

I Mina'trentai Ocho Na Liheslaturan Guåhan
BILL STATUS

BILL NO.	SPONSOR	TITLE	DATE INTRODUCED	DATE REFERRED	CMTE REFERRED	FISCAL NOTES	PUBLIC HEARING DATE	DATE COMMITTEE REPORT FILED	NOTES
109-38 (COR) As amended on the Floor.	Jesse A. Lujan Christopher M. Dueñas V. Anthony Ada	AN ACT TO AUTHORIZE THE PORT AUTHORITY OF GUAM TO GRANT A DOLLAR-FOR-DOLLAR OFFSET AGAINST LEASE PAYMENTS FOR TENANTS WHO INVEST IN TANGIBLE, DOCUMENTED IMPROVEMENTS TO PORT PROPERTY THAT PROVIDE HIGH VALUE TO THE COMMUNITY OR ENHANCE PORT OPERATIONS; AND TO ESTABLISH A STREAMLINED PROCESS FOR IMPLEMENTATION.	4/9/25 1:56 p.m.	4/16/25	Committee on Transportation, Tourism, Customs, Utilities, and Federal and Foreign Affairs.	Request: 4/17/25 4/23/25	5/2/25 9:00 a.m.	5/5/25	
	SESSION DATE	TITLE	DATE PASSED	TRANSMITTED	DUE DATE	NOTES			
	5/27/25	AN ACT TO AUTHORIZE THE PORT AUTHORITY OF GUAM TO GRANT A DOLLAR-FOR-DOLLAR OFFSET AGAINST LEASE PAYMENTS FOR TENANTS WHO INVEST IN TANGIBLE, DOCUMENTED IMPROVEMENTS TO PORT PROPERTY THAT PROVIDE HIGH VALUE TO THE COMMUNITY OR ENHANCE PORT OPERATIONS; AND TO ESTABLISH A STREAMLINED PROCESS FOR IMPLEMENTATION.	6/3/25	6/5/25	6/17/25				

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I MINA'TRENTAI OCHO NA LIHESLATURAN GUAHAN
Thirty-Eighth Guam Legislature

June 5, 2025

The Honorable Lourdes A. Leon Guerrero
I Maga'hågan Guåhan
Ufisinan I Maga'håga
Hagåtña, Guam 96910

Dear *Maga'håga* Leon Guerrero:

Transmitted herewith are Bill Nos. 6-38 (COR), 18-38 (COR), 20-38 (COR), 23-38 (COR), 27-38 (COR), 33-38 (COR), 50-38 (COR), 53-38 (COR), 54-38 (COR), 55-38 (COR), 59-38 (COR), 66-38 (COR), 67-38 (COR), 75-38 (COR), 78-38 (COR), 80-38 (COR), 83-38 (COR), 88-38 (COR), 89-38 (COR), 95-38 (COR), 109-38 (COR), 121-38 (COR), 129-38 (COR) and 130-38 (COR), and Substitute Bill Nos. 28-38 (COR) and 118-38 (COR) which were passed by *I Mina'trentai Ocho Na Liheslaturan Guahan* on June 3, 2025.

Sincerely,

Senator Sabrina Salas Matanane
Legislative Secretary

Enclosure (26)



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I MINA'TRENTAI OCHO NA LIHESLATURAN GUÅHAN
2025 (FIRST) Regular Session

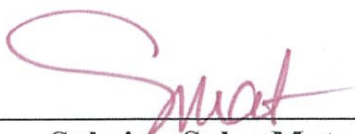
CERTIFICATION OF PASSAGE OF AN ACT TO I MAGA'HÅGAN GUÅHAN

This is to certify that **Bill No. 109-38 (COR)**, "AN ACT TO AUTHORIZE THE PORT AUTHORITY OF GUAM TO GRANT A DOLLAR-FOR-DOLLAR OFFSET AGAINST LEASE PAYMENTS FOR TENANTS WHO INVEST IN TANGIBLE, DOCUMENTED IMPROVEMENTS TO PORT PROPERTY THAT PROVIDE HIGH VALUE TO THE COMMUNITY OR ENHANCE PORT OPERATIONS; AND TO ESTABLISH A STREAMLINED PROCESS FOR IMPLEMENTATION," was on the 3rd day of June 2025, duly and regularly passed.



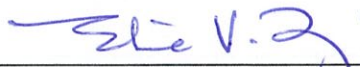
Frank F. Blas, Jr.
Speaker

Attested:



Sabrina Salas Matanane
Legislative Secretary

This Act was received by *I Maga'hågan Guåhan* this 5th day of June,
2025, at 4:56 o'clock P.M.



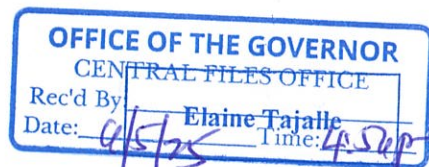
Assistant Staff Officer
Maga'håga's Office

APPROVED:

Lourdes A. Leon Guerrero
I Maga'hågan Guåhan

Date: _____

Public Law No. _____



QW

I MINA'TRENTAI OCHO NA LIHESLATURAN GUÅHAN
2025 (FIRST) Regular Session

Bill No. 109-38 (COR)

As amended on the Floor.

Introduced by:

Jesse A. Lujan
Christopher M. Dueñas
V. Anthony Ada
Chris Barnett
Frank F. Blas, Jr.
Vincent A.V. Borja
Shelly V. Calvo
Eulogio Shawn Gumataotao
Tina Rose Muña Barnes
William A. Parkinson
Sabrina Salas Matanane
Joe S. San Agustin
Telo T. Taitague
Therese M. Terlaje

**AN ACT TO AUTHORIZE THE PORT AUTHORITY OF
GUAM TO GRANT A DOLLAR-FOR-DOLLAR OFFSET
AGAINST LEASE PAYMENTS FOR TENANTS WHO
INVEST IN TANGIBLE, DOCUMENTED
IMPROVEMENTS TO PORT PROPERTY THAT
PROVIDE HIGH VALUE TO THE COMMUNITY OR
ENHANCE PORT OPERATIONS; AND TO ESTABLISH
A STREAMLINED PROCESS FOR IMPLEMENTATION.**

BE IT ENACTED BY THE PEOPLE OF GUAM:

Section 1. Legislative Findings and Intent. *I Liheslatura* finds that
certain Port tenants have invested in improvements that directly benefit Port
operations, infrastructure, and the wider community. These improvements reduce

1 the Port's capital burden, improve safety and functionality, and support strategic
2 public goals.

3 This Act aims to authorize and streamline a process allowing the Port
4 Authority of Guam to grant lease payment offsets—up to the full lease value—where
5 a tenant makes verified, high-value, capital improvements to Port property or
6 adjacent Port-controlled areas.

7 **Section 2. Authorization for Lease Offset.**

8 (a) The Port Authority of Guam is authorized to provide a lease payment
9 offset to any tenant who:

10 (1) Undertakes a project with demonstrated high value to the
11 community or that substantially enhances Port infrastructure or operations;
12 and

13 (2) Makes tangible, verifiable capital improvements to Port-
14 controlled property.

15 (b) The lease offset shall be applied on a dollar-for-dollar basis, not to
16 exceed the total lease obligation.

17 **Section 3. Eligible Improvements.** Improvements eligible for lease offsets
18 must:

19 (1) Be permanent in nature and enhance Port functionality, capacity,
20 safety, environmental performance, or economic use;

21 (2) Be located on Port property or adjacent property under Port
22 control;

23 (3) Be compliant with permitting and safety regulations; and

24 (4) Be supported by documentation including receipts, contractor
25 invoices, permits, and completion reports.

26 **Section 4. Process for Offset Approval and Application.** The Port
27 Authority shall establish and follow the process below:

1 (a) Eligibility Request:

2 (1) Tenant submits a written request outlining the proposed
3 improvements, estimated costs, timeline, and community or operational
4 benefits.

5 (2) The Port assesses basic eligibility, including project alignment
6 with public interest and capital improvement criteria.

7 (b) Offset Agreement:

8 (1) If deemed eligible, the Port and tenant shall enter into an Offset
9 Agreement before work begins.

10 (2) The agreement shall specify scope of work, cost estimates, offset
11 limits, project timeline, and compliance expectations.

12 (c) Verification of Improvements:

13 (1) Upon completion, the tenant shall submit documentation of work
14 performed.

15 (2) The Port CIP/Engineering Division shall verify that
16 improvements were completed as agreed and that costs are reasonable and
17 justified.

18 (d) Application of Offset:

19 (1) Verified costs shall be credited toward future lease payments on
20 a dollar-for-dollar basis, until the total offset is exhausted.

21 (2) Credits may be applied monthly or annually, and shall not be
22 transferred or applied retroactively without approval.

23 (e) Recordkeeping and Reporting:

24 (1) The Port shall maintain a record of all approved offsets,
25 improvement types, and public or operational benefits.

26 (2) A summary report shall be provided annually to the Port's Board
27 of Directors and made available to *I Liheslaturan Guåhan*.

1 **Section 5. Application for Existing Leases.** The lease offset authority
2 granted under this Act may be applied for leases already in existence as of the
3 effective date of this Act.

4 **Section 6. Severability.** If any provision of this Act or its application to any
5 person or circumstance is found to be invalid or inorganic, such invalidity shall not
6 affect other provisions or applications of this Act that can be given effect without
7 the invalid provision or application, and to this end the provisions of this Act are
8 severable.