

COMMITTEE ON BUDGET, APPROPRIATIONS
AND FINANCE

09/20/2023-REPORTED OUT TO THE FLOOR

09/19/2023-REPORTED OUT TO THE COMMITTEE ON RULES AND JUDICIARY

BILL NO. 35-0124

Thirty-Fifth Legislature of the Virgin Islands

August 22, 2023

An Act approving the lease agreement between the Government of the Virgin Islands, acting through its Commissioner of the Department of Property and Procurement and Demah, Inc. d/b/a Moe's Fresh Market, Revised Parcel No. 17-3 Remainder Estate Nisky, No. 6, Southside Quarter, St. Thomas and Unimproved Parcel No. 17-4 Estate Nisky, No. 6, Southside Quarter, St. Thomas, Virgin Islands, for operating a gourmet retail food market and store, butchery, importer of goods, restaurant, tobacco retailer, storage warehouse, and executive offices, executive and workforce suites, and for other related purposes

PROPOSED BY: Senators Novelle E. Francis, Jr., by Request of the Governor
and Donna A. Frett-Gregory

1 **WHEREAS**, on June 30, 2023, the Governor of the Virgin Islands approved the lease
2 agreement between the Government of the Virgin Islands and Demah, Inc. d/b/a Moe's Fresh
3 Market for a term of 20 years with the option to renew for four additional terms of 10 years;
4 **WHEREAS**, Demah, Inc. d/b/a Moe's Fresh Market will be leasing a Revised Parcel No.
5 17-3 Remainder Estate Nisky, No. 6 Southside Quarter, St. Thomas, United States Virgin
6 Islands, consisting of a 14,491 U.S. square foot steel frame structure, residing on 31,367 U.S.
7 square feet or .72 U.S. acres, as shown on O.L.G Map No. D9-9273-T023, zoned I-2 (Light
8 Industry); and Unimproved Parcel No. 17-4 Estate Nisky, No. 6 Southside Quarter, St. Thomas,
9 United States Virgin Islands, consisting of 13,207.24 U.S. square feet or .3032 U.S. acres of
10 land, , as shown on O.L.G. Map No. D9-6302-T97, more or less, zoned I-2 (Light Industry), for

1 operating a gourmet retail food market and store, butchery, importer of goods, restaurant,
2 tobacco retailer, storage warehouse, and executive offices, executive and workforce suites, and
3 for other related purposes;

4 **WHEREAS**, the rent will be \$120,000, per annum, payable in equal monthly instalments
5 of \$10,000; and

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

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

10 **SECTION 1.** Pursuant to title 31 Virgin Islands Code, section 205, subsection (c), the
11 Legislature of the Virgin Islands approves the lease agreement between the Government of the
12 Virgin Islands, acting through its Commissioner of the Virgin Islands Department of Property
13 and Procurement and Demah, Inc. d/b/a Moe's Fresh Market a Revised Parcel No. 17-3
14 Remainder Estate Nisky, No. 6 Southside Quarter, St. Thomas, United States Virgin Islands,
15 consisting of a 14,491 U.S. square foot steel frame structure, residing on 31,367 U.S. square
16 feet or .72 U.S. acres, as shown on O.L.G Map No. D9-9273-T023, zoned I-2 (Light Industry);
17 and Unimproved Parcel No. 17-4 Estate Nisky, No. 6 Southside Quarter, St. Thomas, United
18 States Virgin Islands, consisting of 13,207.24 U.S. square feet or .3032 U.S. acres of land, as
19 shown on O.L.G. Map No. D9-6302-T97, more or less, zoned I-2 (Light Industry), for operating
20 a gourmet retail food market and store, butchery, importer of goods, restaurant, tobacco retailer,
21 storage warehouse, and executive offices, executive and workforce suites, and for other related
22 purposes.

23 **BILL SUMMARY**

24 This bill approves the lease agreement between the Government of the Virgin Islands and
25 Demah, Inc. d/b/a Moe's Fresh Market.

26 **BR23-0649/August 8, 2023/PFA**

1 G35-011