

MINA'BENTE NUEBI NA LIHESLATURAN GUÅHAN
2007 (FIRST) Regular Session

Bill No. 18 (EC)

Introduced by:

R.J. Respicio
T.R. Muña Barnes

2007 JAN -8 PM 3:11

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 due to a lack
5 of facilities. Our island should have more resources at which existing athletes
6 can be properly trained and the skills of future athletes can be safely
7 developed and honed. The people of Guam, and especially our youth, should
8 have facilities where they can play and enjoy character building activities that
9 will lead to healthier lifestyles.

10 *I Liheslaturan Guåhan* finds that Government of Guam land is available
11 and has been set aside for development of a sports complex for southern
12 Guam. The Guam Football (Soccer) Association is requesting to lease property
13 which has been reserved for a "Southern Sports Complex," specifically Lot

1 No. 477 in the Municipality of Agat, comprising an area of 26.5 total acres,
2 identified in the exhibit known as the Government of Guam Reserved Lands
3 List which is annexed to Section 2(b) of Public Law Number 22-18, and placed
4 under the charge of the Department of Land Management.

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

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

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

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

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