



CARL T.C. GUTIERREZ  
GOVERNOR OF GUAM

Refer to  
**Legislative Secretary**

**MAY 16 1997**

The Honorable Antonio R. Unpingco  
Speaker  
Twenty-Fourth Guam Legislature  
Guam Legislature Temporary Building  
155 Hesler Street  
Agana, Guam 96910

OFFICE OF THE LEGISLATIVE SECRETARY	
ACKNOWLEDGMENT RECEIPT	
Received By	<u>[Signature]</u>
Time	<u>5:23 pm</u>
Date	<u>5-16-97</u>

Dear Speaker Unpingco:

Enclosed please find a copy of Substitute Bill No. 19 (COR), "AN ACT TO SET ASIDE NO LESS THAN 30,623± SQUARE METERS OF LAND AREA WITHIN THE BOUNDARIES OF LOT NO. 10142-NEW, LOCATED IN THE MUNICIPALITY OF DEDEDO, AND TO AUTHORIZE THE GOVERNOR TO LICENSE THE PROPERTY TO THE GUAM FOOTBALL (SOCCER) ASSOCIATION FOR THE PURPOSE OF THE CONSTRUCTION OF A SOCCER SPORTS STADIUM AND RELATED FACILITIES THEREIN.", which I have signed into law today as **Public Law No. 24-33.**

This legislation represents a public-private partnership, as the Guam Football (Soccer) Association, in conjunction with international football (soccer) associations and the government of Guam, can take action together to develop a soccer stadium and related facilities.

This will allow the teams from other countries to come to Guam and Guam's players to participate in the international arena, as well as enlarge the resources available to provide the facility.

Very truly yours,

[Signature]  
Carl T. C. Gutierrez  
Governor of Guam

Attachment 00227

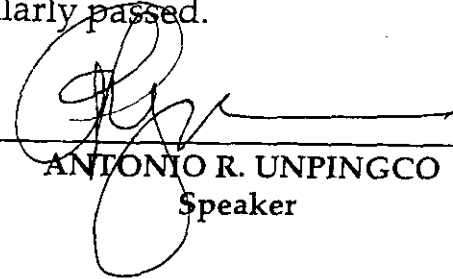
cc: The Honorable Joanne M. S. Brown  
Legislative Secretary

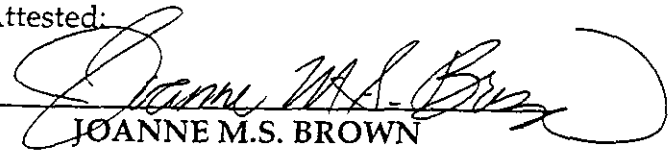
Office of the Speaker  
ANTONIO R. UNPINGCO  
Date: 5-16-97  
Time: 4:15 pm  
Rec'd by: [Signature]  
Print Name: annil

TWENTY-FOURTH GUAM LEGISLATURE  
1997 (FIRST) Regular Session

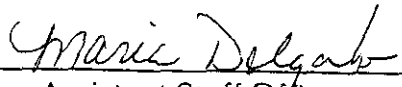
CERTIFICATION OF PASSAGE OF AN ACT TO THE GOVERNOR

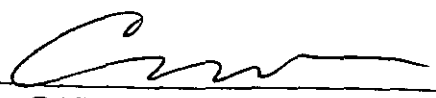
This is to certify that Substitute Bill No. 19 (COR), "AN ACT TO SET ASIDE NO LESS THAN 30,623+ SQUARE METERS OF LAND AREA WITHIN THE BOUNDARIES OF LOT NO. 10142-NEW, LOCATED IN THE MUNICIPALITY OF DEDEDO, AND TO AUTHORIZE THE GOVERNOR TO LICENSE THE PROPERTY TO THE GUAM FOOTBALL (SOCCER) ASSOCIATION FOR THE PURPOSE OF THE CONSTRUCTION OF A SOCCER SPORTS STADIUM AND RELATED FACILITIES THEREIN," was on the 6th day of May, 1997, duly and regularly passed.

  
ANTONIO R. UNPINGCO  
Speaker

Attested:  
  
JOANNE M.S. BROWN  
Senator and Legislative Secretary

-----  
This Act was received by the Governor this 8<sup>th</sup> day of May, 1997, at  
12:35 o'clock P.M.

  
Assistant Staff Officer  
Governor's Office

APPROVED:  
  
CARL T. C. GUTIERREZ  
Governor of Guam

Date: 5-16-97  
Public Law No. 24-33

TWENTY-FOURTH GUAM LEGISLATURE  
1997 (FIRST) Regular Session

Bill No. 19 (COR)

As substituted by the Author and as amended  
by the Committee on Power, Foreign Affairs  
and General Government Services, and as  
further amended on the floor.

Introduced by:

V. C. Pangelinan

F. E. Santos

J. WonPat-Borja

L. Leon Guerrero

AN ACT TO SET ASIDE NO LESS THAN 30,623±  
SQUARE METERS OF LAND AREA WITHIN THE  
BOUNDARIES OF LOT NO. 10142-NEW, LOCATED  
IN THE MUNICIPALITY OF DEDEDO, AND TO  
AUTHORIZE THE GOVERNOR TO LICENSE THE  
PROPERTY TO THE GUAM FOOTBALL (SOCCER)  
ASSOCIATION FOR THE PURPOSE OF THE  
CONSTRUCTION OF A SOCCER SPORTS  
STADIUM AND RELATED FACILITIES THEREIN.

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

2 Section 1. Legislative Findings. The Guam Legislature finds that the  
3 Guam Football (Soccer) Association is a duly registered non-profit  
4 organization engaged in the development and promotion of sports activities,  
5 especially in the field of soccer.

6 The Guam Legislature further finds that in recent years, there has been a  
7 dramatic increase in the number of youths participating in soccer programs  
8 and leagues sponsored by the Guam Football (Soccer) Association. The

1 development of additional sports facilities where our young people can use  
2 their idle time in sports activity thereby diverting their attention and energies  
3 to more productive endeavors is in the best interest of the Territory. The  
4 construction of a comprehensive soccer stadium, which complies with  
5 appropriate international standards and is suitable for recognized  
6 international competition, would promote and accelerate the intensity and the  
7 popularity of the sport in our community, redirecting the misguided passion  
8 of our youth to a productive one.

9 Furthermore, the Guam Legislature finds that a private  
10 sector/government partnership between the Guam Football (Soccer)  
11 Association and the government of Guam, via the Department of Parks and  
12 Recreation, provides the best opportunity for the expeditious and cost  
13 effective development of an impressive sports facility, namely a soccer  
14 stadium, for the Territory.

15 It is the intent of the Guam Legislature to allow the implementation of  
16 such a partnership and desires to provide the appropriate land area for the  
17 development of facilities that meet the international competition standards of  
18 the appropriate governing bodies. It is further the intent of the Guam  
19 Legislature to continue to memorialize Robbie Webber, a burgeoning young  
20 enthusiast of soccer who, due to a tragic accident, had his life abruptly  
21 shortened, and for whom the existing soccer field is named pursuant to Public  
22 Law 21-29, by designating one (1) of the fields to be developed the "Robbie  
23 Webber Youth Soccer Field."

24 **Section 2. Increase in Land Area.** The Governor is authorized to  
25 establish, through the Department of Land Management, a regulation-size

1 soccer stadium of no less than 30,623± square meters of land area, located  
2 within the boundaries of Lot No. 10142-New, Dededo, consisting of  
3 242,694.07± square meters.

4       **Section 3. Terms of the License.** The Department of Parks and  
5 Recreation and the Guam Football (Soccer) Association shall enter into a  
6 license agreement for the development of a soccer stadium and related  
7 facilities for a period of thirty (30) years, which shall contain at the minimum  
8 the following conditions:

9           (a) The Department of Parks and Recreation Commission shall  
10 negotiate an operating agreement between the Department and the  
11 Guam Football (Soccer) Association for the management and  
12 maintenance of the facilities to be constructed;

13           (b) The Department of Parks and Recreation and the Guam  
14 Football (Soccer) Association shall identify the specifics of 30,623+  
15 square meters, which shall be the subject of the management and  
16 operating agreement, to maximize the usage of the remainder of Lot No.  
17 10142-New;

18           (c) The design of the facilities to be constructed within the  
19 licensed property shall be completed within six (6) months from date of  
20 the signing of the license agreement and shall be paid for by the Guam  
21 Football (Soccer) Association;

22           (d) The construction cost of the facilities shall be paid for by the  
23 Guam Soccer Association and the government of Guam, with the  
24 government of Guam's share to be the amount allocated for a soccer

1 stadium in Public Law 23-100 and any other appropriations provided by  
2 the Guam Legislature;

3 (e) The construction of the facilities shall be completed within  
4 two (2) years from the submission of the final design;

5 (f) The cost of the license shall be One Dollar (\$1.00) per year;

6 (g) The licensee, based upon an operating agreement with the  
7 Parks and Recreation Commission, is the authorized organization to  
8 operate the facilities and schedule the events to be conducted within the  
9 facilities;

10 (h) In the event of the failure of the licensee to comply with all  
11 the requirements of the conditions of the license as set forth in the  
12 Agreement, the property shall revert to the government of Guam;

13 (i) One (1) of the fields to be constructed shall be named the  
14 Robbie Webber Youth Soccer Field in accordance with Public Law 21-29;  
15 and

16 (j) The license agreement shall not be transferable unless  
17 approved by the Guam Legislature.



TWENTY-FOURTH  
**GUAM LEGISLATURE**

**Senator Felix P. Camacho**

Committee on Power, Foreign Affairs and General Government Services

Tel: (671)  
472-3505 / 6

Fax: (671)  
472-9747

April 9, 1997

The Honorable  
Antonio R. Unpingco  
Speaker, 24<sup>th</sup> Guam Legislature  
Agana, Guam

**via: Committee on Rules**

Dear Mr. Speaker:

The Committee on Power, Foreign Affairs & General Government Services, to which was referred Bill No. 19, "An act to set aside no less than 30,623 +/- square meters of land area within the boundaries of Lot No. 10142-NEW, located in the Municipality of Dededo, and to authorize the Governor to license the Property to the Guam Football (Soccer) Association for the purpose of the Construction of Soccer Sports Stadium and related facilities therein" as substituted by the author and further amended by the Committee herein reports back with the recommendation **TO DO PASS**.

Votes of committee members are as follows:

- 8 To Pass
- Not To Pass
- To The Inactive File
- Abstained
- Off-Island
- 6 Not Available

Sincerely,

**Felix P. Camacho**

Attachments

**COMMITTEE ON POWER, FOREIGN AFFAIRS  
& GENERAL GOVERNMENT SERVICES  
TWENTY-FOURTH GUAM LEGISLATURE  
155 Hesler Street, Agana, Guam 96910**

**Chairman: Senator Felix P. Camacho    Vice Chairman: Senator Lawrence F. Kasperbauer  
Ex-Officio Member: Speaker Antonio R. Unpingco**

**VOTING SHEET ON:**

BILL NO. 19, "AN ACT TO SET ASIDE NO LESS THAN 30,623 +/- SQUARE METERS OF LAND AREA WITHIN THE BOUNDARIES OF LOT NO. 10142-NEW, LOCATED IN THE MUNICIPALITY OF DEDEDO, AND TO AUTHORIZE THE GOVERNOR TO LICENSE THE PROPERTY TO THE GUAM FOOTBAL (SOCCER) ASSOCIATION FOR THE PURPOSE OF THE CONSTRUCTION OF SOCCER SPORTS STADIUM AND RELATED FACILITIES THEREIN"

<u>COMMITTEE MEMBERS</u>	<u>INITIAL</u>	<u>TO PASS</u>	<u>NOT TO PASS</u>	<u>ABSTAIN</u>	<u>TO PLACE IN INACTIVE FILE</u>
Sen. Felix P. Camacho	<i>FC</i>	✓			
Sen. Lawrence F. Kasperbauer	<i>LFK</i>	✗			
Sen. Thomas C. Ada	<i>TCA</i>	✓			
Sen. Elizabeth Barrett-Anderson	<i>EBA</i>	✗			
Sen. Francisco P. Camacho	<i>FC</i>	✓			
Sen. Mark C. Charfauros	<i>MCC</i>	✓			
Sen. Edwardo J. Cruz, MD					
Sen. William B. S.M. Flores					
Sen. Carlotta A. Leon Guerrero	<i>CLG</i>	✓			
Sen. Alberto A.C. Lamorena V					
Sen. Vicente C. Pangelinan	<i>VCP</i>	✓			
Sen. Angel L.G. Santos					
Sen. Francis E. Santos					
Sen. Judith Won Pat-Borja	<i>JWP</i>	✓			



**COMMITTEE ON POWER, FOREIGN AFFAIRS  
AND GENERAL GOVERNMENT SERVICES  
TWENTY-FOURTH GUAM LEGISLATURE  
155 Hesler Street, Agana, Guam 96910**

**COMMITTEE REPORT**

**ON**

**BILL NO. 19**

**“An Act to Set Aside No Less Than 30,623 +/- Square Meters of Land Area Within the Boundaries of Lot No. 10142-New, Located in the Municipality of Dededo, And to Authorize the Governor to License the Property to the Guam Football (Soccer) Association for the Purpose of the Construction of Soccer Sports Stadium and Related Facilities Therein”**

**COMMITTEE MEMBERS**

Chairman: Felix P. Camacho  
Vice Chairman: Lawrence F. Kasperbauer  
Ex-Officio Member: Speaker Antonio R. Unpingco

Thomas C. Ada  
Elizabeth Barrett-Anderson  
Francisco P. Camacho  
Mark C. Charfauros  
Edwardo J. Cruz, MD  
William B. S.M. Flores

Alberto A.C. Lamorena, V  
Carlotta A. Leon Guerrero  
Vicente C. Pangelinan  
Angel L.G. Santos  
Francis E. Santos  
Judith Won Pat-Borja

**COMMITTEE REPORT  
POWER, FOREIGN AFFAIRS  
AND GENERAL GOVERNMENT SERVICES**

**BILL NO. 19**

**AN ACT TO SET ASIDE NO LESS THAN 30,623+/-  
SQUARE METERS OF LAND AREA WITHIN THE  
BOUNDARIES OF LOT NO. 10142-NEW, LOCATED  
IN THE MUNICIPALITY OF DEDEDO, AND TO  
AUTHORIZE THE GOVERNOR TO LICENSE THE  
PROPERTY TO THE GUAM FOOTBALL (SOCCER)  
ASSOCIATION FOR THE PURPOSE OF THE  
CONSTRUCTION OF SOCCER SPORTS STADIUM  
AND RELATED FACILITIES THEREIN.**

**Public Hearing**

The Committee of Power, Foreign Affairs, and General Government Services (P,FA & GGS) held a public hearing on Thursday, March 27, 1997 at 9:00a.m. to hear testimonies on Bill No. 19.

Hearing was called to order by Chairperson of P,FA,&GGS, Senator Felix P. Camacho. Other committee members present were Vice Chairperson Senator Lawrence F. Kasperbauer, Sen. Thomas C. Ada, Sen. Mark C. Charfauros, Sen. Francisco P. Camacho, Sen. Vicente C. Pangelinan, Sen. Carlotta Leon Guerrero, Sen. Alberto A.C. Lamorena, and Sen. Eduardo J. Cruz, MD. Also present were Senator Frank B. Aguon Jr. and Sen. Lou A. Leon Guerrero.

**Background**

Bill No. 19 was introduced by Senator Vicente C. Pangelinan, Sen. Francis E. Santos, Sen. Judith Won Pat-Borja, and Sen. Lou Leon Guerrero. The Bill has strong support from the Guam Football (Soccer) Association, and the 1999 Guam South Pacific Games Commission. Bill No. 19 would set aside at least 30,623 square meters of land for a soccer stadium within the boundaries of lot 10142-new in Dededo. The property had been mistakenly transferred to the Chamorro Land Trust Commission, but has since been transferred back to the Dept. Of Parks and Recreation pursuant to P.L.23-100.

## **Testimony**

Present to testify were: Mr. Lee Webber as a “concerned citizen/parent,” Mr. Randall Cunliffe, Chairman of the 1999 South Pacific Games Commission (SPGC), Mr. Carl Wagner, President of the Guam Football Association (GFA), and Mr. Joseph Borja, Chamorro Land Trust Commission.

**Mr. Lee Webber** provided oral testimony supporting Bill No. 19. One concern he had was that the name of the field (named after his son, Robbie Webber) be maintained. Mr. Webber is in support of the bill because it “supports” soccer, keeping the island’s youth away from drugs and trouble. He referred to the proposed Government of Guam-Private Sector partnership, and cited similar agreements in the Guam Major League and the Paseo Stadium, and with nonprofit organizations such as the Boy scouts and Girl scouts. Webber believes nonprofit organizations do an excellent job at maintaining and in landscaping their locations because of their personal interests in them.

Mr. Webber agreed with the idea of a government/private partnership, and encouraged the Committee’s support of the legislation as its intent is a positive one.

Once again Webber requested the name of the field be maintained.

**Mr. Randall Cunliffe** stated his testimony with a brief background on the proposed soccer field. Cunliffe stated it used to be the “Robbie Webber Soccer Field.” He went on to refer to P.L. 23-100 which sets aside \$6,000,000 from the Tourist Attraction Fund to fund the construction of a sports complex in Dededo. According to Cunliffe, the stadium will need more land than originally provided. Cunliffe stated that the licence given to the GFA for a field placed the field in the middle of the property. According to a Public Works study, due to other intended facilities, it was apparent that the soccer stadium could not be put there. Currently the lot runs north to south to avoid the sun from interfering in any game. According to Cunliffe, the Public Works study suggests the lot should be moved further east.

The SPGC had no objection in maintaining the name of the field.

**Mr. Carl Wagner** provided written and oral testimony in support of Bill No.19. His written testimony verifies that the GFA will assist in funding the cost of planning and

construction, for amounts needed over and above the funds allotted in P.L. 23-100 to construct the soccer fields and stadium. The testimony also requests that “this piece of legislation not be used as a Political Football to hinder the progression of P.L. 23-100. Mr. Wagner explains the importance of the field to the GFA as a result of their responsibility to FIFA, Guam’s readiness for the SPG, and the GFA’s commitment to promoting soccer on Guam internationally. The testimony goes on to explain the need for a government/private partnership, and the benefits of such a relationship. **(Written testimony attached)**

Mr. Wagner presented oral testimony as well. He discussed the growing popularity of soccer on Guam and Guam’s lack of adequate facilities for the sport. Wagner also requested the wording “Guam Soccer Association” in subsection (c) of section 3 in Bill No. 19 be changed to read “Guam Football Association.”

**Sen. Felix P. Camacho** asked if there was any conflict with the Chamorro Land Trust Commission (CLTC). According to Randall Cunliffe it is not in the CLTC’s inventory. Camacho questioned whether the issue involving people farming the land had been resolved. Cunliffe explained that the land people were farming is outside the property designated for the stadium. The Senator was interested in knowing the private sector’s role in funding the project since it is labeled a “government/private” partnership. Cunliffe confirmed that the GFA has been meeting with both Duty Free Shoppers and Fletcher Pacific. According to Cunliffe, DFS has already donated \$50,000. However, this money cannot be used until land for the stadium is officially designated.

**Mr. Joseph Borja** of the CLTC stated that lot # 10140, the land set aside for a sports facility, is erroneously in the CLTC’s inventory, but will be taken out pursuant to P.L.23-100.

**Sen. Kasperbauer** asked whether or not the road in front of the lot will be expanded. According to Cunliffe, Public Works has plans to widen it.

**Mr. Wagner** explained how Guam has seven soccer clubs on the island, none in the Dededo-Yigo area. The construction of a stadium in this area would add two or three clubs to the island, benefiting the youth.

Wagner also believes that Guam’s international reputation is involved, and that a stadium would only serve to better the island’s image.

**Sen. Felix P. Camacho** wanted to make sure that the fields in the stadium are being planned to comply with FIFA standards. Wagner confirmed they will be, and that the

fields were large enough for other sports such as (American) football.

**Sen. Eduardo Cruz, M.D.** was concerned that testimony from the Environmental Protection Agency had not been submitted. He would like to see something from them.

**Sen. Felix P. Camacho** concluded the discussion.

### **Findings**

The Committee on Power, Foreign Affairs, and General Government Services, after consideration of the testimony offered at the public hearing, decided to make slight amendments to the bill, inserting a clause memorializing Robbie Webber by designating one of the fields to be developed the “Robbie Webber Youth Soccer Field” from lines 14 through 19; adding a subsection (b) to Section 3 giving DPR and the GFA the responsibility to identify the specifics of 30,623 +/- square meters, which shall be the subject of the management and operating agreement, to maximize the usage of the remainder of Lot No. 10142-New; inserting a clause in subsection (d) of Section 3 assigning the amounts to be paid by GovGuam and the GFA for the construction cost of the facilities; adding a subsection (I) to Section 3 reading “One of the fields to be constructed shall be named the Robbie Webber Youth Soccer Field in accordance with P.L. 21-29.” The Committee also decided to recommend the passage of Bill No.19 substituted by the author as further amended by the Committee on Power, Foreign Affairs, and General Government Services.

### **Recommendation**

The Committee on Power, Foreign Affairs, and General Government Services wishes to report out Bill No. 19 Substitute by the author to the full legislature **TO DO PASS, AS AMENDED.**

**FISCAL NOTE**  
**BUREAU OF BUDGET AND MANAGEMENT RESEARCH**

**BBMR-F7**

Bill Number: 19 Date Received: 3/17/97  
 Amendatory Bill: No Date Reviewed: 3/20/97

Department/Agency Affected: Parks and Recreation  
 Department/Agency Head: Austin "Sonny" J. Shelton  
 Total FY Appropriation to Date: \$6,000,431

**Bill Title (preamble):** *An act to set aside no less than 30,623± square meters of land area within the boundaries of lot no 10142-NEW, located in the municipality of Dededo, and to authorize the Governor through the Department of Parks and Recreation to license the property to the Guam Football (Soccer) Association for the purpose of construction of a Soccer Sports Stadium and related facilities therein.*

Change in Law: No

**Bill's Impact on Present Program Funding:**  
 Increase \_\_\_\_\_ Decrease \_\_\_\_\_ Reallocation \_\_\_\_\_ No Change X

**Bill is for:**  
 Operations \_\_\_\_\_ Capital Improvement X Other \_\_\_\_\_

**FINANCIAL/PROGRAM IMPACT**

ESTIMATED SINGLE-YEAR FUND REQUIREMENTS (Per Bill)			
PROGRAM CATEGORY	GENERAL FUND	OTHER	TOTAL
Natural Resources, Recreation and Arts	11		

ESTIMATED MULTI-YEAR FUND REQUIREMENTS (Per Bill)						
FUND	1st	2nd	3rd	4th	5th	TOTAL
GENERAL	11					
OTHER						
TOTAL						

FUNDS ADEQUATE TO COVER INTENT OF THE BILL? \_\_\_ -- IF NO, ADD'L AMOUNT REQUIRED \$ 11  
 AGENCY/PERSON/DATE CONTACTED: Parks and Recreation / Joann Miner / 3/20/97

ESTIMATED POTENTIAL MULTI-YEAR REVENUES						
FUND	1st	2nd	3rd	4th	5th	TOTAL
GENERAL FUND	11					
OTHER						
TOTAL						

ANALYST Orilda J. Guerrero DATE 3/20/97 DIRECTOR Francis B. Balaguer DATE MAR 24 1997  
*Joseph E. Rivera, Acting*

FOOTNOTES: See attached.

11 *If enacted, potential revenues of \$30.00 will be realized (\$1.00/yr. for cost of license @ 30 yrs.). However, a fiscal impact is anticipated by the Department of Parks and Recreation Commission who may assume responsibility for the management, maintenance, and operation of the facilities in the event the licensee fails to comply with the terms and conditions as set forth in the agreement. Moreover, the costs associated with the construction of the facilities will not only be borne by the Guam Football (Soccer) Association but by the government of Guam as well. Such associated costs are not known at this time.*