13           **WHEREAS**, it is in the best interest of the Government of the Virgin Islands to secure  
14 the Property that has been established as a significant benefit and will become a valuable part  
15 of the Government's asset portfolio; and

16           **WHEREAS**, pursuant to 31 V.I.C. § 231a (a), the Government commissioned three  
17 Appraisal Reports to appraise the Property; and based on the appraisals, the Government intends  
18 to offer to purchase the Property for \$2,500,000 within 90 days; and

19           **WHEREAS**, Conroy H. Watt and Kenneth I. Sweeney have agreed to accept the  
20 Government's offer to purchase the property for the final contract price of \$2,500,000, and  
21 therefore, the Government will purchase the property for the sum \$2,500,000; and

22           **WHEREAS**, in accordance with title 31, Virgin Islands Code, chapter 23, § 231a, the  
23 Government of the Virgin Islands is authorized to acquire real property by purchase or exchange  
24 for any public use; and 31 V.I.C. § 231a (f) requires legislative approval of the Government's  
25 purchase of real property before title to the property is conveyed; and

