

I MINA'TRENTA NA LIHESLATURAN GUÅHAN
2009 (FIRST) Regular Session

Bill No. 21 (LS)

Introduced by:

R.J. RESPICIO
T.R. MUÑA BARNES
J.P. GUTHERTZ
B.J.F. CRUZ

2009 JAN - 5 AM 11:00

AN ACT TO ENHANCE THE DEVELOPMENT OF RECREATION AND SPORTS IN GUAM BY AUTHORIZING THE LEASE OF THE LOT IDENTIFIED AS THE "SOUTHERN SPORTS COMPLEX," LOT NO. 477 IN THE MUNICIPALITY OF AGAT, COMPRISING AN AREA OF 26.5 TOTAL ACRES, WITH THE GUAM FOOTBALL ASSOCIATION.

1 BE IT ENACTED BY THE PEOPLE OF GUAM:

2 Section 1. Legislative Findings and Intent. *I Liheslaturan Guåhan* finds
3 that although Guam has many outstanding athletes, and other individuals
4 with enormous potential, many potential athletes have never developed
5 their skills due to a lack of facilities. Our island should have more resources
6 at which existing athletes can be properly trained and the skills of future
7 athletes can be safely developed and honed. The people of Guam, and
8 especially our youth, should have facilities where they can play and enjoy
9 character building activities that will lead to healthier lifestyles.

10 *I Liheslaturan Guåhan* finds that Government of Guam land is available
11 and has been set aside for development of a sports complex for southern

1 Guam. The Guam Football (Soccer) Association is requesting to lease
2 property which has been reserved for a "Southern Sports Complex,"
3 specifically Lot No. 477 in the Municipality of Agat, comprising an area of
4 26.5 total acres, identified in the exhibit known as the Government of
5 Guam Reserved Lands List which is annexed to Section 2(b) of Public Law
6 Number 22-18, and placed under the charge of the Department of Land
7 Management.

8 *I Liheslaturan Guåhan* finds that the lease of this lot, which has been
9 sitting dormant for more than a dozen years, and putting it to use for its
10 intended purpose, will be a benefit to the people and especially the youth
11 of Guam.

12 It is the intent of *I Liheslaturan Guåhan* to authorize *I Maga'lahren Guåhan*
13 to lease the property, which has been reserved for a "Southern Sports
14 Complex," specifically Lot No. 477 in the Municipality of Agat, comprising
15 an area of 26.5 total acres, to the Guam Football (Soccer) Association.

16 **Section 2. Authorization to Lease.** Pursuant to §3 of Public Law
17 Number 15-6, *I Maga'lahren Guåhan* is authorized to execute a lease with the
18 Guam Football Association for the lot identified as the "Southern Sports
19 Complex," Lot No. 477 in the Municipality of Agat, comprising an area of
20 26.5 total acres, identified in the exhibit known as the Government of
21 Guam Reserved Lands List which is annexed to Section 2(b) of Public Law

1 Number 22-18, and placed under the charge of the Department of Land
2 Management.

3 **Section 3. Terms and Conditions.** *I Maga'lahen Guåhan* shall enter into
4 a lease agreement with the Guam Football Association (hereinafter referred
5 to as GFA) relative to the leasing of the lot identified as the "Southern
6 Sports Complex," Lot No. 477 in the Municipality of Agat, comprising an
7 area of 26.5 total acres, identified in the exhibit known as the Government
8 of Guam Reserved Lands List which is annexed to Section 2(b) of Public
9 Law Number 22-18, and placed under the charge of the Department of
10 Land Management. Applicable terms and conditions to govern the lease
11 shall be formulated by the Director of the Department of Parks and
12 Recreation in consultation with the Mayor and the Municipal Planning
13 Council of the Municipality of Agat, and the Mayor and the Municipal
14 Planning Council of the Municipality of Santa Rita, and such lease shall be
15 for a term of twenty-five (25) years, with an option for an additional
16 twenty-five (25) years. Said lease shall be executed by *I Maga'lahi*, approved
17 as to form by the Attorney General of Guam, and submitted to *I*
18 *Liheslaturan Guåhan* for final approval together with documentation
19 substantiating compliance with this Act. The terms and conditions of the
20 lease shall require the lessee to indemnify the government of Guam for any
21 liability arising from the use of the leasehold and include a lease rental

1 comparable to other existing leases of public property to private sports and
2 community organizations, and based on the property's intended use and
3 covenants that run with the land. The lease shall restrict use of the property
4 to those normally found at sports facilities including training areas, sports
5 fields and stadiums, sports-related concessions and parking facilities. Any
6 use of the property other than for its specified purposes shall render the
7 lease null and void.

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