

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9 24-259 are repealed.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'lahaen Guahan 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'laha*n 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°00'00", a radius of 73.00 feet, a chord
9 bearing of South 46°00'58" West, 103.24 feet to corner 2, a computed corner; then 2)
10 North 88°10'02" West, 25.00 feet to corner three (3), a computed corner; then 3)
11 North 00°57'45 West, 423.50 feet to corner four(4), a computed corner; 4) Then,
12 South 88°10'02" East, 118.650 feet to corner five (5), a computed corner; 5) Then,
13 South 01°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.