

MINA'BENTE OCHO NA LIHESLATURAN GUÅHAN  
2006 (SECOND) Regular Session

Introduced

OCT 13 2006

Bill No. 373 (EC)

Introduced by:

B.J.F. Cruz  
R.J. Respicio

10:40 AM

ERM

AN ACT TO ENHANCE THE DEVELOPMENT OF RECREATION AND SPORTS IN GUAM BY AUTHORIZING THE LEASE OF THE LOT IDENTIFIED AS THE "SOUTHERN SPORTS COMPLEX," LOT NO. 477 IN THE MUNICIPALITY OF AGAT, COMPRISING AN AREA OF 26.5 TOTAL ACRES, WITH THE GUAM FOOTBALL ASSOCIATION.

1 BE IT ENACTED BY THE PEOPLE OF GUAM:

2 Section 1. Legislative Findings and Intent. *I Liheslaturan Guåhan* finds  
3 that although Guam has many outstanding athletes, and other individuals  
4 with enormous potential, many have never developed their skills because of a  
5 lack of facilities. Our island should have more resources at which existing  
6 athletes can be trained, the skills of future athletes can be developed and  
7 honed, and at which the people of Guam, and especially our youth, can play  
8 and enjoy healthy and character developing activities.

9 *I Liheslaturan Guåhan* finds that Government of Guam land is available  
10 and has been set aside for development of a sports complex for southern  
11 Guam. The Guam Football (Soccer) Association is requesting to lease property  
12 which has been reserved for a "Southern Sports Complex," specifically Lot  
13 No. 477 in the Municipality of Agat, comprising an area of 26.5 total acres,

1 identified in the exhibit known as the Government of Guam Reserved Lands  
2 List which is annexed to Section 2(b) of Public Law Number 22-18, and placed  
3 under the charge of the Department of Land Management.

4 *I Liheslaturan Guåhan* finds that the lease of this lot, which has been sitting  
5 dormant for more than a dozen years, and putting it to use for its intended  
6 purpose, will be a benefit to the people and especially the youth of Guam.

7 It is the intent of *I Liheslaturan Guåhan* to authorize *I Maga'lahaen Guåhan* to  
8 lease the property, which has been reserved for a "Southern Sports Complex,"  
9 specifically Lot No. 477 in the Municipality of Agat, comprising an area of 26.5  
10 total acres, to the Guam Football (Soccer) Association.

11 **Section 2. Authorization to Lease.** Pursuant to §3 of Public Law Number  
12 15-6, *I Maga'lahaen Guåhan* is authorized to execute a lease with the Guam  
13 Football Association for the lot identified as the "Southern Sports Complex,"  
14 Lot No. 477 in the Municipality of Agat, comprising an area of 26.5 total acres,  
15 identified in the exhibit known as the Government of Guam Reserved Lands  
16 List which is annexed to Section 2(b) of Public Law Number 22-18, and placed  
17 under the charge of the Department of Land Management.

18 **Section 3. Terms and Conditions.** *I Maga'lahaen Guåhan* shall enter into a  
19 lease agreement with the Guam Football Association (hereinafter referred to  
20 as GFA) relative to the leasing of the lot identified as the "Southern Sports  
21 Complex," Lot No. 477 in the Municipality of Agat, comprising an area of 26.5  
22 total acres, identified in the exhibit known as the Government of Guam

1 Reserved Lands List which is annexed to Section 2(b) of Public Law Number  
2 22-18, and placed under the charge of the Department of Land Management.  
3 Applicable terms and conditions to govern the lease shall be formulated by  
4 the Director of the Department of Parks and Recreation, and such lease shall  
5 be for a term of twenty-five (25) years, with an option for an additional  
6 twenty-five (25) years. Said lease shall be executed by *I Maga'lahi*, approved as  
7 to form by the Attorney General of Guam, and submitted to *I Liheslaturan*  
8 *Guåhan* for final approval together with documentation substantiating  
9 compliance with this Act. The terms and conditions of the lease shall require  
10 the lessee to indemnify the government of Guam for any liability arising from  
11 the use of the leasehold and include a lease rental comparable to other existing  
12 leases of public property to private sports and community organizations, and  
13 based on the property's intended use and covenants that run with the land.  
14 The lease shall restrict use of the property to those normally found at sports  
15 facilities including training areas, sports fields and stadiums, sports-related  
16 concessions and parking facilities. Any use of the property other than for its  
17 specified purposes shall render the lease null and void.