

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

Bill No. 52 (EC)

Introduced by:

A.R. Unpingco
Edward J. B. Calvo

**AN ACT TO AUTHORIZE *I MAGA'LAHEN GUAHAN* TO
LEASE THE AIR SPACE OVER GOVERNMENT LAND
UNDER CERTAIN TERMS AND CONDITIONS.**

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

2 **Section 1. Legislative Findings and Intent.** *I Liheslaturan Guåhan* finds that non-
3 profits organizations have contributed to the social welfare of the island by providing scholarships to
4 needy students, purchasing books for our schools, purchasing equipment for senior citizen center,
5 constructing school bus shelters, picnic shelters and pavilions for use by the people of Guåhan. The
6 Korean Association of Guam wants to continue this public-private partnership by constructing a
7 facility in a centralized location for their members to meet. It is the intent of *I Liheslaturan Guåhan*
8 to continue to foster this public-private partnership by authorizing the Korean Association of Guam
9 to lease the air space over government owned properties so that they could build a facility that will
10 benefit the people of Guam.

11 **Section 2. Repeal.** Public Law 24-140 is hereby repealed.

12 **Section 3. Authorization to Lease.** *I Maga'lahen Guåhan* is authorized to lease the air
13 space over those government of Guam lands serving as a ponding basin for Route 14 and situated in
14 the Municipality of Tamuning and designated as Lot Number 2150-3-10, lot Number 2150-3-11 and
15 Lot Number 2150-3-12-R1 to the Korean Association of Guam for the purpose of constructing a
16 multi-purpose building subject to the following terms and conditions:

- 17 a) the lease term shall not exceed twenty-five (25) years with an option to renew for another
18 twenty-five (25) years; the lease should be executed and recorded within one (1) year after
19 the effective date of this act. If the multi-purpose building is not completed within three (3)
20 years of the effective date of the lease, then the lease shall be null and void;
- 21 b) the percolation and evaporation functions of the ponding basin shall not be materially
22 compromised. The lessee shall coordinate with the Department of Public Works and the
23 Guam Environmental Protection Agency to insure that all rules and regulations pertaining to

- 1 the ponding basin and percolation are met;
- 2 c) the air space over the ponding basin shall be used for the construction of a multi-purpose
3 building to host association activities and community functions and shall not be used for any
4 commercial activity;
- 5 d) the lessee shall at no expense provide a room for the Guam Police Department for the
6 purpose of allowing police officers access for report writing and/or other administrative
7 functions;
- 8 e) whenever the facility is not scheduled for use by the Association and with consultation with
9 the Association, the Tamuning Mayor may, at no expense, use the facility for community
10 activities;
- 11 f) the cost of constructing the facility along with the required collateral equipment along with
12 the cost of all testing requirements of Guam Environmental Protection Agency shall be
13 credited to the fair market rent due for the use of the air space.