

10/10/2024-REPORTED OUT TO THE FLOOR

10/07/2024-REPORTED OUT TO THE COMMITTEE ON RULES AND JUDICIARY

**BILL NO. 35-0300**

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

**July 15, 2024**

An Act approving a lease agreement between the Government of the Virgin Islands, acting through its Commissioner of the Department of Property and Procurement, and Advance Power, LLC, for three portions of Parcel 1-A Estate Bovoni, Nos. 1 and 2 Frenchman’s Bay Quarter, St. Thomas, Virgin Islands; two portions of Parcel No. 1 A-8 Estate Bovoni Nos. 1 and 2 Frenchman’s Bay Quarter, St. Thomas, Virgin Islands; a portion of Parcel No. 1A-7 Estate Bovoni Nos. 1 and 2 Frenchman’s Bay Quarter, St. Thomas, Virgin Islands; a portion of Parcel No. 1-21 Estate Bovoni Nos. 1 and 2 Frenchman’s Bay Quarter, St. Thomas, Virgin Islands; two portions of Remainder of Parcel 1-19 Estate Bovoni, Nos. 1 and 2 Frenchman’s Bay Quarter, St. Thomas, Virgin Islands; and a portion of Parcel No. 1-18 Estate Bovoni, Nos. 1 and 2 Frenchman’s Bay Quarter, St. Thomas, Virgin Islands, for the purpose of constructing, operating, and maintaining wind turbine generators, offices, metering, maintenance sheds, access roads, utility substations as part of a microgrid on St. Thomas and other related purposes

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**PROPOSED BY:** Senators Novelle E. Francis, Jr., Angel L. Bolques, Jr.  
and Carla J. Joseph by Request of the Governor

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1           **WHEREAS**, on May 11, 2024, the Governor of the Virgin Islands approved the lease  
2 agreement between the Government of the Virgin Islands and Advance Power, LLC;

3           **WHEREAS**, Advance Power, LLC, will be leasing the following for the purpose of  
4 constructing, operating, and maintaining wind turbine generators, offices, metering,  
5 maintenance sheds, access roads, and utility substations as part of a microgrid, and other related  
6 purposes on the island of St. Thomas:

7                   (1) Three portions of Remainder of Parcel 1-A Estate Bovoni, Nos. 1 and 2  
8 Frenchman’s Bay Quarter, St. Thomas, Virgin Islands, at 18°18’ 15.53” N, 64°52’28.91”

1 W (T1); 18° 18'23.65" N, 64°52'39. 10" W (T4); and 18°18'29.62" N, 64°52'43.78" W  
2 (T5), consisting collectively of 163,350 U.S. sq. ft. or 3.75 U.S. acres of land, more-or-  
3 less, as shown on PWD File No. A3-106-T68;

4 (2) Two portions of Parcel No. 1A-8 Estate Bovoni Nos. 1 and 2 Frenchman's  
5 Bay Quarter, St. Thomas, Virgin Islands, at 18°18'12.25"N, 64°52'40.67" W (T2) and  
6 18°18'18.68" N, 64°52'34.74" W (T3), consisting collectively of 108,900 U.S. sq. ft. or  
7 2.5 US acres of land, more-or-less, as shown on OLG Drawing No. D9-8341-T009, dated  
8 May 27, 2009;

9 (3) A portion of Parcel No. 1A-7 Estate Bovoni Nos. 1 and 2 Frenchman's Bay  
10 Quarter, St. Thomas, Virgin Islands, at 18° 18'40.92" N, 64°52'40.5 1" W (T7), consisting  
11 of 54,450 U.S. sq. ft. or 1.25 U.S. acres of land, more-or-less, as shown on O.L.G.  
12 Drawing No. D9-8354-T009, dated September 10, 2006;

13 (4) A portion of Parcel No. 1-21 Estate Bovoni Nos. 1 and 2 Frenchman's Bay  
14 Quarter, St. Thomas, Virgin Islands, at and 18°18'33.42" N, 64°52'3 1.69" W (T6),  
15 consisting of 54,450 U.S. sq. ft. or 1.25 U.S. acres of land. more-or-less, as shown on  
16 DPNR No. A9-365-T89, dated April 4. 1989;

17 (5) Two portions of Remainder of Parcel No. 1-19 Estate Bovoni, Nos. 1 and 2  
18 Frenchman's Bay Quarter, St. Thomas, Virgin Islands, at 18°18'51.92" N, 64°53'1.66" W  
19 (T9) and 18°18'59.12" N. 64°53'0.60" W (T10), each consisting of 108,900 U.S. sq. ft.  
20 or 2.5 U.S. acres of land, more-or-less, as shown on Drawing No. D9-58 I 7-T94; and

21 (6) A portion of Parcel No. 1-18 Estate Bovoni, Nos. 1 and 2 Frenchman's Bay  
22 Quarter, St. Thomas, Virgin Islands, at 18°18'45.48" N, 64°52'58.34" W (T8), consisting  
23 of 54,450 U.S. sq. ft. or 1.25 U.S. acres of land, more-or-less, zoned "P", as shown on  
24 DPNR No. A9-365-T89, dated April 4, 1989.

25 **WHEREAS**, the rent will be \$48,000 per annum, payable annually on the 31<sup>st</sup> day of  
26 January; and

1           **WHEREAS**, title 31 Virgin Islands Code, chapter 21, section 205, subsection (c) provides  
2 that in addition to the Governor’s approval of any lease, the Legislature of the Virgin Islands  
3 must approve all leases exceeding a term of one year; Now, Therefore,

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

5           **SECTION 1.** Pursuant to title 31 Virgin Islands Code, section 205, subsection (c), the  
6 Legislature of the Virgin Islands approves the lease agreement between the Government of the  
7 Virgin Islands, acting through its Commissioner of the Virgin Islands Department of Property  
8 and Procurement and Advance Power, LLC for Three portions of Remainder of Parcel 1-A  
9 Estate Bovoni, Nos. 1 and 2 Frenchman’s Bay Quarter, St. Thomas, Virgin Islands, at 18°18’  
10 15.53” N, 64°52’28.91” W (T1); 18° 18’23.65” N, 64°52’39. 10” W (T4); and 18°18’29.62” N,  
11 64°52’43.78” W (T5), consisting collectively of 163,350 U.S. sq. ft. or 3.75 U.S. acres of land,  
12 more-or-less, as shown on PWD File No. A3-106-T68; Two portions of Parcel No. 1A-8 Estate  
13 Bovoni Nos. 1 and 2 Frenchman’s Bay Quarter, St. Thomas, Virgin Islands, at 18°18’12.25”N,  
14 64°52’40.67” W (T2) and 18°18’18.68” N, 64°52’34.74” W (T3), consisting collectively of  
15 108,900 U.S. sq. ft. or 2.5 US acres of land, more-or-less, as shown on OLG Drawing No. D9-  
16 8341-T009, dated May 27, 2009; A portion of Parcel No. 1A-7 Estate Bovoni Nos. 1 and 2  
17 Frenchman’s Bay Quarter, St. Thomas ,Virgin Islands, at 18° 18’40.92” N, 64°52’40.5 1” W  
18 (T7), consisting of 54,450 U.S. sq. ft. or 1.25 U.S. acres of land, more-or-less, as shown on  
19 O.L.G. Drawing No. D9-8354-T009, dated September 10, 2006; A portion of Parcel No. 1-21  
20 Estate Bovoni Nos. 1 and 2 Frenchman’s Bay Quarter, St. Thomas, Virgin Islands, at and  
21 18°18’33.42” N, 64°52’3 1.69” W (T6), consisting of 54,450 U.S. sq. ft. or 1.25 U.S. acres of  
22 land, more-or-less, as shown on DPNR No. A9-365-T89, dated April 4. 1989; Two portions of  
23 Remainder of Parcel No. 1-19 Estate Bovoni, Nos. 1 and 2 Frenchman’s Bay Quarter, St.  
24 Thomas, Virgin Islands, at 18°18’51.92” N, 64°53’1.66” W (T9) and 18°18’59.12” N.  
25 64°53’0.60” W (T10), each consisting of 108,900 U.S. sq. ft. or 2.5 U.S. acres of land, more-  
26 or-less, as shown on Drawing No. D9-58 I 7-T94; and A portion of Parcel No. 1-18 Estate

1 Bovoni, Nos. 1 and 2 Frenchman’s Bay Quarter, St. Thomas, Virgin Islands, at 18°18’45.48” N,  
2 64°52’58.34” W (T8), consisting of 54,450 U.S. sq. ft. or 1.25 U.S. acres of land, more-or-less,  
3 zoned “P”, as shown on DPNR No. A9-365-T89, dated April 4, 1989, for a term of 25 years  
4 with an annual rent of \$48,000, for the purpose of constructing, operating, and maintaining wind  
5 turbine generators, offices, metering, maintenance sheds, access roads, utility substations as part  
6 of a microgrid on St. Thomas and other related purposes.

7 **BILL SUMMARY**

8 This bill approves a lease agreement between the Government of the Virgin Islands and  
9 Advance Power, LLC.

10 **BR24-1136/July 5, 2024/LMW**  
11 **G35-065**