

Virgin Islands Agricultural Caribbean Conference

UVI RTPark

*Essential Facilities for Advancing Agricultural
Economic Development in the USVI*

Presented by **Eric Sonnier, Executive Director**
Torhera Durand, Deputy to the Executive Director

UVI Research and Technology Park

The UVI RTPark is an economic development organization created to drive innovation and economic growth in partnership with UVI and the private sector.

- **Diversify the USVI economy** by attracting tech and knowledge-based companies and new investment.
- **Strengthen UVI** through research partnerships, real-world learning, and expanded student opportunities.





Virgin Islands Department
of Agriculture

St. Croix Educational Complex High
School

University of the Virgin Islands
Medical Simulation Center

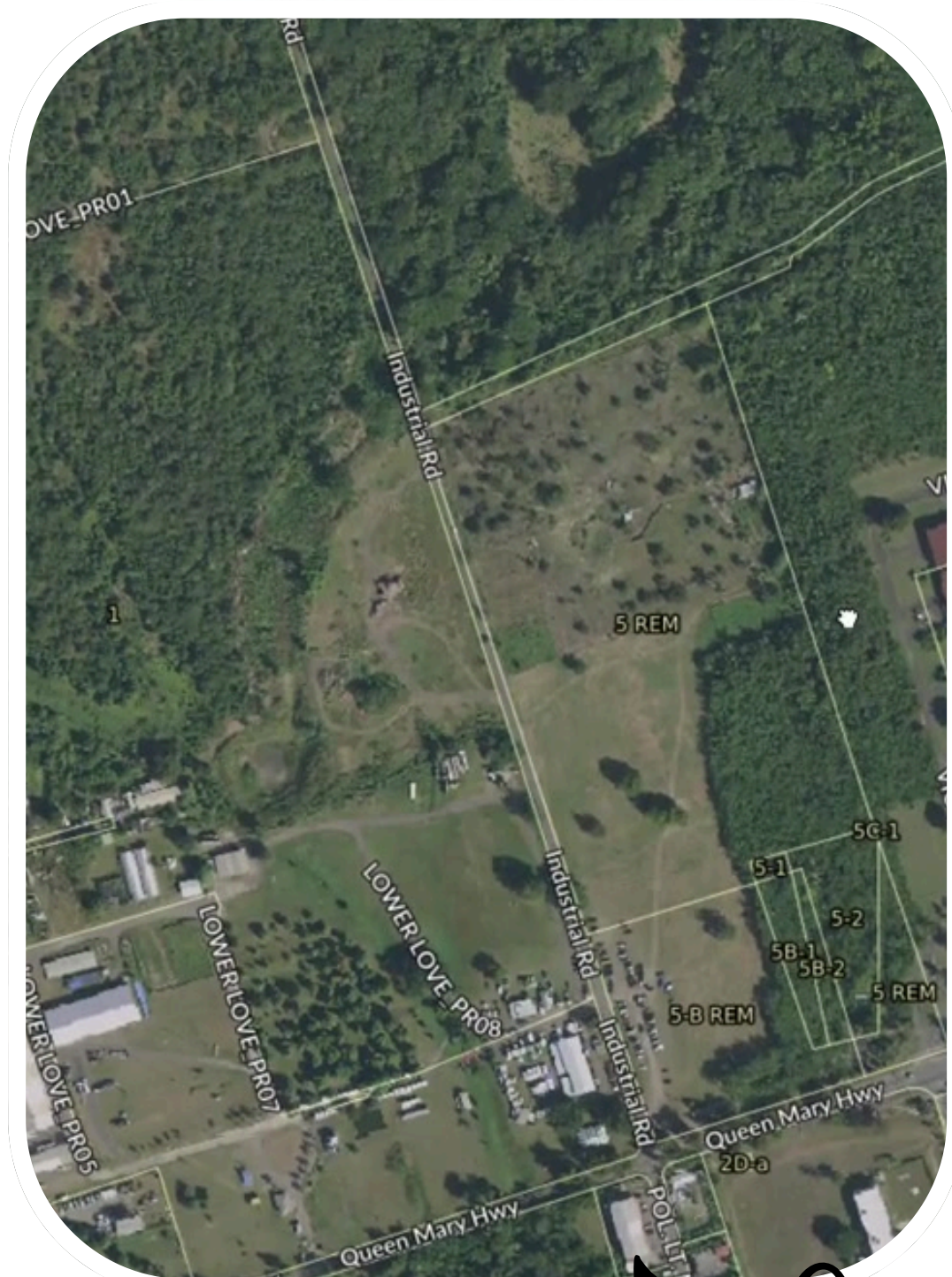
64 West Palm Drive
UVI Research and Technology Park HQ

RTPARK LAND

The RTPark Land is located within a Federally Designated Opportunity Zone adjacent to the UVI RTPark Head Quarters, the University of the Virgin Islands, the St. Croix Educational Complex, and the Virgin Islands Department of Agriculture.

RTPark Land

- **Location:** Parcels 5-E (15.66 acres) and 5-F (9.78 acres), Prince Quarter, St. Croix within a federally designated Qualified Opportunity Zone
- **Total:** Approximately 25.44 acres
- **Ownership:** Owned and managed by the University of the Virgin Islands Research and Technology Park Corp.
- **Zoning:** Site zoned for a mixed-use agriculture and economic development project (A2 and B2)
- **Intended Goal:** Promote economic diversification through agriculture and technology
- **Current Use:** Event parking



MapGeo Aerial View

Legislative Mandate

- The project should combine agricultural use, research/innovation, and broader business/economic development (commercial, technology, maybe light industrial or services, community space).
- The project should leverage the “opportunity zone” status to attract investment.
- 60% of the land (~15.66 acres Parcel 5-E) will be dedicated to “farmland”.
- The project must significantly benefit the farming community.

ACT NO. 8502

BILL NO. 34-0145

THIRTY-FOURTH LEGISLATURE OF THE VIRGIN ISLANDS

Regular Session

2021

An Act approving the conveyance of Parcels 5-E and 5-F all of VICORP Land, Prince Quarter, St. Croix, Virgin Islands to the University of the Virgin Islands Research and Technology Park Corporation; providing for the Virgin Islands Research and Technology Park Corporation to bear the cost of relocating any farmer displaced by the conveyance of the property; and providing for other related purposes

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WHEREAS, pursuant to 17 V.I.C. § 483, the University of the Virgin Islands Research and Technology Park Corporation (the “RTPark”), is a public corporation and autonomous governmental instrumentality of the Government of the Virgin Islands created to help diversify and expand the economy of the Virgin Islands through efforts to promote the attraction, retention and growth of technology, knowledge-based and sustainable agriculture-related firms within the Territory;

WHEREAS, pursuant to 17 V.I.C. § 486 (ff) the RTPark has the power to acquire, own or possess real property by lawful means for any of its purposes, and to use, sell, improve, manage, develop, lease, mortgage, dispose of, or otherwise turn to account or deal with all or any part of its property for such purposes;

WHEREAS, pursuant to 17 V.I.C. § 480(j), the RTPark is charged with complementing the Economic Development Program established under title 29, chapter 12 of the Virgin Islands Code and the Farmers, Fishermen and Consumer Assistance Program established under title 7, chapter 13 of the Virgin Islands Code and establishing close liaison, cooperation, and coordination with the Economic Development Authority and the Department of Agriculture;

WHEREAS, the Department of Agriculture manages and controls Government-owned real estate located at Remainder Parcel No. 5-E consisting of 15.66 U.S. acres, and Parcel No. 5-F consisting of 9.78 U.S. acres, all of VICORP Land, Prince Quarter, St. Croix, Virgin Islands, all as more fully shown and described on OLG Drawing No. A9-152-C021 dated June 14, 2021, (collectively the “Property”);

A Brief History

November 2023

**Equitable
relocation of
Royal Farm.**

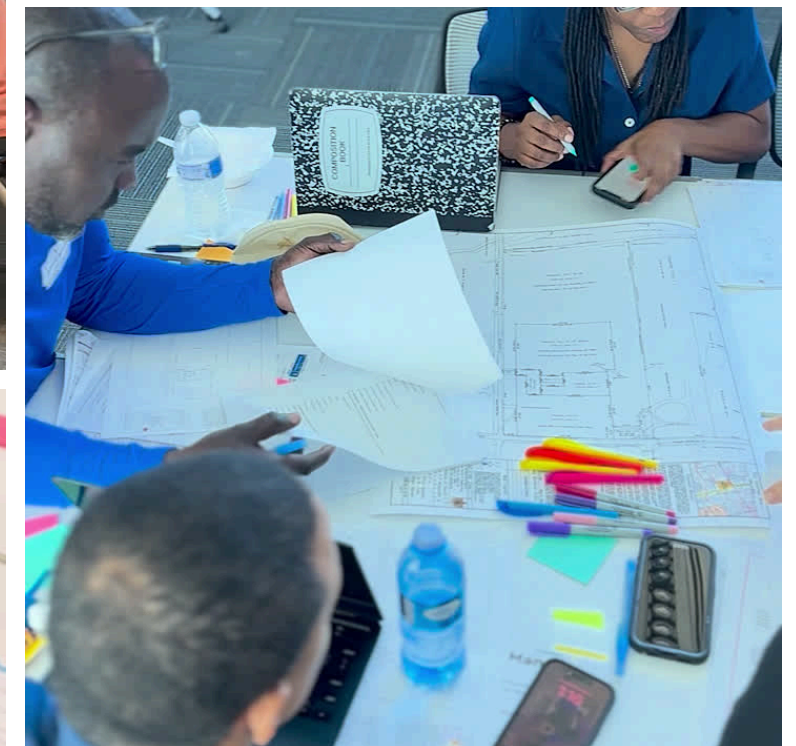
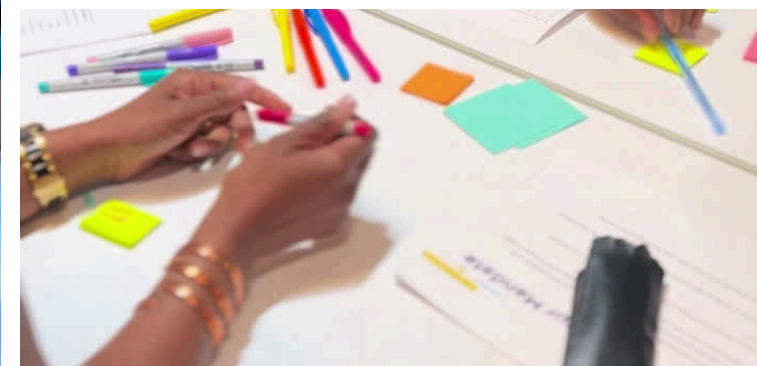
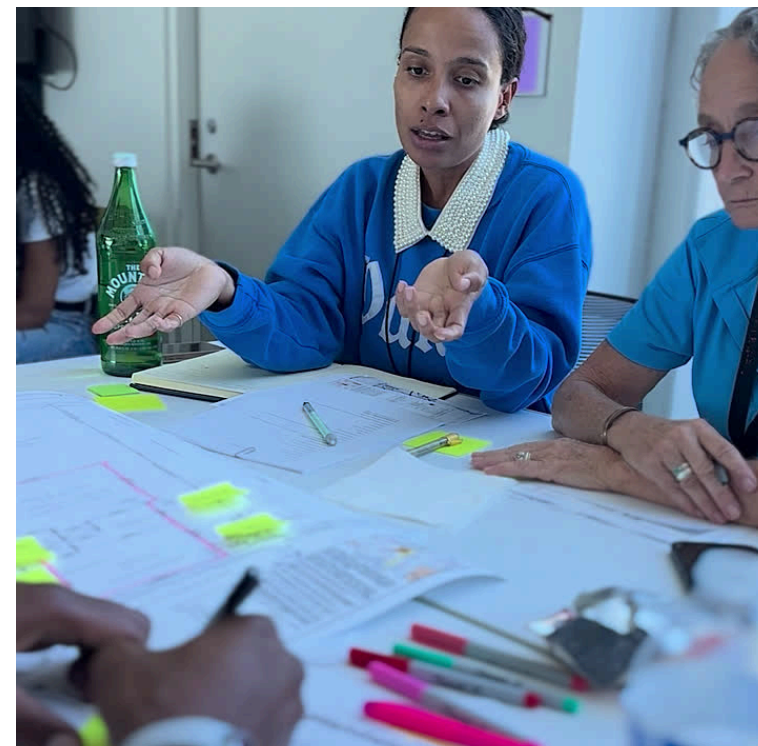
<https://youtu.be/xaHk-hvgRPs?si=qKloXBynTonFQZ5&t=12>



Community Input

In December 2025, the **RTPark**, in partnership with **VI Good Food**, convened four stakeholder listening sessions to gather insights from farmers, agricultural producers, researchers, and community partners on how the RTPark's land can be developed to advance agriculture on St. Croix.

- **Group 1:** Farmer, Fisher, and Producer Session
- **Group 2:** In-Person Community Session
- **Group 3:** Virtual Community Session
- **Group 4:** UVI AES Researchers and RTPark Employee Session



Community Input

Overarching Themes

Through 268 independent inputs, **stakeholders identified five main priorities for the RTPark land:**

- **Agriculture & Food Production**

- Model farms/best practice displays
- AI indoor farming tech

- **Education & Training**

- Skill incubators
- Youth programs
- Next-gen career pathways

- **Processing & Value-Added Facilities**

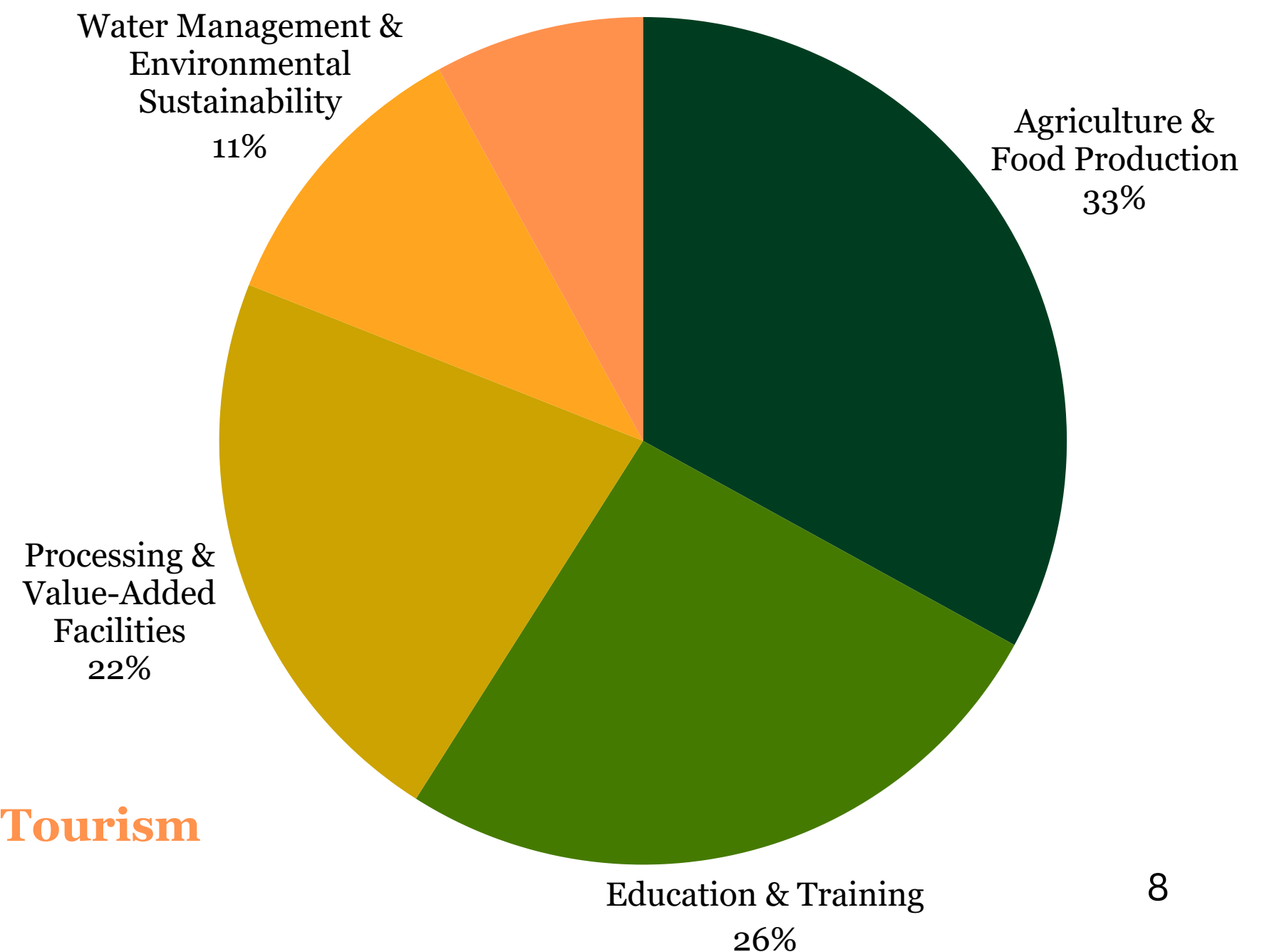
- Cold storage
- Value-add centers

- **Water Management & Environmental Sustainability**

- Water capturing/ponds
- Irrigation

- **Community Engagement, Cultural Integration & Agri-Tourism**

- Community gardens/kitchens
- Cultural walking trail



Where We Are Today

Three Phase Development Plan

PHASE 1 - Community Food, Farm & Technology Hub (partnership w/ Virgin Islands Good Food Coalition)

Community Facility

Teaching & Demonstration Kitchen

Cold & Dry Storage

Food Forest & Demonstration Farm

Renewable Energy & Water Storage

Staging & Dispatch Sites

PHASE 2 - RTPark Agripreneur Farm & Economic Development Center

10 x 0.5 Acre Beginning Farmer Plots

Shared Wash & Pack Facilities

Cold & Dry Storage

Farm Equipment Access & Storage

Water Catchment

Classroom & Convening Space

PHASE 3 - RTPark Office Space and Conference Center

Office Space

Conference Center

PROPOSED



RTPark
UNIVERSITY OF THE VIRGIN ISLANDS

RTPARK Land Development Plan

Phase 1

RTPARK Land Development Plan

Phase 1

Community Food, Farm & Technology Hub



SITE COMPONENTS

Community Facility

Teaching & Demonstration Kitchen

Cold & Dry Storage

Food Forest & Demonstration Farm

Renewable Energy & Water Storage

Staging & Dispatch Sites

In partnership with Virgin Islands Good Food Coalition.

\$1.7M Funded by Congresswoman Plaskett's FY26 Community Project Funding.¹²

The RTPark Land

PROPOSED



Site Location Map

Scale: As Shown

General Notes

- No utilities, servitudes or easements other than those shown hereon have been located or researched. Where found, the surface features of locations are shown, the actual, nonvisible locations may vary from those shown hereon and should be located by the various agencies controlling their installation and maintenance prior to excavation or digging.
- The Basis of Bearings and Coordinates shown hereon is Grid North for the P.R. East Zone Lambert Grid, NAD 83, differences in Bearings, Distances and Acres from those shown on Record Deeds, if found, have been corrected to agree with Found Original Boundary Monuments and/or Ancient Possession Lines, as applicable.
- All Curved Boundary Lines shown hereon are tangential to their connecting lines unless specifically shown otherwise.
- Record Plot lines have been correlated to measured positions by holding Pt. 'A' as in the correct Record Position and rotating all measured locations to Line 'A'-B', as shown and noted hereon.
- Subject Parcels are located in F.E.M.A. Flood Zone X, as shown on FIRM 780000 0079 C, dated 10.15.80, Rev.4-16-2007.
- Subject Parcels appear to be in Planning Board Zones A-2, B-2, proposed development plans comply with said zoning restrictions.
- The Basis of Elevations shown hereon is MSL 1985 = 0.00'
- Reference Old Dwg. No. (49-18-002), and others as noted, USGS/NOAA Aerial Topographic Mapping of 1995-2016 and others.
- The Proposed Use of these lands, once developed, will comply with current zoning regulations and guidelines, as set forth in the Table of Permitted Uses, per V.I. Planning Board standards and guidelines as same exist as of this date.
- This Survey has been Field Verified Correct as of 9/10/2023.

Surveyor's Certification

To: The University of the Virgin Islands, UVI RTPark, and all others.

This is to certify that this map and the survey upon which it is based were made in substantial conformity with ALTA/NSPS Minimum Standards of Accuracy and includes various items from Table A thereof, and substantially meets the minimum acceptable positional tolerances as adopted by ALTA and NSPS and in effect as of this date.

Date: September 12, 2023 Signed: M.P. Walker Jr. PLS

Map Revision Table

Date	Description of Revision

Map Legend

- Found Bound Posts or Iron Rods, as noted
- Set Bound Posts or Iron Rods, as noted
- Control Traverse or Computed Positions
- Utility Pole or Light Standard
- Drainage or Sewerage Manhole
- Catch Basin or Drop Inlet
- Tree, dripline shown graphically
- Chain Link Fence/line unless otherwise noted
- Buried Drainage Line, matl./diam. as noted
- Overhead Utility Line, (T.E.CATV)
- Underground Utility Line (D.W.S.G.T.E.CATV)

Date: Sept. 12, 2023 Scale: 1" = 70'

Surveyed and Mapped by the offices of:
St. Croix Survey & Engineering
5072 Flag Dr., Gallows Bay
Christiansted, V.I. 00820
Tel: 340.773.5577 Web: stxsurvey.com

The Subdivision of Parcel 5-F into Parcel 5-F Remainder & Parcels 5-F-1, 5-F-2, 5-F-3 and Parcel 5-F-4; VICORP Land, Prince Quarter on the Island of St. Croix United States Virgin Islands

Field: NELTHROP	Comps: WALKER	Proj. No. 23-533
Approved and Certified by	Page No.	
Digitally Signed: M.P. Walker Jr. M.P. Walker Jr. 5191S		

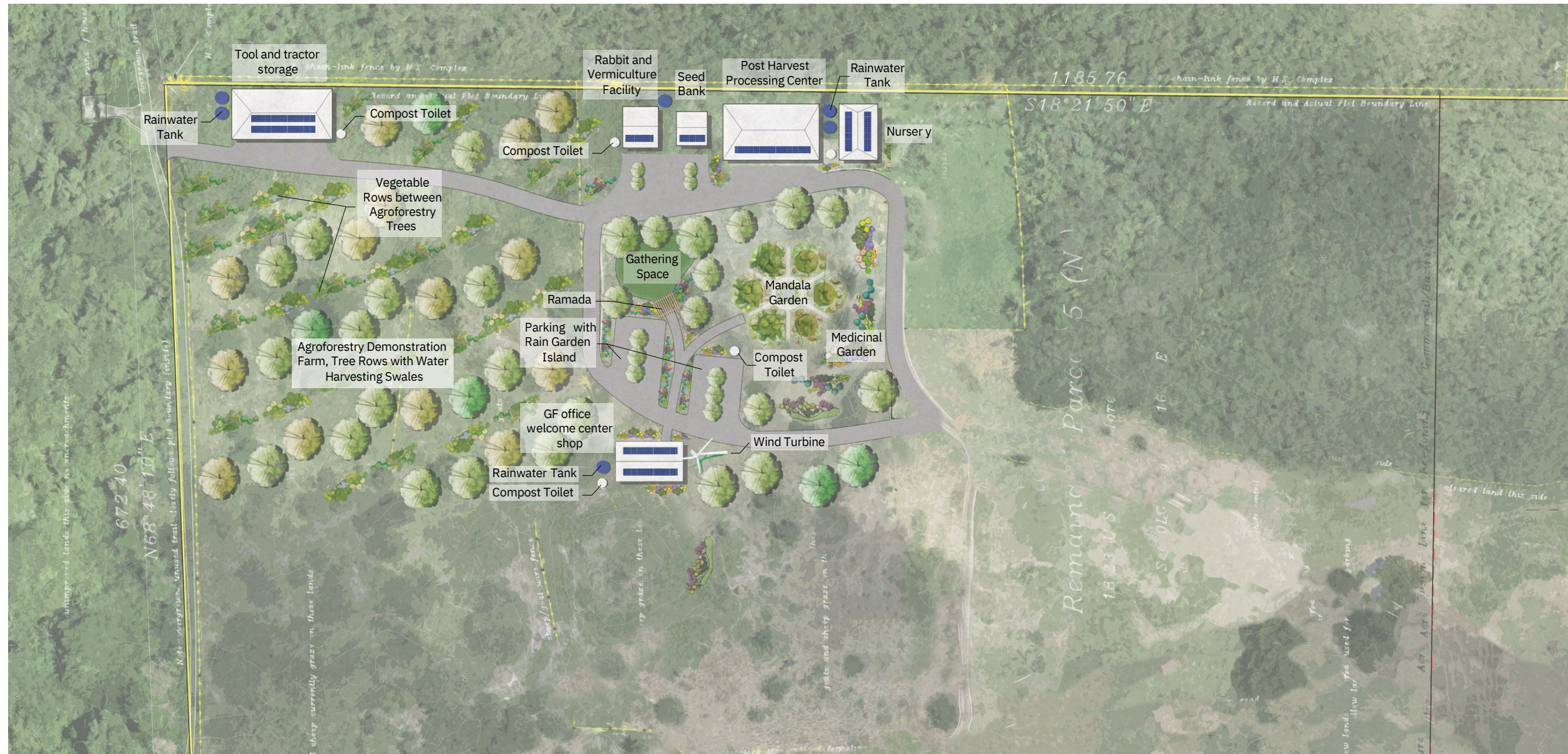
Department of Agriculture Land

Parcel No. 5-E (A-2 zoning), consisting of 15.66 U.S. acres, and Parcel No. 5-F (B-2 zoning), consisting of 9.78 U.S. acres, all of VICORP Land, Prince Quarter, St. Croix, U.S. Virgin Islands, together comprise the approximately 25.44 acres site.

Asbuilt Photo Map of RTPark Land depicting Parcel 5-E and 5-F

The Community Food, Farm & Technology Hub (Phase 1)

PROPOSED



In FY26, the Virgin Islands Good Food Coalition secured a \$1.698 million USDA Community Project Funding (CPF) award for the Community Food, Farm & Technology Hub — a nonprofit shared food-systems facility on St. Croix offering post-harvest infrastructure (wash/sort/pack, cold and dry storage), a teaching kitchen, training space, a demonstration farm, and resilience systems like solar energy generation and battery backup.

The Community Food, Farm & Technology Hub (Phase 1)



The Hub will consist of approximately four to six (4-6) acres of Parcel No. 5-E, within the RTPark Land.

Conceptual Hub Design on Parcel 5-E of RTPark Land



RTPARK Land Development Plan

Phase 2

RTPARK Land Development Plan
Phase 2

RTPark Agripreneur Farm & Economic Development Center

SITE COMPONENTS

10 x 0.5 Acre Beginning Farmer Plots

Shared Wash & Pack Facilities

Cold & Dry Storage

Farm Equipment Access & Storage

Water Catchment

Classroom & Convening Space

*\$1M FY27 Community Project Funding Secured in House Appropriations Bill
(Pending Final Enactment)*

The RTPark Agrepreneur Farm and Economic Development Center (Phase 2)



The RTPark Youth Agripreneur Farm and Economic Development Center will be co-located with the VI Good Food Community Food, Farm & Technology Hub on Parcels 5-E and portions of parcel 5-F. This will form a coordinated production-to-market site, including half-acre participant plots, shared equipment, and produce-prep spaces.

Conceptual Agrepreneur Design on RTPark Land



RTPARK Land Development Plan

Phase 3

RTPARK Land Development Plan

Phase 3

Office Space and Conference Center

SITE COMPONENTS

Office Space

Conference Center

Funding TBD.

RTPark Office Space and Conference Center (Phase 3)



Phase 3 will deliver a three-story office building on remainder parcel 5-F to house program administration, partner organizations, and research tenants, together with a 300+ capacity conference center for conferences, workforce training, regional convenings, and industry events.

Conceptual Master Site Design including phase 3

Virgin Islands Agricultural Caribbean Conference

UVI RTPark Land Development Plan

Essential Facilities for Advancing Agricultural Economic Development in the USVI

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GET CONNECTED @**UVIRTP**



LEARN MORE **UVIRTPARK.NET**



CHAT WITH OUR TEAM **340.474.0922**

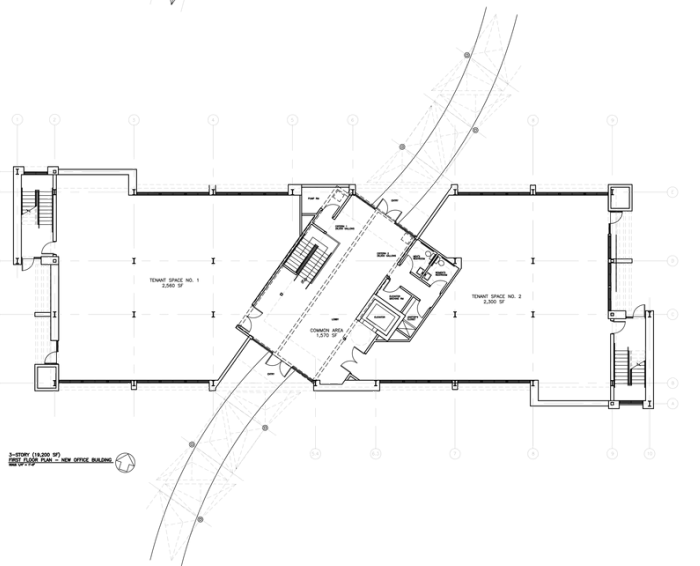
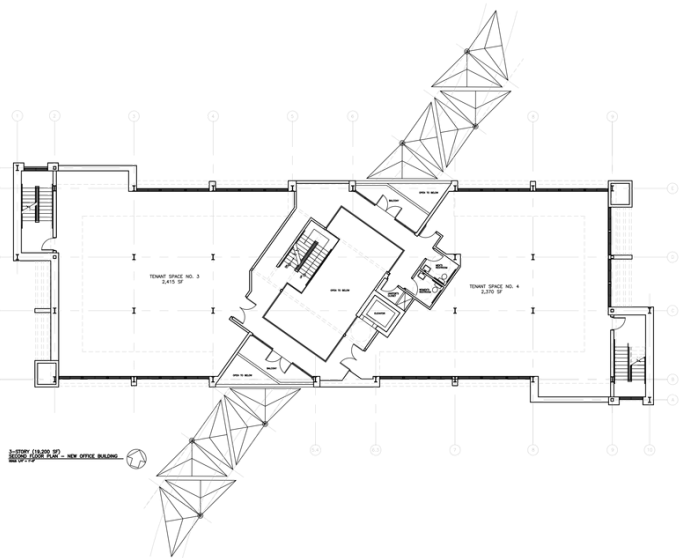
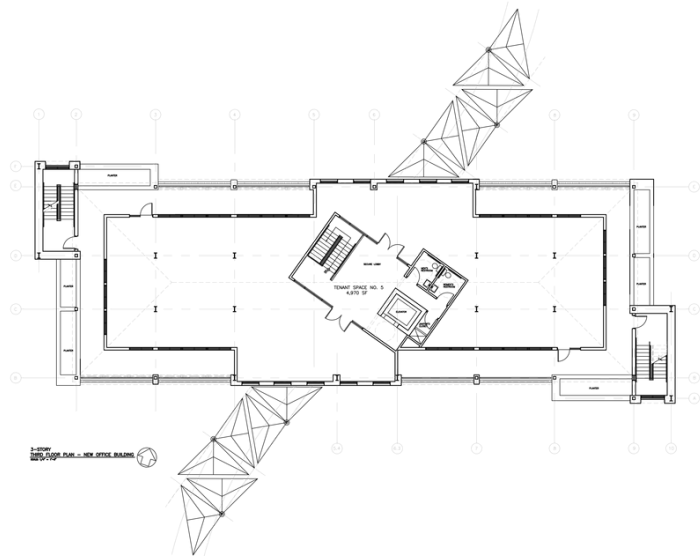
Appendix

RTPARK Land Development Plan
Phase 3 Office Space Rendering

DRAFT



RT Park
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Email: renee@rmdarchitect.com

PARCEL REM-5 VICORPS
GOLDEN GROVE ESTATE
PRINCE QUARTER
ST. CROIX, USVI

NEWSITE AND HOUSING PROJECT
RT PARK TECH VILLAGE DEVELOPMENT
NEW CONSTRUCTION

RELEASE DATE
06/01/2022

DRAWING NO.

A01

SHEET 1 OF 1

DESIGN DEVELOPMENT