


I MINA'TRENTA NA LIHESLATURÁN GUÅHAN
2010 (SECOND) Regular Session

Bill No. 471-30 (COR)

Introduced by:

Adolpho B. Palacios, Sr. 
T. R. Muña-Barnes

AN ACT TO REZONE LOT NO. 5, BLOCK NO. 3, TRACT 172
AGRICULTURAL SUBDIVISION OF LOT NO. 10065
MOGFOG, DEDEDO TO COMMERCIAL ZONE "C", FOR
THE PURPOSE OF CONSTRUCTING A MULTI-PURPOSE
COMMUNITY CENTER FOR PUBLIC USAGE.

1 BE IT ENACTED BY THE PEOPLE OF GUAM:

2 Section 1. **Legislative Findings and Intent.** *I Liheslaturan Guåhan* finds
3 that the Ilocano Association of Guam (ILOAG), a non-profit civic organization
4 was established in Guam on November 16, 1955, and has distinguished itself
5 throughout the years as one of the most active and assistive Filipino non-profit,
6 civil organization on Guam.

7 *I Liheslaturan Guåhan* further finds that the ILOAG has frequently donated
8 medical equipment to the Guam Memorial Hospital Authority and has also
9 provided financial contributions to both the University of Guam and the Guam
10 Community College for their scholarship programs. The ILOAG has also
11 donated to other non-profit organizations on Guam, including the donations of
12 picnic shelters for public usage at Ipao Beach and at the Mayor's Office in

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1 Tamuning, including the tennis court, and the statue of John F. Kennedy at the
2 John F. Kennedy High School.

3 *I Liheslaturan Guåhan* further finds that the ILOAG has a one (1) acre lot
4 property in the Macheche Subdivision in Dededo, which is about 250 feet across
5 the PGD Condominiums and about 100 feet away on the side of Alegeta Road
6 (Calumbo Avenue). The ILOAG, with the wholehearted and strong support of
7 the Dededo Municipal Planning Council by resolution, and after lengthy
8 discussion with the Guam Housing and Urban Renewal Authority (GHURA),
9 has come into a cooperative and joint venture agreement with the two
10 governmental entities to construct a multi-purpose community center for public
11 usage to serve the thousands of low and moderate income residents of the
12 Macheche Subdivision and other neighboring areas.

13 *I Liheslaturan Guåhan* further finds that as a result of this cooperative
14 understanding, the ILOAG has submitted a grant application to GHURA in 2010
15 for federal funding under the Community Development Block Grant Program
16 (CDBG) of the Agency. The ILOAG has recently and officially been awarded the
17 sum of Eight Hundred Thousand Dollars (\$800,000) for the construction of a
18 multi-purpose community center, complete with a basketball court and another
19 small facility for public functions such as meetings, small gatherings, health
20 education classes, and similar activities. This multi-purpose community center

1 will be utilized as a senior citizens center for the elderly residents of Macheche
2 and adjoining neighborhoods. The ILOAG has also culminated discussions with
3 the Division of Senior Citizens of the Department of Public Health and Social
4 Services (DPHSS) relative to the operation, management, and funding of the
5 proposed senior citizens center.

6 *I Liheslaturan Guåhan* further finds that this proposed project has been
7 extensively discussed by ILOAG with the residents of the Macheche Subdivision
8 who gave the Association their strong and undivided endorsement and support.
9 The Macheche Subdivision has no available vacant governmental land for the
10 construction of this much needed multi-purpose community center.

11 *I Liheslaturan Guåhan* further finds that the federal HUD agency requires
12 that this proposed multi-purpose community center be constructed on a
13 commercial zone property. The ILOAG property is zoned "Agricultural". The
14 grant award requires that the property on which the community center is to be
15 constructed must be zoned "Commercial". The status of the grant will be
16 jeopardized as a result of delay associated with the rezoning of the said property,
17 if the rezoning were to go through the Guam Land Use Commission (GLUC).
18 The traditional and governmental process of rezoning such property under the
19 GLUC may take four to six months, and maybe even longer because of the

1 upcoming change of administration. The grant if not used by the end of Fiscal
2 Year 2011 will lapse and may cease to be available.

3 Therefore, it is the intent of the *I Liheslaturan Guåhan* to rezone Lot No. 5,
4 Block No. 3, Tract 172 Agricultural Subdivision of Lot No. 10065 Mogfog,
5 Dededo to Commercial Zone, for the purpose of constructing a multi-purpose
6 community center.

7 **Section 2. Rezoning.** Lot No. 5, Block No. 3, Tract 172 Agricultural
8 Subdivision of Lot No. 10065 Mogfog, Municipality of Dededo is hereby rezoned
9 from Agricultural "A" to Commercial "C" for the purpose of constructing a
10 multi-purpose community center for public usage.

11 **Section 3.** Notwithstanding any law to the contrary, the Ilocano
12 Association of Guam shall be exempted from paying property tax on the
13 aforementioned property for the duration of the utilization of the facility as a
14 multi-purpose community center for public usage.