

**MINA' TRENTAI TRES NA LIHESLATURAN GUAHAN
2016 (SECOND) Regular Session**

Bill No. 379-33 (COR)

Introduced by:

D.G. RODRIGUEZ, JR. 

AN ACT TO AUTHORIZE THE GUAM ECONOMIC DEVELOPMENT AUTHORITY, ON BEHALF OF THE DEPARTMENT OF INTEGRATED SERVICES FOR INDIVIDUALS WITH DISABILITIES AND THE CHAMORRO LAND TRUST COMMISSION, TO LEASE AND DEVELOP LOT NO. 5138-2-R3 NEW-1-1, LOT 5138-2-R3 NEW-1-R2 AND LOT NO. 5138-2-R3 NEW-1-2 AT A COMMERCIAL LEASE RATE, FOR A LEASE TERM OF TWENTY-FIVE (25) YEARS, TO REZONE THE LOTS FROM AGRICULTURAL (“A”) TO COMMERCIAL (“C”), TO CONSTRUCT THE DISID BUSINESS CENTER AND ONE STOP COMMUNITY RESOURCE AND WELLNESS CENTER, AND THE ESTABLISHMENT OF THE GUAM AUTISM CENTER.

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

2 **Section 1. Legislative Findings and Intent:** *I Liheslaturan Guåhan* finds
3 that the Department of Integrated Services for Individuals with Disabilities
4 (DISID) has administrative jurisdiction of Lot No. 5138-2-R3 NEW-1-R2 (11,168
5 +/- sq. m) and Lot No. 5138-2-R3 NEW-1-2 (7,075 +/- sq. m), Ipao-Tumon,
6 Municipality of Dededo.

7 *I Liheslaturan Guåhan* further finds that the Department of Integrated
8 Services for Individuals with Disabilities requires additional revenue to augment
9 its programs and provide improved services required to assist individuals with
10 disabilities. It is the intent of DISID, in collaboration and with the assistance from
11 the Guam Economic Development Authority, to construct a Business Center and

1 One Stop Community Resource and Wellness Center which would house a one-
2 call, one-click transportation dispatch center, the Guam Regional Transit Authority
3 administrative office, employment, housing and health related programs and
4 services currently provided by the agency.

5 *I Liheslaturan Guåhan* further finds that Guam lacks a comprehensive
6 autism center that can address the needs of the over 200 children identified by the
7 Guam Public School system from ages 3-21 and the countless of other children in
8 the private schools, home school, or others waiting to be evaluated. A
9 comprehensive autism center managed by a non-profit organization will enable
10 children and families to receive appropriate and centralized services.

11 *I Liheslaturan Guåhan* further finds that it is in the best interests of the
12 beneficiaries of the Chamorro Land Trust Commission (CLTC) which has
13 jurisdiction over the adjacent half acre Lot No. 5138-2-R3 NEW-1-1 (2,868 +/- sq.
14 m), to include this lot as part of the planned development anticipated for this area,
15 thereby allowing CLTC to generate revenues for the purposes identified in CLTC's
16 enabling legislation.

17 It is, therefore, the *intent* of *I Liheslaturan Guåhan* to authorize the Guam
18 Economic Development Authority, on behalf of the Department of Integrated
19 Services for Individuals with Disabilities and the Chamorro Land Trust
20 Commission, to solicit prospective tenants to lease and develop Lot No. 5138-2-R3
21 NEW-1-1, Lot No. 5138-2-R3 NEW-1-R2 and Lot No. 5138-2-R3 NEW-1-2,
22 Ipao-Tumon, Municipality of Dededo, at commercial rental rates.

23 It is, further, the *intent* of *I Liheslaturan Guåhan*, to construct and maintain
24 a DISID Business Center and One Stop Community Resource and Wellness Center
25 which would house a one-call, one-click transportation dispatch center,

1 employment, housing and health related programs and services currently provided
2 by the agency. It is further the intent of *I Liheslaturan Guåhan* that no less than
3 6000 square feet of space be leased for a comprehensive Guam autism center. It is
4 the intent that lease proceeds from said property shall be used to fund this project.
5 GEDA is encouraged to utilize a Public-Private concept for the development and
6 construction of the property using the grant funding from the United States
7 Department of Transportation Veterans Transportation and Community Living
8 initiative received by the Guam Regional Transit Authority for the one-call, one
9 click dispatch center as part of the funding mechanism.

10 **Section 2.** The Guam Economic Development Authority, on behalf of the
11 Department of Integrated Services for Individuals with Disabilities and the
12 Chamorro Land Trust Commission, *shall* be authorized to lease and/or develop
13 Lot No. 5138-2-R3 NEW-1-1 containing an area of approximately 2,868 +/- square
14 meters (30,871 +/- Sq. Ft.), Lot No. 5138-2-R3 NEW-1-R2, containing an area of
15 approximately 11,168 +/- square meters (120,215 +/- Sq. Ft.), and Lot No. 5138-2-
16 R3 NEW-1-2, containing an area of approximately 7,075 +/- square meters (76,153
17 +/- Sq. Ft.), Ipao-Tumon, MUNICIPALITY OF DEDEDO, as said lots are marked
18 on DRAWING NUMBER I4-89T 336, L.M., Check Number 314 FY 89, as
19 described in that Parceling Map of Lot 5138-2-R3 NEW-1, at the records Division,
20 Department of Land Management, Government of Guam, under document Number
21 6951, and attached to this Act as Exhibit "A", at a commercial rate for an initial
22 lease term of twenty-five (25) years with an option to renew for another Five (5)
23 years. Any subsequent options to be negotiated to the benefit of DISID, CLTC and
24 their programs.

25 The proceeds received from the lease shall be utilized to 1.) Payment to
26 GEDA in its role as property broker, pursuant to a Memorandum of Understanding

1 between GEDA, DISID, and the CLTC; 2.) DISID for the purpose of constructing
2 and maintaining a Business Center and One Stop Community Resource and
3 Wellness Center which would house a one-call, one-click transportation dispatch
4 center, the Guam Regional Transit Authority administrative office, employment,
5 housing and health related programs and services currently provided by the
6 Department of Integrated Services for Individuals with Disabilities, which shall be
7 in addition to the grant funding the Guam Regional Transit Authority received
8 pursuant to the Veterans Transportation Community Living Initiative, United
9 States Department of Transportation; and 3.) CLTC in an amount equal to the
10 percentage of CLTC land contained in the total amount of land leased. DISID,
11 CLTC and GEDA shall maximize the property to its highest and best use to the
12 benefit of DISD, CLTC and the people and economy of Guam.

13 **Section 3. Guam Autism Center.** The DISID Business Center and One
14 Stop Community Resource and Wellness Center shall designate no less 6000
15 square feet of space for the establishment of a comprehensive Autism Center. The
16 space *shall* be leased at fair market value to a not for profit, 501(c) (3) organization
17 registered on Guam, whose mission is to provide a comprehensive autism center
18 where children and families affected by ASD may receive appropriate services in a
19 centralized location. The selection of lessee *shall* be through a Request for
20 Proposal issued by the Guam Economic Development Authority.

21 **Section 4.** The real property map for Lot No. 5138-2-R3 NEW-1-1, Lot No.
22 5138-2-R3 NEW-1-R2 and Lot No. 5138-2-R3 NEW-1-2 is hereby incorporated
23 and appended to this Act as EXHIBIT "A".

24 **Section 5.** Lot No. 5138-2-R3 NEW-1-1 containing an area of
25 approximately 2,868 +/- square meters (30,871 +/- Sq. Ft.), Lot No. 5138-2-R3

1 NEW-1-R2, containing an area of approximately 11,168 +/- square meters
2 (120,215 +/- Sq. Ft.), and Lot No. 5138-2-R3 NEW-1-2, containing an area of
3 approximately 7,075 +/- square meters (76,153 +/- Sq. Ft.), Ipao-Tumon,
4 MUNICIPALITY OF DEDEDO, as said lots are marked on DRAWING
5 NUMBER I4-89T 336, L.M., Check Number 314 FY 89, as described in that
6 Parceling Map of Lot 5138-2-R3 NEW-1, at the records Division, Department of
7 Land Management, Government of Guam, under document Number 6951, and
8 appended to this Act as EXHIBIT "A", is hereby re-zoned from Agricultural ("A")
9 to Commercial ("C").

10 **Section 6. Effective Date.** This Act shall become immediately effective
11 upon enactment.

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EXHIBIT "A"

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