


I Mina'Trentai Kuáttro Na Liheslaturan
BILL STATUS

BILL NO.	SPONSOR	TITLE	DATE INTRODUCED	DATE REFERRED	CMTE REFERRED	PUBLIC HEARING DATE	DATE COMMITTEE REPORT FILED	FISCAL NOTES	NOTES
172-34 (COR)	Thomas C. Ada	AN ACT TO AUTHORIZE THE EXPENDITURE OF THIRTY-FOUR THOUSAND THREE HUNDRED TWELVE DOLLARS (\$34,312) FROM THE CHAMORRO LAND TRUST SURVEY AND INFRASTRUCTURE FUND TO PAY FOR LEASEHOLD IMPROVEMENTS ON CHAMORRO LAND TRUST COMMISSION (CLTC) LEASED LOT 11, BLOCK 2, TRACT 10314, MUNICIPALITY OF DEDEDO, THAT IS BEING VOLUNTARILY SURRENDERED BY CLTC LESSEE.	9/1/17 4:31 p.m.						

I MINA'TRENTAI KUÁTTRO NA LIHESLATURAN GUÁHAN
2017 (FIRST) Regular Session

Bill No. 172-3A(602)

Introduced by:

Thomas C. Ada 

AN ACT TO AUTHORIZE THE EXPENDITURE OF THIRTY-FOUR THOUSAND THREE HUNDRED TWELVE DOLLARS (\$34,312) FROM THE *CHAMORRO LAND TRUST SURVEY AND INFRASTRUCTURE FUND* TO PAY FOR LEASEHOLD IMPROVEMENTS ON CHAMORRO LAND TRUST COMMISSION (CLTC) LEASED LOT 11, BLOCK 2, TRACT 10314, MUNICIPALITY OF DEDEDO, THAT IS BEING VOLUNTARILY SURRENDERED BY CLTC LESSEE.

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BE IT ENACTED BY THE PEOPLE OF GUAM:

Section 1. Legislative Findings and Intent. *I Liheslaturan Guåhan* finds

that the Chamorro Land Trust Commission (CLTC) executed a Residential Lease, for Lot 11, Block 2, Tract 10314, Municipality of *Dededo*, containing an area of 1,000 square meters, on May 25, 2004. On February 19, 2015, at a CLTC Regular Meeting, the Commissioners heard the lessee's desire to surrender the CLTC lease held and request reimbursement for improvements on the property, i.e. a house constructed and infrastructure improvements made thereon. As a follow up, the lessee submitted the request in writing on March 9, 2015. On June 4, 2015, the CLTC acknowledged lessee's request.

I Liheslaturan Guåhan finds that Title 21 Guam Code Annotated, Chapter 75, §75109(a) states that “*Upon the surrender of a lease by the lessee, the Commission shall appraise the value of all such improvements... and shall pay to the previous lessee the value thereof, less any indebtedness*”.

1 *I Liheslaturan Guåhan* further finds the CLTC concurs with the
2 justifications provided by the lessee relative to the voluntary surrender of subject
3 CLTC lease, and has determined the net value of the surrendered leasehold
4 improvements based on three appraisals.

5 *I Liheslaturan Guåhan* intends to authorize the expenditure of funds to pay
6 the lessee for the appraised value of subject leasehold improvements, less any
7 indebtedness.

8 **Section 2. Appropriation for Reimbursement of Leasehold**

9 **Improvements.** Notwithstanding §75124(b) of Ch. 75, Title 21 GCA, the sum of
10 Thirty-Four Thousand Three Hundred Twelve Dollars (\$34,312.00) is hereby
11 appropriated and authorized to be expended from the *Chamorro Land Trust Survey*
12 *and Infrastructure Fund* (CLTS Account No. 3669-57001) to reimburse the current
13 leaseholder of Lot 11, Block 2, Tract 10314, Municipality of *Dededo* for the
14 leasehold improvements thereon. Said Lot shall be surrendered to the CLTC upon
15 termination of residential lease with CLTC. Subject Residential Lease is recorded
16 at the Department of Land Management as Instrument No. 693165. The leasehold
17 improvement value is based on three appraisals required by 21GCA §75109(a).
18 The *Appraisal Evaluation of Leasehold Improvement* is attached as Exhibit “A”.

19 **Section 3. Termination of Lease.** CLTC shall execute and record a
20 Termination of Lease at the time of the payment for leasehold improvements on
21 the surrendered land.

22 **Section 4. Severability.** If any provision of this law or its application to
23 any person or circumstance is found to be invalid or contrary to law, that invalidity
24 *shall not* affect other provisions or applications of this law, which can be given
25 effect without the invalid provisions or applications and to this end the provisions
26 of this act are severable.

Exhibit A Bill No.

APPRAISAL EVALUATION OF LEASEHOLD IMPROVEMENT

Lot 11, Block 2, Tract 10314; 400 SF Structure
Municipality of Dededo

APPRAISAL COMPANY	APPRAISED VALUE	APPRAISAL COST
Micronesia Appraisal Inc. November 5, 2015	\$40,058.00	\$1,025.00
Chief Appraisals September 1, 2016	\$35,900.00	\$775.00
Robert & Robert Associate Appraisers November 6, 2015	\$35,453.00	\$1,025.00
Column Total	\$111,411.00	\$2,825.00
FAIR MARKET VALUE	\$37,137.00	
Less Appraisal Costs	\$2,825.00	
Less Unpaid Taxes	\$0.00	
Less Unpaid Lease Fees	\$0.00	
REIMBURSEMENT TO SIMPLICIA GARRIDO - LEASEHOLD IMPROVEMENTS	\$34,312.00	