



Office of the Governor of Guam

P.O. Box 2950 Hagåtña, Guam 96932
TEL: (671) 472-8931 • FAX: (671) 477-4826 • EMAIL: governor@mail.gov.gu

Office of the People's Speaker
vicente (ben) c. pangelinan

FEB 16 2004

TIME: 4:13 () AM (✓) PM
RECEIVED BY: [Signature]

Felix Perez Camacho
Governor

Kaleo Scott Moylan
Lieutenant Governor

16 FEB 2004

The Honorable Vicente C. Pangelinan
Speaker
I Mina' Bente Siete Na Liheslaturan Guåhan
Twenty-Seventh Guam Legislature
155 Hesler Street
Hagåtña, Guam 96910

Dear Speaker Pangelinan:

Transmitted herewith is Bill No. 221 (COR), "AN ACT TO AUTHORIZE THE CHAMORRO LAND TRUST COMMISSION TO LEASE REAL PROPERTY IN SANTA RITA FOR CONSTRUCTION OF A SENIOR CITIZENS' CENTER AND OTHER PUBLIC FACILITIES," which I signed into law on February 12, 2004 as Public Law 27-75.

Sincerely yours,

[Signature of Felix P. Camacho]

FELIX P. CAMACHO
I Maga'låhen Guåhan
Governor of Guam

Attachment: copy attached of signed bill


cc: The Honorable Tina Rose Muña-Barnes
Senator and Legislative Secretary

I MINA'BENTE SIETE NA LIHESLATURAN GUÅHAN
2004 (SECOND) Regular Session

CERTIFICATION OF PASSAGE OF AN ACT TO I MAGA'LAHEN GUÅHAN


This is to certify that Bill No. 221 (COR), "AN ACT TO AUTHORIZE THE CHAMORRO LAND TRUST COMMISSION TO LEASE REAL PROPERTY IN SANTA RITA FOR CONSTRUCTION OF A SENIOR CITIZENS' CENTER AND OTHER PUBLIC FACILITIES," was on the 4th day of February, 2004, duly and regularly passed.

Attested:


Tina Rose Muña Barnes
Senator and Legislative Secretary

vicente (ben) c. pangelinan
Speaker

This Act was received by *I Maga'lahen Guåhan* this 5 day of February, 2004, at 4³⁰ o'clock P.M.



Assistant Staff Officer
Maga'lahi's Office

APPROVED:



FELIX P. CAMACHO
I Maga'lahen Guåhan

Date: 2/12/04

Public Law No. 27-75



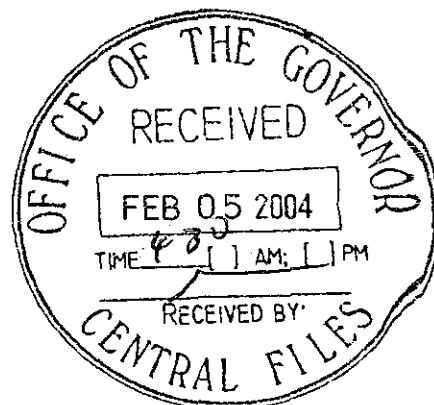
MINA' BENTE SIETE NA LIHESLATURAN GUÅHAN

TWENTY-SEVENTH GUAM LEGISLATURE

155 Hessler Place, Hagåtña, Guam 96910

February 5, 2004

The Honorable Felix P. Camacho
I Maga'lahen Guåhan
Ufisinan I Maga'lahi
Hagåtña, Guam 96910



Dear *Maga'lahi* Camacho:

Transmitted herewith are Bill Nos. 108(COR), 207(COR), 221(COR) and 232(COR), and Substitute Bill Nos. 9(COR), 71(LS), 93(COR), 151(COR), 167(LS), 180(LS), 196(COR) and 210(COR) which were passed by *I Mina' Bente Siete Na Liheslaturan Guåhan* on February 4, 2004.

Sincerely,

TINA ROSE MUÑA BARNES
Legislative Secretary

Enclosures (12)

I MINA'BENTE SIETE NA LIHESLATURAN GUÅHAN
2003 (FIRST) Regular Session

Bill No. 221 (COR)

As amended by the Committee on
Utilities and Land and further amended on the Floor.

Introduced by:

v. c. pangelinan
C. Fernandez
T. R. Muña Barnes
F. B. Aguon, Jr.
J. M.S. Brown
F. R. Cunliffe
Mark Forbes
L. F. Kasperbauer
R. Klitzkie
L. A. Leon Guerrero
J. A. Lujan
J. M. Quinata
Toni Sanford
R. J. Respicio
Ray Tenorio

**AN ACT TO AUTHORIZE THE CHAMORRO LAND TRUST
COMMISSION TO LEASE REAL PROPERTY IN SANTA
RITA FOR CONSTRUCTION OF A SENIOR CITIZENS'
CENTER AND OTHER PUBLIC FACILITIES.**

1 **BE IN ENACTED BY THE PEOPLE OF GUAM:**

2 **Section 1. Legislative Findings and Intent.** *I Liheslaturan Guåhan*
3 finds that the United States Department of Housing and Urban Development
4 awarded Four Hundred Fifty-Four Thousand Dollars (\$454,000) from a list of
5 projects submitted in March 2003, to the government of Guam for

1 construction of a Senior Citizens' Center in the village of Santa Rita benefiting
2 southern residents.

3 The United States Department of Housing and Urban Development
4 ("HUD")/Community Development Block Grants ("CDBG") will fund the
5 Guam Housing and Urban Renewal Authority ("GHURA") and the
6 Department of Public Health and Social Services("DPHSS"), Division of
7 Senior Citizens, for the renovation and expansion of a Senior Citizens' Center.

8 According to the Guam 2003 Annual Action Plan, the current facility
9 does *not* meet the Americans with Disabilities Act accessibility requirements,
10 and was previously cited for noncompliance while subjecting seniors to
11 unsafe conditions. Additionally, DPHSS Division of Senior Citizens
12 anticipates the current facility will *not* accommodate the projected growth of
13 the elderly population.

14 The proposed Senior Citizens' Center construction and renovation will
15 comply with the Americans with Disabilities Act accessibility requirements
16 and include restrooms, kitchen, office space, conference room, activity room,
17 meditation/resting room, and storage room. A private organization under
18 contract with the Department of Public Health and Social Services will operate
19 the Senior Citizens' Center, and provide the following services: health
20 screening to detect or prevent illness, nutrition education, arts and crafts
21 activities, multigenerational activities, social and community interaction,
22 congregate meals, and transportation services.

23 Pursuant to 21 GCA Chapter 75, §§75107 (c) and (d) relative to the
24 Chamorro Land Trust Commission ("CLTC"), *I Liheslaturan Guåhan* intends to
25 authorize the CLTC to assist the Mayor of Santa Rita with government land

1 for public use. The Mayor of Santa Rita and the CLTC Administrative
2 Director identified the remaining portion of Lot No. 470-2 as Lot No. 470-2-R1
3 (6.2 acres) in the village of Santa Rita for the construction of a Senior Citizens'
4 Center.

5 Furthermore, in order to obligate CDBG funds available since October
6 2003, the government of Guam must have the right to the use of the property
7 by a lease of said government property. The Mayor of Santa Rita identified
8 Lot No. 470-2-R1, under the jurisdiction of the CLTC, for the use of the
9 Municipality of Santa Rita as the location of the facility. However, the CLTC
10 does not have a quorum of members necessary to execute such a lease, and *I*
11 *Liheslatura* wishes to authorize the execution of a lease absent the CLTC
12 members.

13 **Section 2. Authorization to Lease.** Notwithstanding the absence of
14 rules and regulations relative to commercial leases, the *Chamorro* Land Trust
15 Commission ("CLTC") is hereby authorized to lease Lot Number 470-2-R1,
16 Santa Rita, Guam, containing an area of 6.2 acres or 23,038 square meters,
17 more or less, to the government of Guam for the use of the Office of the Mayor
18 of Santa Rita for a term not less than twenty-five (25) years and *not* to exceed
19 fifty (50) years for the purpose of constructing a Senior Citizens' Center and
20 other municipal public facilities for the Municipality of Santa Rita. In the
21 absence of enough members to constitute a quorum, the Executive Director
22 may execute necessary documents on behalf of the CLTC to effectuate the
23 purposes of this Act.

24 **Section 3. Severability.** *If* any provision of this Law or its
25 application to any person or circumstance is found to be invalid or contrary to

- 1 law, such invalidity shall *not* affect other provisions or applications of this
- 2 Law which can be given effect without the invalid provisions or application,
- 3 and to this end the provisions of this Law are severable.



Mina' Bente Siete Na Liheslaturan Guåhan

vicente (ben) c. pangelinan
Speaker

Committee on Utilities and land
Chairman

JAN 20 2004

The 27th Guam Legislature
I MINA 'BENTE SIETE NA LIHESTURAN
155 Hesler Street
Hagåtña, GU 96910

The Committee on Utilities and Land, to which was referred Bill No. 221(COR) "AN ACT TO AUTHORIZE THE CHAMORRO LAND TRUST COMMISSION TO LEASE REAL PROPERTY IN SANTA RITA FOR THE CONSTRUCTION OF A SENIOR CITIZENS CENTER," has had the same under consideration, and now wishes to report back the same with the recommendation to do pass.

The Committee votes are as follows:

<u>7</u>	To Do Pass
<u>0</u>	Not to Pass
<u>0</u>	Abstain
<u>0</u>	Inactive File

A copy of the Committee Report and other pertinent documents are attached for your immediate reference and information.

Sincerely,

vicente (ben) c. pangelinan
Speaker & Chairman of the Committee on Utilities and Land

enclosure

Committee on Utilities and Land
I Mina'Bente Siete Na Libeslaturan Guahan

VOTING SHEET ON

Bill 221 (COR): "AN ACT TO AUTHORIZE THE CHAMORRO LAND TRUST COMMISSION TO LEASE REAL PROPERTY IN SANTA RITA FOR THE CONSTRUCTION OF A SENIOR CITIZENS CENTER."

COMMITTEE MEMBER	INITIAL	FOR PASS	NOT TO PASS	ABSTAIN	IN ABSENCE
vicente (ben) c. pangelinan Chairman	<i>V</i>	✓			
Carmen Fernandez Vice Chairwoman	<i>C</i>	<i>C</i>			
Frank Aguon, Jr. Member					
Randy Cunliffe Member	<i>RC</i>	—			
Lou Leon Guerrero Member	<i>LLG</i>	✓			
Rory Respicio Member					
Toni Sanford Member	<i>TS</i>	✓			
Joanne Brown Member	<i>JB</i>	✓			
Ray Tenorio Member					
Mark Forbes MEMBER	<i>M</i>	✓			

Committee on Utilities and Land
I Mina Bente Siete Na Libeslaturan Guahan

Bill 221 (COR)

“AN ACT TO AUTHORIZE THE CHAMORRO LAND TRUST
COMMISSION TO LEASE REAL PROPERTY IN SANTA RITA FOR
CONSTRUCTION OF A SENIOR CITIZENS CENTER.”

Confirmation hearing was held by the Committee on Utilities and Land on Friday,
December 19, 2003, at the Guam Legislature’s Public Hearing Room, at 9 a.m.

Witness Summary

Name	Representing	Testimony (written or oral)	Testimony (against or for)
Mr. Ron De Guzman	GHURA	Oral and written	For
Mr. Joseph Borja	CLTC	Oral	For
Mayor Joseph C. Wesley	Mayor of Santa Rita	Written	For
Mr. Felixberto R. Dungca, Jr.	DLM	Written	Made recommendations based on the Department’s findings.

Committee on Utilities and Land
I Mina Bente Siete Na Libeslaturan Guahan

Report on

Bill 221(COR)

“AN ACT TO AUTHORIZE THE CHAMORRO LAND TRUST
COMMISSION TO LEASE REAL PROPERTY IN SANTA RITA
FOR CONSTRUCTION OF A SENIOR CITIZENS CENTER.”

Public Hearing

The Committee on Utilities and Land, to which was referred **Bill 221(COR)**, “AN ACT TO AUTHORIZE THE CHAMORRO LAND TRUST COMMISSION TO LEASE REAL PROPERTY IN SANTA RITA FOR CONSTRUCTION OF A SENIOR CITIZENS CENTER,” conducted a public hearing on Friday, December 19, 2003, at the Guam Legislature Public Hearing Room. Speaker vicente (ben) c. pangelinan conducted the legislative hearing as Chairman on Utilities and Land. Also in attendance were Senators Lou Leon Guerrero, Toni Sanford, Joanne Brown, Robert Klitzkie, and Tina Muna Barnes.

Summary of Testimony

Speaker/Chairman: Thank you very much, Mr. Mayor. Mr. Taitano, thank you very much. The next item on the agenda is Bill No. 221, An Act to Authorize Chamorro Land Trust to Lease Property in Santa Rita for Construction of the Senior Citizen’s Center. I just want to note for the record, Mr. Borja and Mr. DeGuzman—is he still here? Ron, there you are. And just for the record Mayor Joseph Wesley has called and said that he’ll try and make the meeting. But his nephew is coming in this afternoon or early this evening and he’s making some preparations for that. So, why don’t you proceed?

Mr. Joseph Borja: I would defer to the request. I wanted to let the Mayor know, anytime a lot number’s 7000, that’s Yigo. No other municipality has a 7000 lot number.

Sen. L. Leon Guerrero: I don’t think he heard you.

Mr. Joseph Borja: I’ll let him know in the other ... yes, 3000’s are Chalan Pago.

Speaker/Chairman: 1000’s in Barrigada.

Mr. Joseph Borja: 1000, Barrigada also some Hagatna.

Speaker/Chairman: Some Hagatna.

Sen. Toni Sanford: What about Agana Heights?

Mr. Joseph Borja: Agana Heights, you got me there. Also no, not too much government land in Agana Heights, that’s why.

Speaker/Chairman: Let's stop while we're ahead. Okay, Ron?

Mr. Ron DeGuzman: Good morning, Mr. Speaker, Senators. Happy Holidays. I'm here on behalf of the agency GHURA. My name is Ron DeGuzman, the Executive Director. I'm here to support Bill No. 221, to authorize the Chamorro Land Trust to Lease Property to the Santa Rita Municipal Planning Council. With regards to the project, the funds have already been earmarked for the Senior Center, and the funding has been released by the Department of HUD to the agency. So this is part of the development we do need to secure site control of the property and we would kindly ask the Committee to consider five requirements on the lease, in order for us to secure site control on this property. First of all, the parties are to be the CLTC and the Santa Rita Municipal Planning Council. The second criteria would be the use of the property would be limited to the construction of a Senior Center; the term of the lease to run no less than twenty-five years and not more than fifty years; and establishing a size of the lease of the leasehold as a portion of Lot 470-2 not to exceed 23,308 square feet, which would be basically to accommodate the footprint of this building. And finally, no provision to allow the provision to prohibit the transfer of the property during the term of lease.

Speaker/Chairman: Anything else?

Mr. Ron DeGuzman: That's it, Senator.

Speaker/Chairman: Thank you, Joe?

Mr. Joseph Borja: Thank you very much, Mr. Chairman, my name is Joseph Borja. I'm the Acting Director of the Chamorro Land Trust Commission. We do not have an official board position on the bill because there is no board, so what I would like to do is I would like to give the Committee some sort of history on previous board action on requests of this sort. The previous boards have granted the licenses to a community for use of Chamorro Land Trust properties for community use. We have schools on Chamorro land properties, we have fire stations, we even have GHURA housing on Chamorro Land Trust property. And the one example that would stand to this as a persistent is that the Commission granted special license to the community of Inarajan to use some Chamorro land properties for community buildings. I think the post office, and fire station, and library, so the action itself is not without persistent and I do note that the Speaker mentioned the fact that we do need to get this and two other issues at least going in spite of the fact of the absence of a sitting board. So that's basically the general comments that I have on the issue and that goes for the other bills but specifically on this bill. I would just like to mention a couple of things. I get a little leery when we start putting exact sizes on the properties because if there is a typo then you know we need to go back to correct that. And maybe you might put something "as-needed" or "as-required" or "as accepted by both parties" rather than specifically writing down "twenty three thousand, three hundred and eight" and maybe it might come out to "twenty three thousand, three and nine" and sometimes government entities are hesitant in doing that. So, don't limit on that size. The second thing is the lot number 407-2, that lot has basically been changed already. The lot number that we would suggest you use is 470-R2. We do have a couple of leases on the property and we might consider something along this and the other laws that if there are any Chamorro Land Trust leases on the property,

which I don't believe there are any on this, expect for, rather, the other two lots, the Yigo lots, but on this one I believe we may have two leases. However, they are on the fringes and not on the middle of the property and would not happen if development. And I don't believe that the area in question is even close to where we have our leases but maybe we put something in future language. That if there any Chamorro Land Trust leases, either a severance or relocation rights be in there. But in this particular case, I think we do have two leases on the basic lot but they are not an area that would effect the project that GHURA and the Mayor is standing.

Speaker/Chairman: Thank you. Joe, the Mayor, had requested that he be allowed, that the entire lot be dedicated to community use there. What is the size of that entire lot?

Mr. Joseph Borja: I believe we have a map on that area here. Approximately sixty-six thousand square meters.

Speaker/Chairman: Okay, so about six hectares?

Mr. Joseph Borja: About six hectares about six and a half hectares and then multiply that by times two and half. So you have about fifteen acres. That's a pretty big lot. Some of the lots, though, is unusable because of ravine and erosion.

Sen. L. Leon Guerrero: The Mayor wants the whole thing?

Speaker/Chairman: The Mayor had requested that we consider giving him the whole thing, and I wasn't aware of what is the total size of the lot.

Mr. Joseph Borja: And again there is only one entity that can remove and or use Chamorro Land Trust property other than the Chamorro Land Trust Act allows, and that's the Legislature. So I'm sure that the Legislature is looking at the community need and a legislative intent. The property, like I said, I believe we only have two Chamorro Land Trust clients on the lot at this time.

Speaker/Chairman: Okay, all right. Senator Leon Guerrero, did you have any questions?

Sen. L. Leon Guerrero: Ron, how much is this lease?

Mr. Ron DeGuzman: Excuse me.

Sen. L. Leon Guerrero: A dollar, it's a dollar? So we're not, they're not making any money out of this?

Mr. Ron DeGuzman: Well, the lease will be negotiated between the...

Mr. Joseph Borja: Normally, for example, the Inarajan lease, I don't believe, it's even a dollar. I believe it's a free-of-charge thing.

Speaker/Chairman: Yes, it's for community use, so.

Sen. L. Leon Guerrero: Oh, well you know we could've gotten some money from the federal government to try and ...

Sen. Joanne Brown: For the land?

Sen. L. Leon Guerrero: For the land, yes.

Mr. Joseph Borja: You didn't tell me that, Ron. Actually, GHURA has been working on this previously.

Sen. L. Leon Guerrero: Is there prohibition in doing some revenue answer?

Mr. Ron DeGuzamn: I don't believe so. We have done a property and land acquisition in previous projects.

Speaker/Chairman: We don't definitely want to sell the land.

Mr. Ron DeGuzman: Yes, I didn't think that was the intent. The lease is to be negotiated by the Santa Rita Mayor's Office and the CLTC.

Sen. L. Leon Guerrero: So Joe, is there any reason why the Mayor can't ask for more, more lease money on this than just the dollar. Is there any law that prohibits that for community use?

Sen. Joanne Brown: Versus the outright purchase?

Speaker/Chairman: No, there's no purchase on it.

Mr. Joseph Borja: I don't think so.

Sen. L. Leon Guerrero: There's no law that prohibits?

Speaker/Chairman: It's just one pocket in there. We got to budget Mayor, then, for his lease payments.

Mr. Joseph Borja: Yes, it's just really one pocket to the other and, you know, in some cases like this, it might be useful to use this as the Commission contributions to the community, you know, when people say, "Well it's so restrictive, only community, Chamorro's can benefit from the program." Maybe this is one way that that can be answered, but I don't think there's anything in the law that prohibits the Chamorro Land Trust Commission from charging a thousand dollars a month, for example, to the Mayor for this.

Speaker/Chairman: Right.

Sen. L. Leon Guerrero: Okay.

Sen. Joanne Brown: I think the concern, Mr. Speaker, is just that some cases are federally funded construction projects. In some cases they actually pay, as you don't purchase the land.

Speaker/Chairman: Right.

Sen. Joanne Brown: So it's just a question that's being raised as to whether or not so much local resources should pay for a lease agreement. That if there are agreements that can be made with the federal government because it's a substantial amount of property. I mean, if you're going to buy fifteen acres below market you're still talking a pretty penny. You know, something like that.

Sen. L. Leon Guerrero: I mean if they need to secure a site, you know, in order to build the building.

Sen. Joanne Brown: Versus them actually going out and purchasing the lot, and then on top of that, building.

Mr. Ron DeGuzman: Keep in mind that GHURA's jurisdiction basically is the construction of the facility. Once it's completed, we will hand it over to Department of Public Health. They may have a budget, you know, federally funded to operate the senior center. I'm not really sure what their budgetary composition is.

Sen. L. Leon Guerrero: I'm just trying to get some money out of the Federal Government.

Speaker/Chairman: Senator Klizkie, did you have any comments?

Sen. Robert Klizkie: Thank you Mr. Speaker. Is there urgency to mention here, Ron?

Mr. Ron DeGuzman: Well, we do have a timeline that we have to expend the funding for this particular project.

Sen. Robert Klizkie: Which would be?

Mr. Ron DeGuzman: Specifically, the timeline on this is ... four months? Oh, five-years, yes.

Sen. Robert Klizkie: So no problem.

Mr. Ron DeGuzman: Yes.

Sen. Robert Klizkie: Okay, does the Department of Housing and Urban recognize the municipality as a legal entity?

Mr. Ron DeGuzman: Yes, I believe so. As along as ...

Mr. Joseph Borja: The council, I believe. Is it?

Mr. Ron DeGuzman: The council would be considerate a legal entity, recognizable by the agency.

Sen. Robert Klizkie: Okay, that's it.

Speaker/Chairman: Thank you. Senator Sanford, Senator Muna-Barnes?

Sen. Tina Muna-Barnes: Thank you, Mr. Speaker, I just feel that when we're going to use federal funds to benefit our people, especially our senior citizens, our elderly, I think we're in a win-win situation and I really, really support that effort, as you know. There's efforts to include, to build more senior citizens centers, like the one in Agana Heights that's ongoing right now. And Joe, you had mentioned that in Inarajan, the senior citizen is the only one federally funded?

Mr. Joseph Borja: I don't know specifically senior citizens but within the records I do of a municipality that was given a license to use Chamorro Land Trust property for community purposes, specifically Inarajan. But, for example, that Machanao Elementary School that's on Chamorro Land Trust property, the Tamuning fire station that's on Chamorro Land Trust property. Some of the GHURA housing, according to the inventory, that was given to us and some of the schools are on Chamorro Land Trust property—Marie Ulloa, Finagayan, J.P. Torres in Santa Rita, because it is on that lot.

Sen. Tina Muna-Barnes: I think what I'm going to go and gear to then is going back to you Ron. I know that you were trying to build a senior citizen center in every village or are we already getting up to that part? Or is there a senior citizen village on it or is there anymore request for this kind of arrangement that needs to be made?

Mr. Ron DeGuzman: We are getting there. We have eight completed so far. However, the construction of the centers is subject to Department of Public Health's budget to operate the center. I guess there looking at the composition of the elderly whether there is enough that would patronize the centers. If not, then they're looking at consolidating smaller villages.

Sen. Tina Muna-Barnes: So we have eight completed and if Santa Rita goes through it'll be nine?

Mr. Ron DeGuzman: Um...I believe that's part of the eight.

Sen. Tina Muna-Barnes: Oh, that's part of the eight.

Mr. Ron DeGuzman: That's correct, either completed or ongoing, yes.

Sen. Tina Muna-Barnes: Okay. Mr. Speaker, just to comment. And I do this on the session floor but if there's any way as I lived in Santa Rita for many years. I like to get on as a co-sponsor. I'm just in support of anything that we can do to help our senior citizens.

Speaker/Chairman: Thank you. Senator Sanford?

Sen. Toni Sanford: Yes, Mr. Speaker. A question just came to mind and this is on a previous conversation, Ron, that you and I had relative to night markets in the villages, whether or not construction and design of these community centers, or senior citizens', if you could put into your plans here a kitchen facility that will accommodate the needs of that village, should they decide to go into this night market environment, I think that...

Mr. Ron DeGuzman: We certainly can take a look at that. The Mayors would have to incorporate that in their planning for the facility.

Sen. Toni Sanford: Yes, I think if you just do that by default in the future, you'd certainly be planning ahead for the needs of our community. Because I just feel that so many of the elderly have come to us through the mayors, wanting the night market to succeed and the limitations have been the facilities that Public Health is mandating. So if you put this into the policies of default it would be tremendous, I think, for the community.

Mr. Ron DeGuzman: Sure, we'll keep that in mind, Senator.

Sen. Toni Sanford: Thank you, Mr. Speaker.

Speaker/Chairman: Thank you very much. Senator Brown?

Sen. Joanne Brown: I just wanted to follow up with the Chamorro Land Trust Commission with regards to your mentioning that there may be existing leases that might be within the boundaries.

Mr. Joseph Borja: We know of two. I know of two.

Sen. Joanne Brown: Is it possible ... because before this bill goes up on the floor it'd be good if we have that information. So that's no question about it and then whether or not how much of the land area actually the Commission would be supportive of giving for this purpose. Obviously, you know I have no resistance providing land for the senior center. But I guess there's also the question as to whether or not all fifteen acres will be given to the village of Santa Rita, so that'll be helpful. I mean, ultimately we'd like to see the senior citizens center built and if we can do that without infringing on the rights of those leasing surrounding lots within this area. Or even if we don't give the Mayor all fifteen acres, I'm sure nevertheless he'd be pleased with the property for the senior citizen center. But that information would be helpful when this bill comes up on the floor so we can reference it.

Mr. Joseph Borja: I'll send the certification occupancy letter type of what we have already leased out in that area.

Sen. Joanne Brown: And just like I said, maybe specify the actually area that the Commission would be supportive of so that we can build the senior citizens center without infringing on those other occupants you have now. And the other question is whether or not the Commission would be supportive of the entire property, versus maybe a smaller section of the property would be just needed for the use of this facility. So, just to clarify those concerns.

Speaker/Chairman: Joe, will you? I'm making that an official request too.

Mr. Joseph Borja: I will. I've got that noted and I'll respond as soon as I can on that, Mr. Speaker.

Sen. Joanne Brown: Thank you very much, Joe. Thank you, Mr. Speaker.

Speaker/Chairman: Thank you very much, Joe. Thank you very much, Senator Brown.

Mr. Joseph Borja: Couple of minor items on that bill, Mr. Speaker, and maybe the rules might be submitted to the Committee rather than to the entire Legislature at least to begin with. And I might have a problem with the thirty days of enactment if I don't have a sitting board to review those rules and regulations within thirty days of enactment. I might have a problem in meeting that date I have presently in existence. Draft rules and regulations already, but those drafts have not gone through the Commission review. But we already have the rules and regulations for Commission review.

Speaker/Chairman: We'll note those changes, Joe.

Mr. Joseph Borja: Thank you.

Speaker/Chairman: Thank you very much.

Sen. Joanne Brown: How many are needed after that?

Speaker/Chairman: Three more?

Mr. Joseph Borja: Three more, three more are needed.

Findings and Recommendation

The Committee on Utilities and Land, to which was referred **Bill 221(COR)**, "AN ACT TO AUTHORIZE THE CHAMORRO LAND TRUST COMMISSION TO LEASE REAL PROPERTY IN SANTA RITA FOR CONSTRUCTION OF A SENIOR CITIZENS CENTER," recommends that the legislation be passed.