

I Mina'trentai Siette Na Liheslaturan Guåhan
BILL STATUS

BILL NO.	SPONSOR	TITLE	DATE INTRODUCED	DATE REFERRED	CMTE REFERRED	FISCAL NOTES	PUBLIC HEARING DATE	DATE COMMITTEE REPORT FILED	NOTES
327-37 (COR)	Therese M. Terlaje	AN ACT TO AUTHORIZE THE EXTENSION OF THE TERM OF THE LEASE BETWEEN THE GUAM ANCESTRAL LANDS COMMISSION AND AT&T CORP.	7/16/24 4:46 p.m.						

I MINA'TRENTAI SIETTE NA LIHESLATURAN GUÅHAN
2024 (SECOND) Regular Session

Bill No. 327-37 (COR)

Introduced by:

Therese M. Terlaje *TMT*

**AN ACT TO AUTHORIZE THE EXTENSION OF THE TERM
OF THE LEASE BETWEEN THE GUAM ANCESTRAL LANDS
COMMISSION AND AT&T CORP.**

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

2 **Section 1. Legislative Findings and Intent.** This bill is introduced at the
3 request of the GALC. *I Liheslaturan Guåhan* finds that investment by the private
4 sector is a necessary component to the improvement and development of lands
5 under the jurisdiction of the Guam Ancestral Lands Commission ("GALC").
6 Leasing of GALC lands to enable such investment also generates substantial lease
7 revenue which by law, is to be used for extinguishing the claims of beneficiaries
8 of the Land Bank Trust whose properties were unjustly taken by the U.S.
9 Government which continue to be used to this day by the government.

10 *I Liheslaturan Guåhan* further finds that the U. S. Government leased federal
11 land to AT&T Corp. ("AT&T") in 1962 to allow AT&T to provide
12 telecommunication services to both the U. S. military and the civilian population.
13 AT&T has also provided a source of employment for local technicians in highly
14 skilled areas. Over the years, the U.S. military, the people and government of
15 Guam and AT&T have benefitted substantially and today, AT&T is a major
16 contributor to Guam's position as a telecommunications center in the Pacific.

1 *I Liheslaturan Guåhan* further finds that ownership of 396 acres of federal
2 property known as Andersen Family Housing Annex No. 4 which contained the
3 area leased to AT&T, was transferred to the Government of Guam in October 2002
4 but the lease to AT&T remained in effect until October 2006. In November 2002,
5 the Government of Guam transferred ownership of the property to GALC as
6 required by law.

7 *I Liheslaturan Guåhan* further finds that GALC could not have known that
8 the property leased to AT&T was under GALC ownership until after ancestral
9 owners of Andersen Family Housing Annex No. 4 completed the land surveys and
10 court proceedings required to confirm ownership of their ancestral properties. This
11 process of confirming private property ownership was not completed until June
12 2013 at which time, the Office of the Governor initiated efforts to resolve AT&T's
13 use of the area, now surveyed as Lot 10192, Municipality of Dededo, containing
14 an area of 11,724 square meters and a two story, 42,678 square foot
15 telecommunications facility. Final resolution of AT&T's use of the area finally
16 occurred in 2019 when an agreement was reached between GALC and AT&T to
17 settle previous and future use of the property.

18 *I Liheslaturan Guåhan* further finds that GALC and the island of Guam would
19 benefit from the continued use of Lot 10192 in Guam's telecommunications
20 industry and continued use of Lot 10192 is consistent with Guam's policy of
21 growing its role in the telecommunications industry. Such use would be enhanced
22 by legislative approval of the extension of the term of the lease for fifty (50) years.

23 *I Liheslaturan Guåhan* therefore intends to approve the extension of the term
24 of the lease for fifty years, commencing October 1, 2024.

25 **Section 2. Term of Lease of Public Real Property and Related Facilities.**

26 Notwithstanding any other provision of law, *I Liheslaturan Guåhan* hereby
27 approves the extension of the term of the lease between the Guam Ancestral Lands

1 Commission and American Telephone and Telegraph, LLC, for forty-five (45)
2 years, commencing on October 1, 2024, subject to the execution by *I Maga'haga*
3 (the Governor), attestation by *I Segundu Na Maga'lahi* (the Lieutenant Governor),
4 and approval as to form by the Attorney General of Guam, pursuant to the
5 Provision for Leasing of Government Owned Property for Commercial Purposes
6 contained
7 in Title 21 GCA § 60114 (c).

8 **Section 3. Real Property Taxes.** The lessee shall pay all real property taxes
9 levied or assessed on the property and improvements pursuant to applicable laws.