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**MINUTES OF THE 6TH MEETING OF THE THIRTEENTH ANGUILLA
EXECUTIVE COUNCIL HELD ON THURSDAY 10TH APRIL 2025 AT 9.00 AM**

- PRESENT: Her Excellency the Governor, Ms. Julia Crouch
- The Honourable Deputy Governor, Mr. Perin Bradley
- The Honourable Minister of Health, Tourism and Sports, Mr. Cardigan Connor
- The Honourable Minister of Economic Development, Industry, Commerce, Lands, Planning, Water and Natural Resources, Mr. Kyle Hodge
- The Honourable Minister of Social Development, Education and Library, Youth & Culture, Mrs. Shellya Rogers-Webster
- The Honourable Minister of Infrastructure, Communications, Utilities, Housing, IT and E-Government Services, Mr. Jose Vanterpool
- Acting Attorney General, Ms. Dawne Richardson
- Clerk to Executive Council. Ms. Dumisa Webster
- ABSENT: The Honourable Premier and Minister of Finance, Labour, Immigration, Home Affairs and Constitutional Affairs, Mrs. Cora Richardson Hodge
- IN ATTENDANCE: The Honourable Parliamentary Secretary, Mr. Cordell Richardson
- Ministerial Assistant, Sports, Youth & Culture, Mr. Jeison Bryan

EX MIN 25/63

CONFIRMATION OF THE MINUTES

The Hon. Parliamentary Secretary and Ministerial Assistant for Sports, Youth & Culture remained.

Council confirmed the minutes of the Meeting of the Executive Council held on Thursday, 3rd April 2025.

MATTERS ARISING OUT OF THE MINUTES

None.

EX MIN 25/64

EX MEMO 25/49 Approval of the Amendment to the Eastern Caribbean Asset Management Corporation Agreement

The Hon. Parliamentary Secretary and Ministerial Assistant for Sports, Youth & Culture remained.

The Honourable Premier and Minister of Finance briefed Council on the memorandum which proposes a number of amendments to the Eastern Caribbean Asset Management Corporation Agreement as agreed at three recent meetings of the Monetary Council. These amendments aim to, inter alia, provide enhanced operational clarity and efficiency, improve governance and oversight and modernize administrative processes.

Executive Council authorised the Honourable Minister of Finance to sign the Eastern Caribbean Asset Management Corporation (Amendment of Schedule) Order, 2025.

Action: PAS, FIN; PS, FIN; HON PREM.

EX MIN 25/65

EX MEMO 25/50 Licence to Use Sea Floor for the Altamer Marina

The Hon. Parliamentary Secretary and Ministerial Assistant for Sports, Youth & Culture remained.

The following persons joined the meeting:

Shameica Hodge, PS, Home Affairs (Ag.)
Leslie Hodge, Director of Lands and Surveys

The Honourable Minister of Lands and Planning, the Director of Lands and Surveys and the PS, Home Affairs (Ag.) briefed Council on the memorandum which seeks approval for the Minister of Lands

to authorize the granting of a licence to use the marine floor in Shoal Bay West. It was noted that an application for planning approval in relation to the subject development and an Environment Impact Assessment (EIA) report were submitted to the Land Development Control Committee (LDCC) in 2007. The LDCC, several other relevant Government departments and a consultant reviewed the report and provided feedback to the developer. The plan for development was accordingly adjusted by the Developer.

Thereafter, it was determined that the EIA accurately represented the potential environmental impact of the proposed development, the significance of these impacts and proffered sustainable mitigation measures. Planning approval was granted and the development. In 2023, an application was received and approved by the Planning Department which amended the original submission. The proposed amendments did not result in a material change and the EIA from 2007 remains valid and applicable.

It was noted that advice received from AG's Chambers indicated that under Section 4 of the Beach Control Act, the Honourable Minister has the authority to grant a licence for the use of the sea floor, however, given that the proposed licence addresses several matters that fall outside of the ambit of the Beach Control Act, Executive Council approval of the granting of the licence is therefore necessitated.

Executive Council:

1. Noted that the Environment Impact Assessment conducted by the Developer remains valid and applicable and sufficiently addresses the potential environmental impacts of the proposed development and proffered sustainable mitigation measures for these impacts;
2. Directed the Minister of Lands to authorize the granting of approval for the licence to use the Sea Floor under Section 4 of the Beach Control Act and the procedures under the said Act to be followed; and
3. Directed the Attorney General Chambers to draft a final licence for execution by Southwest Harbour Inc. and the Minister of Lands on behalf of the Crown.

Action: DLS; PS, HA; HON MIN, MEDICPNR; HON AG.

[Redacted Text]

EX MIN 25/68

EX MEMO 25/53 Application for Issue of Licence under the Aliens Land Holding Regulation Act- [Redacted Text] - Registration Section West End, Block 18011 B, Parcel 45 SL 3D being 564 sq. ft.

The Hon. Parliamentary Secretary and Ministerial Assistant for Sports, Youth & Culture remained.

The Honourable Minister of Economic Development and Lands briefed Council on the application.

Executive Council approved the granting of an Aliens Land Holding Licence to [Redacted Text] to hold a condominium unit on the property described as Registration Section: West End, Block 18011 B, Parcel 45 SL 3D, containing 564 sq. ft. located at Meads Bay, Anguilla for tourism purposes subject to the following:

a) Stamp duties payable are as follows:

(i)	under the Stamp Act – 5% of EC\$2,016,150.00	EC\$100,807.50
(ii)	under the Aliens Land Holding Regulation Act – 5% of EC\$2,016,150.00	<u>EC\$100,807.50</u>
	TOTAL	<u>EC\$201,615.00</u>

b) The property is to be used for tourism purposes.

c) Carimar Beach Club Limited should be the exclusive renting agent for the unit.

d) The Licensee is required to enter into an agreement with Carimar Beach Club Limited for the management and use of the unit for at least forty-four (44) weeks in each calendar year.

e) The Licensee shall have the right to reside in the unit for a maximum of eight (8) weeks in each calendar year without being liable for the payment of GST tax. However, if the

applicants wish to live in their unit for a period longer than eight (8) weeks, then they should be required to pay the GST tax.

- f) The Licensee shall fully comply with the laws of Anguilla in force from time to time including the Land Development Control Act, the Property Tax Act, the Building Regulations, the Labour Relations Act 2018 and the Control of Employment Act Regulations, the Social Security Act, the Immigration and Passport Regulations and any statutory modification or re-enactment thereof and any rules or regulations made thereunder.
- g) Any breach of any of the conditions of this Licence shall result in all the estate and interest of the Licensee in the land being liable for forfeiture to the Crown.

Action: DLS; PS, HA; HON MIN, MEDICPNR.

EX MIN 25/69

EX MEMO 25/54 Application for Issue of Licence under the Aliens Land Holding Regulation Act- [Redacted Text] - Registration Section: East End, Block 99415 B, Parcel 114 being 0.46 of an Acre

The Hon. Parliamentary Secretary and Ministerial Assistant for Sports, Youth & Culture remained.

The Honourable Minister of Economic Development and Lands briefed Council on the application.

Executive Council approved the granting of an Aliens Land Holding Licence to [Redacted Text] to hold on a freehold basis, property situated in Registration Section: East End, Block 99415 B, described as Parcel 114 being 0.46 of an acre located at Sea Feathers Bay, Anguilla for residential purposes with intent to rent, subject to the following:

a) Stamp duties payable are as follows:

- (i) under the Stamp Act – 5%
of EC\$201,615.00 EC\$10,080.75
- (ii) under the Aliens Land Holding
Regulation Act – 6.25%
of EC\$201,615.00 EC\$12,600.94

(iii)	refundable deposit – 10% of EC\$201,615.00	<u>EC\$20,161.50</u>
	TOTAL	<u>EC\$42,843.19</u>

- b) The property must be used for residential purposes.
- c) The Licensee must not rent their dwelling house without first notifying the Ministry with responsibility for Economic Development, Investment, and Commerce.
- d) The construction of the dwelling house is to be completed within thirty (30) months. If said dwelling house is not completed at the end of thirty (30) months, 50% of the refundable deposit will be forfeited to the Government of Anguilla. The remaining balance of 50% will be forfeited if the construction is not completed within a further 6 months. Thereafter, forfeiture proceedings for the property will be commenced by the Government of Anguilla for a period of twenty-four (24) months.
- e) The Licensee shall fully comply with the laws of Anguilla in force from time to time including the Land Development Control Act, the Property Tax Act, the Building Regulations, the Labour Relations Act 2018, and Work Permit Regulations 2023, the Social Security Act, the Immigration and Passport Regulations and any statutory modification or re-enactment thereof and any rules or regulations made there under.

Action: DLS; PS, HA; HON MIN, MEDICPNR.

EX MIN 25/70

EX MEMO 25/55 Application for Issue of Licence under the Aliens Land Holding Regulation Act- [Redacted Text] - Registration Section West Central, Block 28211 B, Parcel 464 being 0.60 acre

The Hon. Parliamentary Secretary and Ministerial Assistant for Sports, Youth & Culture remained.

The Honourable Minister of Economic Development and Lands briefed Council on the application.

Executive Council approved the granting of an Aliens Land Holding Licence to [Redacted Text] to hold on a freehold basis, property situated in Registration Section: West Central, Block 28211 B,

described as Parcel 464 being 0.60 of an acre of land, located at South Hill, Anguilla for residential purposes, with a dwelling house thereon subject to:

a) Stamp duties payable are as follows:

(i)	Stamp Duty on Transfer	EC\$ 20.00
(ii)	under Section 14 (3) of the Aliens Land Holding Regulation Act	<u>EC\$200.00</u>
	TOTAL	<u>EC\$220.00</u>

b) The Licensee shall fully comply with the laws of Anguilla enforced from time to time including the Land Development Control Act, the Property Tax Act, the Building Regulations, the Labour Relations Act 2018 and Work Permit Regulations 2023, the Social Security Act, the Immigration and Passport Regulations and any statutory modification or re-enactment thereof and any rules or regulations made there under.

Action: DLS; PS, HA; HON MIN, MEDICPNR.

EX MIN 25/71

EX MEMO 25/56 Application for Issue of Licence under the Aliens Land Holding Regulation Act- [Redacted Text] - Registration Section South Central, Block 38711 B, Parcel 67 being 0.80 of an Acre located at Little Harbour

The Hon. Parliamentary Secretary and Ministerial Assistant for Sports, Youth & Culture remained.

The Honourable Minister of Economic Development and Lands briefed Council on the application.

Executive Council approved the granting of an Aliens Land Holding Licence to [Redacted Text] to hold property situated in Registration Section: South Central, Block 38711 B, described as Parcel 67 being 0.80 of an acre of land, located in Little Harbour for private residential purposes with intent to rent, subject to:

a) Stamp duties payable are as follows:

(i) under the Stamp Act – 5%

of EC\$7,419,432.00

EC\$370,971.60

(ii) under the Aliens Land Holding

Regulation Act – 5%	
of EC\$7,419,432.00	<u>EC\$370,971.60</u>

TOTAL	<u>EC\$741,943.2</u>
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- b) The property must be used for residential purposes
- c) The Licencee must not rent their dwelling house without first notifying the Ministry of Economic Development, Investment, Commerce, Information Technology & Natural Resources in order to rent the said property.
- d) The Licencee shall fully comply with the laws of Anguilla enforced from time to time including the Land Development Control Act, the Property Tax Act, the Building Regulations, the Labour Relations Act 2018 and Work Permit Regulations 2023, the Social Security Act, the Immigration and Passport Regulations and any statutory modification or re-enactment thereof and any rules or regulations made there under.
- e) Any breach of any of the conditions of this Licence shall result in all the estate and interest of the Licensee in the land being liable for forfeiture to the Crown.

Action: DLS; PS, HA; HON MIN, MEDICPNR.

[Redacted Text]
