



Sen. Thomas Ada

Chairman

Committee on Transportation, Infrastructure, Lands,
Border Protection, Veterans' Affairs and Procurement
I Mina'Trentai Tres Na Liheslaturan Guåhan • 33rd Guam Legislature

December 27, 2016

The Honorable Judith T. Won Pat, Ed.D.
Speaker
I Mina'Trentai Tres Na Liheslaturan Guåhan
155 Hesler Place
Hagåtña, Guam 96910

VIA: The Honorable Rory J. Respicio
Chairperson, Committee on Rules

RE: Committee Report on Bill No. 379-33 (COR), As Amended

2016 DEC 27 PM 4:41

Dear Speaker Won Pat:

Transmitted herewith is the Committee Report on Bill No. 379-33 (COR) As Amended, "AN ACT TO AUTHORIZE THE GUAM ECONOMIC DEVELOPMENT AUTHORITY, ON BEHALF OF THE DEPARTMENT OF INTEGRATED SERVICES FOR INDIVIDUALS WITH DISABILITIES (DISID) AND THE CHAMORRO LAND TRUST COMMISSION, TO LEASE AND DEVELOP LOT NO. 5138-2-R3 NEW-1-1, LOT NO. 5138-2-R3 NEW-1-R2, AND LOT NO. 5138-2-R3 NEW-1-2 AT A COMMERCIAL LEASE RATE FOR AN INITIAL TERM OF TWENTY-FIVE (25) YEARS; TO REZONE THE LOTS FROM SINGLE FAMILY RESIDENTIAL DWELLING ZONE (R1) TO COMMERCIAL ZONE (C); TO CONSTRUCT THE DISID BUSINESS CENTER AND ONE STOP COMMUNITY RESOURCE AND WELLNESS CENTER; AND TO ESTABLISH THE GUAM AUTISM CENTER."

Committee votes are as follows:

- 3 TO DO PASS
- _____ TO NOT PASS
- 4 TO REPORT OUT ONLY
- _____ TO ABSTAIN
- _____ TO PLACE IN INACTIVE FILE

Si Yu'os ma'åse'.



Sen. Thomas Ada

Chairman

Committee on Transportation, Infrastructure, Lands,
Border Protection, Veterans' Affairs and Procurement
I Mina Trentai Tres Na Libreslaturan Guahan • 33rd Guam Legislature

Thomas C. Ada

**COMMITTEE REPORT
ON
Bill No. 379-33 (COR)
As Amended**

**AN ACT TO AUTHORIZE THE GUAM
ECONOMIC DEVELOPMENT AUTHORITY,
ON BEHALF OF THE DEPARTMENT OF
INTEGRATED SERVICES FOR
INDIVIDUALS WITH DISABILITIES (DISID)
AND THE CHAMORRO LAND TRUST
COMMISSION, TO LEASE AND DEVELOP
LOT NO. 5138-2-R3 NEW-1-1, LOT NO. 5138-2-
R3 NEW-1-R2, AND LOT NO. 5138-2-R3 NEW-
1-2 AT A COMMERCIAL LEASE RATE FOR
AN INITIAL TERM OF TWENTY-FIVE (25)
YEARS; TO REZONE THE LOTS FROM
SINGLE FAMILY RESIDENTIAL DWELLING
ZONE (R1) TO COMMERCIAL ZONE (C); TO
CONSTRUCT THE DISID BUSINESS CENTER
AND ONE STOP COMMUNITY RESOURCE
AND WELLNESS CENTER; AND TO
ESTABLISH THE GUAM AUTISM CENTER.**



Sen. Thomas Ada


Chairman

Committee on Transportation, Infrastructure, Lands,
Border Protection, Veterans' Affairs and Procurement
I Mina Trentai Tres Na Libeslaturan Guahan • 33rd Guam Legislature

December 27, 2016

MEMORANDUM

To: **All Members**
Committee on Transportation, Infrastructure, Lands, Border Protection, Veterans' Affairs and Procurement

From: **Senator Thomas C. Ada**, Committee Chairperson 

Subject: **Committee Report on Bill No. 379-33 (COR), As Amended**

Transmitted herewith for your consideration is the Committee Report on Bill No. 379-33 (COR) as Amended, **"AN ACT TO AUTHORIZE THE GUAM ECONOMIC DEVELOPMENT AUTHORITY, ON BEHALF OF THE DEPARTMENT OF INTEGRATED SERVICES FOR INDIVIDUALS WITH DISABILITIES (DISID) AND THE CHAMORRO LAND TRUST COMMISSION, TO LEASE AND DEVELOP LOT NO. 5138-2-R3 NEW-1-1, LOT NO. 5138-2-R3 NEW-1-R2, AND LOT NO. 5138-2-R3 NEW-1-2 AT A COMMERCIAL LEASE RATE FOR AN INITIAL TERM OF TWENTY-FIVE (25) YEARS; TO REZONE THE LOTS FROM SINGLE FAMILY RESIDENTIAL DWELLING ZONE (R1) TO COMMERCIAL ZONE (C); TO CONSTRUCT THE DISID BUSINESS CENTER AND ONE STOP COMMUNITY RESOURCE AND WELLNESS CENTER; AND TO ESTABLISH THE GUAM AUTISM CENTER."**

This report includes the following:

- Committee Vote Sheet
- Committee Report Digest
- Copy of Bill No. 379-33 (COR), As Introduced
- Copy of Bill No. 379-33 (COR), As Amended
- Public Hearing Sign-in Sheet
- Written testimonies from: *Mr. Benito Servino, DISID Director*
- Copy of Fiscal Note Request
- Copy of Fiscal Note
- COR Referral of Bill No. 379-33 (COR)
- Notices of Public Hearing
- Public Hearing Agenda

Please take the appropriate action on the attached vote sheet. Your attention to this matter is greatly appreciated. Should you have any questions or concerns, please do not hesitate to contact me.



Sen. Thomas Ada

Chairman

Committee on Transportation, Infrastructure, Lands,
Border Protection, Veterans' Affairs and Procurement

I Mina Trentai Tres Na Libeslaturan Guahan • 33rd Guam Legislature

COMMITTEE VOTE SHEET

Bill No. 379-33 (COR) As Amended, "AN ACT TO AUTHORIZE THE GUAM ECONOMIC DEVELOPMENT AUTHORITY, ON BEHALF OF THE DEPARTMENT OF INTEGRATED SERVICES FOR INDIVIDUALS WITH DISABILITIES (DISID) AND THE CHAMORRO LAND TRUST COMMISSION, TO LEASE AND DEVELOP LOT NO. 5138-2-R3 NEW-1-1, LOT NO. 5138-2-R3 NEW-1-R2, AND LOT NO. 5138-2-R3 NEW-1-2 AT A COMMERCIAL LEASE RATE FOR AN INITIAL TERM OF TWENTY-FIVE (25) YEARS; TO REZONE THE LOTS FROM SINGLE FAMILY RESIDENTIAL DWELLING ZONE (R1) TO COMMERCIAL ZONE (C); TO CONSTRUCT THE DISID BUSINESS CENTER AND ONE STOP COMMUNITY RESOURCE AND WELLNESS CENTER; AND TO ESTABLISH THE GUAM AUTISM CENTER."

| COMMITTEE MEMBERS | SIGNATURE AND DATE | TO DO PASS | TO NOT PASS | TO REPORT OUT ONLY | TO ABSTAIN | TO PLACE IN INACTIVE FILE |
|--|--------------------|------------|-------------|--------------------|------------|---------------------------|
| SENATOR THOMAS C. ADA Chairperson | | ✓ | | | | |
| SENATOR RORY J. RESPICIO Vice Chairperson | 12/03/14 | | | | | |
| VICE SPEAKER BENJAMIN J.F. CRUZ Member | | | | ✓ | | |
| SENATOR FRANK B. AGUON, JR. Member | | | | | | |
| SENATOR DENNIS RODRIGUEZ, JR. Member | | ✓ | | | | |
| SENATOR NERISSA UNDERWOOD Member | | | | | | |
| SENATOR FRANK BLAS, JR. Member | | | | ✓ | | |
| SENATOR MARY TORRES Member | | | | ✓ | | |
| SENATOR JAMES V. ESPALDON Member | | | | ✓ | | |



Sen. Thomas Ada

Chairman

Committee on Transportation, Infrastructure, Lands,
Border Protection, Veterans' Affairs and Procurement

I Mina Trentai Tres Na Liheslaturan Guahan • 33rd Guam Legislature

COMMITTEE REPORT DIGEST

I. OVERVIEW

Bill No. 379-33 (COR) was introduced on October 5, 2016 by Senator Dennis G. Rodriguez, Jr., and was subsequently referred on October 5, 2016 by the Committee on Rules to the Committee on Transportation, Infrastructure, Lands, Border Protection, Veterans' Affairs and Procurement.

The Committee on Transportation, Infrastructure, Lands, Border Protection, Veterans' Affairs and Procurement convened a public hearing on December 13, 2016 at 1:00 pm in *I Liheslaturan's* Public Hearing Room to receive public testimony on Bill No. 379-33 (COR).

Public Notice Requirements

Public Hearing notices were disseminated via email to all senators and all main media broadcasting outlets on December 5, 2016 (5-Day Notice) and again on December 7, 2016 (48-Hour Notice), fulfilling the 5-Day Notice and 48-Hour Notice of the Open Government Law requirement.

Senators Present

| | |
|----------------------------------|------------------------------|
| Senator Thomas C. Ada | <i>Committee Chairperson</i> |
| Senator Dennis G. Rodriguez, Jr. | <i>Committee Member</i> |
| Senator Tina Rose Muna-Barnes | <i>Legislative Member</i> |
| Senator V. Anthony Ada | <i>Legislative Member</i> |

The public hearing was Called-to-Order at 1:00pm.

II. SUMMARY OF TESTIMONY AND DISCUSSION

Chairperson Ada calls the Public Hearing to order and reads the title of Bill No. 379-33 (COR). He then calls upon Sen. Rodriguez to provide a brief synopsis of Bill 379-33 (COR).

Senator Dennis G. Rodriguez, Jr.: Thank you very much Mr. Chairman. Mr. Chairnan Bill 379-33 consolidates 5.2 acres of property along Marine Corp. Drive in Tamuning across John F. Kennedy High School. This is the property between Shell Gas Station and the Guam Power Authority sub-station. Right now DISID has control of majority of that property. There is also a portion of that property that is under jurisdictions of the Chamorro Land Trust.

The Bill authorizes Guam Economic Development Authority to be the Broker in soliciting for leases or development of the property, to include the construction of a One Stop Business Center for DISID. Which DISID had planned for many years now which would include Guam's first Autism Center. So the proceeds these developments being used number one to build this center will also be used to pay GEDA fee based on MOU that they have executed or will be executing with CLTC and DISID. Also assure that a portion CLTC has jurisdiction on that they too will receive proceeds from the use of that property. That is what this bill is about and looking forward to working with the stakeholders and sees how we can move this forward. Thank you.

Senator Thomas C. Ada: *Calls up those who signed up to provide testimony.*

Michael Borja- Good Afternoon Mr. Chairman and Senators, my name is Mike Borja, I'm the Director of Department of Land Management and the Administrative Director of the Chamorro Land Trust Commission. On Bill 379-33 which has been proposed to consolidate several lots in the municipal of Tamuning under the administrative control of the Department of Integrated Services for Individuals with Disabilities (DISID) and the Chamorro Land Trust Commission. And it also intends to resolve the land to seek commercial. I attached my written testimony of copy of the Department of Land Management land zoning consideration report. This provides the department planning division's analysis and recommendations which I'm just pretty much summarizing today. In some basically we say really the correct zoning of the land is R-1 single residential dwelling agricultural so that just needs to be corrected. Then we might have included in the language of the bill is something that would protect the interest of the Chamorro Land Trust Commission and the property. Should propose lease agreements lapse or default and probably something we can work on if any kind of lease agreement comes about while the Chamorro Land Trust has a very small interest in all of this. We just want able to insure that the Trust is also protected. We also saw the need to resolve the "C" Commercial is unnecessary cause there were so many prior land use authorizations that allowed it to use the land saw fit for this purpose. And that information is more specifically discussed in analysis with the land zone in consideration report. With those modifications The Department of Land Management supports this Bill as we have out lined in our Land zoning consideration report.

Senator Thomas C. Ada: Okay, Thank you. Dr. Duenas.

Dr. Vincent Duenas: Hi. My name is Dr. Vincent Duenas and I'm here in support of Bill 379-33. I'm representing Hunter's Speaks Organization which is a 501-C3 Non Profit. Our mission is to establish Guam's first Comprehensive Autism Center. Autism and Autism Spectrum Disorders are general terms use to describe a group neuro developmental disorder that affect social interaction, verbal and non-verbal communication as well staring typical and repetitive behaviors. Most of these kids present with intellectual disability Bolder impermanent as well as physical health issues. Such as sleep disturbance, gastro-intestinal disturbance, seizures, coexisting such as psychiatric illness such as OCD, ADHD and severe anxiety are often present. Autism affects 1 in 68 American children that are 1 in 42 boys and 1 in 189 girls respectively. Autism is more common than pediatric AIDS, Diabetes and Cancer combined On Guam over 260 kids have been identified in Guam Public School System as well through Guam Early Intervention. That's ages 3-21 that do not include those younger or older. Or does it take in take account those being home schooled or in private school. Or in account of others waiting to be evaluated. How is autism treated American Academy of Pediatrics, The Centers of Disease Control as well as The New York State Health Department recommend a minimum of 25-40 hours of intensive behavioral intervention to treat this disorder. Our kids on Guam currently receive zero hours. With treatment it is estimated that around 10% of these children made so much progress with intensive intervention they no longer meet criteria for the diagnosis. Although result may vary, it is agreed by multiple studies that intensive behavioral intervention will help all children no matter what. And it's a service we think needs to be brought to the island. It is something that we've been working towards doing to our nonprofit. Autism has been described since the 1940's by Physician Leo Cannors John Hopkins University. It's been almost 8 decades of existence; still we have no autism treatment here on island. It is our mission at

Hunter Speaks to improve the standard care in Autism treatment here on Guam so that our kids can be in the same opportunities and same chance that a meaningful and productive life as everyone else in the mainland. Supporting the center and bringing the services to Guam. I think will be able to do that. So we support Senator Rodriguez and his effort in this Bill.

Senator Thomas C. Ada: thank you Dr. Duenas, Mr. Servino

Benito S. Servino: Read written testimony, attached.

Senator Thomas C. Ada: Thank you very much I also have here Ms. Lourdes Mesa I guess you were going to provide written testimonies in favor of the project I am going to open up for questions so senators did you have any questions?

Senator Dennis G. Rodriguez: Thank you very much Mr. Chairman I don't have any questions but I would like to thank you for being here. I know Mr. Servino that the project that you and the department have been working on for a very long time. And we are here now to take it to the finish line. Hopefully be able to use this public private partnership concept to get this moving because we knew one of the element to move forward was just the Government resources that were not there to move forward but now being able to work with GEDA work with the private sector we can make this happen and in doing this the opportunity of establishing Guam's first autism center is real with Dr. Duenas and the autism organization we would be working with we know that it is just a percent establishing the center is not going to address the problem without having the services here for our people for our kids and it is a percent so we know that the health insurance those factors need to be addressed and we are committed to doing that but hopefully we can get this on pursuit at this time thank you very much and thank you to Mr. Borja for the recommendations, Senator Ada.

Senator Thomas C. Ada: I just have a question in describing what kind of footprint does it have, does it take up 25,000 sq. ft. if you were to put a building there.

Dr. Duenas: Well we looked at roughly 6,000- 10,000 sq. ft. Our group has been touring autism centers in Hawaii which we plan to mimic here on Guam. The last autism center we toured in Honolulu was around 10,000 sq. ft. They were servicing roughly 40 preschool aged children and I think that's going to be a good start for us. I know that this one center is not going to be able to meet the demands of our entire island but again it's a start.

Senator Thomas C. Ada: So I guess to Mr. Servino, my question would be were talking about consolidating 2 or 3 lots which totals 150,000 sq. ft. And you are going to put 10,000 sq. ft. piece facility on there or is the idea here. Because I noticed the language here is that it also authorizes that the Guam Economic Development Authority on behalf of DISID to lease to put the land out on a long term lease for 30 years. So what are we really getting at here the authorization to be able to lease out that property long term and then maybe use the proceeds from that and either build or rent someplace else for this autism center.

Mr. Ben Servino: The goal of the whole idea establishing a home of our own for DISID was actually to build our own structure as you can see. In the attachment, we have the A&E established and there are plans to use that facility again to comply with the mandates the public

law to establish DISID the developers that were providing proposal. Once they announce proposal and the request for interest and request proposals that GEDA will be working on. Will hopefully provide some leeway or information on how they want to develop the property. The main goal we want to insure is that our structure is included in that proposal. Again properties 5 acres area there is enough room there to lease part of the property to non-profit organization such as the autism center so if the developer decides to build structure. Maybe 5 7/10 stories they propose again allocation of those office space that we require from some of the non-profit organization. I know a number of organizations who would be interested in securing space over there.

Senator Thomas C. Ada: I have no problem with the effort to put up an autism center and all that I am certainly in full support of that. I just want to make sure that the focus of this bill is that we are basically authorizing a long term lease of this 150,000 Sq. ft. piece of property on marine drive that is going to be leased out by GEDA. For all we know we could see a hotel up there and then give you 10,000 sq. ft. some were so that's really what this bill does.

Mr. Ben Servino: Again we have the A & E's and we want to try to insure that our facilities incorporated in the proposals that are submitted. Addresses our needs and if there are options the developer would propose that would probably identify other properties we are open to exploring that.

Senator Thomas C. Ada: So you are not married to the idea that the autism center has to be in this location along Marine Drive. So basically then what It comes down to is that this bill give the authorization on a 30 year lease on a piece of properties for a developer to come in and build something on it and the proceeds of this will all go to DISID and a little bit to CLTC correct.

Mr. Ben Servino: Right.

Senator Thomas C. Ada: Is there any kind of estimate or revenue this thing might generate.

Mr. Ben Servino: I don't have that with me again. We rely on the proposals we have submitted once GEDA announces again the request for bid or request for interest because there may be various types of proposals that has been submitted. To include again building our own structure at the facility or providing the alternative property that they may have so we need to explore that with GEDA and again the highest and best use for that property.

Senator Thomas C. Ada: Ok I don't have any other questions.

Chairperson Ada adjourns the Public Hearing for Bill No. 379-33 (COR).

Written Testimony Received:

Benito Servino, *Director, Department of Integrated Services for Individuals with Disabilities.* In Support.

Jacqueline Arriola Marati; In Support.

Lourdes AG Mesa, *President, Autism Community Together,* a autism support group; In Support.

Jay Rojas, *Administrator, Guam Economic Development Authority;* In Support.

Michael J.B. Borja, *Director, Department of Land Management*; Qualified support, but only if the requested amendments in the Department of Land Management's Land Zoning Consideration Report are adopted.

III. Findings and Recommendation

Amended Bill No. 379-33 (COR) to correct and reflect the current land use zoning designation of Single Family Residential Dwelling Zone (R1).

Amended Bill to include the proposed amendments in the legal review by the Legislature's legal counsel.

The Committee on Transportation, Infrastructure, Lands, Border Protection, Veterans' Affairs and Procurement, hereby reports out **Bill No. 379-33 (COR) as amended**, with the recommendation to report out only.

**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.

2016 FEB 23 9:23



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

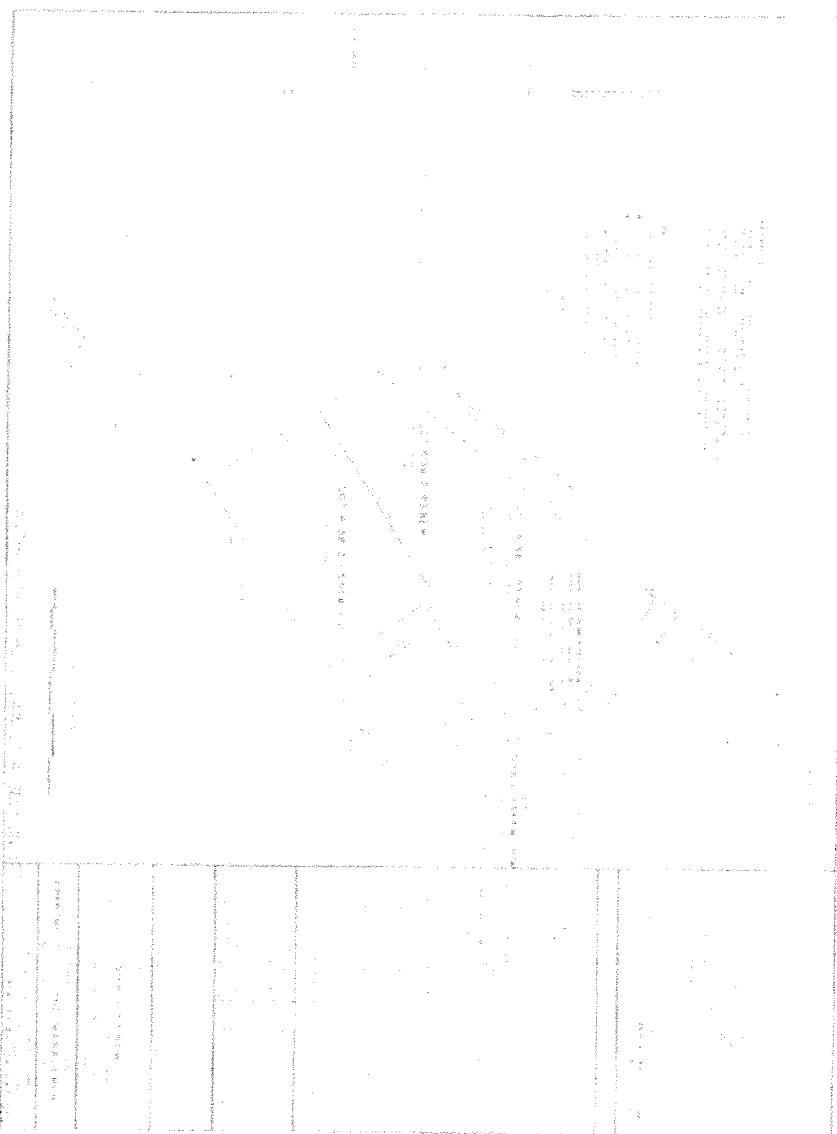
1 NEW-1-R2, containing an area of approximately 11,168 +/- square meters
2 (120,215 +/- Sq. Ft.), and Lot No. 5138-2-R3 NEW-1-2, containing an area of
3 approximately 7,075 +/- square meters (76,153 +/- Sq. Ft.), Ipao-Tumon,
4 MUNICIPALITY OF DEDEDO, as said lots are marked on DRAWING
5 NUMBER I4-89T 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.

12

EXHIBIT "A"

6951



I MINA'TRENTAI TRES NA LIHESLATURAN GUÅHAN
2016 (SECOND) Regular Session

Bill No. 379-33 (COR), as
Amended by Sponsor

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 (DISID) AND THE CHAMORRO LAND TRUST COMMISSION, TO LEASE AND DEVELOP LOT NO. 5138-2-R3 NEW-1-1, LOT NO. 5138-2-R3 NEW-1-R2, AND LOT NO. 5138-2-R3 NEW-1-2 AT A COMMERCIAL LEASE RATE FOR AN INITIAL TERM OF TWENTY-FIVE (25) YEARS; TO REZONE THE LOTS FROM SINGLE FAMILY RESIDENTIAL DWELLING ZONE (R1) TO COMMERCIAL ZONE (C); TO CONSTRUCT THE DISID BUSINESS CENTER AND ONE STOP COMMUNITY RESOURCE AND WELLNESS CENTER; AND TO ESTABLISH THE GUAM AUTISM CENTER.

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

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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 +/- square meters) and Lot No. 5138-2-R3 NEW-1-2 (7,075 +/- square meters),
6 *Ipao-Tumon*, 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

1 its programs and provide improved services that are required to assist individuals
2 with disabilities. It is the intent of DISID, in collaboration and with the assistance
3 from the Guam Economic Development Authority (GEDA), to construct a
4 Business Center and One Stop Community Resource and Wellness Center which
5 would house a one-call, one-click transportation dispatch center, the Guam
6 Regional Transit Authority administrative office, and employment, housing and
7 health related programs and services currently provided by DISID.

8 *I Liheslaturan Guåhan* further finds that Guam lacks a comprehensive
9 autism center that can address the needs of the over two hundred (200) children
10 identified by the Guam Department of Education who are between the ages of
11 three (3) and twenty-one (21) years old, and countless other children in private
12 schools, home schools, or others waiting to be evaluated. A comprehensive autism
13 center managed by a non-profit organization will enable children and families to
14 receive appropriate and centralized services.

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

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

1 It is, further, the intent of *I Liheslaturan Guåhan* to construct and maintain a
2 DISID Business Center and One Stop Community Resource and Wellness Center
3 which would house a one-call, one-click transportation dispatch center, and
4 employment, housing and health related programs and services currently provided
5 by the Agency; and it is also the intent of *I Liheslaturan Guåhan* that no less than
6 six thousand (6,000) square feet of space be leased for a comprehensive Guam
7 autism center, and that lease proceeds from said property *shall* be used to fund this
8 project. GEDA is encouraged to utilize a public-private concept for the
9 development and construction of the property using the grant funding from the
10 United States Department of Transportation Veterans Transportation and
11 Community Living initiative received by the Guam Regional Transit Authority for
12 the one-call, one click dispatch center as part of the funding mechanism.

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

1 options to be entered into *shall* be negotiated at the fair market value commercial
2 lease rate to the benefit of DISID, CLTC, and its programs.

3 A portion of the proceeds received from the lease *shall* be utilized as
4 payment to GEDA in its role as property broker, pursuant to a Memorandum of
5 Understanding between GEDA, DISID and the CLTC; and to DISID for the
6 purpose of constructing and maintaining a Business Center and One Stop
7 Community Resource and Wellness Center that would house a one-call, one-click
8 transportation dispatch center, the Guam Regional Transit Authority administrative
9 office, and employment, housing and health related programs and services
10 currently provided by the Department of Integrated Services for Individuals with
11 Disabilities, which *shall* be in addition to the grant funding the Guam Regional
12 Transit Authority received pursuant to the Veterans Transportation Community
13 Living Initiative, United States Department of Transportation; and to CLTC in an
14 amount proportionately equal to the percentage of CLTC land contained in the
15 total amount of land leased. DISID, CLTC and GEDA *shall* maximize the
16 property development to its highest and best commercial use to the economic
17 benefit of DISID, CLTC, and the people and economy of Guam.

18 There shall be established a separate special fund for the Department of
19 Integrated Services for Individuals with Disabilities (DISID) and a separate special
20 fund the Chamorro Land Trust Commission (CLTC) into which funds received
21 from commercial leases *shall* be deposited. These two (2) special funds shall be
22 respectively managed by DISID and CLTC.

23 **Section 3. Guam Autism Center.** The DISID Business Center and One
24 Stop Community Resource and Wellness Center *shall* designate *no less than* six
25 thousand (6,000) square feet of space for the establishment of a comprehensive
26 autism center. The space *shall* be leased at fair market value to a not for profit,
27 501(c)(3) organization registered on Guam, whose mission is to provide a

1 comprehensive autism center where children and families affected by autism
2 spectrum disorder (ASD) may receive appropriate services in a centralized
3 location. The selection of a lessee *shall* be through a Request for Proposal issued
4 by the Guam Economic Development Authority.

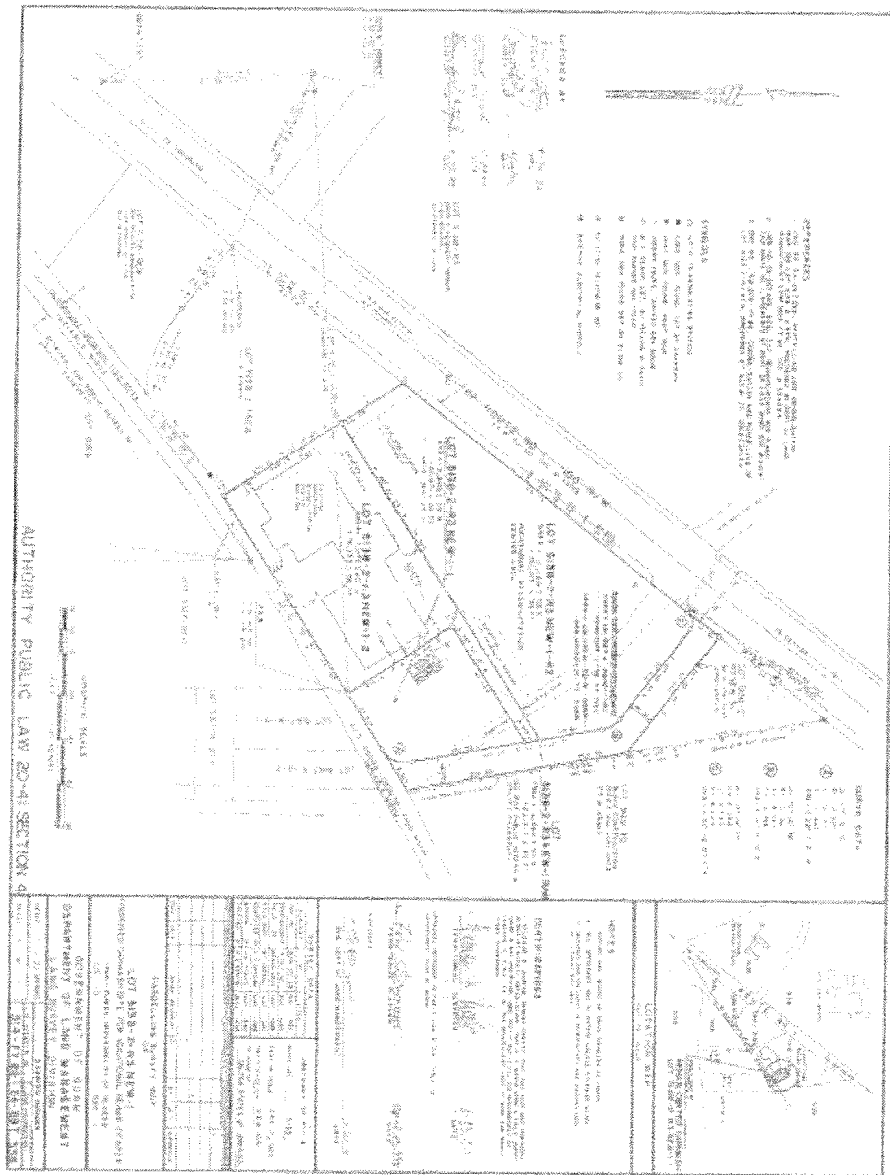
5 **Section 4.** The real property map for Lot No. 5138-2-R3 NEW-1-1, Lot
6 No. 5138-2-R3 NEW-1-R2, and Lot No. 5138-2-R3 NEW-1-2 is hereby
7 incorporated and appended to this Act as Exhibit “A”.

8 **Section 5.** Lot No. 5138-2-R3 NEW-1-1, containing an area of
9 approximately 2,868 +/- square meters (30,871 +/- square feet); Lot No. 5138-2-R3
10 NEW-1-R2, containing an area of approximately 11,168 +/- square meters
11 (120,215 +/- square feet); and Lot No. 5138-2-R3 NEW-1-2, containing an area of
12 approximately 7,075 +/- square meters (76,153 +/- square feet), *Ipao-Tumon*,
13 municipality of *Dededo*, as said lots are marked on Drawing Number I4-89T 336,
14 L.M., Check Number 314 FY 89, as described in that Parceling Map of Lot No.
15 5138-2-R3 NEW-1 at the Records Division, Department of Land Management,
16 Government of Guam, under Document Number 6951, and appended to this Act as
17 Exhibit “A”, are, notwithstanding any other provision of law, rule or regulation,
18 hereby rezoned from Single Family Residential Dwelling Zone (R1) to
19 Commercial Zone (C).

20 **Section 6. Effective Date.** This Act *shall* become effective upon
21 enactment.

EXHIBIT "A"

6951





DIPATTAMENTON MINANEHAN TANO'
 (Department of Land Management)
GUBETNAMENTON GUAHAN
 (Government of Guahan)



EDDIE BAZA CALVO
 Governor of Guahan

MICHAEL JB BORJA
 Director

RAY TENORIO
 Lieutenant Governor of Guahan

DAVID V. CAMACHO
 Deputy Director

Street Address:
 590 S. Marine Corps Drive
 Suite 733 ITC Building
 Tamuning, GU 96913

Mailing Address:
 P.O. Box 2950
 Hagatña, GU 96932

Website:
<http://land.guam.gov>

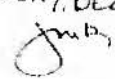
E-mail Address:
dmdir@land.guam.gov

Telephone:
 671-649-LAND (5263)

Facsimile:
 671-649-5383

December 12, 2016

Senator Thomas C. Ada
 33rd Guam Legislature
 Chairman, Committee on Transportation,
 Infrastructure, Lands, Border Protection,
 Veteran's Affairs and Procurement
 173 Aspinall Ave, Ste 207
 Hagatna, Guam 96910

RECEIVED by the
 Office of Senator
 Thomas C. Ada
 Monday, Dec. 12, 2016


SUBJECT: Bill No. 379-33 – 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 RESOURCE CENTER AND ONE STOP COMMUNITY RESOURCE AND WELLNESS CENTER, AND THE ESTABLISHMENT OF THE GUAM AUTISM CENTER

Buenas Yan Hafa Adai!

This bill proposes the consolidated use of several parcels of property in the Municipality of Tamuning under the administrative control of both the Department of Integrated Services for Individuals with Disabilities (DISID) and the Chamorro Land Trust Commission. It also intends to change the land use zoning to "C" Commercial.

Attached is the Department of Land Management's Land Zoning Consideration Report provides the department's Planning Division analysis and recommendation.

In summary, our recommendations include:

- a. Correct the current land zoning in the bill to "R1" Single Family Residential Dwelling.
- b. Include additional language in the bill to protect the interest of the Chamorro Land Trust Commission and its property should the proposed lease agreement lapse or default.

- c. The need to rezone the lots to "C" Commercial is unnecessary because of prior land use authorization and should be removed from the bill.

The Department of Land Management will support a modified form of this bill that incorporates the recommendations outlined in our Land Zoning Consideration Report.

Thank you very much for permitting me to provide this testimony.

Senseramente,

A handwritten signature in black ink, appearing to read "Michael J.B. Borja", with a horizontal line extending to the right.

MICHAEL J.B. BORJA
Director

Attachment: LZCR for Bill No. 379-33



DEPARTMENT OF
LAND MANAGEMENT

LAND ZONING CONSIDERATION REPORT

**For Bill No. 379-33
December 12, 2016**

**To Honorable Thomas C. Ada, Committee Chairman on Transportation,
Infrastructure, Lands, Border Protection, and Veterans' Affairs & Procurement**

**As submitted by the Director of the Department of Land Management pursuant to
Public Law 31-157.**

**As referenced to Legislative Bill 379-33, "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 Resource Center and One Stop Community Resource and
Wellness Center, and the Establishment of the Guam Autism Center."**

**Department of Land Management
Government of Guam
PO Box 2950
Hagatna, Guam 96932
(671) 649-5263
dlmdir@land.guam.gov**



December 12, 2016

Honorable Senator Ada:

Buenas Yan Hafa Adail Provided for your review and attention is the Department of Land Management's Land Zoning Consideration Report for Bill 379-33:

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. S138-2-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 Resource Center and One Stop Community Resource and Wellness Center, and the Establishment of the Guam Autism Center

Pursuant to Public Law 31-157, §2110, any bill that seeks to designate a particular zoning for any real property shall not be placed on a legislative session agenda until a "Land Zoning Consideration Report" has been issued by the Department of Land Management.

As required, the Land Zoning Consideration Report shall be prepared by the Director of the Department of Land Management, the Department's Land Planning Division and, if the proposed zoning of property in question is greater than an R-2 designation zone, the head of the Department's Application Review Committee. The Report *shall* be prepared in consultation with other permitting governmental departments and agencies, and the property owner, as deemed necessary by the Department.

Mandatory contents of Land Zoning Consideration Report have been prepared in accordance with Title 2 Guam Code Annotated, Section 2110.

We thank you for this opportunity to provide this report and remain available to provide future assistance.

Senseramente,

A handwritten signature in black ink, appearing to read "Michael J.B. Boria".

MICHAEL J.B. BORJA
Director, Department of Land Management

RECOMMENDATION OF THE LAND PLANNING DIVISION

Authority: Title 2GCA, Chapter 2, §2110(b)(1)

1. FACTS:

a. Location:

- i. Lot 5138-2-R3 NEW-1-1, Municipality of Tamuning
- ii. Lot 5138-2-R3 NEW-1-R2, Municipality of Tamuning
- iii. Lot 5138-2-R3 NEW-1-2, Municipality of Tamuning

b. Lot Area:

- i. 2,868 ± Square Meters
- ii. 11,168 ± Square Meters
- iii. 7,075 ± Square Meters

c. **Present Zoning:** "R-1" (Single Family Dwelling) pursuant the Tumon Harmon Official Zone Map No. F3-67538.

d. **Field Description:** The subject lots are all part of the former Vocational Rehabilitation Center site fronting Route 1 Marine Corps Drive in Tamuning.

e. **Masterplan:** School.

f. **Community Design Plan:** Public Institutions.

g. **Guam Land Use Commission Action:** None.

2. CHRONOLOGICAL FACTS:

a. **Date of Receipt:** December 1, 2016

b. **30 Day Submission Deadline for ARC:** January 2, 2017

c. **Report Due (45 Days from Receipt):** January 15, 2017

3. ANALYSIS:

a. **Compatibility with existing uses.** Property as noted are currently zoned "R-1" (Single Family Residential Dwelling) as opposed to purported "A" (Rural-Agricultural). The subject lots are primarily bounded by Route 1 and are accessible from both Route 1 and Tun Joaquin Flores Street (West Harmon Industrial Park Road). The properties are public lands and prior to vacating operations, provided public assistive services under Goodwill Guam.

It is currently under the auspice of the Department of Integrated Services for Individuals with Disabilities (DISID) pursuant to land transfer authority to the agency from the Department of Land Management. Properties are described in DLM Map No. 314FY89.

If passed, DISID will have the opportunity to engage in commercial activities under a commercial zone designation and be allowed to construct a “Business Center and One Stop Community Resource and Wellness Center which would house a one-call, one-click transportation dispatch center, the Guam Regional Transit Authority administrative office, employment, housing and health related programs and services currently provided by the Department of Integrated Services for Individuals with Disabilities, which shall be in addition to the grant funding the Guam Regional Transit Authority received pursuant to the Veterans Transportation Community Living Initiative, United States Department of Transportation”.

The Bill further identifies three (3) government stakeholders: Guam Economic Development Authority, DISID, and the Chamorro Land Trust Commission, all of which when roles have been fulfilled, will benefit from such an endeavor.

- b. **Surrounding Development Trends:** The community design plan designates these properties for “Institutional Use”¹ and reflects current or past use for school and rehabilitation facilities, with no changes to date. Likewise, surrounding land uses generally reflects both the designated community design plans as well as land uses per land zone designation.
- c. **Property as Public Lands:** Subject lots are public lands and their particular use to engage and support the mandates of the Department of Integrated Services for Individuals with Disabilities (DISID) was solidified by executive transfer of properties from the Department of Land Management to DISID on August 22, 2006, pursuant to Title 21GCA, Ch. 60, §60104.

CONCLUSION and RECOMMENDATION: As crafted, it appears Bill 379-33 offers an opportunity to “right fit” and affirm the use and/or flexible use of these properties to support the goals and objectives of DISID. We appreciate this intent with respect to supporting any endeavor engaged in public services for the elderly and persons with disabilities.

We provide the following recommendations:

- a. Modify the bill to reflect the appropriate zoning designation of “R-1” (Single-Family Residential Dwelling) Zone;
- b. The CLTC is unaware of any construction scheme for facilities as noted in the Bill. In this respect, it remains concerned of potential impacts physical structures may have on ability to commit Lot 5138-2-R3NEW-1-1 to leasing opportunities should CLTC-DISID lease agreement lapse or default occurs. In this respect, we suggest additional direction on development be expounded in the Bill to affirm protection of CLTC interest.

¹ See *Kabalas Na’ Planu Para Guahan* prepared by the Bureau of Planning, 1978.

- c. Remove the intent to re-zone to "C" (Commercial) Lots 5138-2-R3NEW-1-2 and 5138-2-R3NEW-R2. Pursuant to statutory authority at the time (Title 21GCA, Ch. 60, §60104), the administrative transfer of said lots essentially furthers and allows the use of these lands at DISID's mandated discretion. Thus, if the purpose of rezoning said lots is likewise intended, then a change of zone will not be necessary.

IF APPLICABLE, RECOMMENDATION OF THE APPLICATION REVIEW COMMITTEE

Authority: Title 2GCA, Chapter 2, §2110(b)(2)

Not Available As Of This Date

CONTACT LISTING-SURROUNDING PROPERTY OWNERS

(For the purpose of notifying surrounding property owners of any public hearings or other public discussions to be held in regards to zoning designation project)

Authority: Title 2GCA, Chapter 2, §2110(b)(4)

Not Available As Of This Date

MUNICIPAL PLANNING COUNCIL INPUT
Authority: Title 2GCA, Chapter 2, §2110(b)(6)

Not Available As Of This Date

TIMELINES

- a. Date of Departmental Official Receipt of Request:**
- b. Date of 45 day Deadline: January 15, 2017**
- c. Date Submitted to Requesting Standing Body:**



GEDA

Guam Economic Development Authority

Aturidad Inadilanton Ikunumihan Guahan

RECEIVED BY THE
OFFICE OF SENATOR
THOMAS C. ADA

12/13

EDDIE BAZA CALVO
MARIA ALEN GUAHAN
RAY TENGRO
JAY ROJAS
MANA SILVA TALJERON

Testimony of Mr. Jay Rojas, Administrator
Guam Economic Development Authority
December 13, 2016

Bill No. 379-33 (COR)

Bill 379-33 (COR) – “AN ACT TO AUTHORIZE THE GUAM ECONOMIC DEVELOPMENT AUTHORITY, ON BEHALF OF THE DEPARTMENT OF INTERGRATED 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.”

Hafu Adai Chairman Ada and members of the Committee on Transportation, Infrastructure, Lands, Border Protection, Veterans’ Affairs and Procurement. My name is Jay Rojas, Administrator of the Guam Economic Development Authority (GEDA), and I hereby submit this written testimony in support of Bill No.379-33 (COR).

We acknowledge Senator Dennis Rodriguez for introducing Bill No. 379-33 (COR) which by way of an Memorandum of Agreement (MOA), authorizes the Guam Economic Development Authority (GEDA), on behalf of the Department of Integrated Services for Individuals with Disabilities and the Chamorro Land Trust Commission, to solicit prospective tenants to lease and develop approximately 5.2 total acres on Lot No. 5138-2-R3 NEW-1-1, Lot No. 5138-R3 NEW-1-R2 and Lot No. 5138-2-R3 NEW-1-2, located in upper Tumon, Municipality of Dededo, at commercial fair market rental rates. GEDA supports Senator Rodriguez and the sponsors of Bill 379-33 which would allow the Authority to enter into a private-public partnership arrangement to provide for the commercial lease and development of these properties with the proceeds being utilized to construct and maintain the DISID Business Center and One Stop Community Resource and Wellness Center which has previously been designed using DISID program funds. The Center will house a one-call, one-click transportation dispatch center, the Guam Regional Transit Authority (GRTA) administrative office, employment services, housing and health related programs and services currently provided by the agency such as public outreach and coordination with key referral sources, counseling, streamline access to public long-term support and service programs for persons with disabilities, and state governance and administration.



GEDA also supports the intent of this bill which also requires the leasing of a portion of this facility for the establishment of a Guam Autism Center, whose mission is to provide a comprehensive autism facility where children and families affected by ASD may receive appropriate services in a more convenient and centralized location.

Should Bill 379 be signed into law, and as stipulated in the proposed bill, proceeds received from the lease shall also be utilized for payment to GEDA in its role in assisting DISD with property development and as the property manager, and the Chamorro Land Trust Commission for use of the property pursuant to a Memorandum of Understanding (MOU) between GEDA, DISID, and CLTC.

GEDA supports Legislative passage of Bill 379-33. *Si Yu'os Ma'ase* to you, the members of your Committee and Senator Rodriguez for the opportunity to provide written testimony.


JAY ROJAS
Administrator

Testimony for Public Hearing: Bill No. 379-33 (COR)
Committee on Transportation, Infrastructure, Lands, Border Protection, Veterans' Affairs and
Procurement
December 13, 2016

My name is Lourdes AG Mesa and I am a parent and the legal guardian of a young man with a developmental disability. I also hold the office of president for the Autism Community Together (ACT), a support group for individuals with autism spectrum disorders and their families.

I am providing testimony today in support of Bill No. 379-33 (COR) introduced by Senator Dennis G. Rodriguez, Jr. to construct a new DISID business center and one-stop community resource and wellness center and the establishment of a Guam Autism Center.

Almost twelve (12) years ago, my son was diagnosed with having an Autism Spectrum Disorder (ASD), a complex disorder of brain development that affected his ability to interact socially with others, with difficulties in his verbal and nonverbal communication and repetitive behaviors. It is never easy for any parent to hear the news that you have a child with special needs much less to have autism and that your lives as you know it will never be the same. The day we received the diagnosis was the day we began our journey of uncertainty, discovery, advocacy and self-empowerment.

For those of us living with autism, we understand the importance of early intervention and receiving the intensive services to meet each child's therapeutic needs. Unfortunately, services on Guam for those on the spectrum are very limited and almost non-existent. Parents like myself struggle daily with the challenges of taking the best possible care of our children. Families are faced with the decision either to remain on island or leave elsewhere to seek the services they desperately need for their children. Many of our families are just not able to pack up and leave because of limited resources or lack of family support off-island. Our families and children on Guam are hurting. The establishment of a Guam Autism Center can fill in the needs of our children and their families affected with autism spectrum disorders. We need to know those agencies that support individuals with disabilities such as the Department of Integrated Services for Individuals with Disabilities (DISID) and the Division of Vocational Rehabilitation (DVR) are able to continue to provide services for our children as they reach adulthood.

I am here today to ask that you support Bill No. 379-33 (COR) so that persons with disabilities will be able to get the quality services and help they need to better their lives and the lives of their families.

Thank you for your valuable time and consideration.

Sincerely,



Lourdes AG Mesa



Benito "Ben" Servino
DIRECTOR

Department of Integrated Services for Individuals with Disabilities

Dipårtamenton Programa Para l Maninutet
Government of Guam



Eddie Baza Calvo
GOVERNOR

Ray Tenorio
LIEUTENANT GOVERNOR

December 12, 2016

DISID Ref. No. 1612-2351

Honorable Senator Thomas C. Ada

Chairperson, Committee on Transportation, Infrastructure,
Lands, Border Protection, Veterans' Affair, and Procurement
33rd Guam Legislature
155 Hesler Place
Hagåtña, Guam 96932

Subject: Testimony on Bill No. 379-33 (COR) – 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 AGRICULTURE ("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.

Buenas yan Hafa Adai Senator Ada and Members of the Committee on Transportation, Infrastructure, Lands, Border Protection, Veterans' Affair, and Procurement

For the record, my name is Ben S. Servino, and I currently serve as the Director for the Department of Integrated Services for Individuals with Disabilities (DISID).

I am submitting this written testimony in support of Bill 379-33 (COR) which authorizes the Guam Economic Development Authority (GEDA) to maximize and seek the highest and best use of the property which is located across from JFK High School on behalf of DISID and the Chamorro Land Trust Commission (CLTC).

DISID has administrative jurisdiction of Lot No. 5138-2-R3 NEW-1-R2 (which is 11,168 +/- sq. m. located along Marine Drive) and Lot No. 5138-2-R3 NEW-1-2 (which is 7,075 +/- sq. in. and located where the former Guam Rehabilitation and Workshop Center metal structure once stood). The CLTC has administrative jurisdiction over the adjacent half acre Lot No. 5138-2-R3 NEW-1-1 (which is 2,868 +/- sq. m. and located by the side road easement where the concrete car wash structure still stands).

With the assistance of the Governor's Office and the Department of Public Works, we were able to demolish and dispose of the old Guam Rehabilitation and Workshop Center Structure that was abandoned and neglected for over 15 years. This structure was not only an eye sore, but a health and safety concern for the community because the left over items from the Thrift Shop became a fire hazard and some homeless individuals were using the abandoned facility as their shelter.

Back in 2008, DISID developed a proposal for the construction of a two-story "Inclusion For All" facility at the old Guam Rehabilitation and Workshop Center location to help address the concerns raised under the DMHSA/DISID Permanent Injunction.

The goal was to house the various DISID program services and use the facility to collaborate with pertinent community organizations involved in providing programs and services to individuals with disabilities and their families.

This shovel-ready project has a completed Architectural and Engineering (A&E) Plan comprised of a total building area of 13, 583 s. f. was funded by the U.S. Department of Interior Compact Assistance Grant and was initially estimated to cost \$6 M to construct (please see attachment A).

The two-story facility would include office space for DISID's Division of Vocational Rehabilitation (DVR), the Division of Support Services (DSS), an Assistive Technology Computer Resource and Training Center, an Enrichment Center to promote Independent Living, and space for an Evaluation, Enforcement, and Compliance program unit to monitor and provide technical assistance regarding compliance with local and federal disability laws.

The A&E design included a multi breakout conference room which could be utilized for meetings by various advisory committees and councils, for clients seeking employment, training or micro-enterprise activities, and for awareness presentations of various programs and services offered by community and faith based service providers.

The facility also provided space for talented individuals with disabilities with entrepreneurial interest who wish to showcase and sell their goods to tourist that often visit K-Mart and for our island residents who wish to purchase hand crafted souvenirs to send back to the mainland.

Working with GEDA to lease and develop the lots across from JFK and to construct the DISID Business Center and One Stop Community Resource and Wellness Center would have many benefits and the return of investment for our government is significant.

DISID has been leasing private office space in Hagatna to house the operations of its program services for over 15 years and the annual savings of \$364,344 realized from the existing lease could be re-allocated towards the development of new program services, hiring additional Social Workers, and paying for utilities and maintenance costs at the new facility once it is constructed.

The DISID Business and One Stop Resource Center could serve as a transportation hub for Guam Regional Transit Authority (GRTA) whereby passengers could be dropped off to apply and receive Vocational Rehabilitation Services and employment related training from our Community Partners and to also apply and receive Support Services from our Agency.

DISID would also be able to access \$1M of Federal Transit Authority construction funding for the establishment of the One-Call-One-Click Transportation Dispatch Center through GRTA.

Clients from our DVR Program could benefit from training and employment opportunities such as custodial or lawn maintenance services, including clerical and other administrative and programmatic support services at the proposed facility.

Students from JFK High School could also benefit by providing Service Learning hours and serving as Mentors or Peer Trainers for our Clients at the new facility.

Practicum and internship opportunities could be established at the new facility for students from GCC and UOG.

Additional revenue could be generated for new DISID programs and services through the installation of an electronic advertisement signage board fronting Marine Drive.

Employment agencies such as the Guam Department of Labor (DOL) and their American Job Center could lease office space at the Business Center.

Non-Profit Organizations (NPOs) that serve PWDs could lease office space at the Business Center for the establishment of community based programs such as an Autism Center.

The cost to construct the DISID Resource Center could be absorbed by the Private Developer as part of their lease proposal.

At the end of the lease term, the Business Center facility will be transferred to DISID.

A provision could be included in the bill to allow DISID to charge a fee for the use of the Conference and Training Rooms for certain events. NPOs that serve PWDs would be allowed to utilize the Conference and Training Rooms for their organizational meetings and community outreach trainings at no charge.

In closing, I would like to share that during Cabinet meetings, the Governor would often remind everyone that the success of a government is measured by the way they address the needs of the most vulnerable (which includes the early childhood population, the youth, the elderly, individuals with disabilities, and the veterans) population in our community.

Passage of Bill No. 379-33 (COR) would help to address our government's efforts of successfully meeting this measurement of success and also leave a legacy for our future generation whereby people with disabilities will be provided an integrated venue to receive the skills, training, and support that is needed to be gainfully employed, and to be independent, contributing members of our society.

Respectfully,

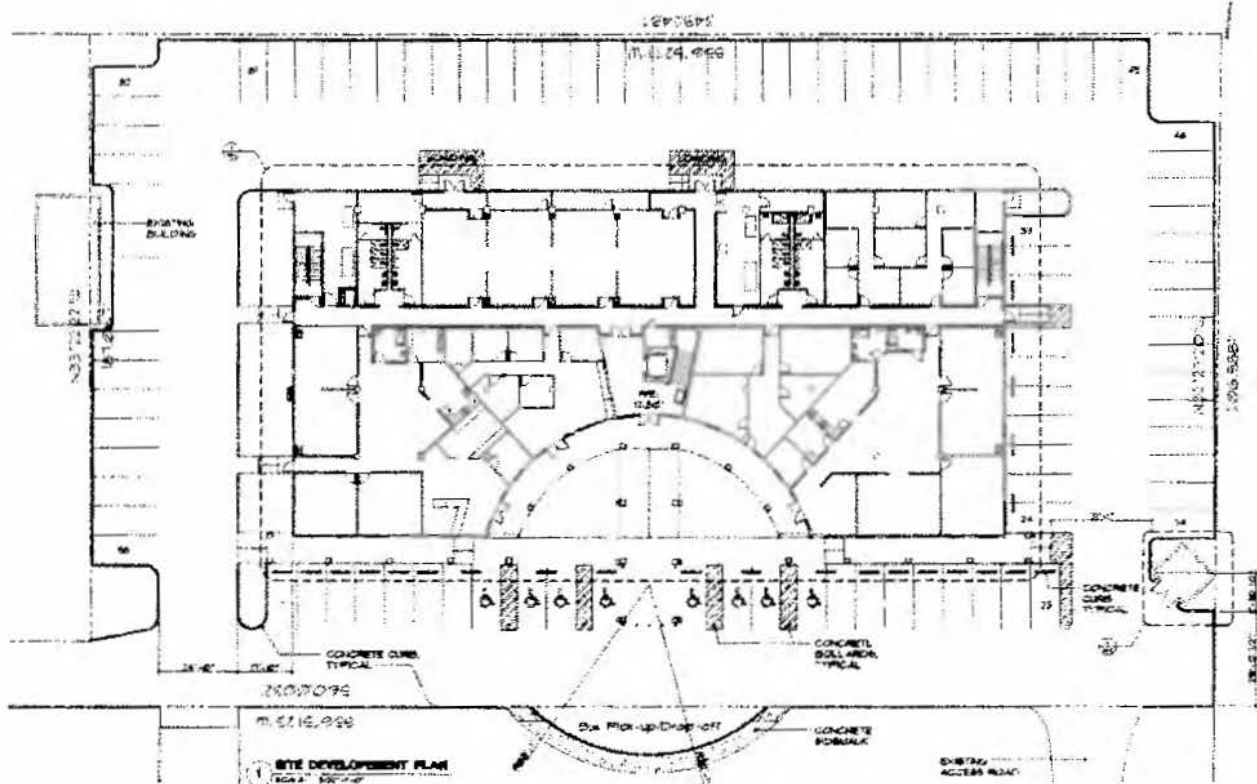


BENITO S. SERVINO
Director, DISID

(ATTACHMENT A)



DEPARTMENT OF INTEGRATED SERVICES
FOR INDIVIDUALS WITH DISABILITIES BUILDING
CUBURNOCK, FLORIDA





GUAM REGIONAL TRANSIT AUTHORITY
Government of Guam



Eddie B. Calvo, Governor
Raymond S. Tenorio, Lt. Governor
Enrique Agustin, Executive Manager

P.O. Box 2896
Hagåtña, Guam 96932

Phone: (671) 475-4686 or 475-4616
Fax: (671) 475-4600

December 20, 2016

Senator Thomas C. Ada, Chair
Committees on Transportation, Infrastructure Lands, Border Protection, Veterans'
Affairs and Procurement
33rd Guam Legislature
Suite 207, Ada Plaza Center
173 Aspínall Avenue
Hagåtña, Guam 96910

Subject: Letter of Support for Bill No. 379-33

Hafa Adai Senator Ada,


On behalf of the Guam Regional Transit Authority (GRTA), as the Executive Manager for GRTA, I am in support of Bill No. 379-33 to build a Department of Integrated Services for Individuals with Disabilities (DISID) Resource Center. GRTA grant application for the amount of \$1,305,000 of which One Million (\$1,000,000) was for the purpose of jointly working with DISID to have this facility build using Federal Transit Administration (FTA) grant monies for the construction of the building. No FTA funds will be utilized for A & E, the funding drawdown will begin once the actual construction commences.

Additionally, the agreement between DISID and GRTA was that upon completion of this building, that GRTA will be allocated 3,000 sq. ft. of office space to include a "one call one click dispatch center" and to allow GRTA the use of a conference room on an as needed basis free of charge whenever GRTA has the need.

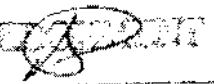
Please note that the Grant was awarded in August 31, 2012 and have been inactive ever since. We have been informed that because of the change of administration (incoming U. S. President) that the funds for this project may be in jeopardy.

It is our hope that this Bill No. 379-33 be approved expeditiously and that the procurement process for hiring a construction firm moves quickly. Any significant delays will only continue to jeopardize the availability of this federal grant.

Respectfully,


Enrique I.S. Agustin
Executive Manager

GUAM LEGISLATURE
CENTRAL FILES

ACKNOWLEDGEMENT RECEIPT
awarded by: 
At: USD
Date: 12-21-16

DOT

FTA

U.S. Department of Transportation

Federal Transit Administration

Award

| | |
|---|------------------------------------|
| Federal Award identification Number (FAIN) | GU-04-0004-00 |
| Temporary Application Number | GU-04-0004-00 |
| Award Name | Proposed GRTA's One-Call/One-Click |
| Award Status | Active (Executed) |
| Award Budget Number | 0 |

Part 1: Recipient Information

Name: GUAM REGIONAL TRANSIT AUTHORITY

| Recipient ID | Recipient OST Type | Recipient Alias | Recipient DUNS |
|--------------|--------------------|---------------------------------|----------------|
| 1641 | Transit Authority | GUAM REGIONAL TRANSIT AUTHORITY | 855025297 |

| Location Type | Address | City | State | Zip |
|------------------|---------------------------|-------------|-------|-------|
| Headquarters | 212 ASPINALL AVE | HAGATNA | | 96910 |
| Physical Address | 542 NORTH MARINE CORPS DR | UPPER TUMON | GU | 96913 |
| Mailing Address | P.O. BOX 2896 | HAGATNA | GU | 96932 |

Union Information

There are no union contacts for this application

Part 2: Award Information

Title: Proposed GRTA's One-Call/One-Click

| FAIN | Award Status | Award Type | Date Created | Last Updated Date | From TEAM? |
|---------------|-------------------|------------|--------------|-------------------|------------|
| GU-04-0004-00 | Active (Executed) | Grant | 5/18/2012 | 5/18/2012 | Yes |

Award Executive Summary

49 U.S.C., Section 5309 - Discretionary Bus and Bus Facilities Program for Veterans Transportation and Community Living Initiative (VTCLI) grants to establish the proposed GRTA's One-Call/One-Click Transportation Center in a multi-discipline Government of Guam's Department of Integrated Services for

Individuals with Disabilities(DISID)Community Resource Center.

An existing office space in GRTA's Administration Office will be renovated to be used as the temporary home of the proposed GRTA's One-Call/One-Click Center. The facility will house the proposed GRTA's One-Call/One-Click Center for 18 (eighteen) months, while DISID Community Resource Center will be undergoing construction.

This grant application represents all of FY 2011 Section 5309 funding amounting to \$1,305,000.00. The project estimated total eligible cost is \$1,566,000.00. As per Federal Register Announcement Vol.76, No. 144, Wednesday, July 27, 2011, the total federal share in establishing GRTA's Once-Call/One-Click Center is \$1,305,000.00 and the total in-kind local share is \$261,000.00.

The proposed DISID Community Resource Center architectural and engineering plans, DISID deeded property, GRTA office supplies and copier/printer, temporary space in DOA building for 18 (eighteen) months, and accounting personnel accumulate to in-kind match of more than \$261,000.00.

Attached to this grant application is the U.S. Department of Labor Employee Protection Warranty.

Delinquent Federal Debt

No, my organization does not have delinquent federal debt.

Requires E.O. 12372 Review

No, this application does not require E.O. 12372 Review.

Subject to Pre-Award Authority

No, this application is not subject to Pre-Award Authority.

Frequency of Milestone Progress Reports (MPR)

Quarterly

Frequency of Federal Financial Reports (FFR)

Quarterly

Award Point of Contact Information

| | |
|-----------------------------------|-------------------------------|
| FTA Point of Contact | Matthew Butner (415) 744-0119 |
| Recipient Point of Contact | Rally M. Pilipina |

Award Budget Control Totals

| Funding Source | Section of Statute | CFDA Number | Amount |
|---|---------------------------|--------------------|--------------------|
| 49 USC 5309 - Bus and Bus Facilities (FY2006 forward) | 5309-2 | 20500 | \$1,305,000 |
| Local | | | \$0 |
| State | | | \$0 |
| Other Federal | | | \$0 |
| Total Eligible Cost | | | \$1,305,000 |

| | |
|-------------------|-------------|
| Adjustment Amount | \$0 |
| Gross Award Cost | \$1,305,000 |

Award Budget

| | Budget Item | FTA Amount | Non-FTA Amount | Total Eligible Amount | Quantity |
|--------|---|----------------|----------------|-----------------------|----------|
| 114-00 | BUS: SUPPORT EQUIP AND FACILITIES | \$1,305,000.00 | \$0.00 | \$1,305,000.00 | 6 |
| | 11.42.07 ACQUIRE - ADP HARDWARE | \$20,000.00 | \$0.00 | \$20,000.00 | 1 |
| | 11.42.20 ACQUIRE - MISC SUPPORT EQUIPMENT | \$12,500.00 | \$0.00 | \$12,500.00 | 1 |
| | 11.43.01 CONSTRUCT - ADMINISTRATIVE BUILDING | \$1,000,000.00 | \$0.00 | \$1,000,000.00 | 1 |
| | 11.44.01 REHAB/RENOVATE - ADMINISTRATIVE FACILITY | \$20,000.00 | \$0.00 | \$20,000.00 | 1 |
| | 11.62.02 PURCHASE COMMUNICATIONS SYSTEM | \$122,000.00 | \$0.00 | \$122,000.00 | 1 |
| | 11.79.00 PROJECT ADMINISTRATION | \$130,500.00 | \$0.00 | \$130,500.00 | 1 |

Earmark and Discretionary Allocations

| Earmark ID | Earmark Name | Amount Applied |
|----------------|---|----------------|
| D2011-BUSP-152 | VTCLI - Guam Regional Transit Authority | \$1,305,000 |

Sources of Federal Financial Assistance

| UZA Code | Area Name | Account Class Code | FPC | Description | Amendment Amount | Cumulative Amount |
|----------|-----------|--------------------|-----|----------------------------|------------------|-------------------|
| 660000 | Guam | 2011.25.04.31.2 | 00 | Bus (including everything) | \$1,305,000 | \$1,305,000 |

Part 3: Project Information

Project Title: Proposed GRTA's One-Call/One-Click

| Project Number | Temporary Project Number | Date Created | Start Date | End Date |
|----------------|--------------------------|--------------|------------|----------|
|----------------|--------------------------|--------------|------------|----------|

Project Location (Urbanized Areas)

| UZA Code | Area Name |
|----------|-----------|
| 660000 | Guam |

Congressional District Information

| State | District | Representative |
|-------|----------|----------------------|
| Guam | 1 | Madeleine Z Bordallo |

Project Budget Activity Line Items

Budget Activity Line Item: 11.43.01 - CONSTRUCT - ADMINISTRATIVE BUILDING

| Scope Name / Code | Line Item # | Custom Item Name | Activity | Quantity |
|--|-------------|-------------------------------------|-------------------------------------|----------|
| BUS: SUPPORT EQUIP AND FACILITIES (114-00) | 11.43.01 | CONSTRUCT - ADMINISTRATIVE BUILDING | CONSTRUCT - ADMINISTRATIVE BUILDING | 1 |

Extended Budget Description

The proposed DISID Community Resource Center is a 2-story 220 ft. long x 107 ft. wide concrete building. This facility has a circular bus pick-up and drop-off/disabled parking stall area located at the middle front part of the building. In addition, an 8 ft. wide concrete covered walkway that extends end-to-end of the building frontage. DISID has agreed for GRTA to designate these two areas as GRTA's bus transfer facility, which will serve GRTA's Northern fixed-Route (Greyline), and the Northern paratransit services for Dededo, Yigo, and the surrounding areas. The asphalt-paved parking area has 85 parking stalls with storm drain system and catch basins. The exterior areas that are not asphalt-paved will be turfed and landscaped.

The entire first floor will be utilized as community habilitation; training/conference room; respite/PCA; workstation, interview, intake, and outreach areas. GRTA's Administration Office and the proposed One-Call/One-Click Center will be located at the area currently designated in the plan as CAAP. The entire second floor will be assigned to DISID executive, administrative, fiscal, planning, and supervisory personnel with conference rooms, restroom facilities, etc.

The estimated total cost of constructing the proposed DISID Community Resource Center will be approximately \$7 to \$8 million. Currently, more than \$900,000.00 is available from Guam Housing & Urban Renewal Authority (GHURA) grant as donation/contribution. Part of these funds will pay for the architectural and engineering plan modifications, and the rest of these funds will pay for the initial construction of the facility together with the \$1 million that GRTA will be contributing. The remaining \$5 million or more needed to complete the construction will be coming from DISID community development block grant and contribution/donation from Guam Economic Development Authority (GEDA).

GRTA and DISID have agreed to draw up a Memorandum of Agreement for GRTA to own the approximately 2,500 square feet of office space designated for GRTA's Administration Office and the proposed One-Call/One-Click Center, and to utilize the front portion of the building as GRTA's bus transfer

facility in exchange for contributing \$1 million to partially finance the construction of this facility.

Last August 2, 2006, the Government of Guam lots: Lot No. 5138-2-R3 NEW-1-2 containing an area of approximately 7,075 square meters and Lot No. 5138-2-R3 NEW-1-R2 containing an area of approximately 11,168 square meters were administratively transferred by the Governor of Guam to DISID for future development. These lots in the Municipality of Dededo were transferred to DISID pursuant to Title 21, Guam Code Annotated, Chapter 60, Section 60104, Real Property.

The subject lots and the surrounding areas are currently within M-1 zone or light industrial zone. Title 21, Guam Code Annotated, Chapter 61, Section 61309 allows conditional usage for utilities and public facilities such as this facility in an M-1 zone. This proposed building meets and exceeds the height limit requirement of 30 ft.; and the lot and area requirements of 0 ft. front yard depth, 20 ft. rear yard depth, 8 ft. side yard depth, 120 ft. lot width, and 5,000 square feet lot area.

| Funding Source | Section of Statute | CFDA Number | Amount |
|---|--------------------|-------------|--------------------|
| 49 USC 5309 - Bus and Bus Facilities (FY2006 forward) | 5309-2 | 20500 | \$1,000,000 |
| Non-FTA Amount | | | \$0 |
| Total Eligible Cost | | | \$1,000,000 |

| Milestone Name | Est. Completion Date | Description |
|-------------------|----------------------|---|
| RFP/IFB Issued | 10/1/2012 | As per FY 2014 SMR corrective action on Area 3. Project Management, GRTA will comply with the 'Recovery Schedule for the FTA Delayed Projects.' |
| Contract Award | 12/31/2012 | |
| Contract Complete | 6/30/2014 | |

Budget Activity Line Item: 11.42.20 - ACQUIRE - MISC SUPPORT EQUIPMENT

| Scope Name / Code | Line Item # | Custom Item Name | Activity | Quantity |
|--|-------------|----------------------------------|----------------------------------|----------|
| BUS: SUPPORT EQUIP AND FACILITIES (114-00) | 11.42.20 | ACQUIRE - MISC SUPPORT EQUIPMENT | ACQUIRE - MISC SUPPORT EQUIPMENT | 1 |

Extended Budget Description

GRTA anticipates to fund with federal assistance from VTCLI grant the acquisitions of miscellaneous support equipment amounting to \$12,500.00 such as: 3 (three) ergonomic computer workstations with chairs amounting to \$7,000.00; and 2 (two) modular worktables complete with drawers, ergonomic chairs, and overhead shelves.

| Funding Source | Section of Statute | CFDA Number | Amount |
|---|--------------------|-------------|-----------------|
| 49 USC 5309 - Bus and Bus Facilities (FY2006 forward) | 5309-2 | 20500 | \$12,500 |
| Non-FTA Amount | | | \$0 |
| Total Eligible Cost | | | \$12,500 |

| Milestone Name | Est. Completion Date | Description |
|-------------------|----------------------|--|
| RFPQ Issued | 10/31/2012 | GRTA estimates, 10 working days after the request for price quotation announcement, that a request for price quotation meeting and corrections of technical issues will be completed. After 21 days, the price quotations will be received and opened/awarded. A month after the award, the equipment will be delivered. |
| Contract Award | 11/30/2012 | |
| Contract Complete | 12/31/2012 | |

Budget Activity Line Item: 11.79.00 - PROJECT ADMINISTRATION

| Scope Name / Code | Line Item # | Custom Item Name | Activity | Quantity |
|--|-------------|------------------------|------------------------|----------|
| BUS: SUPPORT EQUIP AND FACILITIES (114-00) | 11.79.00 | PROJECT ADMINISTRATION | PROJECT ADMINISTRATION | 1 |

Extended Budget Description

GRTA aims to utilize federal assistance from the VTCLI grant for project administration costs such as: personnel salaries and benefits amounting to \$79,700.00 for 18 (eighteen) months to run the proposed GRTA's One-Call/One-Click Center, and 3 (three) off-island personnel trainings: CTAA professional development training for 1 (one) GRTA partner's employee amounting to \$3,600.00, and 2 (two) mobility management trainings amounting to \$7,200.00 for the proposed GRTA's One-Call/One-Click Center employees for a total of \$90,500.00.

In addition, GRTA anticipates to fund the revision of the existing Coordinated Public Transit-Human Services Transportation Plan to include veterans, active military personnel and their dependents; and to update the Community Transportation Provider vehicle inventories with federal assistance from the VTCLI grant amounting to \$10,000.00.

Finally, GRTA will use the federal funds from the VTCLI grant amounting to \$30,000.00 to pay for the costs of procuring personnel software management service to develop the interactive transit service webpage. The grand total for project administration is \$130,500.00.

| Funding Source | Section of Statute | CFDA Number | Amount |
|---|--------------------|-------------|------------------|
| 49 USC 5309 - Bus and Bus Facilities (FY2006 forward) | 5309-2 | 20500 | \$130,500 |
| Non-FTA Amount | | | \$0 |
| Total Eligible Cost | | | \$130,500 |

| Milestone Name | Est. Completion Date | Description |
|----------------|----------------------|--|
| RFPQ Issued | 11/30/2012 | COORDINATED PUBLIC TRANSIT-HUMAN SERVICES TRANSPORTATION PLAN: GRTA estimates, 30 working days after the request for proposal announcement (6/15/2016) for the revision of |

the existing Coordinated Public Transit-Human Services transportation Plan, that a request for an RFP meeting and corrections of technical issues will be completed. Another 2 months will be needed after the proposals are received for evaluation, selection, and negotiation (8/15/2016). One year after the award, the revision for Coordinated Public Transit-Human Services transportation Plan will be completed 8/15/2017).

PERSONNEL SOFTWARE MANAGEMENT SERVICE: This procurement is combined with 1140-116202 Purchase Communications System; thus, the procurement timeline is similar to 1140-116202. This project is combined with the Transportation Management System Software and Hardware Request for Proposal as an option to submit bid price.

OFF-ISLAND TRAVELS AND TRAININGS: Approximately after eight working days following the request for price quotation notifications (5/12/2012), (10/13/2012, and 6/9/2013), GRTA received and awarded these projects to the qualified vendors (5/20/2012), 10/21/2012), and 6/17/2013. After (05/27/2012),(11/3/2012), and (7/21/2013), the contracts were completed. As indicated in the Project Budget Scope 11.79.00 PROJECT ADMINISTRATION under Off-Island Travels and Trainings, GRTA's partner from the University of Guam CEDDERS attended an off-island CTAA professional development training spending a total of approximately \$3,499.00. In addition, our former Interim Executive Manager attended an off-island transportation management training spending a total of approximately \$7,200.00, instead of the two future One-Call/One-Click Dispatch Center employees to attend an off-island mobility management training. The training for these future employees is included in our Request for Proposal for the Transportation Management System Software and Hardware of our proposed One-Call/One-Click Dispatch Center.

SALARIES AND BENEFITS: GRTA estimates, 10 days after the Request for Price Quotation announcement (3/15/2016), that an RFPQ meeting and corrections of technical issues will be completed. After 21 days, the price quotations will be received, opened, and awarded (4/15/2016). Twelve months after the contract award, the contract will be completed (4/15/2017). All allocated federal funding for GRTA's One-Call/One-Click Center will all be expended by 8/15/2017 except for the construction of the administration facility which is estimated to be expended by 11/30/2017.

| | |
|-------------------|------------|
| Contract Award | 12/31/2012 |
| Contract Complete | 6/30/2014 |

| Scope Name / Code | Line Item # | Custom Item Name | Activity | Quantity |
|--|-------------|--|--|----------|
| BUS: SUPPORT EQUIP AND FACILITIES (114-00) | 11.44.01 | REHAB/RENOVATE - ADMINISTRATIVE FACILITY | REHAB/RENOVATE - ADMINISTRATIVE FACILITY | 1 |

Extended Budget Description

GRTA plans to renovate an existing 15 ft. long x 10 ft. wide (150 square feet) office space for an estimated cost of \$20,000.00, which is located in the existing GRTA's Administration Office at Manuel F.L. Guerrero Building, 212 Aspinall Avenue, Hagatna, Guam 96910-5110. This new center will be used for 18 (eighteen) months as the temporary home of the proposed GRTA's One-Call/One-Click Center, while the proposed DISID Community Resource Center will be undergoing construction.

This project includes the installation of new drywall partitions, the replacement of the existing suspended ceiling and lighting system.

In addition, GRTA plans to install new floor cushion and carpet, to paint all interior and exterior walls, and to sound proof the entire room.

Further, GRTA expects to remove approximately 192 square feet of existing aluminum louver windows and to replace with aluminum framed fixed-glass/awning type windows with folding aluminum typhoon shutters at the exterior side.

Furthermore, GRTA proposes to install a 30 ft. long galvanized sheet metal gutter with 3-20 ft. long 6 in. diameter PVC drainpipes and 3 (three) concrete splash blocks.

Finally, GRTA aims to install a new security/alarm system; to install additional electrical, telephone, internet lines, and outlets; and to remove and replace an existing air conditioning unit.

| Funding Source | Section of Statute | CFDA Number | Amount |
|---|--------------------|-------------|-----------------|
| 49 USC 5309 - Bus and Bus Facilities (FY2006 forward) | 5309-2 | 20500 | \$20,000 |
| Non-FTA Amount | | | \$0 |
| Total Eligible Cost | | | \$20,000 |

| Milestone Name | Est. Completion Date | Description |
|-------------------|----------------------|---|
| RFPQ Issued | 9/28/2012 | GRTA estimates, 10 days after the request for price quotation announcement, that a request for price quotation meeting and corrections of technical issues will be completed. After 20 days, the price quotations will be received and opened/awarded. GRTA estimates that this project will be completed within 2 (two) months period. |
| Contract Award | 10/31/2012 | |
| Contract Complete | 12/31/2012 | |

Budget Activity Line Item: 11.62.02 - PURCHASE COMMUNICATIONS SYSTEM

| Scope Name / Code | Line | Custom Item Name | Activity | Quantity |
|-------------------|------|------------------|----------|----------|
|-------------------|------|------------------|----------|----------|

Item #

| | | | | |
|--|----------|--------------------------------|--------------------------------|---|
| BUS: SUPPORT EQUIP AND FACILITIES (114-00) | 11.62.02 | PURCHASE COMMUNICATIONS SYSTEM | PURCHASE COMMUNICATIONS SYSTEM | 1 |
|--|----------|--------------------------------|--------------------------------|---|

Extended Budget Description

GRTA foresees to procure Transportation Management Software (Computer-Aided Dispatching System) for 4 (four) users with hardware and communications for 30 units including driver tablet integration, automated calling system, and online trip request system with virtual computer server banks amounting to \$122,000.00.

| Funding Source | Section of Statute | CFDA Number | Amount |
|---|--------------------|-------------|------------------|
| 49 USC 5309 - Bus and Bus Facilities (FY2006 forward) | 5309-2 | 20500 | \$122,000 |
| Non-FTA Amount | | | \$0 |
| Total Eligible Cost | | | \$122,000 |

| Milestone Name | Est. Completion Date | Description |
|-------------------|----------------------|--|
| RFP/IFB Issued | 9/28/2012 | GRTA estimates, 31 days after the request for proposal advertisement, that a pre-proposal meeting and corrections of technical issues will be completed. Another 31 days will be needed after the proposals are received for evaluation, selection, negotiation, and award. Twelve (12) months after the contract award, the contract will be completed. |
| Contract Award | 11/30/2012 | |
| Contract Complete | 12/31/2012 | |

Budget Activity Line Item: 11.42.07 - ACQUIRE - ADP HARDWARE

| Scope Name / Code | Line Item # | Custom Item Name | Activity | Quantity |
|--|-------------|------------------------|------------------------|----------|
| BUS: SUPPORT EQUIP AND FACILITIES (114-00) | 11.42.07 | ACQUIRE - ADP HARDWARE | ACQUIRE - ADP HARDWARE | 1 |

Extended Budget Description

GRTA expects to procure 3 (three) personal computers with 12 (twelve) monitors for \$10,000.00 to be used for the new Transportation Management Software (computer aided-dispatching system), and 30 (thirty) units of galaxy tablets amounting to \$10,000.00 for driver tablet integration.

| Funding Source | Section of Statute | CFDA Number | Amount |
|---|--------------------|-------------|-----------------|
| 49 USC 5309 - Bus and Bus Facilities (FY2006 forward) | 5309-2 | 20500 | \$20,000 |
| Non-FTA Amount | | | \$0 |
| Total Eligible Cost | | | \$20,000 |

| Milestone Name | Est. Completion Date | Description |
|-------------------|----------------------|---|
| RFPQ Issued | 9/28/2012 | GRTA combined 11400-114207 Acquire-ADP Hardware with 11400-16202 Purchase Communication System as the Request for Proposal for Transportation Management System Software and Hardware. As a result, 11400-114207 is similar to 11400-16202. |
| Contract Award | 10/31/2012 | |
| Contract Complete | 12/31/2012 | |

Project Environmental Findings

Finding: Class 2D

Class Level Description

Categorical Exclusion Description

Type 10: Construction of bus transfer facilities (an open area consisting of passenger shelters, boarding areas, kiosks and related street improvements) when located in a commercial area or other high activity center in which there is adequate street capacity for projected bus traffic.

| Scope Name / Code | Line Item Number | Line Item Name | Quantity | FTA Amount | Total Eligible Cost |
|--|------------------|-------------------------------------|----------|----------------|---------------------|
| BUS: SUPPORT EQUIP AND FACILITIES (114-00) | 11.43.01 | CONSTRUCT - ADMINISTRATIVE BUILDING | 1 | \$1,000,000.00 | \$1,000,000.00 |

Finding: Class 2C

Class Level Description

Categorical Exclusion Description

N/A

| Scope Name / Code | Line Item Number | Line Item Name | Quantity | FTA Amount | Total Eligible Cost |
|--|------------------|----------------------------------|----------|-------------|---------------------|
| BUS: SUPPORT EQUIP AND FACILITIES (114-00) | 11.42.20 | ACQUIRE - MISC SUPPORT EQUIPMENT | 1 | \$12,500.00 | \$12,500.00 |

Finding: Class 2C

Class Level Description

Categorical Exclusion Description

Type 16: Program administration, technical assistance activities, and operating assistance to transit authorities to continue existing service or increase service to meet routine changes in demand.

| Scope Name / Code | Line Item Number | Line Item Name | Quantity | FTA Amount | Total Eligible Cost |
|--------------------|------------------|----------------|----------|--------------|---------------------|
| BUS: SUPPORT EQUIP | 11.79.00 | PROJECT | 1 | \$130,500.00 | \$130,500.00 |

AND FACILITIES (114-00)

ADMINISTRATION

Finding: Class 2D

Class Level Description

Categorical Exclusion Description

Type 09: Rehabilitation or reconstruction of existing rail and bus buildings and ancillary facilities where only minor amounts of additional land are required and there is not a substantial increase in the number of users.

| Scope Name / Code | Line Item Number | Line Item Name | Quantity | FTA Amount | Total Eligible Cost |
|--|------------------|--|----------|-------------|---------------------|
| BUS: SUPPORT EQUIP AND FACILITIES (114-00) | 11.44.01 | REHAB/RENOVATE - ADMINISTRATIVE FACILITY | 1 | \$20,000.00 | \$20,000.00 |

Finding: Class 2C

Class Level Description

Categorical Exclusion Description

N/A

| Scope Name / Code | Line Item Number | Line Item Name | Quantity | FTA Amount | Total Eligible Cost |
|--|------------------|--------------------------------|----------|--------------|---------------------|
| BUS: SUPPORT EQUIP AND FACILITIES (114-00) | 11.62.02 | PURCHASE COMMUNICATIONS SYSTEM | 1 | \$122,000.00 | \$122,000.00 |

Finding: Class 2C

Class Level Description

Categorical Exclusion Description

N/A

| Scope Name / Code | Line Item Number | Line Item Name | Quantity | FTA Amount | Total Eligible Cost |
|--|------------------|------------------------|----------|-------------|---------------------|
| BUS: SUPPORT EQUIP AND FACILITIES (114-00) | 11.42.07 | ACQUIRE - ADP HARDWARE | 1 | \$20,000.00 | \$20,000.00 |

Part 4: Fleet Details

Fleet Type: Fixed Route

Fleet Comments

ADA accessible fixed-route transit service complemented by island-wide ADA accessible paratransit service.

Current Value

| | | |
|------|-----------------------------|-----|
| I. | Active Fleet | |
| | A. Peak Requirement | 5 |
| | B. Spares | 1 |
| | C. Total (A+B) | 6 |
| | D. Spare Ratio (B/A) | 20% |
| II. | Inactive Fleet | |
| | A. Other | 0 |
| | B. Pending Disposal | 0 |
| | C. Total (A+B) | 0 |
| III. | Total (I.C and II.C) | 6 |

Fleet Type: Other

Fleet Comments

GRTA's island-wide ADA accessible demand response service picks-up transit passengers from areas in which the GRTA fixed-route service cannot serve and drops off transit passengers to the nearest fixed-route service designated stops.

| | | Current Value |
|------|-----------------------------|----------------------|
| I. | Active Fleet | |
| | A. Peak Requirement | 0 |
| | B. Spares | 0 |
| | C. Total (A+B) | 0 |
| | D. Spare Ratio (B/A) | 0% |
| II. | Inactive Fleet | |
| | A. Other | 0 |
| | B. Pending Disposal | 0 |
| | C. Total (A+B) | 0 |
| III. | Total (I.C and II.C) | 0 |

Fleet Type: Paratransit

Fleet Comments

ADA accessible paratransit buses with island-wide service for the elderly individuals and persons with disabilities.

| | | Current Value |
|----|----------------------|----------------------|
| I. | Active Fleet | |
| | A. Peak Requirement | 5 |
| | B. Spares | 1 |
| | C. Total (A+B) | 6 |
| | D. Spare Ratio (B/A) | 20% |

| | | |
|------|-----------------------------|----------|
| II. | Inactive Fleet | |
| | A. Other | 0 |
| | B. Pending Disposal | 0 |
| | C. Total (A+B) | 0 |
| III. | Total (I.C and II.C) | 6 |

Part 5: FTA Review Comments

Application Review Comments

Comment By **Leslie Rogers**

Comment Type FTA Budget Revision

Date 8/31/2012

Comment

Part 6: Agreement

**UNITED STATES OF AMERICA
DEPARTMENT OF TRANSPORTATION
FEDERAL TRANSIT ADMINISTRATION**

**GRANT AGREEMENT
(FTA G-18, October 1, 2011)**

On the date the authorized U.S. Department of Transportation, Federal Transit Administration (FTA) official's electronic signature is entered for this Grant Agreement, FTA has Awarded Federal assistance in support of the Project described below. Upon Execution of this Grant Agreement by the Recipient named below, the Recipient affirms this FTA Award, and enters into this Grant Agreement with FTA. The following documents are incorporated by reference and made part of this Grant Agreement:

- (1) "Federal Transit Administration Master Agreement," FTA MA(18), October 1, 2011, <http://www.fta.dot.gov/documents/18-Master.pdf>
- (2) The Certifications and Assurances applicable to the Project that the Recipient has selected and provided to FTA, and
- (3) Any Award notification containing special conditions or requirements, if issued.

FTA OR THE FEDERAL GOVERNMENT MAY WITHDRAW ITS OBLIGATION TO PROVIDE FEDERAL ASSISTANCE IF THE RECIPIENT DOES NOT EXECUTE THIS GRANT AGREEMENT WITHIN 90 DAYS FOLLOWING THE DATE OF THIS FTA AWARD SET FORTH HEREIN.

FTA AWARD

Federal Transit Administration (FTA) hereby awards a Federal grant as follows:

Recipient Information

Recipient Name: GUAM REGIONAL TRANSIT AUTHORITY

Award Information

Award Number: GU-04-0004-00

Award Name: Proposed GRTA's One-Call/One-Click

Award Executive Summary: 49 U.S.C., Section 5309 - Discretionary Bus and Bus Facilities Program for Veterans Transportation and Community Living Initiative (VTCLI) grants to establish the proposed GRTA's One-Call/One-Click Transportation Center in a multi-discipline Government of Guam's Department of Integrated Services for Individuals with Disabilities(DISID)Community Resource Center.

An existing office space in GRTA's Administration Office will be renovated to be used as the temporary home of the proposed GRTA's One-Call/One-Click Center. The facility will house the proposed GRTA's One-Call/One-Click Center for 18 (eighteen) months, while DISID Community Resource Center will be undergoing construction.

This grant application represents all of FY 2011 Section 5309 funding amounting to \$1,305,000.00. The project estimated total eligible cost is \$1,566,000.00. As per Federal Register Announcement Vol.76, No. 144, Wednesday, July 27, 2011, the total federal share in establishing GRTA's Once-Call/One-Click Center is \$1,305,000.00 and the total in-kind local share is \$261,000.00.

The proposed DISID Community Resource Center architectural and engineering plans, DISID deeded property, GRTA office supplies and copier/printer,temporary space in DOA building for 18 (eighteen) months, and accounting personnel accumulate to in-kind match of more than \$261,000.00.

Attached to this grant application is the U.S. Department of Labor Employee Protection Warranty.

Total Award Eligible Cost: \$1,305,000.00

Award Budget Control Totals

| Funding Source | Section of Statute | CFDA Number | Amount |
|---|---------------------------|--------------------|--------------------|
| 49 USC 5309 - Bus and Bus Facilities (FY2006 forward) | 5309-2 | 20500 | \$1,305,000 |
| Local | | | \$0 |
| State | | | \$0 |
| Other Federal | | | \$0 |
| Total Eligible Cost | | | \$1,305,000 |
| Adjustment Amount | | | \$0 |
| Gross Award Cost | | | \$1,305,000 |

Maximum Percentage(s) of FTA Participation

Percentages of Federal participation are based on amounts included in the Approved Project Budget, modified as set forth in the text following the Project Description.

U.S. Department of Labor Certification of Public Transportation Employee Protective Arrangements:

Original Project Certification Date: N/A

Special Conditions

There are no special conditions.

Awarded By:
Leslie Rogers
Regional Administrator
FEDERAL TRANSIT ADMINISTRATION
U.S. DEPARTMENT OF TRANSPORTATION
8/31/2012 12:47 AM GMT+00:00

EXECUTION OF GRANT AGREEMENT

The Grantee, by executing this Grant Agreement, affirms this FTA Award; adopts and ratifies all statements, representations, warranties, covenants, and materials it has submitted to FTA; consents to this FTA Award; and agrees to all terms and conditions set forth in this Grant Agreement.

By executing this Grant Agreement, I am simultaneously executing any Supplemental Agreement that may be required to effectuate this Grant Agreement.

Executed By:
Rally M Pilipina
Planner II
GUAM REGIONAL TRANSIT AUTHORITY
9/4/2012 12:29 AM GMT+00:00



COMMITTEE ON RULES

I Mina'trentai Tres na Liheslaturan Guåhan • The 33rd Guam Legislature

155 Heder Place, Hagåtña, Guam 96910 • www.guamlegislature.com

E-mail: roryfor Guam@gmail.com • Tel: (671)472-7679 • Fax: (671)472-3547

Senator

Rory J. Respicio
CHAIRPERSON
MAJORITY LEADER

Senator

Thomas C. Ada
VICE CHAIRPERSON
ASSISTANT MAJORITY LEADER

Speaker

Judith T.P. Won Pat, Ed.D.
Member

Vice-Speaker

Benjamin J.F. Cruz
Member

Legislative Secretary

Tina Rose Muna Barnes
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Senator

Dennis G. Rodriguez, Jr.
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Senator

Frank Blas Aguon, Jr.
Member

Senator

Michael E.Q. San Nicolas
Member

Senator

Nerissa Bretania Underwood
Member

V. Anthony Ada

MINORITY LEADER

Mary C. Torres

MINORITY MEMBER

October 7, 2016

VIA E-MAIL

joey.calvo@bbmr.guam.gov

Jose S. Calvo

Director

Bureau of Budget & Management Research

P.O. Box 2950

Hagåtña, Guam 96910

RE: Request for Fiscal Notes – Bill Nos. 379-33(COR) and 380-33(COR)

Hafa Adai Mr. Calvo:

Transmitted herewith is a listing of *I Mina'trentai Tres Na Liheslaturan Guåhan's* most recently introduced bills. Pursuant to 2 GCA §9103, I respectfully request the preparation of fiscal notes for the referenced bills.

Si Yu'os ma'åse' for your attention to this matter.

Very Truly Yours,

Senator Rory J. Respicio

Chairperson of the Committee on Rules

Attachments (1)

Cc: Clerk of the Legislature

| Bill Nos. | Sponsor | Title |
|---------------------------------------|---------------------------------|--|
| <p>379-33 (COR)</p> | <p>Dennis G. Rodriguez, Jr.</p> | <p>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.</p> |
| <p>380-33 (COR)</p> | <p>T. R. Muña Barnes</p> | <p>"AN ACT TO REZONE LOT 2168, MUNICIPALITY OF BARRIGADA, FROM AGRICULTURE "A" ZONE TO LIGHT INDUSTRY "M1"."</p> |



COMMITTEE ON RULES

I Mina'trentai Tres na Liheslaturan Guåhan • The 33rd Guam Legislature

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MINORITY MEMBER

Certification of Waiver of Fiscal Note Requirement

This is to certify that the Committee on Rules submitted to the Bureau of Budget and Management Research (BBMR) a request for a fiscal note, or applicable waiver, on Bill No. 379-33 (COR) - "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.." by Dennis G. Rodriguez, Jr. on October 7, 2016.

COR further certifies that a response to this request was not received. Therefore, pursuant to 2 GCA §9105, the requirement for a fiscal note, or waiver thereof, on Bill 379-33 (COR) to be included in the committee report on said bill, is hereby waived.

Certified by:

Senator Rory J. Respicio
Chairperson of the Committee on Rules

December 27, 2016

Date



COMMITTEE ON RULES

I Mina'trentai Tres na Liheslaturan Guåhan • The 33rd Guam Legislature

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V. Anthony Ada

MINORITY LEADER

Mary C. Torres

MINORITY MEMBER

October 5, 2016

MEMORANDUM

To: **Rennae Meno**
Clerk of the Legislature

Attorney Julian Aguon
Legislative Legal Counsel

From: **Senator Rory J. Respicio**
Chairperson of the Committee on Rules

Subject: **Referral of Bill No. 379-33(COR)**

As the Chairperson of the Committee on Rules, I am forwarding my referral of **Bill No. 379-33(COR)**.

Please ensure that the subject bill is referred, in my name, to the respective committee, as shown on the attachment. I also request that the same be forwarded to all members of *I Mina'trentai Tres Na Liheslaturan Guåhan*.

Should you have any questions, please feel free to contact our office at 472-7679.

Si Yu'os Ma'åse!

Attachment

I Mino'Trentai Tres Na Liheslaturan Received
Bill Log Sheet

| BILL NO. | SPONSOR | TITLE | DATE INTRODUCED | DATE REFERRED | CMTE REFERRED | PUBLIC HEARING DATE | DATE COMMITTEE REPORT FILED | FISCAL NOTES |
|-----------------|--------------------------|---|-----------------------|---------------|--|---------------------|-----------------------------|--------------|
| 379-33 (COR) | Dennis 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. | 10/05/16 9:23 a.m. | 10/05/16 | Committee on Transportation, Infrastructure, Lands, Border Protection, Veterans' Affairs and Procurement | | | |



Senator Tom Ada

Charlene Flores <lflores@senatorada.org>

1st Notice of Public Hearing: Tuesday, December 13, 2016 at 1:00 p.m.

Richard Salas <rsalas@senatorada.org> Mon, Dec 5, 2016 at 2:45 PM
To: Media <media@senatorada.org>, Michael Borja <michael.borja@land.guam.gov>, DLMDIR <dlmdir@land.guam.gov>, david.camacho@land.guam.gov, benito.servino@disid.guam.gov, john.rios@investguam.com, weezierivera@hotmail.com, rick.agustin@grta.guam.gov, teresa.topasna@land.guam.gov, maria.flores@revtax.guam.gov, john.camacho@revtax.guam.gov, John Arroyo <jarroyo@tgg.guam.net>, Cristina Gutierrez <Cristina.Gutierrez@land.guam.gov>, phnotice@guamlegislature.org, Barrigada <bmomayor@gmail.com>, info@guamchamber.com.gu, "Mayor Louise C. Rivera" <mayorlcrivera.tatuha@gmail.com>, "Vice Mayor Ken C. Santos" <vicemayorksantos.tatuha@gmail.com>, Nette.Camacho@boh.com, guamrecycling@yahoo.com, john.carlos@revtax.guam.gov

December 05, 2016

MEMORANDUM

To: All Senators, Media, and Stakeholders

Fr: Senator Thomas C. Ada, *Chairperson*

Subject: **1st Notice of Public Hearing: Tuesday, December 13, 2016 at 1:00 p.m.**

Please be advised that the Committee on Transportation, Infrastructure, Lands, Border Protection, Veterans' Affair, and Procurement will be conducting a public hearing on

Tuesday, December 13, 2016 at 1:00 p.m. This meeting will take place in the public hearing room of *I Liheslaturan Guahan*. The agenda is as follows:

1:00 P.M.

Bill No. 379-33 (COR) – 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 agriculture ("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.

Bill No. 380-33 (COR) – T. R. Muña Barnes

An act to rezone Lot 2168, Municipality of *Barrigada*, from Agriculture “A” zone to Light Industry “M1”.

Bill No. 403-33 (LS) – V. A. Ada

An act to amend §7117 of 16gca relative to requiring the issue of salvage title certificates of ownership for vehicles transferred to insurance companies as a result of payment of claims for total loss.





Bill No. 405-33 (LS) – T. C. Ada

~~An act to authorize the expenditure of Thirty-Four Thousand Three Hundred Twelve Dollars (\$34,312) from the Chamorro Land Trust Survey and Infrastructure Fund to pay for leasehold improvements on CLTC leased Lot 11, Block 2, Tract 10314, Municipality of Dededo, that is being voluntarily surrendered by CLTC lessee.~~

Testimony on **Bill No. 379-33 (COR)**, **Bill No. 380-33 (COR)**, **Bill No. 403-33 (LS)** and ~~**Bill No. 405-33 (LS)**~~, should be addressed to Senator Thomas C. Ada, Chairperson, and will be accepted via hand delivery to our office, our mailbox at the Main Legislature Building at 155 Hesler Place, *Hagåtña*, Guam 96932, via email to office@senatorada.org, or via facsimile to (671) 473-3303 until **4:00 p.m., Tuesday, December 20, 2016**. In compliance with the Americans with Disabilities Act, individuals requiring special accommodations or services should contact the Office of Senator Tom Ada at 473-3301.

--
Thank You,
Richard Salas
Staff Analyst
Office of Senator Thomas C. Ada
I Mina'trentai Tres na Liheslaturan Guåhan - 33rd Guam Legislature
Office (671) 473-3301

4 attachments

-  **1st notice.pdf**
447K
-  **Bill No. B379-33 (COR).pdf**
311K
-  **Bill No. B380-33 (COR).pdf**
138K
-  **Bill No. B403-33 (LS)(1).pdf**
122K



Sen. Thomas Ada


Chairman

Committee on Transportation, Infrastructure, Lands,
Border Protection, Veterans' Affairs and Procurement
I Mina Trentai Tres Na Liheslaturan Guahan • 33rd Guam Legislature

December 05, 2016

MEMORANDUM

To: All Senators, Media, and Stakeholders

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Subject: **1st Notice of Public Hearing: Tuesday, December 13, 2016 at 1:00 p.m.**

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An act to rezone Lot 2168, Municipality of *Barrigada*, from Agriculture "A" zone to Light Industry "M1".

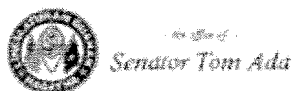
Bill No. 403-33 (LS) – V. A. Ada

An act to amend §7117 of 16gca relative to requiring the issue of salvage title certificates of ownership for vehicles transferred to insurance companies as a result of payment of claims for total loss.

Bill No. 405-33 (LS) – T. C. Ada

An act to authorize the expenditure of ~~Thirty-Four Thousand Three Hundred Twelve Dollars (\$34,312)~~ from the ~~Chamorro Land Trust Survey and Infrastructure Fund~~ to pay for leasehold improvements on CLTC leased Lot 11, Block 2, Tract 10314, Municipality of *Dededo*, that is being voluntarily surrendered by CLTC lessee.

Testimony on **Bill No. 379-33 (COR)**, **Bill No. 380-33 (COR)**, **Bill No. 403-33 (LS)** and ~~**Bill No. 405-33 (LS)**~~, should be addressed to Senator Thomas C. Ada, Chairperson, and will be accepted via hand delivery to our office, our mailbox at the Main Legislature Building at 155 Hesler Place, *Hagaña*, Guam 96932, via email to office@senatorada.org, or via facsimile to (671) 473-3303 until **4:00 p.m., Tuesday, December 20, 2016**. In compliance with the Americans with Disabilities Act, individuals requiring special accommodations or services should contact the Office of Senator Tom Ada at 473-3301.



Charlene Flores <flores@senatorada.org>

2nd Notice of Public Hearing: Tuesday, December 13, 2016 at 1:00 p.m.

Richard Salas <rsalas@senatorada.org> Wed, Dec 7, 2016 at 8:51 AM
To: Media <media@senatorada.org>, Michael Borja <michael.borja@land.guam.gov>, DLMDIR <dlmdir@land.guam.gov>, david.camacho@land.guam.gov, benito.servino@disid.guam.gov, john.rios@investguam.com, weezierivera@hotmail.com, rick.agustin@grta.guam.gov, teresa.topasna@land.guam.gov, maria.flores@revtax.guam.gov, john.camacho@revtax.guam.gov, John Arroyo <jarroyo@tggguam.net>, Cristina Gutierrez <Cristina.Gutierrez@land.guam.gov>, phnotice@guamlegislature.org, Barrigada <bmomayor@gmail.com>, info@guamchamber.com.gu, "Mayor Louise C. Rivera" <mayorlcrivera.tatuha@gmail.com>, "Vice Mayor Ken C. Santos" <vicemayorksantos.tatuha@gmail.com>, Nette.Camacho@boh.com, guamrecycling@yahoo.com, john.carlos@revtax.guam.gov

December 07, 2016

MEMORANDUM

To: All Senators, Media, and Stakeholders

Fr: Senator Thomas C. Ada, *Chairperson*

Subject: **2nd Notice of Public Hearing: Tuesday, December 13, 2016 at 1:00 p.m.**

Please be advised that the Committee on Transportation, Infrastructure, Lands, Border Protection, Veterans' Affair, and Procurement will be conducting a public hearing on

Tuesday, December 13, 2016 at 1:00 p.m. This meeting will take place in the public hearing room of / *Liheslaturan Guahan*. The agenda is as follows:

1:00 P.M.

Bill No. 379-33 (COR) – D. G. Rodriguez, Jr.

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Testimony on **Bill No. 379-33 (COR)**, **Bill No. 380-33 (COR)**, **Bill No. 403-33 (LS)** and ~~**Bill No. 405-33 (LS)**~~, should be addressed to Senator Thomas C. Ada, Chairperson, and will be accepted via hand delivery to our office, our mailbox at the Main Legislature Building at 155 Hesler Place, *Hagåtña*, Guam 96932, via email to office@senatorada.org, or via facsimile to (671) 473-3303 until **4:00 p.m., Tuesday, December 20, 2016**. In compliance with the Americans with Disabilities Act, individuals requiring special accommodations or services should contact the Office of Senator Tom Ada at 473-3301.

--
Thank You,
Richard Salas
Staff Analyst
Office of Senator Thomas C. Ada
I Mina'trentai Tres na Liheslaturan Guåhan - 33rd Guam Legislature
Office (671) 473-3301

4 attachments

-  **2nd notice.pdf**
434K
-  **Bill No. B379-33 (COR).pdf**
311K
-  **Bill No. B380-33 (COR).pdf**
138K
-  **Bill No. B403-33 (LS)(1).pdf**
122K



Sen. Thomas Ada

Chairman


Committee on Transportation, Infrastructure, Lands,
Border Protection, Veterans' Affairs and Procurement

I Mina Trentai Tres Na Liheslaturan Guahan • 33rd Guam Legislature

December 07, 2016

MEMORANDUM

To: All Senators, Media, and Stakeholders

Fr: Senator Thomas C. Ada, *Chairperson* 

Subject: **2nd Notice of Public Hearing: Tuesday, December 13, 2016 at 1:00 p.m.**

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Sen. Thomas Ada
Committee on Transportation and Lands

Public Hearing
Tuesday, December 13, 2016
I Liheslaturan Guahan, Public Hearing Room

AGENDA

1:00pm

Bill No. 379-33 (COR) - 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 agriculture ("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.

Bill No. 380-33 (COR) - T. R. Muña Barnes

An act to rezone Lot 2168, Municipality of *Barrigada*, from Agriculture "A" zone to Light Industry "M1".

Bill No. 403-33 (LS) - V. A. Ada

An act to amend §7117 of 16gca relative to requiring the issue of salvage title certificates of ownership for vehicles transferred to insurance companies as a result of payment of claims for total loss.

Bill No. 405-33 (LS) - T. C. Ada

An act to authorize the expenditure of Thirty-Four Thousand Three Hundred Twelve Dollars (\$34,312) from the *Chamorro Land Trust Survey and Infrastructure Fund* to pay for leasehold improvements on CLTC leased Lot 11, Block 2, Tract 10314, Municipality of *Dededo*, that is being voluntarily surrendered by CLTC lessee.

Individuals requiring special accommodations should submit request to Peter Tran at 473-3301.

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Sen. Thomas Ada
Committee on Transportation and Lands

Public Hearing

Tuesday, December 13, 2016

I Liheslaturan Guahan, Public Hearing Room

AGENDA

1:00pm

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Guam Daily Post - 07 December 2016

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DISID developing One-Stop Shop in Upper Tumon



Posted: Oct 17, 2016 12:44 PM

Updated: Oct 17, 2016 12:44 PM

By Isa Baza [CONNECT](#)

Big changes could be coming to Upper Tumon, where new development could transform an abandoned government lot into a center to benefit residents with disabilities. Guam Department of Integrated Services for Individuals with Disabilities director Ben Servino said Guam is in need of a permanent facility to benefit the island's residents with disabilities.

"Bill 379 would authorize the Guam Economic Development Authority to lease and develop this land and construct what officials are calling the DISID One-Stop Shop," he explained. Located in Upper Tumon, the One-Stop Community Resource and Wellness Center will house DISID's health, housing and employment related services. The proposed facility would save the department roughly \$30,000 a month on rent alone.

In addition, the facility will also house a one-call, one-click transportation dispatch center, the Guam Regional Transit Authority administrative office, and Guam's first autism center.

Senator Dennis Rodriguez, Jr. introduced the bill earlier this month, and said, "The mission is to provide comprehensive autism for children and families affected by

ASD, may receive appropriate services in a centralized location 328 Guam has - the statistics - is over 200 kids who have been diagnosed with autism, and that's only from those who are in the public school system."

Servino added, "A lot of parents are very concerned about what would happen, if they should pass. A lot of the kids are now becoming adults, and who is going to be responsible for that? And I really feel that our government has an obligation to ensure that we provide those services."

The 5.7-acre property is governed by both DISID and the Chamorro Land Trust. GEDA will work with the agencies to foster a public-private partnership in order to construct the one stop shop. A portion of the remaining land - located on prime real estate in Upper Tumon - will then be leased to a developer, with lease payments providing a source of additional revenue to support the facility.

Officials said it could take more than a year before the facility is completed.



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http://www.postguam.com/news/local/land-use-bill-for-autism-center-raises-questions/article_235b5224-c11b-11e6-9f46-1fd85cf5841b.html

Land-use bill for autism center raises questions

Neil Pang | Post News Staff Updated 8 hrs ago



Sens. Tina Muna-Barnes, Thomas C. Ada, Dennis G. Rodriguez and Tony Ada listen to testimony during a land use hearing at the Guam Legislature in Hagåtña, on Tuesday, Dec. 13. David Castro/Post

Sen. Tom Ada raised concerns during a public hearing yesterday over a bill that would consolidate three lots of land in Tamuning for the use of a community center for individuals with disabilities, as well as establish an autism treatment facility.

Sen. Dennis Rodriguez, who authored the legislation, explained that Bill 379 would consolidate and rezone three separate lots, containing roughly 5.2 acres of land, along Marine Corps Drive across the John F. Kennedy campus in Tamuning for the purpose of engaging in a commercial lease that would fund the development of a business and community center for the Department of Integrated Services for Individuals with Disabilities (DISID) and the Guam Autism Center.

According to language in the bill, two of the three lots in questions are already under the jurisdiction of DISID, while a third adjacent parcel lies under the purview of the Chamorro Land Trust Commission. As such, the

bill would authorize the inclusion of the CLTC lot in the project and stipulates that the land agency receive a portion of revenue generated by the commercial lease in proportion to the ratio of CLTC property so used.

The development of the land and the establishment of the commercial lease would be handled by the Guam Economic Development Authority which would, on the behalf of DISID, authorize a commercial lease that would incorporate the interests of DISID, and the construction of a comprehensive autism treatment facility, into the agreement.

While Ada openly stated that he had no objection to the construction of either an autism treatment facility or a DISID business and community center, he did raise questions as to how such facilities would be funded under provisions of the bill.

Specifically, Ada questioned the rationale behind establishing a long-term lease with a developer for a combined 150,000-square-foot property that would fund a facility, in the case of the Guam Autism Center, that would comprise only about 10,000 square feet.

"We are basically authorizing a long-term lease on this 150,000 square foot lot for 30 years (to GEDA)," Ada stated.

He further questioned whether language in the bill clearly stipulated that the autism treatment facility would necessarily be located on the Tamuning lots and questioned whether the bill would allow a developer to engage in commercial activity on the property and then fund construction of the autism facility elsewhere.

DISID Director Benito Servino, who offered testimony in support of the bill during yesterday's public hearing, stated that he did not understand why Ada would think that a developer would have such free reign over the ultimate use of the property. Servino said that the goals and plans he summarized in his testimony would be incorporated as provisions in any request for proposal (RFP) that GEDA puts out for potential developers.

Servino explained that the bill in question would answer the call for a much needed permanent residence for DISID, which has been until now paying for their office space via a lease at the DNA building in Hagåtña for more than \$300,000 a month over the past 15 years. He added that the potential rental savings could then be reallocated to other much-needed services and resources.

According to Servino, the proposed DISID Business and One Stop Resource Center would not only serve to house DISID's services to the island's most-vulnerable, but "could serve as a transportation hub for Guam Regional Transit Authority (GRTA), whereby passengers could be dropped off to apply and receive Vocational Rehabilitation Services and employment related training from our Community Partners and to also apply and receive Support Services from our Agency." In so doing, Servino added that DISID would also be able to access \$1 million in Federal Transit Authority construction funding for the establishment of the "One-Call-One-Click Transportation Dispatch Center through GRTA."

Servino's testimony went on to outline the many potential benefits such a development could have for the entire island community and reiterated that stipulations within any potential lease agreement would protect the interests of DISID and the proposed legislation.

Guam Autism Center

In addition to the DISID facility, mandates of the bill state that funds generated by any lease agreement on the proposed lots would also go toward the establishment of Guam's first comprehensive autism treatment facility.

Speaking in favor of the legislation and on behalf of the autism-advocate non-profit organization HunterSpeaks, Dr. Vincent Duenas explained the great need for an autism treatment facility for Guam.

According to Duenas, more than 260 children have been identified with autism and autism-spectrum disorders in Guam's public school system and early intervention programs so far, but notes that that number is probably higher and that many more children go undiagnosed.

"Autism affects one in 68 American children," Duenas said. "That's one in 42 boys and one in 189 girls, respectively. Autism is more common than pediatric AIDS, diabetes and cancer combined."

Duenas reported that studies of treatment options have shown that 25 to 40 hours of intensive behavioral intervention treatment can have lasting and noticeable results, such that 10 percent of children treated show "so much progress ... they no longer meet criteria for the diagnosis (of autism)."

Despite the obvious need for such a facility and the existence of a reliable treatment option, Duenas stated that Guam has been without an autism treatment facility since the first reported diagnosis of autism in the 1940s.

If funding and a location for the facility is secured through Bill 379, Duenas said they would likely base the design of the Guam Autism Center off similar facilities in Hawaii that he had recently toured.

Duenas explained that the mission of HunterSpeaks would be fulfilled by the establishment of such a facility "so that our kids can be given the same opportunities and same chance at a meaningful and productive life as everyone else in the mainland."

Neil Pang

English teacher turned reporter covering GHURA, military affairs, church/religion, mass transit, parks and rec and more.



Sen. Thomas Ada

Chairman

Committee on Transportation, Infrastructure, Lands,
Border Protection, Veterans' Affairs and Procurement

I Mina Trentai Tres Na Liheslaturan Guåhan • 33rd Guam Legislature

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PUBLIC HEARING

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