



Office of the Governor of Guam

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TEL: (671) 472-8931 • FAX: (671) 477-4826 • EMAIL: governor@mail.gov.gu

Felix Perez Camacho
Governor

Kaleo Scott Moylan
Lieutenant Governor

Senator Edward J.B. Calvo
SECRETARY OF THE LEGISLATURE
ACKNOWLEDGEMENT RECEIPT
Rcv'd by: Nikole
Print Name & Initial: 19 DEC 2005
Time: 3:40 Date: 12-22-05

The Honorable Mark Forbes
Speaker
Mina' Bente Ocho Na Liheslaturan Guåhan
Twenty-Eighth Guam Legislature
155 Hesler Street
Hagåtña, Guam 96910

Office of the Speaker
MARK FORBES
Date: 12/20/05
Time: 2:45 pm
Rec'd by: Justice
Print Name: 28-05-0501

Dear Speaker Forbes:

Enclosed please find Bill No. 111(EC), "AN ACT TO REPEAL SECTIONS 2 AND 3 OF PUBLIC LAW 24-259, RELATIVE TO LEASING A PORTION OF LOT NO. 10142 AND TO AUTHORIZE AND DIRECT I MAGA'LAHEN GUÅHAN (THE GOVERNOR OF GUAM) TO LEASE A PORTION OF PASEO DE SUSANA FOR A BASEBALL/SOFTBALL TRAINING CENTER," which I have signed into law on December 12, 2005 as Public Law No. 28-91.

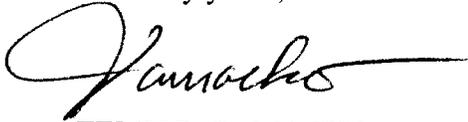
As a Senator in I Mina' Bente Kuattro Na Liheslaturan Guåhan, I authored a bill to authorize a lease of government land adjacent to other developments at the Dededo Sport Complex to Strike Zone which later became Public Law 24-259. Strike Zone offered to construct and operate a baseball and softball training center. Bill 111 would amend that law and relocate the training center to Hagåtña.

The Hagatna Restoration and Redevelopment Authority is in the process of finalizing its Plan to guide development in the City of Hagåtña. The Plan will include a land use plan, zoning code, urban design guidelines and regulations and an implementation plan. To ensure conformance with the Plan, the Authority is empowered to plan, replan, redesign, establish zones and boundaries, regulate buildings and structures, and regulate the nature and extent of their use in accordance with the Plan.

Leasing a portion of the Paseo de Susana could be problematic for the Authority. Because the authorization to lease is for specific property at the Paseo de Susana, the Authority will not have the flexibility to integrate the training center into the Plan. The Authority's plans for the Paseo de Susana may not complement a baseball and softball training center. My concern is after Strike Zone has invested time and money into the training center it would be required to relocate its facility. Hence, I humbly urge I Mina Bente Ocho na Liheslaturan Guåhan to amend this legislation and afford the flexibility in the event the designated location for the training center does not complement the Authority's Plan for the Paseo de Susana.

Our goal for the Capitol city is to restore planned development rather than an arbitrary mix of development. The Authority was established to ensure harmony in the restoration and redevelopment of Hagåtña. Let us continue to support the Authority in its efforts to develop a plan for Hagåtña.

Sincerely yours,

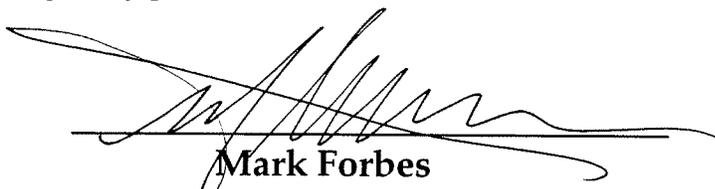
A handwritten signature in black ink, appearing to read 'F. Camacho', with a long horizontal flourish extending to the right.

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

I MINA'BENTE OCHO NA LIHESLATURAN GUÅHAN
2005 (FIRST) Regular Session

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

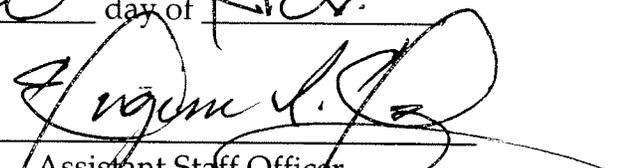
This is to certify that Bill No. 111 (EC), "AN ACT TO REPEAL SECTIONS 2 AND 3 OF PUBLIC LAW 24-259, RELATIVE TO LEASING A PORTION OF LOT NO. 10142 NEW PTN TRACT 100, ALSO KNOWN AS THE DEDEDO SPORTS COMPLEX, AND TO AUTHORIZE AND DIRECT I MAGA'LAHEN GUÅHAN (THE GOVERNOR OF GUAM) TO LEASE A PORTION OF PASEO DE SUSANA FOR A BASEBALL/SOFTBALL TRAINING CENTER" was on the 30th day of November, 2005, duly and regularly passed.


Mark Forbes
Speaker

Attested:


Edward J.B. Calvo
Senator and Secretary of the Legislature

This Act was received by *I Maga'lahen Guåhan* this 30 day of NOV.
2005, at 5 o'clock P.M.


Assistant Staff Officer
Maga'lahi's Office

APPROVED:


FELIX P. CAMACHO
I Maga'lahen Guåhan

Date: 12 DEC 2005

Public Law No. 28-91

MINA'BENTE OCHO NA LIHESLATURAN GUÅHAN
2005 (FIRST) Regular Session

Bill No. 111 (EC)

As amended on the Floor.

Introduced by:

J. A. Lujan
Mike Cruz
Edward J.B. Calvo
F. B. Aguon, Jr.
J. M.S. Brown
B. J.F. Cruz
Mark Forbes
L. F. Kasperbauer
R. Klitzkie
L. A. Leon Guerrero
A. B. Palacios
R. J. Respicio
Ray Tenorio
A. R. Unpingco
J. T. Won Pat

AN ACT TO *REPEAL* SECTIONS 2 AND 3 OF PUBLIC LAW 24-259, RELATIVE TO LEASING A PORTION OF LOT NO. 10142 NEW PTN TRACT 100, ALSO KNOWN AS THE DEDEDO SPORTS COMPLEX, AND TO AUTHORIZE AND DIRECT *I MAGA'LAHEN GUÅHAN* (THE GOVERNOR OF GUAM) TO LEASE A PORTION OF *PASEO DE SUSANA* FOR A BASEBALL/SOFTBALL TRAINING CENTER.

BE IT ENACTED BY THE PEOPLE OF GUAM:

Section 1. Legislative Intent. Sections 2 and 3 of Bill No. 640 of *I Mina'Bente Kuattro Na Liheslaturan Guåhan*, authored by then-Senator Felix P. Camacho, which was enacted as Public Law 24-259, authorized a lease of government land to "Strike Zone," a commercial interest offering to construct and operate a

1 baseball and softball training center adjacent to other developments at the Dededo
2 Sports Complex. This authorization is still current, but the government's original plan
3 to develop the Dededo Sports Complex with baseball and softball fields has
4 apparently been shelved. The economy has not generated sufficient revenue for
5 recreational facility investment.

6 Therefore, to facilitate private investment in sports-related facilities for our
7 people without further delay or public expense, *I Liheslatura* (the Legislature)
8 reaffirms the government's intention to lease recreational land adjacent to operational
9 baseball and softball fields for private development of a related training center by
10 authorizing and directing *I Maga'lahi* (the Governor) to lease a portion of the *Paseo*
11 *de Susana* to the applicant who had received legislative and executive approval in
12 August, 1998, namely, "Strike Zone."

13 **Section 2. Repeal of Prior Authorization.** Sections 2 and 3 of Public Law
14 24-259 are hereby *repealed*.

15 **Section 3. Authorization to Lease a Portion of Paseo de Susana.** *I*
16 *Maga'lahen Guåhan* is authorized to execute a lease with "ABSS International" dba:
17 "Strike Zone" for a baseball/softball training facility for that portion of *Paseo de*
18 *Susana* in *Hagatña* situated between the east wall of *Paseo* Stadium and the existing
19 roadway, designated as "Lot *Paseo de Susana* Portion 1", particularly described as
20 follows: beginning at a point, a computed corner having coordinates of North
21 165,650.00 feet and East 164,958.50 feet, then along then following five (5) courses:
22 1) Along a curve concave to the right with a central angle of 90°00'00", a radius of
23 73.00 feet, a chord bearing of South 46°00'58" West, 103.24 feet to corner 2, a
24 computed corner; then 2) North 88°10'02" West, 25.00 feet to corner three (3), a
25 computed corner; then 3) North 00°57'45 West, 423.50 feet to corner four (4), a
26 computed corner; 4) Then, South 88°10'02" East, 118.650 feet to corner five (5), a

1 computed corner; 5) Then, South 01°49'58" West, 350.00 feet to point of beginning,
2 containing an area of approximately forty-four thousand six hundred seventy-seven
3 (44,677) square feet or approximately four thousand one hundred fifty-one (4,151)
4 square meters, as generally shown on Sketch Map of Lot *Paseo de Susana* Portion 1.
5 The Lot *Paseo de Susana* Portion 1 is bounded on the North by a baseball field, on the
6 East by an existing paved roadway and parking area, on the South by an existing
7 paved roadway and *Y Sengsong Chamorro*, and on the West by *Paseo Stadium*.

8 **Section 4. Terms and Conditions.** *I Maga'lahaen Guåhan* and "ABSS
9 International" dba: "Strike Zone" shall enter into a lease agreement relative to
10 leasing a portion of *Paseo de Susana* identified as Lot *Paseo de Susana* Portion 1,
11 particularly described as follows: Beginning at a point, a computed corner having
12 coordinates of North 165,650.00 feet and East 164,958.50 feet, then along then
13 following five (5) courses: 1) Along a curve concave to the right with a central angle
14 of 90°00'00", a radius of 73.00 feet, a chord bearing of South 46°00'58" West, 103.24
15 feet to corner 2, a computed corner; then 2) North 88°10'02" West, 25.00 feet to
16 corner three (3), a computed corner; then 3) North 00°57'45 West, 423.50 feet to
17 corner four(4), a computed corner; 4) Then, South 88°10'02" East, 118.650 feet to
18 corner five (5), a computed corner; 5) Then, South 01°49'58" West, 350.00 feet to
19 point of beginning, containing an area of approximately forty-four thousand six
20 hundred seventy-seven (44,677) square feet or approximately four thousand one
21 hundred fifty-one (4,151) square meters, as generally shown on Sketch Map of Lot
22 *Paseo de Susana* Portion 1, wherein applicable terms and conditions to govern the
23 lease shall be formulated by *I Maga'lahaen Guåhan* for a term of twenty-five (25)
24 years, with an option to renew for an additional twenty-five (25) years. The terms and
25 conditions of the lease shall require the lessee to indemnify the government of Guam
26 for any liability arising from the use of the leasehold and include a lease rental of *no*

1 less than fair market value, based on the property's intended use and covenants that
2 run with the land. The lease shall restrict use of the property to a baseball/softball
3 training facility only. Any use of the property other than for a baseball/softball
4 facility shall render the lease null and void. Said lease shall be executed by *I*
5 *Maga'lahi*, approved as to form by the Attorney General of Guam, and submitted to *I*
6 *Liheslaturan Guåhan* for final approval together with documentation substantiating
7 compliance with this Act. The lease and all documentation substantiating compliance
8 with this Act shall be posted on *I Maga'lahi's* website prior to submission to *I*
9 *Liheslaturan Guåhan* for final approval. The lease shall contain a clause mandating
10 an increase in the rent every five (5) years throughout the entire term of the lease so
11 that the government continues to receive fair market value for the property.

I MINA' BENTE OCHO NA LIHESLATURAN GUAHAN

2005 (FIRST) Regular Session

6 11/30/05
12:32t

Date: 11/30/05

VOTING SHEET

Bill No. 111 (EC)

Resolution No. _____

Question: _____

NAME	YEAS	NAYS	NOT VOTING/ ABSTAINED	OUT DURING ROLL CALL	ABSENT
AGUON, Frank B., Jr.	✓				✓
BROWN, Joanne M.S.	✓				
CALVO, Edward J.B.	✓				
CRUZ, Benjamin J.F,	✓				
CRUZ, Michael (Dr.)	✓				
FORBES, Mark	✓				
KASPERBAUER, Lawrence F.	✓				
KLITZKIE, Robert	✓				
LEON GUERRERO, Lourdes A.	✓				
LUJAN, Jesse A.	✓				
PALACIOS, Adolpho B.	✓				
RESPICIO, Rory J.	✓				
TENORIO, Ray	✓				
UNPINGCO, Antonio R.	✓				
WON PAT, Judith T.	✓				

TOTAL

14 0 0 0 1

CERTIFIED TRUE AND CORRECT:

Clerk of the Legislature

* 3 Passes = No vote
EA = Excused Absence

PL 28-91

I MINA/BENTE OCHO NA LIHESLATURAN GUÅHAN

FLOOR AMENDMENTS/CHANGES

Bill No. _____

Senator Proposing Amendment

(Below for Senator to complete)

Please describe proposed amendment, including where change to occur:

Article 10 to 13

(Below only for Clerk of Legislature's use and processing))

Date 11/23, 2005

Floor Amendment No. 1 of a total of _____ changes on above Bill.

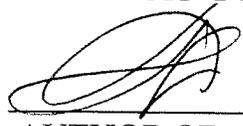
Votes For Amendment: _____ Votes Against Amendment: _____

AMENDMENT PASSED:

Amendment Failed: _____

Amendment Withdrawn: _____

APPROVED AS TO FORM PASSED



AUTHOR OF AMENDMENT

Concur (initial)

fr
[Signature]
Clerk of Legislature

Speaker

Ass't. Amend. Clerk

Engrossment Staff

I MINA'BENTE OCHO NA LIHESLATURAN GUÅHAN

FLOOR AMENDMENTS/CHANGES
Bill No. 111

_____ Joanne Brown _____
Senator Proposing Amendment

(Below for Senator to complete)

Please describe proposed amendment, including where change to occur:

Amend Section 4, on Terms and Conditions, at p. 3, l. 17, beginning with the end of Senator Lujan's amendment, with the words "for final approval" as follows:

_____ The lease shall contain a clause mandating an increase in the rent every five years throughout the entire term of the lease so that the government continues to receive fair market value for the property. _____

(Below only for Clerk of Legislature's use and processing)

Date November 23, 2005

Floor Amendment No. 4 of a total of _____ changes on above Bill.

Votes For Amendment: _____ Votes Against Amendment: _____

AMENDMENT PASSED: ✓

Amendment Failed: _____

Amendment Withdrawn: _____

APPROVED AS TO FORM PASSED


AUTHOR OF AMENDMENT

Concur (initial)


Clerk of Legislature

Speaker


Ass't. Amend. Clerk

Engrossment Staff

I MINA'BENTE OCHO NA LIHESLATURAN GUÅHAN

FLOOR AMENDMENTS/CHANGES

Bill No. 111 (EC)

Senator Jesse Anderson Lujan

Senator Proposing Amendment

Amend Sections 3 and 4 of Bill 111 by replacing the words
"Strike Zone" with the words, "ABSS International"

clba
"Strike Zone"

(Below only for Clerk of Legislature's use and processing))

Date 11/23, 2005

Floor Amendment No. 1 of a total of _____ changes on above Bill.

Votes For Amendment: _____ Votes Against Amendment: _____

AMENDMENT PASSED: ✓

Amendment Failed: _____

Amendment Withdrawn: _____

APPROVED AS TO FORM PASSED

[Signature]
AUTHOR OF AMENDMENT

Concur (initial)

[Signature]
Clerk of Legislature

Speaker

Ass't. Amend. Clerk

Engrossment Staff

I MINA'BENTE OCHO NA LIHESLATURAN GUÅHAN

FLOOR AMENDMENTS/CHANGES

Bill No. 111 (EC)

Senator Jesse Anderson Lujan

Senator Proposing Amendment

Amend Section 4, on Terms and Conditions, at page 3, line 17 beginning with "wherein" as follows:

"...wherein applicable terms and conditions to govern the lease shall be formulated by the ~~Director of Parks and Recreation~~ *I Maga'lahen Guåhan* for a term of twenty-five (25) years, with an option for an additional twenty-five (25) years. The terms and conditions of the lease shall protect the government of Guam from any liability arising from the use of the leasehold and include a lease rental of no less than fair market value, based on the intended use and covenants which run with the land. The lease shall restrict use to a baseball/softball training facility only. Any use outside the scope of a baseball/softball facility shall render the lease null and void. Said lease shall be executed by *I Maga'lahi*, approved as to form by the Attorney General of Guam, and submitted to *I Liheslaturan Guåhan* for final approval along with documentation substantiating compliance with this act. The lease and all documentation substantiating compliance with this act shall be posted on *I Maga'lahi's* website prior to submission to *I Liheslaturan Guåhan* for final approval."

(Below only for Clerk of Legislature's use and processing))

Date 11-23, 2005

Floor Amendment No. 2 of a total of _____ changes on above Bill.

Votes For Amendment: _____ Votes Against Amendment: _____

AMENDMENT PASSED:

Amendment Failed: _____

Amendment Withdrawn: _____

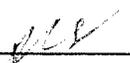
APPROVED AS TO FORM PASSED



AUTHOR OF AMENDMENT

Concur (initial)

fr



Clerk of Legislature

Speaker

Ass't. Amend. Clerk



I Mina' Bente Ocho Na Liheslaturan Guahan
The 28th Guam Legislature

155 Hesler Place
Hagatna, Guam 96910
Office (671) 472-3409 • Fax (671) 472-3510

Speaker Mark Forbes

November 7, 2005

Speaker Mark Forbes
I Mina' Bente Ocho Na Liheslaturan Guahan
155 Hesler Place
Hagatna, Guam 96910

The Committee on General & Omnibus Matters to which Bill No. 111 was referred, wishes to report its findings and recommendations **TO DO PASS BILL No. 111 (EC):** "An Act To Repeal Sections 2 And 3 Of Public Law 24-259, Relative To Leasing A Portion Of Lot No. 10142 New PTN Tract 100, Also Known As The Dededo Sports Complex, And To Authorize And Direct The Governor Of Guam To Lease A Portion Of Paseo De Susana For A Baseball/Softball Training Center".

Transmitted herewith for your consideration and action is our committee report on the above subject matter.

The voting record is as follows:

<u>6</u>	TO PASS
<u>0</u>	NOT TO PASS
<u>1</u>	TO REPORT OUT ONLY
<u>0</u>	ABSTAIN
<u>0</u>	INACTIVE FILE

Copies of the Committee Report and other pertinent documents are attached. Thank you and si Yu'os ma'ase for your attention to this matter.


MARK FORBES

Attachments

MEMORANDUM

TO: Committee Members

FROM: Chairman 

SUBJECT: Committee Report- BILL No. 111 (EC): "An Act To Repeal Sections 2 And 3 Of Public Law 24-259, Relative To Leasing A Portion Of Lot No. 10142 New PTN Tract 100, Also Known As The Dededo Sports Complex, And To Authorize And Direct The Governor Of Guam To Lease A Portion Of Paseo De Susana For A Baseball/Softball Training Center".

Transmitted herewith for your information and action is the report on BILL No. 111 (EC) from the Committee on General and Omnibus Matters.

This memorandum is accompanied by the following:

1. Committee Voting Sheet
2. Committee Report
3. BILL No. 111 (EC)
4. Public Hearing Sign-In Sheet
5. Fiscal Note/ Fiscal Note Waiver
6. Notice of Public Hearing

Please take the appropriate action on the voting sheet. Your attention and cooperation in this matter is greatly appreciated.

Should you have questions regarding the report or accompanying documents, please do not hesitate to contact me.

Thank you and si Yu'os ma'ase.

MARK FORBES

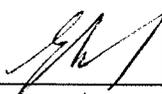
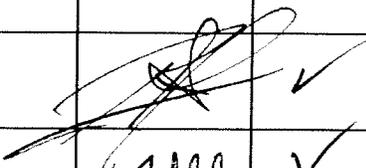
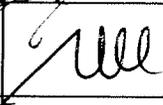
Attachments

COMMITTEE ON GENERAL AND OMNIBUS MATTERS

I MINA'BENTE OCHO NA LIHESLATURAN GUÅHAN
155 HESLER PLACE, HAGÅTNA, GUAM 96910

An Act To Repeal Sections 2 And 3 Of Public Law 24-259, Relative To Leasing A Portion Of Lot No. 10142 New PTN Tract 100, Also Known As The Dededo Sports Complex, And To Authorize And Direct The Governor Of Guam To Lease A Portion Of Paseo De Susana For A Baseball/Softball Training Center.

VOTING SHEET

	SIGNATURE	TO PASS	NOT TO PASS	TO REPORT OUT OF COMMITTEE	ABSTAIN	INACTIVE FILE
Mark Forbes, Chairman		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Edward J.B. Calvo		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Lawrence F. Kasperbauer, Ph.D.		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Jesse A. Lujan		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ray Tenorio		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Michael Cruz, M.D.		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Lou A. Leon Guerrero		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Judith T. Won Pat		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Benjamin J.F. Cruz		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

MINA'BENTE OCHO NA LIHESLATURAN GUÅHAN
2005 (FIRST) Regular Session

roduced

04/01/2005
10/06

Bill No. III (EC)

Introduced by:

J. A. Lujan
Mike Cruz, M.D. *u*
Edward J. B. Calvo *gk*

AN ACT TO REPEAL SECTIONS 2 AND 3 OF PUBLIC LAW 24-259, RELATIVE TO LEASING A PORTION OF LOT NO. 10142 NEW PTN TRACT 100, ALSO KNOWN AS THE DEDEDO SPORTS COMPLEX, AND TO AUTHORIZE AND DIRECT THE GOVERNOR OF GUAM TO LEASE A PORTION OF PASEO DE SUSANA FOR A BASEBALL/SOFTBALL TRAINING CENTER

1 BE IT ENACTED BY THE PEOPLE OF GUAM:

2 Section 1. Legislative Intent. Sections 2 and 3 of Bill No. 640 of Mina' Bente
3 Kuattro Na Liheslaturan Guåhan, authored by then-Senator Felix P. Camacho,
4 which was enacted as Public Law 24-259, authorized a lease of government land to
5 "Strike Zone" a commercial interest offering to construct and operate a baseball and
6 softball training center adjacent to other developments at the Dededo Sports
7 Complex. This authorization is still current, but the government's original plan to
8 develop the Dededo Sports Complex with baseball and softball fields has
9 apparently been shelved. The economy has not generated sufficient revenues for
10 recreational facility investment. Public Law 26-166 authorized the lease of Paseo
11 Stadium to the Guam Baseball Federation, citing lack of funds for maintenance or
12 repair, and the willingness of private and non-profit entities to maintain and
13 operate municipal sports facilities.

1 Therefore, to facilitate private investment in sports related facilities for our
2 people without further delay or public expense, the Legislature reaffirms the
3 government's intention to lease recreational land adjacent to operational baseball
4 and softball fields for private development of a related training center, by
5 authorizing and directing the Governor to lease a portion of the Paseo de Susana to
6 the applicant who had received legislative and executive approval in August, 1998,
7 namely, Strike Zone.

8 **Section 2. Repeal of Prior Authorization.** Sections 2 and 3 of Public Law
9 24-259 are repealed.

10 **Section 3. Authorization to Lease a Portion of Paseo de Susana.** I
11 Maga'lahen Guãhan is authorized to execute a lease with Strike Zone for a
12 baseball/softball training facility for a portion of Paseo de Susana in Hagatña,
13 situated between the east wall of Paseo Stadium and the existing roadway,
14 designated as "Lot Paseo de Susana Portion 1", particularly described as follows:
15 Beginning at a point, a computed corner having coordinates of North 165,650.00 feet
16 and East 164,958.50 feet, then along then following Five (5) courses: 1) Along a curve
17 concave to the right with a central angle of $90^{\circ}00'00''$, a radius of 73.00 feet, a chord
18 bearing of South $46^{\circ}00'58''$ West, 103.24 feet to corner 2, a computed corner; then 2)
19 North $88^{\circ}10'02''$ West, 25.00 feet to corner three (3), a computed corner; then 3)
20 North $00^{\circ}57'45''$ West, 423.50 feet to corner four(4), a computed corner; 4) Then,
21 South $88^{\circ}10'02''$ East, 118.650 feet to corner five (5), a computed corner; 5) Then,
22 South $01^{\circ}49'58''$ West, 350.00 feet to point of beginning, containing an area of
23 approximately Forty-Four Thousand Six Hundred Seventy-Seven (44,677) Square
24 Feet or approximately Four Thousand One Hundred Fifty-One (4,151) Square
25 Meters, as generally shown on Sketch Map of Lot Paseo De Susana Portion 1. The
26 Lot Paseo De Susana Portion 1 is bounded on the North by a baseball field, on the

1 East by an existing paved roadway and parking area, on the South by an existing
2 paved roadway and Y Sengsong Chamorro, and on the West by Paseo Stadium.

3 **Section 4. Terms and Conditions.** *I Maga'lahaen Guåhan* and Strike Zone
4 shall enter into a lease agreement relative to leasing a portion of Paseo de Susana
5 identified as Lot Paseo de Susana Portion 1, particularly described as follows:
6 Beginning at a point, a computed corner having coordinates of North 165,650.00 feet
7 and East 164,958.50 feet, then along then following Five (5) courses: 1) Along a curve
8 concave to the right with a central angle of $90^{\circ}00'00''$, a radius of 73.00 feet, a chord
9 bearing of South $46^{\circ}00'58''$ West, 103.24 feet to corner 2, a computed corner; then 2)
10 North $88^{\circ}10'02''$ West, 25.00 feet to corner three (3), a computed corner; then 3)
11 North $00^{\circ}57'45$ West, 423.50 feet to corner four(4), a computed corner; 4) Then,
12 South $88^{\circ}10'02''$ East, 118.650 feet to corner five (5), a computed corner; 5) Then,
13 South $01^{\circ}49'58''$ West, 350.00 feet to point of beginning, containing an area of
14 approximately Forty-Four Thousand Six Hundred Seventy-Seven (44,677) Square
15 Feet or approximately Four Thousand One Hundred Fifty-One (4,151) Square
16 Meters, as generally shown on Sketch Map of Lot Paseo De Susana Portion 1,
17 wherein applicable terms and conditions to govern the lease shall be formulated by
18 the Director of Parks and Recreation for a term of twenty-five (25) years, with an
19 option for an additional twenty-five (25) years. Said lease shall be executed by *I*
20 *Maga'lahi*, approved as to form by the Attorney General of Guam, and submitted to *I*
21 *Liheslaturan Guåhan* for final approval.

**I MINA' BENTE OCHO NA LIHESLATURAN GUÅHAN
COMMITTEE ON GENERAL & OMNIBUS MATTERS
SPEAKER MARK FORBES, CHAIRMAN**

COMMITTEE REPORT

ON

BILL NO. 111 (EC)

**AN ACT TO REPEAL SECTIONS 2 AND 3 OF PUBLIC LAW 24-259,
RELATIVE TO LEASING A PORTION OF LOT NO. 10142 NEW PTN
TRACT 100, ALSO KNOWN AS THE DEDEDO SPORTS COMPLEX,
AND TO AUTHORIZE AND DIRECT THE GOVERNOR OF GUAM
TO LEASE A PORTION OF PASEO DE SUSANA FOR A
BASEBALL/SOFTBALL TRAINING CENTER.**

I. OVERVIEW

The Committee on General and Omnibus Matters held a public hearing at 2:00 p.m.. on April 27, 2005 in the Public Hearing Room, I Liheslaturan Guåhan. Public notice was given to all media (see facsimile confirmation page) on April 20 and April 25, 2005 and posted in the Government Meetings Section in the April 26, 2005 edition of the PDN.

Senators present at the public hearing were:

Speaker Mark Forbes, Chairman
Senator Lawrence F. Kasperbauer, Ph.D., Member
Senator Jesse A. Lujan, Member
Senator Benjamin J. F. Cruz, Member
Senator Robert Klitzkie
Senator Adolpho B. Palacios, Sr.

II. SUMMARY OF TESTIMONY

Individuals that appeared before the Committee to present oral and written testimony on the bill were as follows:

Dennis Zermeno, Chairman, Dept. of Parks and Recreation Board, oral and written testimony in support of Bill 111. Mr. Zermeno said that the Parks and Recreation Commission stands in total support of the Strike Zone proposal to construct a baseball/softball training center at the Paseo de Susana complex in Hagatna (see attachments).

Tom Morrison, Director, Dept. of Parks and Recreation, oral testimony in support of Bill 111. He said that he will deal with the negotiations of the lease step by step, seeking the advice of the legislature in the process. He is in support of Bill 111, and would like to see the training center become a reality. He said there are a lot of people, individuals from the sports federation, that have allied and are supportive of Bill 111.

Bill Bennett, Proprietor, Strike Zone, oral testimony in support of Bill 111. Mr. Bennett spoke in favor of Bill 111. He said that he has been waiting patiently for the development of the Dededo Sports Complex, but has seen no progress. He is seeking for a lease at the Paseo de Susana to fulfill a promise by his company to build the training facility for Guam Sport enthusiasts and recreational seekers.

III. FINDINGS AND RECOMMENDATION

The Committee on General and Omnibus Matters finds that the intent of Bill No. 111 will authorize the lease of a portion of said land at the Paseo de Susana to developers of a Baseball/softball Training Center. The committee further finds that the lease holder is named ABSS International, the parent company who owns "Strike Zone". The committee further finds there is much concern about the procurement process in which DPR handled the lease agreement with "Strike Zone", and that there is insufficient information provided to the committee to approve the lease. Although a prior lease agreement was formulated and made public law several years ago in a previous administration of the government of Guam, the prior lease agreement was never fulfilled. The site identified in the prior lease was the Dededo Sports Complex. The committee finds that this measure may pose a controversial debate on the session floor and acknowledges the fact that there is an existing law that

grants the developer ABSS International-“Strike Zone” the lease at Dededo Sports Complex. Public Law 24-259 does not allow the option to switch sites for development because of the lack of upgraded infrastructure and facilities at the Dededo Sports Complex.

The committee finds that the intent of Bill 111 promotes athletics and sport recreation. In the committee findings, the failure of the government of Guam to make the Dededo Sports Complex fully functional with upgraded infrastructure and facilities, the company ABSS International, the parent company who owns “Strike Zone” has not been able to build on the property granted by a lease in Public Law 24-259. Bill 111 would allow for the Governor to lease a portion of Paseo de Susana to ABSS International to construct a baseball/softball training center, which was the original intentions of the company prior to the passage of Public Law 24-259. The committee finds that the company acted in good faith in preserving its commitment to build this training facility for the many sports enthusiast and individuals seeking sports recreations on island, and in doing so, is seeking a lease on a portion of Paseo de Susana. In testimony provided to the committee, the Department of Parks and Recreation advocates for the construction of this facility for the intended use of many of our island residents and to rectify a dilemma that ABSS International has been unfortunately dealt with by the government of Guam by the non-committed development of the Dededo Sports Complex. The committee finds that Bill 111 would not only resolve a unfulfilled commitment by the government when it negotiated a lease with ABSS International for the intended construction a sports training facility in the Dededo Sports Complex, but it will also diversify the options of sports training on island and help to create a promising future for Guam Olympians to train.

Accordingly, the Committee on General and Omnibus Matters to which BILL No. 111 (EC) was referred does hereby submit its findings and recommendations to I Mina' Bente Ocho Na Liheslaturan Guåhan **TO DO PASS BILL No. 111 (EC)**, “An Act To Repeal Sections 2 And 3 Of Public Law 24-259, Relative To Leasing A Portion Of Lot No. 10142 New PTN Tract 100, Also Known As The Dededo Sports Complex, And To Authorize And Direct The Governor Of Guam To Lease A Portion Of Paseo De Susana For A Baseball/Softball Training Center.”

AGENDA

COMMITTEE ON GENERAL & OMNIBUS MATTERS, and EXECUTIVE COMMITTEE

Public Hearing Wednesday , April 27, 2005, 2:00 p.m.

Governor's Appointment of Mr. Lawrence P. Perez to serve as the Director of the Department of Public Works.

Lai Priniponi. 58 (EC) - *Inentrodusi Nu As Mark Forbes*

Un Åkto Na U Ta Na'dañña' Nuebu Na Seksion 834.2. (Ocho Tres Kuattro Punto Dos) Para I '1GCA' Ni' Para U Ma Desikna I Chalan 'Route 4' Tåt Kumu Chalan Chamorro Ni' Para U Ta Onra I Manchamorro Espesiátmente Ayu Siha Na Taotåogues Ni' Manma Sâ'pet, Manmesngon Yan Manggai Ånimu Yan Espiritu Gi Durånten I Gera II.

(An Act To Add A New Section 834.2.To 1GCA To Designate Route 4 As "Chalan Chamorro" To Honor The Chamorro People Of Guam, Especially Those Who Suffered And Demonstrated Such Fortitude, Courage And Strength Of Spirit During The Second World War).

Bill No. 94 (EC) - *by L. A. Leon Guerrero*

An Act To Transfer The Barrigada Public Library Building From The Guam Public Library System To The Office Of The Mayor Of Barrigada For The Purpose Of A Barrigada Senior Citizen Center.

Bill No. 97 (EC) - *by Mark Forbes*

An Act To Repeal And Re-Enact Sections 10305. And 10306 Of Chapter 10, 5GCA To Require Each Government Department Or Agency To Post And Maintain An Internet Home Page Or Web-Site And Provide Information To The General Public, Otherwise To Be Known As The Transparency Act Of 2005.

Bill No. 101 (EC) - *by L. F. Kasperbauer*

An Act To Amend Chapter 58 To Title 5 Of The Guam Code Annotated; Relative To Establishing A Means For Education Facilities Construction.

Bill No. 111 (EC) - *by J. A. Lujan*

An Act To Repeal Sections 2 And 3 Of Public Law 24-259, Relative To Leasing A Portion Of Lot No. 10142 New PTN Tract 100, Also Known As The Dededo Sports Complex, And To Authorize And Direct The Governor Of Guam To Lease A Portion Of Paseo De Susana For A Baseball/Softball Training Center

Bill No. 118 (EC) - Mark Forbes

An Act To Authorize Interest Only Payments And To Add A New Subsection 8137(h). To 4 GCA, All For The Purpose Of Permitting Employees Eligible To Retire From The Department Of Education And The Guam Memorial Hospital Authority To Retire In Fact.



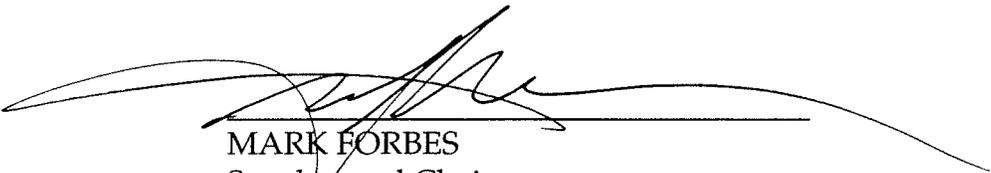
I Mina' Bente Ocho Na Liheslaturan Guahan
The 28th Guam Legislature

155 Hesler Place
Hagatna, Guam 96910
Office (671) 472-3409 • Fax (671) 472-3510

Speaker Mark Forbes

WAIVER OF FISCAL NOTE

In accordance with §9105 Title 2 GCA, I hereby certify that prompt committee action on Bill 111 is necessary to the proper conduct of legislative business. Therefore, I am waiving requirement of a fiscal note on Bill 111.



MARK FORBES
Speaker and Chairman,
Committee on General and Omnibus Matters

Transmission Report

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4-20-05; 5:13PM
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Speaker Mark Forbes

FACSIMILE

Date: April 20, 2005 Time:
Fax No.: 477-3079 No. of Pages:
To: PDN Government Meetings
From: The Office of Speaker Mark Forbes
Re: Public Hearing Notice- April 27, 2005
Note: We would like to reserve space in the government meeting notice section of the Pacific Daily News for Thursday, April 21 and Friday, April 22 to read:

*Committee on General and Omnibus Matters & Executive Committee:
Public Hearing, Wednesday, April 27, 2005, 2:00 P.M., Public Hearing Room, Temporary Legislative Building, Hagatna, Guam. To be heard;

Governor's Appointment of Mr. Lawrence P. Perez to serve as the Director of the Department of Public Works.

Lai Pristiponi, SB (EC) - *Introducat Nu As Mark Forbes*
Un Akto Na U Ta Na'ianfa' Nuebu Na Seksion 834.2. (Ocho Tres Kuattro Punto Dos) Para I 'IGCA' Ni Para U Ma Desikna I Chalan 'Route 4' Tã Kumu Chalan Chamorro Ni Para U Ta Ours I Mancharorro Espesifikamente Ayu Siba Na Taotogves Ni Manma Sã'pet, Manmesngon Yea Manggai Animu Yan Espiritu Gi Durãten I Gera Il.

(An Act To Add A New Section 834.2. To IGCA To Designate Route 4 As "Chalan Chamorro" To Honor The Chamorro People Of Guam, Especially Those Who Suffered And Demonstrated Such Fortitude, Courage And Strength Of Spirit During The Second World War).

Total Pages Scanned : 2 Total Pages Confirmed : 2

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C: Error Correct	RE: Resend	PD: Polled by Remote	MB: Receive to Mailbox
:C: Broadcast Send	MP: Multi-Poll	PG: Polling a Remote	PI: Power Interruption
:P: Completed	RM: Receive to Memory	DR: Document Removed	TM: Terminated by user
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4-25-05; 9:51AM
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The 28th Guam Legislature

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Speaker Mark Forbes

FACSIMILE

Date: April 25, 2005 Time:
Fax No.: 477-3079 No. of Pages:
To: PDN Government Meetings
From: The Office of Speaker Mark Forbes
Re: Public Hearing Notice- April 27, 2005
Note: We would like to reserve space in the government meeting notice section of the Pacific Daily News for Tuesday, April 26, 2005 and Wednesday, April 27, 2005 to read:

***Committee on General and Omnibus Matters & Executive Committee:**
Public Hearing, Wednesday, April 27, 2005, 2:00 P.M., Public Hearing Room, Temporary Legislative Building, Hagatna, Guam. To be heard;

Governor's Appointment of Mr. Lawrence P. Perez to serve as the Director of the Department of Public Works.

Lai Pristiged. 58 (EC) - Ineroduxi Nu As Mark Forbes
Un Aito Na U Ta Na'kanta' Nuebu Na Sakiziz 434.2. (Ocho Tres Kusatro Pauto Dos) Para I 'IGCA' Ni Para U Ma Destina I Chalan Route 4' Tik Kumu Chalan Chamorro Ni Para U Ta Owa I Maohamorro Espesialmente Ayu Siba Na Tachogoes Ni Manza Sipet, Manmangon Yan Manggai Aalnu Yan Espiritu Gi Durakna I Owa II.

(An Act To Add A New Section 434.2 To IGCA To Designate Route 4 As "Chalan Chamorro" To Honor The Chamorro People Of Guam, Especially Those Who Suffered And Demonstrated Such Fortitude, Courage And Strength Of Spirit During The Second World War).

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!P: Completed
!S: Host Scan
!F: Host Fax

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MB: Receive to Mailbox
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Guam Legislature

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The 28th Guam Legislature

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Office (671) 472-3400 • Fax (671) 472-3510

Speaker Mark Forbes

April 20, 2005

MEMORANDUM

TO: All Media:
Pacific Daily News; 477-3079 KUAM; 637-9870
Marianas Variety; 648-2007 K-57/Power 98; 477-3982
K-Stereo; 477-6411 HJ Radio 100; 472-7663
Glimpses-Gu. Business 649-8883 Adventist World Radio 565-2983
Harvest Family Radio 477-7136 KPRG 734-2958
KISH 477-6411

FROM: Speaker
Chairman, Committee on General & Omnibus Matters, and
Executive Committee

SUBJECT: Notice of Public Hearing- April 27, 2005

Please be informed that I have scheduled a public hearing on Wednesday, April 27, 2005, 2:00 p.m., at the Public Hearing Room, Temporary Legislative Building, on the following appointments and bills.

Governor's Appointment of Mr. Lawrence P. Perez to serve as the Director of the Department of Public Works.

Lal Prinsipol SB (EC) - *Introduchil Nu As Mark Forbes*

Un Akto Na U Ta Na'chanta' Nuebu Na Seksion #34.2. (Ocho Tree Kuantro Punto Dos) Para I 'IGCA' NI Para U Ma Desikna I Chalan 'Route 4' Titi Kumu Chalan Chamorro NI Para U Ta Ours I Manchamorro Especialments Ayu Silha Na Taotogues NI Manma SApet, Maunsesgon Yan Menggal Animu Yan Espirita Gi Durintan I Ges II.

Bill No. 94 (EC) - *by L. A. Leon Guerrero*

An Act To Transfer The Barrigada Public Library Building From The Guam Public Library System To The Office Of The Mayor Of Barrigada For The Purpose Of A Barrigada Senior Citizens Center.

Bill No. 97 (EC) - *by Mark Forbes*

An Act To Repeal And Re-Enact Sections 10365, And 10306 Of Chapter 10, 5GCA To Require Each Government Department Or Agency To Post And Maintain An Internet Home Page Or Web-Site And Provide Information To The General Public, Otherwise To Be Known As The Transparency Act Of 2005.

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2	636	marianas variety	5:19PM	1'19"	2 / 2	EC	BC	CP 14.4
3	636	kuam	5:21PM	32'27"	- / 2	EC	BC	83A3 14.4
4	636	hit radio	5:54PM	1'02"	2 / 2	EC	BC	CP 26.4
5	636	kuam	5:59PM	56"	2 / 2	EC	RE	CP 14.4
6	636	power ninety eight	6:16PM	0"	- / 2	BC	BC	056B
7	636	guam business	6:17PM	0"	- / 2	BC	BC	056B

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9	636	world radio	6:18PM	0"	-/ 2		BC	056B
10	636	family radio	6:18PM	0"	-/ 2		BC	056B
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12	636	riene steffy	6:19PM	0"	-/ 2		BC	056B

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The 28th Guam Legislature

155 Hesler Place
Hagatna, Guam 96910
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Speaker Mark Forbes

Facsimile

Date: April 25, 2005 **Time:**

To: ALL MEDIA:

Fax No.: Pacific Daily News; 477-3879 KUAM; 637-9870
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K-Stereo; 477-6411 Hit Radio 100; 472-7663
Glimpse; 649-8883 Adventa World Radio 565-2983
Harvest Family Radio 477-7136 KPRG 734-2858
KISH 477-6411 News Live 477-7845

From: The Office of Speaker Mark Forbes

Re: Public Hearing Notice- April 27, 2005

Note: Attached is a public hearing notice for April 27, 2005 and for your perusal.

Should there be a problem with the transmittal of this fax please contact our office at 472-3409.

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No. of Pages:

No.	Doc	Remote Station	Start Time	Duration	Pages	Mode	Comments	Results
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2	770	marianas variety	9:53AM	2'55"	3/ 3	EC	BC	CP 14.4
3	770	kuam	9:56AM	2'29"	3/ 3	EC	BC	CP 12.0
4	770	hit radio	9:59AM	1'22"	3/ 3	EC	BC	CP 28.8
5	770	power ninety eight	10:18AM	0"	-/ 3		BC	056B
6	770	guam business	10:19AM	0"	-/ 3		BC	056B
7	770	k stereo/kish	10:19AM	0"	-/ 3		BC	056B

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No.	Doc	Remote Station	Start Time	Duration	Pages	Mode	Comments	Results
8	770	world radio	10:20AM	0"	- / 3		BC	056B
9	770	kprg	10:21AM	0"	- / 3		BC	056B
10	770	rlene steffy	10:21AM	0"	- / 3		BC	056B

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LOCAL

GOVERNMENT MEETINGS

▲ Continued from Page 6

Commercial Complex, Route 10, Mangilao. Call Jane Diego, 735-7406/11.

▲ **GUAM MENTAL HEALTH PLANNING COUNCIL:** Noon, April 26, Guam Identified Families' Terrific Strength, or GIFTS, office (left side), Mangilao mayor's office. Call 482-2560.

▲ **SOUTHERN SOIL & WATER CONSERVATION DISTRICT:** 7 p.m. April 26, University of Guam Experiment Station, Inarajan. Call 735-2080.

April 27

▲ **ALCOHOL BEVERAGE CONTROL BOARD:** 5 p.m. April 27, Compliance Branch Office, second floor, Pacific News Building, Archbishop Flores St., Hagåtña. Call 475-1802.

▲ **CHAMORRO LAND TRUST COMMISSION:** Rescheduled meeting 4 p.m. April 27, Department of Land Management conference room, first floor, Anigua. Call 475-4251.

▲ **COMMITTEE ON GENERAL AND OMNIBUS MATTERS AND EXECUTIVE COMMITTEE:** Public hearing 2 p.m. April 27, Legislature's public hearing room, Hagåtña. Governor's appointment of Lawrence P. Perez to serve as director of the Department of Public Works. Bill 58, designating Route 4 as Chalan Chamorro honoring the Chamorro people of Guam, especially those who suffered and demonstrated such fortitude, courage and strength of spirit during World War II; Bill 94, transferring the Barrigada Public Library building from the Guam Public Library System to the Barrigada mayor's office for the purpose of a Barrigada Senior Citizens Center; Bill 97, requiring each government department or agency to post and maintain an Internet home page or Web site and provide information to the general public — the Transparency Act of 2005; Bill 101, establishing a means for education facilities construction; Bill 111, leasing a portion in Dededo, also known as the Dededo Sports Complex, and to authorize and direct the governor to lease a portion of Paseo de Susana for a baseball/softball training center; Bill 118, permitting employees eligible to retire from the Department of Education and Guam Memorial Hospital Authority to retire in fact.

▲ **EDUCATION POLICY BOARD:** 6 p.m. April 27, Department of Education conference room, Hagåtña. Call 475-0415 or -0457/8.

▲ **GUAM HOUSING CORP. BOARD OF DIRECTORS:** 3 p.m. April 27, fifth floor, Guam Economic Development and Commerce Authority conference room, ITC Building, Tamuning. Call 647-4143, ext. 140/133.

▲ **GUAM PAROLE BOARD SERVICES DIVISION:** 8:30 a.m. April 27, 404 East Sunset Blvd., Tiyan. Call 473-7701/7005.

April 28

▲ **A.B. WON PAT INTERNATIONAL AIRPORT AUTHORITY BOARD OF DIRECTORS:** 4 p.m. April 28, Terminal Conference Room 3, Tamuning. Call 646-0300.

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ASPAC, Industrial Park
Doors open at 4:00 P.M. -
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ADDITIONAL PACKAGE \$5.00 EACH

\$1,000 games on Thursday, April 28, 2005. Minimum buy. Management reserves the right to alter or cancel.

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GOVERNMENT OF GUAM



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Governor

Kaleo S. Moylan
Lt. Governor

490 Chalan Palayso
Agana Hts., Guam 96910
Telephone: (671) 475-6296/7
Facsimile: (671) 477-0997

Thomas A. Morrison
Director

Gregory A. Matanane
Deputy Director

April 26, 2005

Honorable Mark Forbes
Speaker, 28th Guam Legislature
Chairman- Committee on General & Omnibus Matters
324 W. Soledad Ave.
Hagatna, Guam 96910

Dear Mr. Speaker,

With a mandate to generate facility improvements and development of our territorial recreational facilities, the Department of Parks and Recreation Commission stands in total support of the Strike Zone proposal to construct a baseball / softball training center at the Paseo de Susana complex in Hagatna.

The proposed training center fits right in place with the department's goal of developing the Paseo de Susana complex into a comprehensive family territorial recreational center. Improvements such as the Strike Zone training center will further maximize recreational opportunities for residents to enjoy. Along with the Guam Baseball Federation lease partnership development of the Paseo Stadium through Parks and Recreation, the Paseo complex with the inclusion of a baseball / softball training center will be able to present itself as a baseball / softball sports tourism center. When completed, this training center project will inject an estimated \$500,000.00 of private sector money into our economy.

With governmental funds at a minimum for recreational improvements, the private sector infusion of needed capital to fund such a project makes this private sector partnership a perfect solution to address needs without tapping government funds. The project falls in line with the on-going Paseo de Susana Planned Development District Master Plan Amendment

On June 3, 2003, the Parks and Recreation Commission voted in full support of this proposal.

In anticipation of government development of the Dededo sports complex as part of the 1999 South Pacific Games facility preparation Public Law 24-259 designated this facility to be constructed at the Dededo Sports Complex. However, the sports complex has not materialized

Therefore, the Parks and Recreation Commission supports legislation as per Bill 111 to amend Public Law 24-259 to declare the Paseo as the site for this project.


Dennis M. Zermeno
Chairman

MINA'BENTE OCHO NA LIHESLATURAN GUÅHAN
2005 (FIRST) Regular Session

Bill No. 111 (EC)

Introduced by:

J. A. Lujan
Mike Cruz, M.D.
Edward J. B. Calvo

AN ACT TO REPEAL SECTIONS 2 AND 3 OF PUBLIC LAW 24-259, RELATIVE TO LEASING A PORTION OF LOT NO. 10142 NEW PTN TRACT 100, ALSO KNOWN AS THE DEDEDO SPORTS COMPLEX, AND TO AUTHORIZE AND DIRECT THE GOVERNOR OF GUAM TO LEASE A PORTION OF PASEO DE SUSANA FOR A BASEBALL/SOFTBALL TRAINING CENTER

1 BE IT ENACTED BY THE PEOPLE OF GUAM:

2 Section 1. Legislative Intent. Sections 2 and 3 of Bill No. 640 of Mina' Bente
3 Kuattro Na Liheslaturan Guåhan, authored by then-Senator Felix P. Camacho,
4 which was enacted as Public Law 24-259, authorized a lease of government land to
5 "Strike Zone" a commercial interest offering to construct and operate a baseball and
6 softball training center adjacent to other developments at the Dededo Sports
7 Complex. This authorization is still current, but the government's original plan to
8 develop the Dededo Sports Complex with baseball and softball fields has
9 apparently been shelved. The economy has not generated sufficient revenues for
10 recreational facility investment. Public Law 26-166 authorized the lease of Paseo
11 Stadium to the Guam Baseball Federation, citing lack of funds for maintenance or
12 repair, and the willingness of private and non-profit entities to maintain and
13 operate municipal sports facilities.

1 Therefore, to facilitate private investment in sports related facilities for our
2 people without further delay or public expense, the Legislature reaffirms the
3 government's intention to lease recreational land adjacent to operational baseball
4 and softball fields for private development of a related training center, by
5 authorizing and directing the Governor to lease a portion of the Paseo de Susana to
6 the applicant who had received legislative and executive approval in August, 1998,
7 namely, Strike Zone.

8 **Section 2. Repeal of Prior Authorization.** Sections 2 and 3 of Public Law
9 24-259 are repealed.

10 **Section 3. Authorization to Lease a Portion of Paseo de Susana.** I
11 Maga'lahan Guáhan is authorized to execute a lease with Strike Zone for a
12 baseball/softball training facility for a portion of Paseo de Susana in Hagatña,
13 situated between the east wall of Paseo Stadium and the existing roadway,
14 designated as "Lot Paseo de Susana Portion 1", particularly described as follows:
15 Beginning at a point, a computed corner having coordinates of North 165,650.00 feet
16 and East 164,958.50 feet, then along then following Five (5) courses: 1) Along a curve
17 concave to the right with a central angle of 90°00'00", a radius of 73.00 feet, a chord
18 bearing of South 46°00'58" West, 103.24 feet to corner 2, a computed corner; then 2)
19 North 88°10'02" West, 25.00 feet to corner three (3), a computed corner; then 3)
20 North 00°57'45 West, 423.50 feet to corner four(4), a computed corner; 4) Then,
21 South 88°10'02" East, 118.650 feet to corner five (5), a computed corner; 5) Then,
22 South 01°49'58" West, 350.00 feet to point of beginning, containing an area of
23 approximately Forty-Four Thousand Six Hundred Seventy-Seven (44,677) Square
24 Feet or approximately Four Thousand One Hundred Fifty-One (4,151) Square
25 Meters, as generally shown on Sketch Map of Lot Paseo De Susana Portion 1. The
26 Lot Paseo De Susana Portion 1 is bounded on the North by a baseball field, on the

1 East by an existing paved roadway and parking area, on the South by an existing
2 paved roadway and Y Sengsong Chamorro, and on the West by Paseo Stadium.

3 **Section 4. Terms and Conditions.** *I Maga'lahen Guåhan* and Strike Zone
4 shall enter into a lease agreement relative to leasing a portion of Paseo de Susana
5 identified as Lot Paseo de Susana Portion 1, particularly described as follows:
6 Beginning at a point, a computed corner having coordinates of North 165,650.00 feet
7 and East 164,958.50 feet, then along then following Five (5) courses: 1) Along a curve
8 concave to the right with a central angle of $90^{\circ}00'00''$, a radius of 73.00 feet, a chord
9 bearing of South $46^{\circ}00'58''$ West, 103.24 feet to corner 2, a computed corner; then 2)
10 North $88^{\circ}10'02''$ West, 25.00 feet to corner three (3), a computed corner; then 3)
11 North $00^{\circ}57'45$ West, 423.50 feet to corner four(4), a computed corner; 4) Then,
12 South $88^{\circ}10'02''$ East, 118.650 feet to corner five (5), a computed corner; 5) Then,
13 South $01^{\circ}49'58''$ West, 350.00 feet to point of beginning, containing an area of
14 approximately Forty-Four Thousand Six Hundred Seventy-Seven (44,677) Square
15 Feet or approximately Four Thousand One Hundred Fifty-One (4,151) Square
16 Meters, as generally shown on Sketch Map of Lot Paseo De Susana Portion 1,
17 wherein applicable terms and conditions to govern the lease shall be formulated by
18 the Director of Parks and Recreation for a term of twenty-five (25) years, with an
19 option for an additional twenty-five (25) years. Said lease shall be executed by *I*
20 *Maga'lahi*, approved as to form by the Attorney General of Guam, and submitted to *I*
21 *Liheslaturan Guåhan* for final approval.