

Alpine wants to build the St. Thomas facility in Bovoni. On St. Croix, the facility will be between the HOVENSA and Renaissance properties on the island's south shore. The plants will burn fuel derived from garbage generated by the territory's residents that would otherwise enter the landfills.

Alpine also will burn petroleum coke — a byproduct of oil refining — to supplement the waste-derived fuel.

WAPA has signed two 20-year power purchase agreements, one for each plant. The Public Services Commission approved the agreements on Oct. 6.

The leases before the Senate are for two parcels on the Bovoni Bay side of the Long Point peninsula on St. Thomas' southeastern shore, one approximately 28.4 acres and another smaller plot of

approximately 264,252 square feet.

The base rent for the larger plot would be \$100,899 per year, with the base rent for the smaller plot at \$21,477 per year. The lease discounts those rates during the construction period and allows for adjustment according to the consumer price index after the first five years and every year after that.

The leases are for 30 years, with an option to renew for two 10-year periods.

At Monday's session, senators expressed doubts about the larger Alpine project.

"With each passing day, I become more concerned about this decision," Sen. Craig Barshinger said.

The Senate Committee on

Alpine Energy Group seeks to lease two parcels of government-owned land in Bovoni on which Alpine plans to build a waste-to-energy and petroleum coke power plant.

Economic Development, Energy and Technology — which is chaired by Barshinger — has scheduled a Jan. 13 hearing with Alpine officials to discuss the project's environmental and health impacts.

Other senators were ready to vote no.

"I want to caution my colleagues that approving these leases basically paves the way for this agreement to become a reality," Sen. Nereida Rivera-O'Reilly said.

Some senators were concerned that approving the lease agreements might make it look like they are endorsing the project.

Sen. Samuel Sannes, who made the motion to hold the leases until further notice, said that approving the leases is "just one piece of a much larger puzzle."

"It's a lease agreement only, it's a lease agreement, ladies and gentlemen," Sannes said.

Acquiring the lease for the land is just the first step in an extensive permitting process Alpine must go

through, including obtaining permits from the U.I. Department of Planning and Natural Resources, the Coastal Zone Management Committee and from the Environmental Protection Agency.

Alpine Energy Group President James Beach said Monday night that he expected the delay in the vote because of the scheduled Jan. 13 hearing.

"We're looking forward to that testimony to provide them with whatever information they need to become more comfortable," Beach said about the senators.

He said Alpine already has filed a permit application with CZM and is working on the other permits.

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Legislature OKs water development permits for proposed resorts

By **ALDETH LEWIN**

Daily News Staff

ST. THOMAS — The 28th Legislature ratified two major Coastal Zone Management Water Development permits Monday that allow for the installation of intake and outfall lines for reverse-osmosis systems at two proposed resorts on St. Thomas.

The reverse-osmosis systems, which will make drinkable water from sea water, are for a new Ritz-Carlton Club luxury timeshare development planned at Cabrita Point and for an upscale hotel planned at Botany Bay.

The systems will take in sea water and discharge the brine left after the reverse-

osmosis process.

The planned Ritz-Carlton Club by developers Cabrita Partners, LLC/Lionstone Development LLC includes 68 condominium units and five single-family homes. The intake and outfall lines for the reverse-osmosis facility would lie in Great Bay.

The permit also allows for the installation of two swim platforms, an approach walkway and a swim dock in Muller Bay.

The CZM permit for Botany Bay Partners LLP/Atlantic Holding, LLP allows for the installation of an intake line, which will extend about 250 feet out into Botany Bay, and a discharge line in Sandy Bay, approximately 500 feet offshore.

The reverse-osmosis systems, which will make drinkable water from sea water, are for a new Ritz-Carlton Club luxury timeshare development planned at Cabrita Point and for an upscale hotel planned at Botany Bay.

Construction of roadways and buried utility lines for 41 lots at The Preserve at Botany

Bay was completed in late 2007.

The CZM permit for the intake and discharge lines for the reverse-osmosis facility must be in place before the next phase of the development begins — building a hotel.

In September 2008, the developers announced that the Dubai-based luxury hotel brand Jumeirah had been chosen to manage the 84-room hotel, but after the global economy crisis, they could not get the needed financing. Having the CZM permit in place to support the reverse-osmosis facility will be necessary to obtain future financing, Botany Bay officials have said.

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