

*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
228-38 (COR)	Jesse A. Lujan Christopher M. Dueñas Frank F. Blas Jr. Vincent A.V. Borja Sabrina Salas Matanane Eulogio Shawn Gumataotao Shelly V. Calvo V. Anthony Ada Tina Rose Muña Barnes Joe S. San Agustin	AN ACT TO ADD A NEW ARTICLE 15 TO CHAPTER 77, TITLE 12, GUAM CODE ANNOTATED, RELATIVE TO ESTABLISHING THE "ENHANCING TOURISM AESTHETICS PROGRAM".	11/18/25 2:34 p.m.	11/25/25	Committee on Transportation, Tourism, Customs, Utilities, and Federal and Foreign Affairs.	Request: 11/25/25  12/9/25	1/12/26 9:00 a.m.	3/10/26 As Amended.	



March 2, 2026

The Honorable Frank F. Blas Jr.  
Speaker, *I Mina 'trentai Ocho na Liheslaturan Guåhan*  
163 W. Chalan Santo Papa  
*Hågatña*, Guam 96910

Via Honorable Vice Speaker V. Anthony Ada   
Chairman, Committee on Rules

**RE: Committee Report on Bill No. 228-38 (COR) As Amended by the Committee on the Committee on Transportation, Tourism, Customs, Utilities, and Federal and Foreign Affairs**

---

*Buenas yan Håfa Ådai* Speaker,

Transmitted herewith is the Committee Report on Bill No. 228-38 (COR) - *As Amended* - "AN ACT TO ADD A NEW ARTICLE 15 TO CHAPTER 77, TITLE 12, GUAM CODE ANNOTATED, RELATIVE TO ESTABLISHING THE "ENHANCING TOURISM AESTHETICS PROGRAM".

Committee votes are as follows:

<u>5</u>	TO DO PASS
_____	TO NOT PASS
<u>2</u>	TO REPORT OUT ONLY
_____	TO ABSTAIN
_____	TO PLACE IN INACTIVE FILE



COMMITTEE ON RULES

**RECEIVED:**  
March 2, 2026 7:18 p.m.  
*Marie Crisostomo*

*Senseremente,*

**Senator Jesse A. Lujan**  
Chairperson, Committee on Transportation, Tourism, Customs, Utilities and Federal & Foreign Affairs



# **COMMITTEE REPORT**

## **Bill No. 228-38 (COR)**

### **INTRODUCED BY**

## **Jesse A. Lujan**

AN ACT TO ADD A NEW ARTICLE 15 TO CHAPTER 77, TITLE 12, GUAM CODE ANNOTATED, RELATIVE TO ESTABLISHING THE “ENHANCING TOURISM AESTHETICS PROGRAM”.



February 28, 2026

**MEMORANDUM**

**To:** **All Members**  
Committee on Transportation, Tourism, Customs, Utilities and Federal & Foreign Affairs

**From:** **Senator Jesse A. Lujan**  
Chairperson, Committee on Transportation, Tourism, Customs, Utilities and Federal & Foreign Affairs

**Subject:** **Committee Report on Bill No. 228-38 (COR) As Amended by the Committee on Transportation, Tourism, Customs, Utilities, and Federal and Foreign Affairs**

Transmitted herewith for your consideration is the Committee Report on **Bill No. 228-38 (COR) - As Amended** - Jesse A. Lujan – AN ACT TO ADD A NEW ARTICLE 15 TO CHAPTER 77, TITLE 12, GUAM CODE ANNOTATED, RELATIVE TO ESTABLISHING THE “ENHANCING TOURISM AESTHETICS PROGRAM”.

This report includes the following:

- Copy of COR Referral of Bill No. 228-38 (COR)
- Notices of Public Hearing
- Copy of the Public Hearing Agenda
- Public Hearing Sign-in Sheet
- Copies of Submitted Written Testimony
- Committee Vote Sheet
- Committee Report Digest
- Copy of Bill No. 228-38 (COR), As Introduced
- Copy of Bill No. 228-38 (COR), Markup
- Copy of Bill No. 228-38 (COR), As Amended by the Committee
- Fiscal Note
- Funding Availability Note

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.

Respectfully,

  
**Senator Jesse A. Lujan**

Chairperson, Committee on Transportation, Tourism, Customs, Utilities and Federal & Foreign Affairs




# COMMITTEE ON RULES

Vice Speaker V. Anthony Ada, Chairperson  
*I Mina'trentai Ocho Na Liheslaturan Guåhan*  
38<sup>th</sup> Guam Legislature

November 25, 2025

**To:** **Rennae V. C. Meno**  
Clerk of the Legislature

**Attorney Darleen Hiton**  
Legislative Legal Counsel

**From:** **Vice Speaker V. Anthony Ada**   
Chairperson, Committee on Rules

**Subject:** **Referral of Bill No. 228-38 (COR)**

---

*Håfa Adai,*

As per my authority as Chairperson of the Committee on Rules and subject to §6.01(d)(1), Rule VI of our Standing Rules, I am forwarding the referral of **Bill No. 228-38 (COR)** – Jesse A. Lujan, Christopher M. Dueñas, Frank F. Blas Jr., Vincent A.V. Borja, Sabrina Salas Matanane, Eulogio Shawn Gumataotao, Shelly V. Calvo, V. Anthony Ada, Tina Rose Muña Barnes, Joe S. San Agustin. – “AN ACT TO *ADD* A NEW ARTICLE 4 TO CHAPTER 58, TITLE 12, GUAM CODE ANNOTATED, RELATIVE TO ESTABLISHING THE “ENHANCING TOURISM AESTHETICS PROGRAM.”

Please ensure that the subject bill is referred to the Committee on Transportation, Tourism, Customs, Utilities, and Federal and Foreign Affairs chaired by Senator Jesse A. Lujan. I also request that the same be copied to the Prime Sponsor of the subject bill and to Management Information Services (MIS) for posting on our website.

A copy of the bill is available on our legislative website.

Should you have any questions or concerns, please feel free to contact Kamarin Nelson, Committee on Rules Director at 671-472-2461.





---

## FIRST NOTICE of Public Hearings on Monday, January 12, 2026

---

Senator Jesse Lujan <senator.lujan@guamlegislature.gov>  
To: phnotice@guamlegislature.gov

Mon, Jan 5, 2026 at 11:00 AM

### FOR IMMEDIATE RELEASE

January 5, 2026

### MEMORANDUM

**To:** All Senators, Stakeholders, Media  
**From:** Senator Jesse A. Lujan  
Chairman, Committee on Transportation, Tourism, Customs, Utilities,  
and Federal & Foreign Affairs

**RE:** FIRST NOTICE of Public Hearings on Monday, January 12, 2026

---

The Committee on Transportation, Tourism, Customs, Utilities and Federal & Foreign Affairs will conduct a public hearing on **Monday, January 12, 2026** beginning at **9:00 AM** at the Public Hearing Room in the Guam Congress Building. The agenda is as follows:

#### 9:00 AM

- **Bill No. 228-38 (COR) – Jesse A. Lujan AN ACT TO ADD A NEW ARTICLE 4 TO CHAPTER 58, TITLE 12, GUAM CODE ANNOTATED, RELATIVE TO ESTABLISHING THE “ENHANCING TOURISM AESTHETICS PROGRAM”.**
- **Bill No. 234-38 (COR) – Jesse A. Lujan AN ACT TO ADD A NEW §73157 TO ARTICLE 1, CHAPTER 73, DIVISION 3 OF TITLE 5, GUAM CODE ANNOTATED, RELATIVE TO MANDATING THE ADOPTION OF THE AUTOMATED SYSTEM FOR CUSTOMS DATA (ASYCUDA) AS THE OFFICIAL CUSTOMS MANAGEMENT SYSTEM OF THE GUAM CUSTOMS AND QUARANTINE AGENCY, AND TO AUTHORIZE AGREEMENTS WITH THE UNITED NATIONS CONFERENCE ON TRADE AND DEVELOPMENT (UNCTAD) FOR ITS IMPLEMENTATION AND MAINTENANCE.**

If you would like to participate in any of the Public Hearings listed above or submit written testimony, please contact the Office of Senator Jesse A. Lujan for further assistance via email at [senator.lujan@guamlegislature.gov](mailto:senator.lujan@guamlegislature.gov) or by phone at (671) 969-6525.

In compliance with Title II of the Americans with Disabilities Act (ADA), all government activities, programs, and services are accessible to individuals with disabilities. If you or anyone you know requires assistance or special accommodations to participate in the public hearing, please contact the Office of Senator Jesse A. Lujan at the contact information provided above.

The Public Hearings will be broadcast LIVE on local television (GTA Channel 21, Docomo Channel 117) and streamed online through *I Liheslaturan Guåhan*'s YouTube Channel (@guamlegislaturemedia).

*This ad was paid with funds by the Committee on Transportation, Tourism, Customs, Utilities and Federal & Foreign Affairs.*

--



**Office of Majority Leader Jesse A. Lujan**

*Chairman, Committee on Transportation, Tourism, Customs, Utilities and Federal & Foreign Affairs*

259 Martyr St., Hagatna, Guam 96910

[senator.lujan@guamlegislature.gov](mailto:senator.lujan@guamlegislature.gov)

(671) 969-6525



**JAL-FN 01.12.2026.pdf**

365K



**FOR IMMEDIATE RELEASE**

January 5, 2026

**MEMORANDUM**

**To:** All Senators, Stakeholders, Media

**From:** Senator Jesse A. Lujan  
Chairman, Committee on Transportation, Tourism, Customs, Utilities,  
and Federal & Foreign Affairs

**RE:** **FIRST NOTICE of Public Hearings on Monday, January 12, 2026**

The Committee on Transportation, Tourism, Customs, Utilities and Federal & Foreign Affairs will conduct a public hearing on **Monday, January 12, 2026** beginning at **9:00 AM** at the Public Hearing Room in the Guam Congress Building. The agenda is as follows:

**9:00 AM**

- **Bill No. 228-38 (COR) – Jesse A. Lujan AN ACT TO ADD A NEW ARTICLE 4 TO CHAPTER 58, TITLE 12, GUAM CODE ANNOTATED, RELATIVE TO ESTABLISHING THE “ENHANCING TOURISM AESTHETICS PROGRAM”.**
- **Bill No. 234-38 (COR) – Jesse A. Lujan AN ACT TO ADD A NEW §73157 TO ARTICLE 1, CHAPTER 73, DIVISION 3 OF TITLE 5, GUAM CODE ANNOTATED, RELATIVE TO MANDATING THE ADOPTION OF THE AUTOMATED SYSTEM FOR CUSTOMS DATA (ASYCUDA) AS THE OFFICIAL CUSTOMS MANAGEMENT SYSTEM OF THE GUAM CUSTOMS AND QUARANTINE AGENCY, AND TO AUTHORIZE AGREEMENTS WITH THE UNITED NATIONS CONFERENCE ON TRADE AND DEVELOPMENT (UNCTAD) FOR ITS IMPLEMENTATION AND MAINTENANCE.**

If you would like to participate in any of the Public Hearings listed above or submit written testimony, please contact the Office of Senator Jesse A. Lujan for further assistance via email at [senator.lujan@guamlegislature.gov](mailto:senator.lujan@guamlegislature.gov) or by phone at (671) 969-6525.

In compliance with Title II of the Americans with Disabilities Act (ADA), all government activities, programs, and services are accessible to individuals with disabilities. If you or anyone



you know requires assistance or special accommodations to participate in the public hearing, please contact the Office of Senator Jesse A. Lujan at the contact information provided above.

The Public Hearings will be broadcast LIVE on local television (GTA Channel 21, Docomo Channel 117) and streamed online through *I Liheslaturan Guåhan*'s YouTube Channel (@guamlegislaturemedia).

*This ad was paid with funds by the Committee on Transportation, Tourism, Customs, Utilities and Federal & Foreign Affairs.*


# FIRST NOTICE of Public Hearings on Monday, January 12, 2026


 PRINT

**FIRST NOTICE of Public Hearings on Monday,  
January 12, 2026**

**PUBLIC HEARING**



 **Posted on:** 01/05/2026 12:12 PM

 **Posted by:** Cecile Suda, Deputy Chief of Staff

 **Public Hearing Date:** 01/12/2026 09:00 AM

 **Department(s):**

**GUAM LEGISLATURE (/notices?department\_id=92)**

 **Division(s):**

OFFICE OF SENATOR JESSE A. LUJAN (/notices?division\_id=270)

 **Notice Topic(s):** PUBLIC HEARING (/notices?topic\_id=74)

 **Types of Notice:** PUBLIC HEARING (/notices?type\_id=7)

 **For Audience(s):** PUBLIC (/notices?public=1)

 **Share this notice**

**FOR IMMEDIATE RELEASE**

January 5, 2026

**MEMORANDUM**

**To:** All Senators, Stakeholders, Media  
**From:** Senator Jesse A. Lujan  
Chairman, Committee on Transportation, Tourism, Customs,  
Utilities,  
and Federal & Foreign Affairs

**RE: FIRST NOTICE of Public Hearings on Monday,  
January 12, 2026**

The Committee on Transportation, Tourism, Customs, Utilities and Federal & Foreign Affairs will conduct a public hearing on **Monday, January 12, 2026** beginning at **9:00 AM** at the Public Hearing Room in the Guam Congress Building. The agenda is as follows:

**9:00 AM**

- **Bill No. 228-38 (COR) – Jesse A. Lujan AN ACT TO ADD A NEW ARTICLE 4 TO CHAPTER 58, TITLE 12, GUAM CODE ANNOTATED, RELATIVE TO ESTABLISHING THE “ENHANCING TOURISM AESTHETICS PROGRAM”.**
- **Bill No. 234-38 (COR) – Jesse A. Lujan AN ACT TO ADD A NEW §73157 TO ARTICLE 1, CHAPTER 73, DIVISION 3 OF TITLE 5, GUAM CODE ANNOTATED, RELATIVE TO MANDATING THE ADOPTION OF THE AUTOMATED SYSTEM FOR CUSTOMS DATA (ASYCUDA) AS THE OFFICIAL CUSTOMS MANAGEMENT SYSTEM OF THE GUAM CUSTOMS AND QUARANTINE AGENCY, AND TO AUTHORIZE AGREEMENTS WITH THE UNITED NATIONS CONFERENCE ON TRADE AND DEVELOPMENT (UNCTAD) FOR ITS IMPLEMENTATION AND MAINTENANCE.**

If you would like to participate in any of the Public Hearings listed above or submit written testimony, please contact the Office of Senator Jesse A. Lujan for further assistance via email at [senator.lujan@guamlegislature.gov](mailto:senator.lujan@guamlegislature.gov) (<mailto:senator.lujan@guamlegislature.gov>) or by phone at (671) 969-6525.

In compliance with Title II of the Americans with Disabilities Act (ADA), all government activities, programs, and services are accessible to individuals with disabilities. If you or anyone you know requires assistance or special accommodations to participate in the public hearing, please contact the Office of Senator Jesse A. Lujan at the contact information provided above.

The Public Hearings will be broadcast LIVE on local television (GTA Channel 21, Docomo Channel 117) and streamed online through *I Liheslaturan Guåhan's* YouTube Channel (@guamlegislaturemedia).

*This ad was paid with funds by the Committee on Transportation, Tourism, Customs, Utilities and Federal & Foreign Affairs.*



# Public hearing on tourism and customs bills Scheduled for January 12, 2026

⋮⋮⋮

⋮⋮⋮



This public notice published by  
**Kandit News Group**

[Read More](#)



FIRST NOTICE OF PUBLIC HEARING by Senator Jesse Anderson Lujan  
Published on Kandit on January 5, 2026

The Committee on Transportation, Tourism, Customs, Utilities and Federal & Foreign Affairs will conduct a public hearing on Monday, January 12, 2026 beginning at 9:00 AM at the Public Hearing Room in the Guam Congress Building. The agenda is as follows:

9:00 AM

Bill No. 228-38 (COR) – Jesse A. Lujan AN ACT TO ADD A NEW ARTICLE 4 TO CHAPTER 58, TITLE 12, GUAM CODE ANNOTATED, RELATIVE TO ESTABLISHING THE “ENHANCING TOURISM AESTHETICS PROGRAM”.

Bill No. 234-38 (COR) – Jesse A. Lujan AN ACT TO ADD A NEW §73157 TO ARTICLE 1, CHAPTER 73, DIVISION 3 OF TITLE 5, GUAM CODE ANNOTATED, RELATIVE TO MANDATING THE ADOPTION OF THE AUTOMATED SYSTEM FOR CUSTOMS DATA (ASYCUDA) AS THE OFFICIAL CUSTOMS MANAGEMENT SYSTEM OF THE GUAM CUSTOMS AND QUARANTINE AGENCY, AND TO AUTHORIZE AGREEMENTS WITH THE UNITED NATIONS CONFERENCE ON TRADE AND DEVELOPMENT (UNCTAD) FOR ITS IMPLEMENTATION AND MAINTENANCE.

If you would like to participate in any of the Public Hearings listed above or submit written testimony, please contact the Office of Senator Jesse A. Lujan for further assistance via email at senator.lujan@guamlegislature.gov or by phone at (671) 969-6525.

In compliance with Title II of the Americans with Disabilities Act (ADA), all government activities, programs, and services are accessible to individuals with disabilities. If you or anyone you know requires assistance or special accommodations to participate in the public hearing, please contact the Office of Senator Jesse A. Lujan at the contact information provided above.

The Public Hearings will be broadcast LIVE on local television (GTA Channel 21, Docomo Channel 117) and streamed online through I Liheslaturan Guåhan’s YouTube Channel (@guamlegislaturemedia).

+  
+



---

## SECOND NOTICE of Public Hearings on Monday, January 12, 2026

---

Senator Jesse Lujan <senator.lujan@guamlegislature.gov>  
To: phnotice@guamlegislature.gov

Thu, Jan 8, 2026 at 8:30 AM

### FOR IMMEDIATE RELEASE

January 8, 2026

### MEMORANDUM

**To:** All Senators, Stakeholders, Media  
**From:** Senator Jesse A. Lujan  
Chairman, Committee on Transportation, Tourism, Customs, Utilities,  
and Federal & Foreign Affairs  
**RE:** **SECOND NOTICE of Public Hearings on Monday, January 12, 2026**

---

The Committee on Transportation, Tourism, Customs, Utilities and Federal & Foreign Affairs will conduct a public hearing on **Monday, January 12, 2026** beginning at **9:00 AM** at the Public Hearing Room in the Guam Congress Building. The agenda is as follows:

#### 9:00 AM

- **Bill No. 228-38 (COR) – Jesse A. Lujan AN ACT TO ADD A NEW ARTICLE 4 TO CHAPTER 58, TITLE 12, GUAM CODE ANNOTATED, RELATIVE TO ESTABLISHING THE “ENHANCING TOURISM AESTHETICS PROGRAM”.**
- **Bill No. 234-38 (COR) – Jesse A. Lujan AN ACT TO ADD A NEW §73157 TO ARTICLE 1, CHAPTER 73, DIVISION 3 OF TITLE 5, GUAM CODE ANNOTATED, RELATIVE TO MANDATING THE ADOPTION OF THE AUTOMATED SYSTEM FOR CUSTOMS DATA (ASYCUDA) AS THE OFFICIAL CUSTOMS MANAGEMENT SYSTEM OF THE GUAM CUSTOMS AND QUARANTINE AGENCY, AND TO AUTHORIZE AGREEMENTS WITH THE UNITED NATIONS CONFERENCE ON TRADE AND DEVELOPMENT (UNCTAD) FOR ITS IMPLEMENTATION AND MAINTENANCE.**

If you would like to participate in any of the Public Hearings listed above or submit written testimony, please contact the Office of Senator Jesse A. Lujan for further assistance via email at [senator.lujan@guamlegislature.gov](mailto:senator.lujan@guamlegislature.gov) or by phone at (671) 969-6525.

In compliance with Title II of the Americans with Disabilities Act (ADA), all government activities, programs, and services are accessible to individuals with disabilities. If you or anyone you know requires assistance or special accommodations to participate in the public hearing, please contact the Office of Senator Jesse A. Lujan at the contact information provided above.

The Public Hearings will be broadcast LIVE on local television (GTA Channel 21, Docomo Channel 117) and streamed online through *I Liheslaturan Guåhan*'s YouTube Channel (@guamlegislaturemedia).

*This ad was paid with funds by the Committee on Transportation, Tourism, Customs, Utilities and Federal & Foreign Affairs.*

--



**Office of Majority Leader Jesse A. Lujan**

*Chairman, Committee on Transportation, Tourism, Customs, Utilities and Federal & Foreign Affairs*

259 Martyr St., Hagatna, Guam 96910

[senator.lujan@guamlegislature.gov](mailto:senator.lujan@guamlegislature.gov)

(671) 969-6525



**JAL-SN 01.12.2026.pdf**

365K



**FOR IMMEDIATE RELEASE**

January 8, 2026

**MEMORANDUM**

**To:** All Senators, Stakeholders, Media

**From:** Senator Jesse A. Lujan  
Chairman, Committee on Transportation, Tourism, Customs, Utilities,  
and Federal & Foreign Affairs

**RE:** **SECOND NOTICE of Public Hearings on Monday, January 12, 2026**

The Committee on Transportation, Tourism, Customs, Utilities and Federal & Foreign Affairs will conduct a public hearing on **Monday, January 12, 2026** beginning at **9:00 AM** at the Public Hearing Room in the Guam Congress Building. The agenda is as follows:

**9:00 AM**

- **Bill No. 228-38 (COR) – Jesse A. Lujan AN ACT TO ADD A NEW ARTICLE 4 TO CHAPTER 58, TITLE 12, GUAM CODE ANNOTATED, RELATIVE TO ESTABLISHING THE “ENHANCING TOURISM AESTHETICS PROGRAM”.**
- **Bill No. 234-38 (COR) – Jesse A. Lujan AN ACT TO ADD A NEW §73157 TO ARTICLE 1, CHAPTER 73, DIVISION 3 OF TITLE 5, GUAM CODE ANNOTATED, RELATIVE TO MANDATING THE ADOPTION OF THE AUTOMATED SYSTEM FOR CUSTOMS DATA (ASYCUDA) AS THE OFFICIAL CUSTOMS MANAGEMENT SYSTEM OF THE GUAM CUSTOMS AND QUARANTINE AGENCY, AND TO AUTHORIZE AGREEMENTS WITH THE UNITED NATIONS CONFERENCE ON TRADE AND DEVELOPMENT (UNCTAD) FOR ITS IMPLEMENTATION AND MAINTENANCE.**

If you would like to participate in any of the Public Hearings listed above or submit written testimony, please contact the Office of Senator Jesse A. Lujan for further assistance via email at [senator.lujan@guamlegislature.gov](mailto:senator.lujan@guamlegislature.gov) or by phone at (671) 969-6525.

In compliance with Title II of the Americans with Disabilities Act (ADA), all government activities, programs, and services are accessible to individuals with disabilities. If you or anyone



you know requires assistance or special accommodations to participate in the public hearing, please contact the Office of Senator Jesse A. Lujan at the contact information provided above.

The Public Hearings will be broadcast LIVE on local television (GTA Channel 21, Docomo Channel 117) and streamed online through *I Liheslaturan Guåhan*'s YouTube Channel (@guamlegislaturemedia).

*This ad was paid with funds by the Committee on Transportation, Tourism, Customs, Utilities and Federal & Foreign Affairs.*


# **SECOND NOTICE of Public Hearings on Monday, January 12, 2026**


 PRINT

## **SECOND NOTICE of Public Hearings on Monday, January 12, 2026**

**PUBLIC HEARING**



 **Posted on:** 01/08/2026 08:37 AM

 **Posted by:** Cecile Suda, Deputy Chief of Staff

 **Public Hearing Date:** 01/12/2026 09:00 AM

 **Department(s):**

**GUAM LEGISLATURE (/notices?department\_id=92)**

 **Division(s):**

OFFICE OF SENATOR JESSE A. LUJAN (/notices?division\_id=270)

 **Notice Topic(s):** PUBLIC HEARING (/notices?topic\_id=74)

 **Types of Notice:** PUBLIC HEARING (/notices?type\_id=7)

 **For Audience(s):** PUBLIC (/notices?public=1)

 **Share this notice**

**FOR IMMEDIATE RELEASE**

January 8, 2026

**MEMORANDUM**

**To:** All Senators, Stakeholders, Media  
**From:** Senator Jesse A. Lujan  
Chairman, Committee on Transportation, Tourism, Customs,  
Utilities,  
and Federal & Foreign Affairs

**RE: SECOND NOTICE of Public Hearings on Monday,  
January 12, 2026**

The Committee on Transportation, Tourism, Customs, Utilities and Federal & Foreign Affairs will conduct a public hearing on **Monday, January 12, 2026** beginning at **9:00 AM** at the Public Hearing Room in the Guam Congress Building. The agenda is as follows:

**9:00 AM**

· **Bill No. 228-38 (COR) – Jesse A. Lujan AN ACT TO ADD A NEW ARTICLE 4 TO CHAPTER 58, TITLE 12, GUAM CODE ANNOTATED, RELATIVE TO ESTABLISHING THE “ENHANCING TOURISM AESTHETICS PROGRAM”.**

· **Bill No. 234-38 (COR) – Jesse A. Lujan AN ACT TO ADD A NEW §73157 TO ARTICLE 1, CHAPTER 73, DIVISION 3 OF TITLE 5, GUAM CODE ANNOTATED, RELATIVE TO MANDATING THE ADOPTION OF THE AUTOMATED SYSTEM FOR CUSTOMS DATA (ASYCUDA) AS THE OFFICIAL CUSTOMS MANAGEMENT SYSTEM OF THE GUAM CUSTOMS AND QUARANTINE AGENCY, AND TO AUTHORIZE AGREEMENTS WITH THE UNITED NATIONS CONFERENCE ON TRADE AND DEVELOPMENT (UNCTAD) FOR ITS IMPLEMENTATION AND MAINTENANCE.**

If you would like to participate in any of the Public Hearings listed above or submit written testimony, please contact the Office of Senator Jesse A. Lujan for further assistance via email at [senator.lujan@guamlegislature.gov](mailto:senator.lujan@guamlegislature.gov) (<mailto:senator.lujan@guamlegislature.gov>) or by phone at (671) 969-6525.

In compliance with Title II of the Americans with Disabilities Act (ADA), all government activities, programs, and services are accessible to individuals with disabilities. If you or anyone you know requires assistance or special accommodations to participate in the public hearing, please contact the Office of Senator Jesse A. Lujan at the contact information provided above.

The Public Hearings will be broadcast LIVE on local television (GTA Channel 21, Docomo Channel 117) and streamed online through *I Liheslaturan Guåhan's* YouTube Channel (@guamlegislaturemedia).

*This ad was paid with funds by the Committee on Transportation, Tourism, Customs, Utilities and Federal & Foreign Affairs.*

scheduled to begin:



## Public hearing on tourism and customs bills Scheduled for January 12, 2026

⋮⋮⋮

⋮⋮⋮



This public notice published by  
**Kandit News Group**

[Read More](#)



SECOND NOTICE OF PUBLIC HEARING by Senator Jesse Anderson Lujan  
Published on Kandit on January 8, 2026

The Committee on Transportation, Tourism, Customs, Utilities and Federal & Foreign Affairs will conduct a public hearing on **Monday, January 12, 2026** beginning at **9:00 AM** at the Public Hearing Room in the Guam Congress Building. The agenda is as follows:

9:00 AM

- **Bill No. 228-38 (COR) – Jesse A. Lujan AN ACT TO ADD A NEW ARTICLE 4 TO CHAPTER 58, TITLE 12, GUAM CODE ANNOTATED, RELATIVE TO ESTABLISHING THE “ENHANCING TOURISM AESTHETICS PROGRAM”.**
- **Bill No. 234-38 (COR) – Jesse A. Lujan AN ACT TO ADD A NEW §73157 TO ARTICLE 1, CHAPTER 73, DIVISION 3 OF TITLE 5, GUAM CODE ANNOTATED, RELATIVE TO MANDATING THE ADOPTION OF THE AUTOMATED SYSTEM FOR CUSTOMS DATA (ASYCUDA) AS THE OFFICIAL CUSTOMS MANAGEMENT SYSTEM OF THE GUAM CUSTOMS AND QUARANTINE AGENCY, AND TO AUTHORIZE AGREEMENTS WITH THE UNITED NATIONS CONFERENCE ON TRADE AND DEVELOPMENT (UNCTAD) FOR ITS IMPLEMENTATION AND MAINTENANCE.**

If you would like to participate in any of the Public Hearings listed above or submit written testimony, please contact the Office of Senator Jesse A. Lujan for further assistance via email at [senator.lujan@guamlegislature.gov](mailto:senator.lujan@guamlegislature.gov) or by phone at (671) 969-6525.

In compliance with Title II of the Americans with Disabilities Act (ADA), all government activities, programs, and services are accessible to individuals with disabilities. If you or anyone you know requires assistance or special accommodations to participate in the public hearing, please contact the Office of Senator Jesse A. Lujan at the contact information provided above.



Senator Jesse Lujan <senator.lujan@guamlegislature.gov>

---

## Invitation to Public Hearing on Bill No. 228-38 (COR) on Monday, January 12, 2026, 9:00AM -

2 messages

---

**Senator Jesse Lujan** <senator.lujan@guamlegislature.gov> Mon, Jan 5, 2026 at 3:53 PM  
To: Regine Lee <regine.lee@visitguam.org>, "Mary P. Rhodes" <president@ghra.org>, Guam Chamber of Commerce <ccastro@guamchamber.com.gu>, siska@cornerstoneevaluation.com, Tina Garcia <cgarcia@investguam.com>

Hafa Adai!

The Committee on Transportation, Tourism, Customs, Utilities and Federal & Foreign Affairs will conduct a public hearing for **Bill No. 228-38 (COR)** – Jesse A. Lujan **AN ACT TO ADD A NEW ARTICLE 4 TO CHAPTER 58, TITLE 12, GUAM CODE ANNOTATED, RELATIVE TO ESTABLISHING THE “ENHANCING TOURISM AESTHETICS PROGRAM”** on **Monday, January 12, 2026** beginning at **9:00 AM** at the Public Hearing Room in the Guam Congress Building.

Your input is valuable, and we encourage you to attend and share your testimony. If you are unable to participate in person, we welcome written testimony, which may be submitted via email to [senator.lujan@guamlegislature.gov](mailto:senator.lujan@guamlegislature.gov).

Should you have any questions or require additional information, please do not hesitate to contact our office at (671) 969-6525.

Please kindly confirm receipt of this email.

Si Yu'os Ma'ase!

--



### Office of Majority Leader Jesse A. Lujan

*Chairman, Committee on Transportation, Tourism, Customs, Utilities and Federal & Foreign Affairs*


259 Martyr St., Hagatna, Guam 96910


[senator.lujan@guamlegislature.gov](mailto:senator.lujan@guamlegislature.gov)

(671) 969-6525

---

#### 2 attachments

 **JAL-FN 01.12.2026.pdf**  
365K

 **Bill No. 228-38 (COR).pdf**  
2333K

---

**Senator Jesse Lujan** <senator.lujan@guamlegislature.gov>  
To: Siska@cornerstoneevaluation.com

Mon, Jan 5, 2026 at 4:12 PM


Hafa Adai!


Please see the following email below.

[Quoted text hidden]

---

#### 2 attachments

 **JAL-FN 01.12.2026.pdf**  
365K

 **Bill No. 228-38 (COR).pdf**  
2333K



**Public Hearing Agenda**  
**Monday, January 12, 2026, 9:00 AM**  
**Guam Congress Building**

**AGENDA**

**9:00 AM**

- **Bill No. 228-38 (COR) – Jesse A. Lujan AN ACT TO ADD A NEW ARTICLE 4 TO CHAPTER 58, TITLE 12, GUAM CODE ANNOTATED, RELATIVE TO ESTABLISHING THE “ENHANCING TOURISM AESTHETICS PROGRAM”.**
- **Bill No. 234-38 (COR) – Jesse A. Lujan AN ACT TO ADD A NEW §73157 TO ARTICLE 1, CHAPTER 73, DIVISION 3 OF TITLE 5, GUAM CODE ANNOTATED, RELATIVE TO MANDATING THE ADOPTION OF THE AUTOMATED SYSTEM FOR CUSTOMS DATA (ASYCUDA) AS THE OFFICIAL CUSTOMS MANAGEMENT SYSTEM OF THE GUAM CUSTOMS AND QUARANTINE AGENCY, AND TO AUTHORIZE AGREEMENTS WITH THE UNITED NATIONS CONFERENCE ON TRADE AND DEVELOPMENT (UNCTAD) FOR ITS IMPLEMENTATION AND MAINTENANCE.**



*I Mina'trentai Ocho na Liheslaturan Guahan*

Office of Senator Jesse A. Lujan

Chairman, Committee on Transportation, Tourism, Customs, Utilities and Federal & Foreign Affairs

Date:

MONDAY, JANUARY 12, 2026

Time: 9:00 AM

PUBLIC HEARING - BILL NO. 228-38 (COR) - SENATOR JESSE A. LUJAN

	Name	Agency / Address	Contact No.	Email	Type of Testimony		Support	
					Oral	Written	Yes	No
1	<del>MARK BALDYGA</del>	<del>BALDYGA GROUP</del>			<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	
2	David John				<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	
3	Carl Gagnon	Dusit Hotels				<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
4	Melissa Mercado	Bayview Hotel				<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
5	WIK ENWANG	APURIA OF GUAM					<input checked="" type="checkbox"/>	
6	Antoinette LimGuerra	GEDA						
7	Gerry Perez	VPCVB			<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	
8	Mina Garcia	GEDA			<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
9	Alphonse Ruiz	SGEDDA					<input checked="" type="checkbox"/>	
10	Rudd Gudmundson	GVB					<input checked="" type="checkbox"/>	



*I Mina'trentai Ocho na Liheslaturan Guahan*

Office of Senator Jesse A. Lujan

Chairman, Committee on Transportation, Tourism, Customs, Utilities and Federal & Foreign Affairs

Date:

MONDAY, JANUARY 12, 2026

Time: 9:00 AM

PUBLIC HEARING - BILL NO. 228-38 (COR) - SENATOR JESSE A. LUJAN

	Name	Agency / Address	Contact No.	Email	Type of Testimony		Support	
					Oral	Written	Yes	No
1	Lisa Bordado	GVP			Oral	✓		
2	Regina B. Lee	GVB			✓			
3								
4								
5								
6								
7								
8								
9								
10								



*I Mina'trentai Ocho na Liheslaturan Guahân*

Office of Senator Jesse A. Lujan

Chairman, Committee on Transportation, Tourism, Custome, Utilities and Federal & Foreign Affairs

Date:

MONDAY, JANUARY 12, 2026

Time: 9:00 AM

PUBLIC HEARING - BILL NO. 228-38 (COR) - SENATOR JESSE A. LUJAN

	Name	Agency / Address	Contact No.	Email	Type of Testimony		Support	
					Oral	Written	Yes	No
1	Warrin Abordas	FIC-GU / PHP			Oral	✓	✓	
2	EJ Calvo	self			Oral	✓	✓	
3	CATHERINE CASTRO	GUAM CHAMBER			Oral	✓	✓	
4								
5								
6								
7								
8								
9								
10								



**TESTIMONY IN SUPPORT OF BILL NO. 228-38**

**TO:** The Honorable Jesse A. Lujan Chairman, Committee on Transportation, Tourism, Customs, Utilities, and Federal and Foreign Affairs I Mina'trentai Ocho Na Liheslaturan Guåhan

**FROM:** David John

**DATE:** January 12, 2026

**SUBJECT: Testimony in Strong Support of Bill No. 228-38: The "Enhancing Tourism Aesthetic Program."**

Håfa Adai Chairman Lujan and Members of the Committee,

Thank you for the opportunity to provide testimony in support of Bill No. 228-38, which seeks to establish the "Enhancing Tourism Aesthetic Program" (ETAP). This legislation represents a critical step forward in evolving Guam's tourism product from a volume-based model to a value-based model by incentivizing the revitalization of our island's most frequented visitor districts.

Please note that while I am confident my fellow board members would echo these sentiments, we have not yet had the opportunity to discuss this bill in a formal session. As such, **this is a personal letter of support.**

**I. Strategic Implementation and Accountability**

While I strongly support the intent of this bill, we must ensure it is implemented with strict oversight. **This program cannot be used to reward "bad actors"** who have neglected their properties. For those who have been diligent in maintaining their buildings, I suggest opening this legislation to allow funds to be used for **unique local artwork**, rewarding proactive stewardship.

Furthermore, we must require all buildings—particularly in our tourism districts to be brought up to code. Beautification is only skin deep if the underlying infrastructure is lacking. Updated signage must also be a core component of this strategy to ensure a cohesive, professional look for our capital and tourism hubs.

## II. Tourism as Our Sovereign Economy

Tourism is our "homegrown" economy. Unlike federal funding, over which we have little to no control, tourism is an industry we can actively shape and manage. However, ETAP cannot be a standalone law; it must be part of a broader, long-term commitment to taking tourism seriously as our primary economic engine.

To truly compete, we must also find creative ways to reduce our product costs. We need to evaluate landing fees, occupancy taxes, and other overhead costs that currently hinder our regional competitiveness. We must be creative and aggressive in our pricing strategy.

## III. Addressing "Product Fatigue"

As we navigate the 2026 tourism landscape, it is clear that Guam faces stiff competition from regional neighbors. To remain competitive, we must address "product fatigue." Bill 228-38 provides the fiscal framework to encourage private sector stakeholders to invest in façade improvements, landscaping, lighting, and cultural art that align with a premium island brand.

## IV. The Economic Multiplier Effect

By adding a new Article 4 to Chapter 58, Title 12 GCA, the Legislature is creating a powerful economic multiplier:

- **Direct Investment:** Every dollar of tax incentive provided through ETAP is expected to trigger significant private capital expenditure in construction and design.
- **Increased Asset Value:** Improving the aesthetics of the Tumon and Tamuning districts increases property values, bolstering the government's long-term tax base.
- **Enhanced Visitor Spend:** A more attractive, walkable, and "Instagrammable" district encourages visitors to spend more time outside their hotels, increasing the capture rate for local restaurants and retailers.

## V. Conclusion

The "Enhancing Tourism Aesthetic Program" is a strategic investment in our island's future. It empowers GEDA and GVB to facilitate growth and market a world-class destination. Most importantly, it ensures that the benefits of tourism revitalization are visible to both our visitors and our local residents.

I respectfully urge this Committee to pass Bill No. 228-38 to provide the tools necessary for Guam to shine as the premier destination in the Western Pacific.

Si Yu'os Ma'ase',

  
**David John**

120 Father Duenas Avenue  
Suite 110  
Hagatna, Guam 96910

TESTIMONY OPPOSING BILL 228 38

by

David Lubofsky

TO:

Sponsor: Jesse A. Lujan, Chairperson, Committee on Tourism

Co-Sponsors: Christopher M. Dueñas, Frank F. Blas Jr., Vincent A. V. Borja, Sabrina Salas Matanane, Eulogio Shawn Gumataotao, Shelly V. Calvo, V. Anthony Ada, Tina Rose Muña Barnes, Joe S. San Agustin

DATE: January 13, 2026.

Chair and Members of the Guam Legislature, thank you for accepting this written testimony. I am submitting my strong opposition to Bill 228 38 because this measure is a clear example of a special interest proposal that offers no meaningful or measurable return for the people of Guam. It is presented as a beautification effort, yet its true effect is to again divert public revenue into private hands at a time when our government is failing to meet its most basic responsibilities.

This bill asks taxpayers to subsidize private property improvements while families struggle with rising costs, schools deteriorate, and our healthcare system remains under severe strain. It is difficult to justify spending public money on repainting buildings and installing landscaping when so many essential public services are underfunded. The priorities reflected in this measure do not match the realities faced by the people of Guam.

Tourists do not choose destinations because a building has been painted. They choose destinations where they feel safe, respected, and treated fairly. At present many visitors feel targeted by overcharging and inconsistent pricing from the very businesses that stand to benefit from this bill. No one is going to board an airplane because a storefront looks cleaner while those same businesses make them feel like they have a target on their backs. Until Guam addresses the predatory practices, not to mention crime, that damage our reputation, cosmetic improvements will not change the visitor experience or increase arrivals.

This bill follows the same pattern as the airline incentive program, another initiative that transferred public money to private companies with no measurable return. Once again the government is preparing to funnel hard earned tax dollars into the hands of some of Guam's most affluent business owners while the rest of the island suffers with collapsing schools, outdated facilities, and a healthcare system in crisis. When the wealthy want

public or be used as a cover for funneling tax dollars to those who already have the most. Bill 228 38 fails every test of fairness, accountability, and public benefit, and I respectfully urge the Legislature to reject it.

Thank you for accepting this written testimony.

David J. Lubofsky

**TESTIMONIAL IN STRONG SUPPORT OF BILL 228-38  
AN ACT TO ADD A NEW ARTICLE 4 TO CHAPTER 58, TITLE 12,  
GUAM CODE ANNOTATED, RELATIVE TO ESTABLISHING THE  
“ENHANCING TOURISM AESTHETICS PROGRAM”**

**Honorable Members of the Guam Legislature:**

Håfa Adai. My name is E.J. Calvo. I am a businessman and former Chairman of the Guam Economic Development Authority and have worked closely with GVB in the past to enhance Guam’s tourism industry. Throughout a total of 10 years I served as a board member for GEDA, I experienced firsthand how incentives and public-private partnerships could benefit our economy and community overall.

I submit this testimony in strong support of **Bill 228-38**, which establishes the **Enhancing Tourism Aesthetics Program**—a forward-looking initiative that recognizes the direct connection between how Guam looks, how Guam is experienced, and how Guam’s economy performs.

Tourism is not only a marketing exercise; it is a lived experience. Every arrival, every drive along our major corridors, every walk through our villages and visitor districts shapes a perception of Guam. Those perceptions directly influence length of stay, visitor spending, repeat visitation, and whether Guam is recommended to others. In a highly competitive regional market, aesthetics are not optional—they are economic infrastructure.

Bill 228-38 makes a strategic investment in that infrastructure. By prioritizing the maintenance, enhancement, and visual integrity of tourism-facing areas, this legislation strengthens Guam’s brand and reinforces our position as a destination that values quality, pride of place, and cultural authenticity. These improvements translate into measurable economic returns: stronger visitor satisfaction scores, higher per-visitor spending, increased demand for local businesses, and greater resilience for our tourism workforce.

The economic impact extends well beyond the visitor industry. An enhanced physical environment attracts private investment, supports property values, and creates opportunities for local contractors, landscapers, artists, and small businesses engaged in beautification, maintenance, and cultural design. Clean, safe, and visually appealing public spaces also reduce long-term maintenance costs and help prevent the cycle of deterioration that ultimately demands far greater public expense.

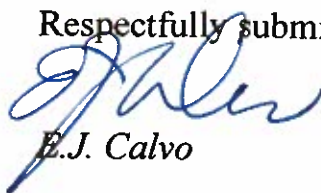
Equally important, this program aligns tourism growth with community benefit. A more beautiful Guam is not just for visitors—it improves daily life for residents, strengthens village pride, and reflects respect for our island’s natural and cultural heritage. When residents feel proud of their surroundings, that pride becomes part of the visitor experience itself, creating a virtuous cycle of care, respect, and shared responsibility.

Bill 228-38 sends a powerful message: that Guam is serious about excellence, intentional about stewardship, and committed to building an economy that is both competitive and grounded in community values. It recognizes that the way we present our island to the world is inseparable from how we invest in our people and our visible assets.

For these reasons, I respectfully urge the Guam Legislature to pass **Bill 228-38**. This measure is an investment in economic vitality, cultural dignity, and long-term sustainability—and a clear statement that Guam will recover.

**Si Yu’os Ma’åse’ for the opportunity to provide testimony in strong support of this legislation.**

Respectfully submitted,



*E.J. Calvo*

*January 12, 2026*

**LOURDES A. LEON GUERRERO**

Governor of Guam  
I Maga'Haga Guahan

**JOSHUA F. TENORIO**

Lt. Governor of Guam  
I Segundo Na Maga Lahen Guahan



**CHRISTINA D. GARCIA**  
Chief Executive Officer/Administrator  
Ufisãd Atmenestrãdoran Eksekutibon Akãd

**CARLOS P. BORDALLO**  
Deputy Administrator  
Sigundã Atmenestrãdõt

January 12, 2026

Written Testimony of Christina Garcia, CEO/Administrator  
Guam Economic Development Authority to the  
Committee on Transportation, Tourism, Customs, Utilities, and Federal and Foreign Affairs  
RE: Bill 228-38 (COR)

*Håfa Adai* Senator Jesse Lujan and members of the Committee on Transportation, Tourism, Customs, Utilities, and Federal and Foreign Affairs.

Thank you for the opportunity to provide testimony on Bill 228-38 (COR) **"AN ACT TO ADD A NEW ARTICLE 4 TO CHAPTER 58, TITLE 12, GUAM CODE ANNOTATED, RELATIVE TO ESTABLISHING THE 'ENHANCING TOURISM AESTHETICS PROGRAM'"**. The Guam Economic Development Authority (GEDA) supports the bill's intent to support Guam's tourism industry and to enhance the quality and beauty of our island home for residents and visitors alike but would like to herein request for some technical amendments.

Bill 228 proposes to incentivize the improvement and beautification of commercial structures in most areas in Guam by establishing the *Enhancing Tourism Aesthetics Program*. This program provides eligible businesses the opportunity to avail of one or more of certain tax incentives, namely a credit against unpledged Business Privilege Tax (BPT) owed, a 100% Real Property Tax abatement for up to three (3) years on the assessed value of improvements, and/or a 100% Use Tax exemption for items used in the improvement for various periods of time. All tax benefits are capped at 25% of the verified project cost, with a \$250,000 ceiling.

Overall, the goals of the bill are laudable with both its intent on improving Guam as a visitor destination and for aiming to increase the quality of life for Guam's residents. GEDA would like to point out several aspects of the bill, enumerated below, to take into consideration as the bill moves forward.

1. The bill contains aspects of both the Qualifying Certificate (QC) program, and the various tax credit programs the Guam Legislature has enacted over the last several decades. In general, QCs are approved by the governor of Guam for qualified businesses to operate over periods of up to twenty (20) years, while tax credits are authorized for short term, immediate projects. Instead of codifying this program under the QC statute, it may be more prudent to codify it in 12 GCA Chapter 77, which section is entitled "Special Projects and Activities of the Guam Economic Development Authority. In this way, there will be no ambiguity regarding its

placement in the QC statute, which has much more stringent application, underwriting and compliance requirements.

2. Under "Scope and Purpose", the bill mandates GEDA to assign "priority consideration to projects located within designated tourism and village revitalization corridors". This will require public input and outreach to determine what areas can be qualified under this designation. It may be prudent for the committee to solicit public input on the priority consideration areas as the bill moves through the legislative process. Additionally, some refinement of the specific language regarding the tax incentives, definitions and planned execution would be ideal prior to the bill's passage are recommended. If enacted, GEDA will have to work closely with legal counsel and the partner agencies identified in the bill on these matters.
3. GEDA anticipates that the application process for the program, if enacted as is, will be similar to existing procedures for tax credit programs under GEDA's purview. As the program authorizes \$5 million in credits per year for up to five (5) years, GEDA anticipates one application per fiscal year with overlapping periods of compliance for three (3) years as proffered in the bill. This is a significant new administrative task for GEDA. We appreciate the language in the bill that allows GEDA to allocate a portion of the total value of tax incentives authorized to cover "administrative, verification and reporting expenses". We will need to work with the Legislature regarding how GEDA is to secure this allocation, as the bill states that this allocation cannot be charged to or deducted from an applicant's approved incentive amount.

As previously stated, the goal of Bill 228-38 is commendable, and the program can be an effective tool to be used in the government's ongoing efforts to support tourism recovery. Nevertheless, GEDA would be remiss if we did not point out certain aspects of the bill that could use some adjustments to make it a program that is implementable and effective. Naturally, we stand ready to provide whatever assistance we can to the committee as the bill continues to go through the legislative process.

Thank you again for the opportunity to present testimony today. If you have any questions, you can contact me at 671-647-4332 or via email at [tina.garcia@investguam.com](mailto:tina.garcia@investguam.com).

*Senseramente,*



Christina Garcia  
CEO/Administrator

January 12, 2026

THE HONORABLE JESSE A. LUJAN  
Chairman, Committee on Transportation, Tourism,  
Customs, Utilities, and Federal & Foreign Affairs  
Guam Congress Building  
163 Chalan Santo Papa  
Hagåtña, Guam 96910

**RE: Bill No. 228-38 – Relative to Establishing the ‘Enhancing Tourism Aesthetics Program’**

Håfa Adai Chairman Lujan, and members of the Committee,

The Guam Chamber of Commerce submits this testimony in strong support of Bill No. 228-38 (COR), which establishes the *Enhancing Tourism Aesthetics Program*. The Chamber recognizes the importance of maintaining and improving the visual condition of Guam’s commercial corridors, village centers, and public-facing businesses, understanding that these elements play a significant role in shaping visitor impressions, strengthening community pride, and supporting overall economic activity.

From the Chamber’s perspective, this measure fills a long-standing gap in Guam’s economic development framework. While existing incentive programs have largely supported large-scale hotel and resort investments, many small and medium-sized businesses, key contributors to Guam’s economy, have not had access to similar opportunities for reinvestment. These businesses often lack tools to upgrade building façades, signage, lighting, and landscaping. Bill No. 228-38 provides a practical and targeted avenue for these enterprises to modernize storefronts and enhance curb appeal, creating benefits for both residents and visitors across Guam’s villages.

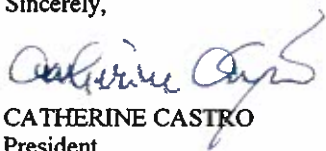
The Chamber also recognizes the financial reality facing many local business owners. Prolonged economic uncertainty, rising operating costs, and thin margins have made it difficult for small and medium-sized businesses to finance meaningful exterior improvements through private capital alone. As a result, necessary upgrades are often deferred, not due to a lack of commitment, but due to limited access to financing. A targeted, performance-based incentive program offers a practical mechanism to help bridge this gap, enabling businesses to reinvest in their properties in a way that benefits the broader community while maintaining fiscal safeguards.

The Chamber supports the bill’s disciplined and responsible structure, including its annual program cap, per-applicant limitations, maintenance requirements, recapture provisions, and five-year sunset clause. These elements strike a thoughtful balance between encouraging private-sector investment and ensuring fiscal accountability. By linking incentives to verified project costs and visible, public-facing improvements, the program ensures that public benefits are tangible, measurable, and widely shared.

Importantly, this legislation will stimulate economic activity beyond the tourism sector. Exterior improvements will create demand for local contractors, tradespeople, designers, landscapers, and suppliers, helping investment dollars circulate within Guam’s economy. Over time, these upgrades will contribute to stronger commercial districts, increased property values, and greater confidence among business owners to continue investing in their communities.

In closing, the Guam Chamber of Commerce views Bill No. 228-38 as a practical, inclusive, and fiscally responsible approach to enhancing Guam’s tourism product and business environment. The Chamber respectfully urges the Guam Legislature to advance this measure and thanks the sponsors and committee members for supporting a program that benefits small businesses, villages, and the long-term appeal of our island.

Sincerely,



CATHERINE CASTRO  
President





## KEN MICRONESIA, INC.

January 12, 2026

The Honorable Jesse Lujan  
Chairman, Committee on Tourism  
*I Mina'trentai Ocho na Liheslaturan Guåhan*  
Guam Congress Building  
163 Chalan Santo Papa  
Hagåtña, Guam 96910

**Subject: Support for Bill No. 228-38 – An act to ADD a new article 4 Chapter 58, Title 12, Guam Code Annotated, Relative to Establishing the “Enhancing Tourism Aesthetics Program”**

Dear Senator Lujan and members of the 38th Guam Legislature,

I am writing to express PHR Ken Micronesia’s strong support for Bill No. 228-38, which seeks to establish a flexible, performance -based tax incentive program that promotes responsible private sector investment, while maintaining fiscal discipline through an annual program cap, per applicant limitations, a five -year sunset provision, and mandatory evaluation. This act is designed to enhance Guam’s image, stimulate local trades, and foster pride in our island’s visual identity.

As the representative for PHR Ken Micronesia I believe that the intent of this Bill is sound and much needed given the current state of our island. Pride in Guam is a critical factor toward improving the quality of life for our residents and attracting more visitors to our shores. 2026 is a milestone year for our company as we will be celebrating our 20th Anniversary of doing business on Guam. Over the past 20 years we have been actively promoting our island as a premier destination for visitors from Japan, Korea and around the world. Our 6 premier hotel properties and golf course employ 2,300 hard working citizens of Guam. Our entire family of employees work tirelessly to maintain our properties as well as support the community outside of their daily job duties. We very much desire to be part of the solution to improving Guam’s aesthetic appeal for all the call Guam home as well as our visitors. I believe that Bill 228-28 can be a catalyst toward improving the appearance of our island as well as assisting to restore pride throughout the community.

I urge you to support Bill No. 228-38 and prioritize the revitalization of our beautiful island. This measure is a critical step toward making Guam a better place to live, work and visit.

Thank you for your attention and your service to the people of Guam.

Sincerely yours,

  
Mr. Ben Ferguson  
Vice President, PHR Ken Micronesia, Inc. | General Manager, PIC Guam



**COMMITTEE VOTE SHEET**

**Bill No. 228-38 (COR), As amended by the Committee on Transportation, Tourism, Customs, Utilities, and Federal and Foreign Affairs - AN ACT TO ADD A NEW ARTICLE 15 TO CHAPTER 77, TITLE 12, GUAM CODE ANNOTATED, RELATIVE TO ESTABLISHING THE “ENHANCING TOURISM AESTHETICS PROGRAM”.**

Committee Members	Signature	TO DO PASS	TO NOT PASS	TO REPORT OUT ONLY	TO ABSTAIN	TO PLACE IN INACTIVE FILE
<b>Senator Jesse A. Lujan</b> <i>Chairperson</i>		X				
<b>Senator Christopher M. Dueñas</b> <i>1<sup>st</sup> Vice Chairperson</i>	Evote 3/2/26	X				
<b>Senator Shelly Vargas Calvo</b> <i>2<sup>nd</sup> Vice Chairperson</i>						
<b>Senator Frank F. Blas, Jr.</b> <i>Member</i>						
<b>Senator Sabrina Salas Matanane</b> <i>Member</i>	Evote 3/2/26			X		
<b>Senator Vincent A.V. Borja</b> <i>Member</i>	Evote 3/2/26	X				
<b>Senator Eulogio Shawn Gumataotao</b> <i>Member</i>	Evote 3/2/26	X				
<b>Senator Tina Rose Muña Barnes</b> <i>Member</i>						
<b>Senator Joe S. San Agustin</b> <i>Member</i>	Evote 3/2/26	X				
<b>Senator William A. Parkinson</b> <i>Member</i>	Evote 3/2/26			X		



FP1 Mariñas

## REQUEST FOR EVOTE: Bill No. 228-38 (COR)

8 messages

FP1 Mariñas  
To: jalcommittee@guamlegislature.gov

Mon, Mar 2, 2026 at 1:39 PM

*Håfa Ådai* Committee Members!


Please see attached Committee Report for Bill No. 228-38 (COR) - Jesse A. Lujan - *As Amended* - "An Act To Add A New Article 4 To Chapter 58, Title 12, Guam Code Annotated, Relative To Establishing The "Enhancing Tourism Aesthetics Program".

Indicate your preferred action:

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

Please submit your response **ASAP**. Your responses will be logged into the vote sheet which will be submitted as part of the final Committee Report to the Committee on Rules.

--  
Senseremente,  
**FP1 Mariñas**  
Independent Contractor

 jalx228\_route.pdf  
8932K

Senator Chris Duenas <senator.duenas@guamlegislature.gov>  
To: FP1 Mariñas  
Cc: jalcommittee@guamlegislature.gov

Mon, Mar 2, 2026 at 1:48 PM

To do pass



**Office of Senator Christopher M. Dueñas**  
*Chairman, Committee on Finance and Government Operations*  
259 Martyr St., Hagatna, Guam 96910  
[senator.duenas@guamlegislature.gov](mailto:senator.duenas@guamlegislature.gov)  
(671) 989-9554

[Quoted text hidden]

Senator Jesse Lujan <senator.lujan@guamlegislature.gov>  
To: FP1 Mariñas  
Cc: jalcommittee@guamlegislature.gov

Mon, Mar 2, 2026 at 2:09 PM

To do pass.


**Office of Majority Leader Jesse A. Lujan**
*Chairman, Committee on Transportation, Tourism, Customs, Utilities and Federal & Foreign Affairs*
**259 Martyr St., Hagatna, Guam 96910**
**senator.lujan@guamlegislature.gov**
**(671) 969-6525**

[Quoted text hidden]

---

**Senator William Parkinson** <senator.parkinson@guamlegislature.gov>

Mon, Mar 2, 2026 at 2:49 PM

To: Senator Jesse Lujan &lt;senator.lujan@guamlegislature.gov&gt;

Cc: FP1 Mariñas [REDACTED], jalcommittee@guamlegislature.gov

To report out only.

[Quoted text hidden]

---

**Office of Senator Borja** <contact@senatorvinceborja.com>

Mon, Mar 2, 2026 at 4:35 PM

To: Senator William Parkinson &lt;senator.parkinson@guamlegislature.gov&gt;

Cc: Senator Jesse Lujan &lt;senator.lujan@guamlegislature.gov&gt;, FP1 Mariñas [REDACTED]

jalcommittee@guamlegislature.gov

To do pass

[Quoted text hidden]

---

**Senator Shawn Gumataotao** <office.senatorshawn@guamlegislature.gov>

Mon, Mar 2, 2026 at 5:15 PM

To: FP1 Mariñas [REDACTED]

Cc: jalcommittee@guamlegislature.gov

Hafa adai,

To Do Pass.

Si Yu'os ma'åse!

Office of Senator Eulogio Shawn Gumataotao

Chairman, Committee on Public Safety, Emergency Management, and Guam National Guard

38th Guam Legislature

120 Father Duenas Avenue Capitol Plaza Building, Suite 103, Hagåtña, Guam 96910

(671) 647-1409/1411

[Quoted text hidden]

---

**Joe S. San Agustin** <senatorjoessanagustin@gmail.com>

Mon, Mar 2, 2026 at 5:45 PM

To: Senator Shawn Gumataotao &lt;office.senatorshawn@guamlegislature.gov&gt;

Cc: FP1 Mariñas [REDACTED], jalcommittee@guamlegislature.gov

To do pass.

**The Office of Senator Joe S. San Agustin**
*I Mina'trentai Ocho na Liheslaturan Guåhan*

38th Guam Legislature

Guam Congress Building, 163 Chalan Santo Papa, Hagåtña, Guam 96910

 T: (671) 989-5445 F: (671) 969-6737 E: [senatorjoessanagustin@gmail.com](mailto:senatorjoessanagustin@gmail.com)

 Website: [www.senatorjoessanagustin.com](http://www.senatorjoessanagustin.com)

**Electronic Privacy Notice:** *This e-mail and any attachment(s), contains information that is, or may be, covered by electronic communications privacy laws and legal privileges, and is also confidential and proprietary in nature. If you are not the intended recipient, please be advised that you are legally prohibited from retaining, using, copying, distributing, or otherwise disclosing the information in this e-mail or any attachment in any manner. Instead, please*

*reply to the sender that you have received this communication in error, and then immediately delete it. Thank you in advance for your cooperation.*

[Quoted text hidden]

**Office of Legislative Secretary Senator Sabrina Salas Matanane**

Mon, Mar 2, 2026 at 5:51 PM

<office.senatorbri@guamlegislature.gov>

To: "Joe S. San Agustin" <senatorjoessanagustin@gmail.com>

Cc: Senator Shawn Gumataotao <office.senatorshawn@guamlegislature.gov>, FP1 Mariãnas jalcommittee@guamlegislature.gov

Report out only



**Office of Legislative Secretary**  
**SENATOR SABRINA SALAS MATANANE**  
*I Mina'trentai Ocho Na Liheslaturan Guåhan | 38th Guam Legislature*  
 Chairperson, Committee on Health and Veterans Affairs  
 163 W. Chalan Santo Papa, Hagåtña, Guam 96910  
 office.senatorbri@guamlegislature.gov  
 671-989-2572

The email message is intended only for the individual or entity named above and may contain confidential and privileged information. If you are not the intended recipient, any disclosure, copying, distribution, or use of the information contained in this transmission is strictly PROHIBITED. If you have received this transmission in error, please immediately notify me by replying to [office.senatorbri@guamlegislature.gov](mailto:office.senatorbri@guamlegislature.gov) and delete the message immediately. Thank you.

[Quoted text hidden]

**COMMITTEE REPORT DIGEST**

*Committee on Transportation, Tourism, Customs, Utilities and Federal & Foreign Affairs*  
Senator Jesse A. Lujan, Chairman

**I. OVERVIEW**

Bill No. 234-38 (COR) was introduced on **November 18, 2025** by **Senator Jesse A. Lujan**, and was subsequently referred by the Committee on Rules to the **Committee on Transportation, Tourism, Customs, Utilities and Federal & Foreign Affairs** on **November 25, 2025**.

The **Committee on Transportation, Tourism, Customs, Utilities and Federal & Foreign Affairs** convened a Public Hearing for Bill No. 228-38 (COR) on **January 12, 2025 at 9:00AM** in the Guam Congress Building's Public Hearing Room.

**PUBLIC NOTICE REQUIREMENTS**

Public Hearing Notices were posted to the Government Public Notices Portal and disseminated via electronic mail to all senators and all main media broadcasting outlets on **January 5, 2026** (5-Day Notice), and again on **January 8, 2026** (48-Hour Notice).

**SENATORS PRESENT**

Senator Jesse A. Lujan, Chairman, Bill Sponsor  
Senator Shelly V. Calvo, 2nd Vice Chairperson  
Speaker Frank F. Blas, Jr, Member  
Senator Eulogio Shawn Gumataotao, Member  
Senator Vincent A. Borja, Member  
Senator Tina Muña Barnes, Member  
Senator V. Anthony Ada, Vice Speaker

**ORAL TESTIMONY:**

David John, Managing Director, ASC Trust  
Régine Biscoe Lee, President, Guam Visitors Bureau  
Mark Baldyga, CEO, Baldyga Group  
Tina Garcia, CEO, Guam Economic Development Authority

Catherine Castro, President, Guam Chamber of Commerce  
E.J. Calvo, Business Owner

**WRITTEN TESTIMONY:**

David John, Managing Director, ASC Trust  
David Lubofsky  
E.J. Calvo, Business Owner  
Christina Garcia, CEO/Administrator, GEDA  
Catherine Castro, President, Guam Chamber of Commerce  
Ben Ferguson, VP, PHR Ken Micronesia, Inc.

**APPEARED BEFORE THE COMMITTEE:**

David John, Managing Director, ASC Trust  
Régine Biscoe Lee, President, Guam Visitors Bureau  
Mark Baldyga, CEO, Baldyga Group  
Tina Garcia, CEO, Guam Economic Development Authority  
Catherine Castro, President, Guam Chamber of Commerce  
E.J. Calvo, Business Owner

**II. SUMMARY OF TESTIMONY & DISCUSSION**

The public hearing for Bill No. 228-38 (COR) was called to order at [9:02AM](#).

**SENATOR JESSE A. LUJAN, CHAIRMAN:** *Hafa Adai* and good morning. Happy New Year everybody. The public hearing committee on transportation, tourism, customs, utilities, and federal and foreign affairs now called to order. Time is now 9:02 a.m. I'd like to recognize my colleague in attendance today of course Senator Ow and Sanders Sean Batalto and the vice chair in the committee is Senator Shelley Calvo. Thank you for joining us this morning.

In accordance with the 38th Guam Legislature standing rules, notice of this public hearing is properly issued. The first notice was issued on January 5th, 2026 and

second notice was issued January 8th, 2026. A live stream of this hearing is being broadcast on the Guam Legislature's official channels and the record of this hearing will be transcribed and made available to the public in accordance with law and rule. Before I begin, I'd like to recognize, of course, my colleagues who are I thought I saw somebody else coming in here. Yeah, thank you again for being with us this morning. This morning, we will hear two bills. Bill 228-38 (COR) and Bill 234-38 (COR) both authored by myself. We will hear one bill at a time of course for each measure. I will provide opening remarks and then we will proceed with testimony and questions. Bill 228-38 (COR). I introduced Bill 228-38 (COR) because I believe in Guam and I knew long before I became the chairman of tourism that tourism has always and will be one of the pillars of our economy. And when I assumed the role of chairman, I knew that it would not thrive on brochures and slogans but will thrive on first impressions. When people visit any place in the world, the very first thing they talk about when they go home is not the tax code, not the hotel occupancy rate. It's how the place looked and how it made them feel. They talk about the streets they drove on, the shops they walked into, and the restaurants they passed and people they met. To make a long story short, folks, what people see when they arrive becomes what they talk about when they leave. The greatest form of advertising we could ever ask for is not something money can buy. It's truly by word of mouth. It's a visitor telling their family and friends, "You have to see Guam. It's beautiful."

Growing up, you wanted to invite friends over to your place. But I bet your mom will say, *"ti siña un kombira i gatchong'miyu guini'magi, sa mās aplacha' i gumá'ta"* From there, you'll speed clean through your house. And so the next time your mom will ask and she'll say yes. I think we can all learn from these at home experiences on why this bill should move forward. Moms didn't want friends going home and telling their families that their home was neglected or uncared for. She wanted to make sure that when people came into your space, they left with good impression. Because of her, a clean home wasn't about perfection. It was about respect. It was about making sure we gave our guests something worth talking about. And for today's discussion, Guam is that home. I introduced the bill not to punish business owners, but to partner with them and to give them the tools and incentives to invest in their properties. For many businesses, beautification costs

money. They simply don't have the upfront capital to do so. But if they are willing to invest in improving on how Guam looks to the world, then I want our government to stand beside them and not in their way. After discussions with the chairman of finance and budget and our co-sponsor of the measure, I know that this program is fiscally responsible. It is capped. It is temporary. It is performance-based. And it ensures that improvements are maintained, not just done once and forgotten. More importantly, this bill keeps investment local. It encourages revitalization not just in Tumon but across our villages because every single village contributes to the visitor experience. This bill asks us to take responsibility for our island with the same strength we expect from our people. With that, I look forward to today's discussion and believe that we can all agree that whether it's a returning resident, a visitor, or someone just passing through, that we want Guam to be a place they remember and recommend and return. Thank you very much. I also want to welcome the speaker to be with us this morning. Thank you, Mr. Speaker, for being with us this morning. And if we can have the folks that would testify this morning, Mr. David John, Mark Baldyga, Carl, okay. Just anyone that wants to testify. Some of the names I can't read. Just come up front, please. Folks that are testifying, please come forward. Katherine Castro you forward? Yes. Come on. Come on forward. Oh, Vice Speaker, thank you for joining us. Thank you, Vice Speaker. I didn't see you. Senator Vince. Oh, thank you. And anybody else who wants to testify, just go ahead and come forward. Let's go ahead and start. David, we'll start with you. Go ahead and please identify yourself and we can start.

**DAVID JOHN, MANAGING DIRECTOR, ASC TRUST** Morning everybody. Thanks for taking time to hear my testimony. Bill 228-38 which seeks to establish the enhancing tourism aesthetic program. This legislation represents a critical step forward in evolving Guam's tourism product from a volume-based model to a value-based model by incentivizing the revitalization of our island's most frequently visited districts. Please note that while I'm confident that my fellow board members at GEDA would share this sentiment, this is my personal letter of support as we have not discussed this in session at our board meetings. While I strongly support the intent of this bill, we must ensure it is implemented with strict oversight. This program cannot be used to reward bad actors who have neglected

their properties. But for those who have diligently maintained their buildings, I suggest opening the legislation to allow for maybe some unique local artwork that could be done on the buildings. Something that local artists could participate in and we could benefit things a couple different ways. Furthermore, we must require all buildings, particularly in our tourism districts, to be brought up to code. Beautification is only skin deep if the underlying infrastructure is lacking. Updated signage must be the core component to the strategy to ensure a comprehensive professional look for our capital and tourism hubs. Tourism is our homegrown economy. Unlike federal funding over which we have little or no control, tourism is an industry which we can actively shape and manage. However, ETAP (Enhancing Tourism Aesthetics Program) cannot be a standalone law. It must be part of a broader long-term commitment to taking tourism very seriously for our primary economic engine. To truly compete, we must find creative ways to reduce our product costs. We must evaluate landing fees, occupancy taxes, and other overhead expenses that are hindering our competitiveness. As we navigate the 2026 tourism landscape, it is clear that Guam faces stiff competition from our regional neighbors. To remain competitive, we must address product fatigue. Bill 228-38 provides a fiscal framework to encourage private sector stakeholders to invest in facade improvements, landscaping, lighting, and cultural art and signage that align with the premium island brand. By adding new Article 4 Chapter 58 the legislature has created a powerful economic multiplier. By direct investment, every dollar of tax incentive provided through ETAP is expected to trigger significant private capital expenditures in construction and design. Improving the aesthetics of Tumon and Tamuning districts increases property value. A more attractive, walkable, and Instagrammable district encourages visitors to spend more time outside their hotels, increasing the capture rate for our local restaurants and retailers. In conclusion, the enhancing tourism aesthetic program is a strategic investment for our island's future. It empowers GEDA and GVB to facilitate growth and market a world-class destination. Most importantly, it ensures that the benefits of tourism revitalization are visible to both our visitors and our local residents alike. I respectfully urge the committee to pass 228 to provide the tools necessary for Guam to shine as a premier destination in the Western Pacific. Thank you for your time.

**SENATOR JESSE A. LUJAN, CHAIRMAN:** Thank you, David. Senator?

**RÉGINE BISCOE LEE, PRESIDENT/CEO, GUAM VISITORS BUREAU:** *Si Yu'os Ma'åse'* Mr. Chair. *Hafa Adai* Chairman Lujan and Senators of *I Mina'trentai Ocho Na Liheslaturan Guåhan*. *Guahu si Régine Biscoe Lee*, I'm honored to be here with you today and to serve as the president and CEO of the Guam Visitors Bureau. We support the intent of Bill 228-38 (COR) and thank Chairman Jesse Lujan and the sponsors of this measure for the opportunity to discuss solutions that will continue to make Guam the best place to live, work, and visit. We'd also like to thank this body for its continued support of the tourism industry and for the investment it has made to ensure that Guam remains a competitive destination. GVB has long been an advocate for proposals, initiatives, and programs designed to maintain the appearance and security of private properties so that they remain attractive and functional for our visitors and residents alike. Yet, the time, effort, and financial investment required to maintain attractive and clean buildings remain one of the biggest challenges for our landlords and tenants in the hotel resort zone. We applaud the stiffer fines and consequences of Speaker Blas's anti-graffiti bill and see Bill 228 as an important next step in these continued efforts. Bill 228 seeks to provide critical private sector incentives that would complement the public sector work already underway by GVB, the islandwide beautification task force, the Mayor's Council of Guam, and other government partners. Currently, GVB works tirelessly to improve the destination through daily beach cleaning, extensive landscaping, and managing the visitor safety officer and beach safety officer programs to ensure safe experiences for our visitors and residents. GVB continues to collaborate with our public safety partners and key government agencies to enhance destination Guam. We believe that the whole-of-island approach to beautification and destination improvements not only benefits our tourists but also fosters a sense of pride for all who call Guam home. We welcome the opportunity to remain part of the ongoing conversation regarding how we can further enhance Guam as a world-class destination. Bill 228 seeks to incentivize property owners and small to medium business operators in Guam to invest in exterior beautification, facade renovation, signage improvement, and landscaping to elevate Guam's visual appeal, stimulate bread-and-butter business activity, and promote a cleaner, more attractive environment. While we

support the intent of Bill 228, we respectfully defer to our partners at GEDA concerning the most effective mechanism to administer this policy. The qualifying certificate program administered by the Guam Economic Development Authority has successfully attracted the development of top resort and retail brands to the island over the course of several decades by offering tax incentives, tax rebates, and abatements in exchange for launching businesses that create jobs, replace imports, reduce prices, support local arts, and preserve Chamorro culture. We thank our colleagues at GEDA for their continued work to manage the QC program and look forward to their input on this measure. In sum, GVB stands in support of the intent of Bill 228-38 (COR). By incentivizing the private sector to take an active role in destination maintenance, we move closer to a whole-of-island standard of excellence that benefits every resident and visitor. While we look to GEDA to refine the administrative mechanics of this program, we remain committed partners in any initiative that revitalizes our tourism corridors and fosters pride in our island's appearance. Chairman Lujan, I want to take this time to emphasize that beautification is not just the responsibility of the government or the business community. It is a shared duty for all who call Guam home. We encourage every resident to do their part in keeping Guam beautiful as a friendly reminder that a cleaner island hurts no one and helps everyone. Ultimately, we must remember that while tourism is our leading industry, Guam is first and foremost our home. Our pride in its appearance should not be reserved solely for our visitors, but should reflect the respect and love that we have for the land that we live on every single day. *Un Dangkolu na Si Yu'os Ma'åse' todus hamyo* for the opportunity to provide testimony on this important measure. *Biba Añu Ñuebu yan Si Yu'os Ma'åse'.*

**SENATOR JESSE A. LUJAN, CHAIRMAN:** Thank you Senator. Mark?

**MARK BALDYGA, CEO, BALDYGA GROUP:** Good morning, *Hafa Adai*, Mr. Chairman, senators. Thank you for your time. These are not prepared remarks per se, but with 30 years of living this I can speak from my heart a little bit. So, I'm here with two hats. One is as the former chairman of GVB and the co-author of the recovery plan and also as a private business owner. From the GVB side, the recovery plan has four pillars. Air service development, which is thanks to you well underway and we'll see progress in 2026. We're already seeing the progress.

Two, new events. We have the Tumon Night Market. We just hit the dance festival. That's well in progress. Three is rebranding and repositioning for the new market. We're in the early stages of the research and engaging the consulting firms to help us with that. And the fourth pillar which is really important and not much has been done with it is destination development. And that sits with two pillars. One is private, one is public. On the public side, this is not the purpose of this hearing, but I would really urge all of us to look hard at accelerating a hot bond for improving the destination. We've already had conversations with the mayor's council members. I think it's important. We all recognize this is not just about Tumon. It's about beautifying the island, improving the parks. And I took my family around the island when they were here for the holidays. It won't take a lot to really make them sparkle and shine. Tumon does need improvement, though. Over three decades, it hasn't had any improvement. At a minimum, we can fix the potholes, pave the roads, and clean it up a little. It won't take much. Derelict buildings, you already have a bill for that. And graffiti, you have a bill coming. Minimum maintenance standards, you have a bill coming. So, you're very busy and you're right on it, but we just need to accelerate and then get the hot bond in place. So, that's the public side. On the private side, I'll start by reading you this excerpt from the plan in product improvement, private sector. Investing in private sector upgrades is critical for enhancing Guam's tourism appeal and driving reinvestment. However, current financial and operational challenges including workforce shortages, rising construction costs, typhoon-related delays from Mawar, and low arrivals make this difficult for businesses. That's an understatement. The following initiatives aim to address these challenges and improve private sector offerings. One, financial support for upgrades, which is what we're talking about here, provide forgivable loans or incentives for businesses to maintain and enhance their properties, possibly organized by GEDA. And David and I talked about this six, seven months ago. I requested or proposed a matching dollar for dollar. So 50%. This is 25% for those who may think that this is maybe too generous. It's actually half of what we originally requested, but it's certainly meaningful. That's it for the sort of official remarks. And then let me just tell you from a business owner standpoint, it's really hard. All right. So some large hotels here, some large groups have either off-island sources of revenue or secondary sources of revenue. For small businesses, we have a really hard time covering costs, making payroll, and making bank payments.

Arrivals are off by half. It's really hard. And every week I drive by the SandCastle and I look at it and I see the dome that's all really in need of paint and cleaning up and a series of other things. And I think we really have to do something about that. I think let's do it. And then the end of the month comes, I can't do it this month. That's what's been going on for three years now. So just speaking personally from a personal business owner's perspective, this really makes the difference of allowing a business owner to sort of bite the bullet and go ahead and improve their own properties which the government can do so much but the private sector has to do its part. But I have to tell you after Mawar we had four years of no income during COVID and then we just got on our feet and got slapped with Mawar. Insurance companies were really tough this time around and we're short several million dollars short of insurance reimbursements. There's just no money to reinvest in capital improvements as much as I know it needs to be done. So just speaking from the heart and not official prepared remarks, I can tell you it's meaningful and it makes a difference and I urge you to pass 228-38. It will really help the small businesses. Thank you.

**SENATOR JESSE A. LUJAN, CHAIRMAN:** Thank you, Mr. Baldyga. Tina?

**TINA GARCIA, CEO/ADMINISTRATOR, GEDA:** *Hafa Adai* Chairman Lujan and members of the committee on transportation, tourism, customs, utilities, and federal and foreign affairs. My name is Tina Garcia, CEO administrator of the Guam Economic Development Authority, and I'm here to provide this testimony in full support of Bill 228-38. GEDA supports this bill's intent to support Guam's tourism industry and to enhance the quality and beauty of our island home for residents and visitors alike. But we would like to herein request for some technical amendments. Bill 228 proposes to incentivize the improvement and beautification of commercial structures in most areas in Guam by establishing the Enhancing Tourism Aesthetics Program. This program provides eligible businesses the opportunity to avail of one or more of certain tax incentives, mainly a credit against unpledged business privilege tax owed, 100% real property tax abatement for up to three years on the assessed value of improvements and or a 100% use tax exemption for items used in the improvement for various periods of time. All tax benefits are capped at 25% of the verified project cost with a \$250,000 ceiling per

applicant. Overall, the goals of the bill are laudable with both its intent on improving Guam as a visitor destination and for aiming to increase the quality of life for Guam's residents. GEDA would like to point out several aspects of the bill enumerated below to take into consideration as the bill moves forward. First, the bill contains aspects of both the qualifying certificate program and the various tax credit programs the Guam Legislature has used over the last several decades. In general, however, QCs are approved by the governor for qualified businesses to operate over periods of up to 20 years, while tax credits are authorized for short-term immediate projects. Instead of codifying this program under the QC statute, GEDA recommends that it be more prudent to codify it in 12 GCA Chapter 77, which section is entitled Special Projects and Activities of the Guam Economic Development Authority. In this way, there will be no ambiguity regarding its placement in the QC statute, which has more stringent application, underwriting, and compliance requirements. Under scope and purpose, the bill mandates GEDA to assign priority consideration to projects located within designated tourism and village revitalization corridors. This will require public input and outreach to determine which areas can be qualified under this designation. It may be prudent again for the committee to solicit public input on the priority consideration areas as the bill moves through the legislative process. Additionally, some refinement of the specific language regarding the tax incentives definitions and planned execution would be ideal prior to the bill's passage, are recommended. If enacted, GEDA will definitely work closely with legal counsel and the partner agencies identified in the bill on these matters. Third, GEDA anticipates the application process for the program, if enacted, will be similar to existing procedures for tax credit programs under GEDA's purview. As the program authorizes 5 million in credits per year for up to five years, GEDA anticipates one application per fiscal year per client with overlapping periods of compliance for three years as proffered in the bill. This is a significant new administrative task for GEDA. We appreciate the language in the bill that allows GEDA to allocate a portion of the total value of tax incentives authorized to cover administrative verification and reporting expenses. We would like to work with the legislature regarding how GEDA is to secure this allocation. As the bill states that this allocation cannot be charged to or deducted from an applicant's approved incentive amount. As previously stated, the goal of 228-38 is commendable and the program can be an effective tool to be used in the

government's ongoing efforts to support tourism recovery. Nevertheless, GEDA would be remiss if we did not point out certain aspects of the bill that could use some adjustments to make it a program that is implementable and effective. Naturally, we stand ready to provide whatever assistance we can to the committee as the bill continues to go through the process. Thank you again for the opportunity to present testimony in support of this bill. Again, if you have any questions or need further verification, we'll be here to respond. Thank you.

**SENATOR JESSE A. LUJAN, CHAIRMAN:** Thank you, Miss Garcia for making our markup a lot easier. Thank you very much, Miss Castro. Catherine. I want to welcome also Senator Barnes. Thank you for being with us this morning. Thank you very much. And Vince Borja. Thank you Vince.

**CATHERINE CASTRO, PRESIDENT, GUAM CHAMBER OF COMMERCE:** Good morning, Mr. Chairman and members of the committee. My name is Katherine Castro and I'm the president of the Guam Chamber of Commerce and I'm here to submit testimony in strong support of Bill Number 228-38 (COR) which establishes the Enhancing Tourism Aesthetics Program. The chamber recognizes the importance of maintaining and improving the visual condition of Guam's commercial corridors, village centers, and public-facing businesses, understanding that these elements play a significant role in shaping visitor impressions, strengthening community pride, and supporting overall economic activity. From the chamber's perspective, this measure fills a longstanding gap in Guam's economic development framework. While existing incentive programs have largely supported large-scale hotel and resort investments, many small and medium-sized businesses, key contributors to Guam's economy, have not had access to similar opportunities for reinvestment. These businesses often lack tools to upgrade building facades, signage, lighting, and landscaping. This bill provides a practical and targeted avenue for these enterprises to modernize storefronts and enhance curb appeal, creating benefits for both residents and visitors across Guam's villages. The chamber also recognizes the financial reality facing many local business owners. Prolonged economic uncertainty, rising operational costs, and thin margins have made it difficult for small and medium-sized businesses to finance meaningful exterior improvements through

private capital alone. As a result, necessary upgrades are often deferred, not due to a lack of commitment, but due to limited access to financing. A targeted performance-based incentive program offers a practical mechanism to help bridge this gap, enabling businesses to reinvest in their properties in a way that benefits the broader community while maintaining fiscal safeguards. The chamber supports the bill's disciplined and responsible structure, including an annual program cap, per applicant limitations, maintenance requirements, recapture provisions, and 5-year sunset clause. These elements strike a thoughtful balance between encouraging private sector investment and ensuring fiscal accountability. By linking incentives to verified project costs and visible public-facing improvements, the program ensures that public benefits are tangible, measurable, and widely shared. Importantly, this legislation will stimulate economic activity beyond the tourism sector. Exterior improvements will create demand for local contractors, tradespeople, designers, landscapers, and suppliers, helping investment dollars circulate within Guam's economy. Over time, these upgrades will contribute to stronger commercial districts, increased property values, and greater confidence among business owners to continue investing in their communities. In closing, the chamber views Bill 228-38 as a practical, inclusive, and fiscally responsible approach to enhancing Guam's tourism product and business environment. The chamber respectfully urges the Guam Legislature to advance this measure and thanks the sponsors and committee members for supporting a program that benefits small businesses, our villages, and the long-term appeal of our island. *Na'la bonito Guam. Si Yu'os Ma'āse'*

**SENATOR JESSE A. LUJAN, CHAIRMAN:** Thank you, Miss Castro. Mr. Calvo?

**E.J. CALVO:** *Hafa Adai*, my name is EJ Calvo. I'm a businessman and former chairman of the Guam Economic Development Authority and I've worked closely with GVB in the past to enhance Guam's tourism industry. Throughout a total of 10 years I served as a board member for GEDA. I experienced firsthand how incentives and public-private partnerships could benefit our economy and our community overall. I submit this testimony in strong support of Bill 228-38 which establishes the Enhancing Tourism Aesthetics Program, a forward-thinking

initiative that recognizes the direct connection between how Guam looks, how Guam is experienced, and how Guam's economy performs. Tourism is not only a marketing exercise. It is a lived experience. Every arrival, every drive along our major corridors, every walk through our villages and visitor districts shape a perception of Guam. Those perceptions directly influence length of stay, visitor spending, repeat visitation, and whether Guam is recommended to others. In a highly competitive regional market, aesthetics are not an option. They are economic infrastructure. Bill 228-38 makes a strategic investment in that infrastructure by prioritizing the maintenance, enhancement, and visual integrity of the tourism-facing areas. This legislation strengthens Guam's brand and reinforces our position as a destination that values quality, pride of place, and cultural authenticity. These improvements translate into measurable economic returns, stronger visitor satisfaction scores, higher per visitor spending, increased demand for local businesses, and greater resilience for our tourism workforce. The economic impact extends well beyond the visitor industry. An enhanced physical environment attracts private investment, supports property values, and creates opportunities for local contractors, landscapers, artists, and small businesses engaged in beautification, maintenance, and cultural design. Clean, safe, and visually appealing public spaces also reduce long-term maintenance costs and help prevent the cycle of deterioration that ultimately demands far greater public expense. Equally important, this program aligns tourism growth with community benefit. A more beautiful Guam is not just for the visitors. It improves daily life for residents, strengthens village pride, and reflects respect for our island's natural and cultural heritage. When residents feel proud of their surroundings, that pride becomes part of the visitor experience itself, creating a virtuous cycle of care, respect, and shared responsibility. Bill 228-38 sends a powerful message that Guam is serious about excellence, intentional about stewardship, and committed to building an economy that is both competitive and grounded in community values. It recognizes that the way we present our island to the world is inseparable from how we invest in our people and our visitable assets. For these reasons, I respectfully urge the Guam Legislature to pass Bill 228-38. This measure is an investment in economic vitality, cultural dignity, and long-term sustainability and a clear statement that Guam will recover. *Si Yu'os Ma'åse* for the opportunity to present this testimony in strong favor of this legislation.

**SENATOR JESSE A. LUJAN, CHAIRMAN:** Thank you, Mr. Calvo. Does anybody else want to testify? Please come forward. Anybody else? Come on. Come on up. You sure? Are we good? Okay. Before I turn over to my colleagues for questions, I got a few myself and I'll just throw it out whoever wants to answer. Right. From your perspective, what are the most visible first impression gaps on Guam today that this program should prioritize and how should those prioritize be fairly done so across not just Tumon but our, the villages. Anybody.

**MARK BALDYGA, CEO, BALDYGA GROUP:** I think street front in Tumon that's where all the tourists are right and if you just walk around Tumon. I'm not going to throw individual businesses under the bus, but just walk down Tumon and you can see just massive disarray. Just water blasting and painting fixes a lot and it doesn't take much. But when you don't have enough money to cover payroll, it's hard. So selfishly, I'd say selfishly because I have a business there. But this is where the tourists are in Tumon. I would certainly all the villages need to benefit. Everybody needs to benefit. But if you ask for first impression, first impression is the airport, but that's a public space, but it needs some work. But the first private impression is where the people stay, which is in Tumon and all of the retail malls. I mean, I really want to throw people under the bus, but it's okay. Bottom line is there's a lot of maintenance that needs to be done and people just can't afford to paint, clean up, and this will really help. So first impression is Tumon in my view.

**SENATOR JESSE A. LUJAN, CHAIRMAN:** Yeah. And to what you said earlier who should be eligible to participate. How do we ensure that small locally owned businesses can access the program without being crowded over by of course larger entities with more resources and you touched on that Mark but yeah.

**DAVID JOHN, MANAGING DIRECTOR, ASC TRUST** I think one of them is GEDA's recommendation to move this from a QC to a credit makes it much more streamlined. They don't have to go through all the legal hoops to get things done. Just a real quick process and then GVB can look over make sure that the project is in line with what the expectations of the program are and then GEDA can help issue the credits. I think that'll be a real clean slate.

**SENATOR JESSE A. LUJAN, CHAIRMAN:** Okay. You know, one of the things of course if the business is willing to beautify and runs into it should permitting be a must have, right? The delays and rights of ways issues, drainages, sidewalks, lighting and signage constraints. How do we coordinate across agencies so that government is not the bottleneck? Just mandate them not to, right? Not to get in the way.

**DAVID JOHN, MANAGING DIRECTOR, ASC TRUST** I think that is one of our big problems across the board, right? I mean, the delays and trying to get investments done, some of the things I've been trying to do as far as businesses that I'm involved with over the last few years, that goes across the board. If we can, that's you know, there's things that we have control over and things that we don't have control over. And the things that we don't have control over like the yen problem, the Won problem, these are things that we just have to make the best of. But things like permitting and helping the businesses get through projects and not be a headwind, but a tailwind, I mean, I think that should just be a non-political type of issue and we should all be pushing for those things. And especially when it comes to tourism, federal spending is very important and it's been a lifeline to our economy the last few years. But what's going on, the scale of it is going to run out. And secondly is local businesses do not participate at the same level on the federal spending as they do on the tourism spending. There's not as many small businesses. They're not taking out loans. That money doesn't circulate as much. I'm not making one less important. It's all part of our economy, but there's so many opportunities for individuals and small businesses to prosper and families to prosper, but when you put all these onus regulations and make it so difficult to get anything done, it just is such a headwind to what we're trying to accomplish everybody, right? So, anything we can be doing in that regard, and giving the tools to the agencies and putting time limits on things, right? If they can't get it done, then you move on. If it's not that important, move it on. Allowing for we've talked about it for years, but allowing for self-certification that just having companies be bonded that have certain technologies and certain skill sets to actually sign off on a number of the projects for the businesses that want to move faster and have control over it. If they have bonding behind it and they fail, the project fails, the bonding gets yanked and the person's out of business. So I think there's, it shouldn't be an issue from trying

to do the right thing and put the right mechanisms in place. So I think we should all be working in that regard. Sorry, long answer.

**SENATOR JESSE A. LUJAN, CHAIRMAN:** No, thank you very much. No, especially if they're an existing business, you know, just saying yes. Go ahead. Yes, Tina.

**TINA GARCIA, CEO/ADMINISTRATOR, GEDA:** Thank you. GEDA has long also recognized that there has been challenges with getting things permitted through our business for our businesses and we've worked closely with the administration. They've also tried to put together a speedy working to improve our permitting because we understand that if an application is sitting because it's not getting regulated or approved on time, you're losing money. And there are certain moves that we are recommending to move the process along to include things like if there's an engineer that certifies the plan why do we need to take 3 weeks to further certify it. I mean they have their fiduciary responsibilities but those are things that we are hoping to improve the process work on a speedy permitting recommendation so that things like this as it relates to this bill, GEDA will definitely call in all our partners to coordinate especially when we're putting together the rules and regs make sure we cover all of their concerns so that we can again have something that can move in a timely manner for our in support of the businesses. But yes, we're definitely working to move that along.

**SENATOR JESSE A. LUJAN, CHAIRMAN:** Okay. Thank you. We'll go ahead and start of course my vice chair co- vice chair Senator Calvo.

**SENATOR SHELLY V. CALVO:** Thank you, Mr. Chair. Thank you for your testimonies. *Si Yu'os Ma'åse'* everyone and *Hafa Adai* to the people of Guam. Thank you for your testimonies and for being here in support of this bill. I fully support this bill of course and I think it's high time that we recognize that this is actually a call for action to promote community pride, cleanliness and we fix our environment. This signifies that we as a community has found a solution to simultaneously clean up our backyards. So I don't really have a lot of questions but I'd like to start with just very few with GEDA. I know that you would promulgate

rules within 120 days and coordinate MOUs with multiple agencies. Is that 120 days sufficient enough for you to jumpstart all these and do all the coordination?

**TINA GARCIA, CEO/ADMINISTRATOR, GEDA:** Thank you for that question Senator. GEDA has done a number of tax credit programs and so we believe we can work within that timeline so long as we can again work with the committee to make the changes we have recommended in the testimony.

**SENATOR SHELLY V. CALVO:** Thank you for your answer. Do you anticipate that there would be a need for additional staffing to process applications or because you guys are used to processing everything? No need.

**TINA GARCIA, CEO/ADMINISTRATOR, GEDA:** Our current staffing, we should be able to accommodate the work. I think additional time and to be careful as well as legal assistance to make sure that we are compliant with the law that we're able to justify the credits in align with what Revenue and Tax requires. And then lastly to make sure that we can comply with an audit that these things are normally audited with. But as you're talking about a 3 to 5 year program, we want the committee to understand that this is a continuing process going forward.

**SENATOR SHELLY V. CALVO:** It's a temporary and continuing process.

**TINA GARCIA, CEO/ADMINISTRATOR, GEDA:** Temporary continuing. Yes.

**SENATOR SHELLY V. CALVO:** Yeah. I think it's incredible Mr. Chair that you put the sunset in this. It actually encourages people to do it now right and I'm just looking at geographic equity. How would GEDA ensure fair geographic distributions and prevent concentration in already well resourced area no offense meant Mr. Mark.

**TINA GARCIA, CEO/ADMINISTRATOR, GEDA:** Well I think Mr. Baldyga was correct. You know, again, we start with the Tumon area, the first area that the tourists will see that our visitors see, but of course, we do also want to work with the villages, that are hosting their own destination areas. And so, I think working with the committee to kind of fine-tune and hone in on what those areas are. You

know, when you talk about businesses, commercial institutions along the primary roadways, we work with GVB on what are those sites, that they are being commonly visited. Again, working together to kind of define that is what we would need.

**DAVID JOHN, MANAGING DIRECTOR, ASC TRUST** Could I comment on that, Senator? Yeah, I think if you could actually make it more clear in the bill that in the first year this is what's going to be the main focus, year two, year three that might help and Régine and I were talking a little bit also that in addition to sunseting I think it's important to have a clawback in there so if the business doesn't do what they promised to do that they then end up owing the taxes back and by doing it as a tax as opposed to a QC that'd be really easy. They're going to owe the tax and just put it back in play Yeah, sorry.

**SENATOR SHELLY V. CALVO:** Thank you for that input. GVB, I know that we, the reason why I brought up this question is because I know we also talked about efforts of including other villages in our tourism initiatives, but understanding of course that the concentration of our tourism is in Tumon is there. Would you like to add a little bit more to GEDA?

**RÉGINE BISCOE LEE, PRESIDENT/CEO, GUAM VISITORS BUREAU:** Thank you so much Senator and I echo the comments from GEDA and I just also wanted to mention that you know we have a board meeting coming up on Thursday. We're looking forward and we're always, we've put additional resources into additional data on what our tourists are doing while they're on island. And then additional resources in our exit surveys. So we have a lot more information and we can make more data-based decisions based on where a majority of the time is spent while they're on islands. So things like geo fencing will be critical to this effort. We can give you a list of the most visited sites and so that might be able to help us kind of take a crack at this.

**SENATOR SHELLY V. CALVO:** That would be great. Mr. Mark?

**MARK BALDYGA, CEO, BALDYGA GROUP:** Yeah. Another idea I think everybody's on the right same path but the private businesses are in Tumon for the

most part. The private businesses around the island of course they want to participate maybe in year two but if you want to put some focus on islandwide distribution it's aside from this bill but we talked about a hop on. Hop on's going to take a long time by the time you get it together and through the hearings and funded and implemented but perhaps there's a way to have a small amount of money put for the islandwide parks for example. So those could take immediate it and it'll have immediate effect. Maybe just a small separate amount of money. I don't think it'll be a tremendous amount of money. \$1 million would really go a long way in all the parks and that would distribute the funds around the island. Not in this bill in the private sector, but at least benefiting both the villages indirectly immediately and also providing they need the work done to improve it. The local somebody gets that million dollars. Perhaps it could be the local people in those communities, for example. So, it's another idea. It's just a separate little fund in advance of the hot bond to just clean up the parks around the island and then find a balance that way, for example.

**SENATOR JESSE A. LUJAN, CHAIRMAN:** And just for your information, these are feeder bills in anticipation of a bigger hot bond.

**MARK BALDYGA, CEO, BALDYGA GROUP:** Understood. Thank you.

**SENATOR SHELLY V. CALVO:** Thank you, Mr. Mark. Another reason of course is because you know *Hagåtña* is our seat our capital so there's a lot of businesses here in *Hagåtña* that will also benefit from this so that's why I truly truly support this bill and I'm very thankful for our chair for coming up with this for introducing this bill and asking me to be part as a co-sponsor. Anyways, that's all I have at the moment. I just want to thank everyone for your input and I'm going to thank the chair and give way to the other senators. Thank you.

**SENATOR JESSE A. LUJAN, CHAIRMAN:** Thank you, Senator Calvo. Senator Shawn.

**SENATOR EULOGIO SHAWN GUMATAOTAO:** Yes. Thank you, Mr. Chair, and thank you for the panel for being with us this morning. I just wanted to start if I could and I appreciate both, you know, David and Mark, Catherine and EJ for

being with us this morning because one of the biggest things that I think that has been overlooked for way too long when it comes to these types of programs are the small businesses of this island. They're the ones who have to drive all of the activity outside of yes, the big businesses. Those are the ones that are stopping when a tourist comes and visits any part of our island. They're touching their businesses first. And I just wanted to say that I appreciate the idea or I guess the input from Mark when you said it's really hard out there because I think that when people might look at the policies that we're setting here and might say, well, this is only going to benefit the big boys down in Tumon. That's not true. I think this is going to be far-reaching than people may understand. Also, and I appreciate also when Catherine mentioned this is practical and very tactical because I think that this 38th Guam Legislature has spent a lot of time listening and trying to bring forward policies that do just that. And so again, I do appreciate that input. If I could, I just wanted to go to Tina if I can. You mentioned that at least on a recommendation to make a change on the special project statute. It sounds like when it was first enacted, has it ever been utilized?

**TINA GARCIA, CEO/ADMINISTRATOR, GEDA:** This bill?

**SENATOR EULOGIO SHAWN GUMATAOTAO:** No, this special project type of statute.

**TINA GARCIA, CEO/ADMINISTRATOR, GEDA:** There are, we have a number of tax credits under that section. Right now there are three active tax credit bills or tax credit programs under this section.

**SENATOR EULOGIO SHAWN GUMATAOTAO:** Which ones?

**TINA GARCIA, CEO/ADMINISTRATOR, GEDA:** We have the Guam Memorial Hospital medical equipment tax credit. Guam National and the Guam National Youth Football Federation tax credit both in BPT and excise for that organization. But yeah, there are a number of programs under here that previous tax credits exist.

**SENATOR EULOGIO SHAWN GUMATAOTAO:** All right. Thank you Tina for that. Also, when we think of the localities that are being prioritized as a

recommendation, I live in *Talofof*. I drive by Jeff's Pirates Cove every day. Here is one business owner who spends a lot of time to upgrade his facilities without government intervention. And if his and others in southern Guam are taking advantage while I appreciate what Mark's saying is focus in Tumon, but if they have to wait a long time like Jeff Pleadwell and others in the south when it finally does get to them they've kind of given up hope because they said well everything's in Tumon. David, I know you want to comment on that if you could.

**DAVID JOHN, MANAGING DIRECTOR, ASC TRUST** Just sitting here thinking about it, I don't know how important it is to create a different model based on where we're going to go geographically because to Mark's point, the majority of the businesses are going to be in Tumon and *Hagåtña* anyways, right? So, we just open it up to the entire island. I don't think it's going to drag away from Tumon if money went to *Talofof*. But to that point, to Mark's point, is where the improvements can be down south are really more around the public spaces, right? So, if you could have another bill like you said, chairman to move along with this, you would have a park sponsorship credit, so that businesses maybe put a name on the park, whatever, but they would have an ability to sponsor the park and get a 25% tax credit for that. That might beautify down south consistent with this. But it's the public spaces I think down south more than the businesses. I just don't think there's enough of them that would cause it to be a problem for Tumon. I mean it's just not going to drag that much away if you opened it up across the board.

**SENATOR EULOGIO SHAWN GUMATAOTAO:** All right. And thank you David for that. Mr. Chair, I only have a couple more questions if I can. And this is I don't know if you guys can answer this either maybe Régine or GEDA who are on the beautification task force and this was coming from media reports but did any of the 29 derelict buildings in Barrigada and *Hågat* which should have received notices of violation from DPW as of April 2025 include active businesses and if so what actions have those affected business owners taken to comply with safety and health requirements? We have to go by them every day and they do impact our tourism industry and maybe you can help us understand what's happening on the task force.

**RÉGINE BISCOE LEE, PRESIDENT/CEO, GUAM VISITORS BUREAU:** Thank you so much, Senator. I don't have that list in front of me, but we'll definitely get more information about that and where we are on each of those buildings on the list. We also will be discussing some of this in our upcoming board meeting and then hopefully in February have a solution for additional action.

**SENATOR EULOGIO SHAWN GUMATAOTAO:** Okay, thank you so much. Also, there was another report in May of 2025 regarding efforts to remove blighted buildings in our tourism district. What information is available summarizing the status of any ongoing work to establishing minimum maintenance standards including but not limited to maximum grass height, maximum percentage of mold or mildew on a building before they are required to be pressure washed. Just when we think about Tumon is there can you comment on that if you can because we're talking about destination development and if it looks crudy down there how is that helping?

**RÉGINE BISCOE LEE, PRESIDENT/CEO, GUAM VISITORS BUREAU:** Senator we can we have a report that we update periodically. Our destination team does so we can share that with you as well.

**SENATOR EULOGIO SHAWN GUMATAOTAO:** Okay thank you so much and I only have one more question Mr. Chair with a FY2025 total of 729,000 visitors, still short of FY2024's 752,000 figure and well below the record prepandemic 2019 total of 1.6 million visitors. What is the latest information regarding hotel occupancy tax collections, which as of September 2025 was 24.1 million compared to 25.9 million as of the same month in 2024? And what discussions, if any, have been put forward on the possibility of repurposing unused or underutilized hotels and tourist centered structures for housing. It's kind of the opposite of what Mark was saying earlier. We're not trying to throw people under the bus. We're trying to get people on the bus so they could help this issue in our industry. Anybody want to crack at that?

**RÉGINE BISCOE LEE, PRESIDENT/CEO, GUAM VISITORS BUREAU:** Sorry, Senator. Was that a question for me?

**SENATOR EULOGIO SHAWN GUMATAOTAO:** For anybody on this panel. If we're going short trying to figure out how do we get help?

**RÉGINE BISCOE LEE, PRESIDENT/CEO, GUAM VISITORS BUREAU:** I understand. I actually think that this measure is an important first step and we can continue those discussions. But unless we're going to have a round table on all and put all of the solutions on the table today, I mean we're open to it and there again are a number of things that we have in the pipeline but need to have the proper process go through and then hopefully I'm glad to know that we have your support in advance though.

**SENATOR EULOGIO SHAWN GUMATAOTAO:** Oh no, absolutely. And I guess where I'm getting at is just that this idea that we're here trying to find a way to, for lack of a better word, is to get pumping the heart for our industry. And if we're going to be pumping money into our facilities, I mean, there's a lot more work that has to be done on the outside, but without that work, we don't put people in our hotels. We don't have people at our restaurants. We're not people walking around down in Tumon. So that's where I was getting at. And again there's other ways that we could take these facilities and work them through. We have so many other issues that face our community, but I'm just trying to find a way to help.

**RÉGINE BISCOE LEE, PRESIDENT/CEO, GUAM VISITORS BUREAU:** Thank you. And I just wanted to note, you know, we have again an upcoming board meeting on Thursday where we'll share additional arrivals, but I think things are looking up. We have some momentum and thanks to the support of this body with airline incentives and marketing dollars sent to the Guam Visitors Bureau we have some good news to report but again I'll save that for my board meeting and then share it with all of you as well.

**SENATOR EULOGIO SHAWN GUMATAOTAO:** I'm sorry, David.

**DAVID JOHN, MANAGING DIRECTOR, ASC TRUST** I'd be reticent to put any economic encouragement to convert hotels into housing if that's where you're going with this. If someone wants to do it from a business model on their own, sure. I mean, that's their property, right? But I remember a couple administrations

ago where we wrote a special QC just to build more hotels, right? And then COVID hit. And now we have the currency issue that we're really facing. That's the biggest headwind. And we should be seeing some unwind in the currencies just with where interest rates will be going in the states. And I think that we're going to be seeing some improvement in the currency functionality of it. And if we put the product there, sorry, my alarm's going off, then I think that there's a chance that we get back to that. I would just be reticent to put an exit strategy on hotel room numbers early. Because the hope is that we get our tourism back. And building new hotels, we'd be right back in the same thing trying to encourage investment back into the island to build hotels. Again, if someone wants to do it on their own and just their property, that's one thing. But encouraging it, putting economic incentives to convert, I would be reticent on that one.

**SENATOR EULOGIO SHAWN GUMATAOTAO:** Go ahead, Mark.

**MARK BALDYGA, CEO, BALDYGA GROUP:** Yeah. So, first I just want to clarify one thing. I wasn't suggesting on the distribution around the island that it be only Tumon for example. The chairman asked where the first impression of visitors is and that's Tumon. Of course, let's beautify everywhere. I don't think there should be a restriction. Let it be open. I was responding to a first impressions question. Secondly, if I understood your several points, one was about arrivals. One is occupancy tax and the next was housing. As for arrivals, I'm not currently on the GVB board, so I certainly can't speak to the tax issue. On the arrivals though, I can tell you because I track it very closely. It's true when you look at it holistically for the full fiscal year. Keep in mind the first half of the year we did nothing, right? So the airline incentives just came in recently. We're already seeing the results. So I think you'll see over the next 6 months. I feel it every day. I see it every day. November was good. December was outstanding. It's coming. So if you're looking at numbers, look at the last 90 days.

**SENATOR EULOGIO SHAWN GUMATAOTAO:** And Mark, I mean the reason why I'm saying like that is I'm just like you and everyone in this community. We just want everything to kind of get back on track. They're putting the pressure on us on GVB. They're saying, "Hey, what are you guys doing?" And then all of a sudden we do something and they're calling my office. They're calling

my cell phone. They're blowing up everyone on this dais down there. So my point is its urgency. It's a priority. That's where I was headed to this.

**MARK BALDYGA, CEO, BALDYGA GROUP:** 100% agree with you Senator.

**SENATOR EULOGIO SHAWN GUMATAOTAO:** All right. Thank you, Mark.

**MARK BALDYGA, CEO, BALDYGA GROUP:** President Biscoe Lee is doing a great job and her team. We dug a really deep hole for 3 years. A really deep hole. I put it to you this way. We spent the last 12 months. Actually, the recovery plan was just published 11 months ago. We spent the last 11 months building a ladder to climb out of the very deep hole we dug and we've started the climb. So actually there is momentum. The engine is starting to come. It's just going to be not making excuses. I don't think it's going to suddenly be great. But we're certainly on the right track and things are going the right way. And I echo what David said about the housing thing. Nothing wrong with anybody putting some housing down mixed use having some residents down there. Waikiki and other places do it. But I wouldn't incentivize it right now. We just need, to your point, we need to get the funding focused on making the destination sparkle so we can keep climbing the ladder.

**SENATOR EULOGIO SHAWN GUMATAOTAO:** Yes. Thank you so much for that and thank you, Mr. Chair, for allowing me to add to the rung that is the ladder of getting us forward. Thank you again.

**SENATOR JESSE A. LUJAN, CHAIRMAN:** Thank you, Senator Sean. Also, the parks that we talked about as we speak, we have a bill being crafted now for a PPP for parks and public spaces as well. So these are all feeder bills again for a bigger hot bond should that come to fruition and all that. And as you said there's some hoteliers as well that are already working on converting some of the hotels to temporary rooms and things of that nature. So whatever it is we can do as well to help them out that would be we would do that. So Vice Speaker Ada.

**SENATOR V. ANTHONY ADA, VICE SPEAKER:** Thank you, Mr. Chair. You know, I don't have any questions. I just want to comment on the proposed legislation. I think this is a good step forward in seeing how we can revitalize our

destination here. I think individuals that would take advantage of this program, it would be very beneficial not just to the individual businesses, but to the island as a whole. And we just want to continue to work together and see how it is that instead of having that crab mentality of if one's succeeding, we try to pull each other down. How do we all get out of that can? And we just continue to work that way. But thank you everyone for being here this morning and testifying on this piece of legislation. And Mr. Chair, I look forward to working with the other initiatives that we can do to ensure that we try to bring Guam back to the pristine and destination that it once was and perhaps even greater. Thank you.

**SENATOR JESSE A. LUJAN, CHAIRMAN:** Thank you, Vice Speaker. Senator Vince Borja.

**SENATOR VINCENT A. BORJA:** Thanks, Mr. Chair. I have a couple questions and my only thing that I was thinking as we were listening to a lot of the testimony is when we and I only ask this because GDOE and I think there was some attempt to do tax incentives to assist with some of the maintenance a couple while ago, but it never really came to fruition. But my question to GVB or anybody on the panel, the tax incentive doesn't necessarily say that we have 20 businesses that are going to commit to taking advantage of this and spruce up and improve the aesthetics of Guam. But what is the plan even if it's in small pieces in regards to improving the aesthetics while waiting for this bill to pass is my only question. So, I know this is an alternative to trying to get the community to help in improving the aesthetics, but what is GVB's plan right now?

**RÉGINE BISCOE LEE, PRESIDENT/CEO, GUAM VISITORS BUREAU:** So earlier actually last year in the spring, we had an incentive that was pushed out through the recovery committee and we did a water blast and paint special. And so we worked with our private sector partners to encourage businesses in the Tumon corridor to water blast. We got them discounts on paint and a couple of businesses took advantage of those opportunities. Looking forward to doing that again in the coming months. But I think this will definitely help to create additional incentives because we only had a handful of folks take advantage of that. And I think what Mr. Baldyga is mentioning it's just really tough right now for them to set aside even a couple of bucks for these efforts and so having a public sector solution and

having the legislature support and have GEDA support in this way I think will go a long way and I'm looking forward to partnering again. We're doing some work with IBTF and the chamber there are a number of other initiatives that we have rolling out for the remainder of the year but again it's going to take a whole of island approach on this senator and so I thank you for the question and hope that that helps to clarify

**SENATOR VINCENT A. BORJA:** And then the next question maybe GEDA you can answer this and again I don't want to say that this question is because I don't support it my name is on the bill and I support the intent. My question is what is the plan to ensure that we're not just giving a tax incentive for people to do what they're already supposed to do, right? This is supposed to add to that. So, it's not like, hey, I did this to my own building and then file for a tax credit. How do we ensure that we don't have the bad apples who we're really just giving them a tax incentive to do what they probably should already be doing?

**TINA GARCIA, CEO/ADMINISTRATOR, GEDA:** So again, listening to today's testimony, a lot of the businesses are wanting to make the improvements but are a bit short of cash. So providing this 25% incentive of the cost will help them improve. And the bill itself, kudos to the author of the bill. It has a lot of tools to manage the program to include 50% credit upon completion, the remaining 50 one year after and then they have three years to maintain that at least three years. And then having the recapture should there be any violation is also a tool that we can definitely use to help promote and enforce the program. And so we like the way this is written. Again, it's encouraging businesses to spend money, put money into the economy through the various contractors that they will be using. So, I think it will be a good return for the dollar invested.

**SENATOR VINCENT A. BORJA:** Thank you. I have no further questions. Thank you, Mr. Chair.

**CATHERINE CASTRO, PRESIDENT, GUAM CHAMBER OF COMMERCE:** Senator, if I may, I'd just like to add to President Biscoe Lee's what is the private sector or what is GVB doing right now? And actually we have a partnership as she mentioned with the chamber and GVB and there have been an

asset census identifying various public spaces, private spaces along five corridors, right? So Marine Drive, San Vitores, Chalan San Antonio, Camp Watkins Road, Farenholt Avenue. And so there was a lot of work to identify public spaces, retaining walls, fences that are torn down, sidewalks, everything, right? And we did have a meeting and we brought a lot of stakeholders together and a lot of them have actually started doing work. For example, GPA. Their power poles had graffiti on them. They went and took the beautifulst brightest yellow you could imagine. We were kind of worried like, "Oh, yellow." But they were saying, "It's safety." I said, "Okay." But they painted and so if you drive along the corridor, you see this bright yellow on Marine Corps Drive, right? So, that's one. GTA has been a huge great partner with GVB in the murals and things like that around the island and they have also identified their pedestals and they have really done a lot of work to fix those. So, there are things that are already ongoing and we're not finished yet, but this bill certainly helps the cause. So, thank you.

**SENATOR VINCENT A. BORJA:** Thank you for that. I think really where I was going was the government like DPR, DPW, was there any commitment from them? That was really my question. Yes the businesses and we want to continue to work with them and we appreciate the work that the chamber does and a lot of the businesses that are saying like hey we want to help but we need help too but my question around that was what was the administration, the executive branch, DPW, DPR what kind of commitment do they have in regards to I mean because this is not a new topic with all the different issues across the island from junk cars to graffiti to broken down buildings or abandoned buildings. That was really what I was asking. I mean we see the work that you guys are doing all the time with the chamber and the community. But that was really my question is what is the DPW DPR? Was there anything that you know is there meetings that you guys have with GVB in regards to what they're going to do to help?

**MARK BALDYGA, CEO, BALDYGA GROUP:** I can speak to a couple things, real briefly. First to your question about the businesses, are we just paying them to do what they should do anyway? I guess in one way the answer is yes. We're paying them to do what they should do, but anyway. But on the other hand, I think any business owner I speak to down there is on the edge of collapse. I mean, I

know one restaurant owner with multiple restaurants who's really contemplating closing all of them. It's not a question of desire, it's a question of ability. That's all. So, are we providing incentives for people to do improvements they should do? Yes. Can they do it without this? No. I think that's the reality of what it is. And then with regard to what else is GVB doing? Again, I'm not really active in GVB anymore other than the authorship of that document, but they are making a lot of movement. So with limited resources, they painted all the medians, painted all the fire hydrants, and worked with the telcos to identify removal and painting of those. We surveyed with the mayor's council, every park, took pictures and made the lists of all the bathrooms, all what needs to be done. So we've done everything we can. We've standardize color palettes. I went down to Sherwin Williams six times myself. I hired an interior designer out of my own pocket to help me kinda come up with a standardized color palette so we always use Sherwin Williams forrest green for all the dark green utility boxes and so fourth. So there's been a lot of prep work done. We need funding. And so in the absence of the hot bond, maybe we should take the high priority, low cost things and put them in a separate bill and at least start attacking them because the only thing that's holding us back now is really the funding to do this in little bits and pieces for whatever that's worth.

**SENATOR VINCENT A. BORJA:** Thank you. No further questions. Thank you, Mr. Chair.

**E.J. CALVO:** Can I add, Speaker? Can I add something? And I haven't been again I'm not speaking on behalf of GEDA. I haven't been chairman since Mark was chair at GVB as well. But I think the success of this initiative is going to be largely predicated on GEDA's execution and the ability to really have attention to detail, the ability to execute at a high level. And I don't want to conflict what they're reporting, but I've always felt that they need more resources and funding as many of our agencies do. I saw a 2% administrative fee being retained with GEDA. I think that could be higher to a couple points and that would allow GEDA to present a plan that's sufficient to execute this at a high level. I think there needs to be a standard set for these improvements. Not just do whatever you want to do, paint whatever you want to paint, but that level of attention is going to require resources. So, I think that's one thing that can be looked at and I do think that

standard needs to be set across the government of Guam. To Senator Borja's point, it needs to be a mindset shift where we're giving tax incentives to private businesses to improve their curb appeal. Our agencies need to step up DPW and DPR. I think you're asking the question because you see what we all see and the grass isn't cut and the sidewalks are mold infested. We need to step up across the board, both public and private sector. So I just wanted to add those two points.

**SENATOR VINCENT A. BORJA:** Thank you, Mr. Chair.

**SENATOR JESSE A. LUJAN, CHAIRMAN:** Thank you, Senator Borja. And that's the premise of course of the 2026 budget would be performance-based and so we're starting with oversight and the performance-based budgeting will hopefully address the performing agencies versus the non-performing agencies to that. Thank you very much Senator Muña Barnes.

**SENATOR TINA MUÑA BARNES:** *Si Yu'os Ma'åse'* Mr. Chair, *Mañana Si Yu'os* to everyone here to the panel members. I can say that looking at this legislation and being a part of the sponsorship and thanking the good author of this legislation that we're going to revisit this again and it's not like we haven't had this before. You talked about wearing another hat back then with GEDA with GVB and everybody on this same table that has been in this arena for more than two decades. My question this morning was going to be something like, years ago, improvement districts were discussed, especially in the Tumon area and is this still a good route for Tumon landlords to take or is the tax credit more useful for just Tumon itself? And then I look at the legislation and I look at the scope and purpose which is the program shall apply islandwide to qualified commercial structures that are visible in public and contribute to Guam's tourism image and community environment. GEDA shall assign priority considerations to projects located within designated tourism village revitalization corridors including but not limited. And then it says, Tumon, *Hagåtña* along Guam Highway 1 Marine Corps Drive and other high visibility commercial areas and I think that's a great idea. I wanted to see how much more we can extend that and I'm hearing a lot of the comments and the inquiries earlier and all of us are basically on the same page. But I want to bring something up that was brought to my attention just the other day when they said the professional major league players and Korean teams are now going to other

places like the Northern Marianas and even to Palau and Taiwan to train instead of coming here. Especially in this time between the October to March season where everything was coming to Guam first as it relates to the professional baseball players and the teams that you know we had the Yomiuri Giants, we had all the Korean teams I think four or five different professional teams and where are we at that I know that when the good senator from *Talofof* was asking about the updates and both GVB and GEDA saying we'll have that list is how can we revisit legislation that already exists today and just add on to that and then the chair talks about feeder bills especially as it relates to structures and I'm talking about Paseo Stadium itself. This has been brought up time and time again. I know I'd be called out on this to say that I didn't have a biased take on this. Yeah, my sons and my children are baseball players and in the last decade or almost a decade they haven't been able to play because these fields were not upgraded to the standards where even the public private partnerships with the off island contracts like the teams that come out here that help that they weren't that we as an island weren't sufficing in that. And maybe I just wanted to ask, have we gotten those updates to date and GVB GEDA at least help us out here? Because great that we're doing these feeder bills and and and working on this legislation and I support it 100%. But what can we do today that is existing in legislation and maybe Senator Lee, you can you can add right now.

**RÉGINE BISCOE LEE, PRESIDENT/CEO, GUAM VISITORS BUREAU:**

Yes, thank you very much madame ranking member. I know that we are preparing, if not if I'm not sure if they're already here, but I know that we did get a message that the Samsung Lions from Korea are returning to Guam for training again this year. Looking forward to welcoming them back. However, they will be doing majority of their training in a private facility because public facilities are not at the level that they need it to be. And I know that they, you know, the spring training destination, really reflects Guam's potential to host these teams and, you know, barring facilities. And I, again, I can't speak for the Department of Parks and Recreation. They're not here today. But, you know, I know that this has been an issue and it's an ongoing one. So, I'm glad to to hear that we have the support of this body and hopefully, you know, we can try to get them to move that forward

because it is a missed opportunity for not just baseball, but other other sports and facilities are perennial problem for us,

**SENATOR TINA MUÑA BARNES:** especially as it relates to sports, tourism, and how those kind of attractions can bring in thousands and thousands of tourists to come because they're a big fan and I know Mark, you're shaking your head. Yes. because this is really happening. And I'm not here to bang on anybody. I'm literally here to because we're at it again today and seeing the relation when I was the oversight chair of tourism is how do we circle back and bring everything up to the forefront? And if I need because I want to make sure that if we're going to make any amendments on this floor and I'm hoping this bill will come out for this next session a month, that if I need to add an amendment to that to include right but not limit to we have Tumon, Hagatna and Guam highways on Route One Marine Corps Drive and other high visibility commercial areas. Is there anything else that we should add in as far as adding maybe not even needing that feeder bill, but adding the amendment to this on the facilities and what can we give maybe these this term we've been really good with with markup hearings, is how can we make that inclusive of bringing even the buildings and facilities to play. I know that we've been working and again we talk about the tourist industry but what about the other villages? We have Southern High that's looking at being renovated. We have Talofofo. They brought up Jeff's earlier, right? But we have other places down in the south that could bring that attraction to them. And I'm hoping that GEDA and GVB and Parks and Rec and DPW continue to get that served because there is, in the government's perspective, a shortage and that's why we're getting creative to do this. So I want to make sure that as we see the experts on this table and looking from the policy on the side, what more can we add? So maybe even those updated lists that can come up because I'm just trying to take away on action items that can come our way. So maybe looking at even the PPP that we have with the baseball federation and all that and taking what we have in the existing law today and making sure that if they're not doing their job then you know this is the vehicle that's going to drive it to make the updated necessary changes. And Mr. Chair. As I compliment you on working and including us because we have the votes to get this on session floor is making sure that when we get that information that our

colleagues are asking for, what more can we add from the panel perspective? Yes, Dave.

**DAVID JOHN, MANAGING DIRECTOR, ASC TRUST** I think in this one I'm behind everything you talked about. I'll circle back in a second on that. I think we should just stay laser focused on this one and not get these other things involved in this particular bill and get this one off the table and get this moving and get the private sector to step up and do their thing. Well, I also think what you're talking about is important and I won't go too far into it. I have a son in Major League Baseball myself. And I could say I think we're missing the boat on that one completely. If we're going to go down that road, I think we should go more into it. If you could think about the spring leagues down in Arizona and Florida for Major League Baseball in the States, it's a huge economic driver. But right now, we just independently let them come down here and use the facilities. There's no games going on. There's no structure. If we really wanted to get involved with that one, I think that there's actually an opportunity to drive some really cool tourism. But I think it needs to be done in a holistic way and you need to improve the facilities to start with and then you need to recruit, bring them down and actually focus on making some sort of an actual league down here, not just individuals coming down to train. But I think if we could just stay focused on this one and not get those things into this one and circle back on those other things, I think they're very important also, I'm sorry.

**SENATOR TINA MUÑA BARNES:** I was just hoping Dave that we didn't have to reinvent the wheel and just work it. But giving that logic and that justification, the standalone to that and making sure that it gets its 100% credit where credit is due and we've seen the successes of that and Tina?

**TINA GARCIA, CEO/ADMINISTRATOR, GEDA:** Hi, good morning Senator and I just want to add and again not to divert from this bill but the legislature in 2022 did expand our special hotel QC program to include renovation and expansion and for certain as a percentage of whatever they put in that hotel puts in their improvement they can get certain tax benefits to include 50% of unpledged business privilege tax income tax rebates and real property tax rebates. So again, I think GEDA's role this year is to really push out our programs, get them to know

what's available even for our small businesses. We have a loan recovery program where they get up to two points above Treasury with the bank denial or even a loan guarantee. So again, GEDA will work harder at pushing our programs out to all our businesses, both small and in the hotel industry.

**SENATOR TINA MUÑA BARNES:** I appreciate that and and like I said, I do understand that the reason why I wanted I was hoping that we can include be inclusive and all that. And I know there's been a drive, like I said earlier with the feeder bills and being a co-sponsor of that and just revisiting it. But this is the opportunity for us to fix it and make it right today again. And it's not like we haven't done it in the past.

**E.J. CALVO:** I'm sorry, Senator. Can I add to that because, and I agree with David. I think we should focus on the intent of this bill, but I think it's important and obviously I start hearing sports tourism and sports and I perk up and I want to say something here. You know very well. I led the rehabilitation of a government sports facility up in Tiyan that has created benefit for our community and our national basketball program and although it's not the purpose of that facility wasn't to host international arrivals it's helped to propel that program to now host major international sporting events but thankfully we have the University of Guam Calvo Fieldhouse available to host those basketball events. At the end of the day, facilities are going to dictate all the activities. It's going to dictate sports tourism's ability to prosper here. And I was very saddened to hear that the Paseo baseball stadium is actually condemned at this time. I'm not sure. I heard from employees of DPR, but I didn't read much about that in the news. If that's the case, I'm not sure if bandaging the Paseo Stadium is the answer. And that's to David's point that perhaps this is a different topic and a different bill altogether. I think the tax incentive or the tax credit pathway could be the right one as seen with other projects, but definitely I think we should revisit because I have a mixed feeling about the Lions coming to Guam recently. Who was it, the Samsung Lions? It's great that they're here but I'm almost concerned that their experience is going to create a negative reputation of Guam if they're not involved in the right activities and if the facilities aren't up to par. So I think we need to really take a step back and look at what kind of public facilities not only for our local sports community

but for the potential for huge sports tourism opportunities like what was mentioned in the past like what you were talking about. That could come back in a bigger way than ever before if we do this right and I'm not sure if mandating Paseo with a small budget is going to get it done. And I think we really need to revisit that separately. But I'm excited to hear obviously as you are, ideas for public facilities for so many reasons to give the community these sports facilities and then use them as sports tourism attractions. Thank you.

**SENATOR TINA MUÑA BARNES:** Well, duly noted on that comment, but I also want to say as the administration has been working to try and get that above, I think the bigger picture is how can we make the public private partnerships more inclusive and collaborative working together with the community, with the private sector, and with the government. And Senator Lee knows this all too well that when we get that positive collaboration with all the stakeholders, then it's a win-win for everything. So I know sometimes people get really upset and it's not like we haven't gone through some disasters within natural catastrophes within the last decade because we have we had the pandemic we had the typhoon and we had this Asian crisis and we're just trying to bounce back and that's why this august body this 38th Guam Legislature has really been able to at least step up to the plate and I'm willing to put my name on it because at least it's revisiting this cycle and seeing what has been successful in the past come back to play. So that was my take on that and I'm sometimes you need that vehicle because it gets stuck when it's a standalone bill. So I was just saying that if it's possible, we're going to do it. If not and we can think something greater to include as what was noted today. Understood. So that and that's why this process is really important. But Mr. Chair, I didn't mean to take up this much time. I just wanted to know that this is a good bill and if we can see the collaboration coming together, I think this bill should be facilitated and see what much more we can do for the other facilities that we need to help and we need the private sector support into making these successes and win-wins for our community. So *Saina Ma'åse'*,

**SENATOR JESSE A. LUJAN, CHAIRMAN:** Thank you, Senator Muña Barnes. And that's exactly what the parks and public spaces bill is being looked at at this point and again to address that particular situation for this bill. I don't want to

dilute the caps that bill has put in in this measure. So that would be addressed in another bill that's being crafted at this point. Speaker Blas.

**SPEAKER FRANK F. BLAS, JR.:** Thank you very much, Mr. Chair, and to the panel, thank you very much for your participation as well as your contribution to the discussion. You know, and to the point that Mr. Calvo had stated, the aesthetics goes far beyond the commercial areas. You know Mark you also to your point you know Tumon is the first place that people go to but Route 10A is the first thing that people see. And along those lines there are some, I guess qualified commercial structures that you can say but then there's also some areas that are badly in need of improvement before we can see the beauty that may exist in other areas. But it goes to the line of I guess Ms. Garcia you brought the recommendation or the suggestion to move from the qualifying certificate to the tax credit. If we were to do that and if we do that and I agree with you that that's probably the best way to go because then it puts it under a special projects designation less onus. Will this open and expand the opportunity for other businesses or organizations to be involved in this program that if this program were to be amended and expanded in that way?

**TINA GARCIA, CEO/ADMINISTRATOR, GEDA:** Certainly we would welcome that input from the other organizations whether it be in visitor the tourism industry or others. But we do have the models that can help. And again what we like about this tax credit is that for every dollar that's spent from the government, \$3 are being put in from the economy, into the economy. So that's why we support this program.

**SPEAKER FRANK F. BLAS, JR.:** Okay. And the reason why I say this is because as we, while the program as written right now, applies to qualified commercial structures, many of these structures house small businesses who are not necessarily the owners of the structure but are tenants to it. And if we can, I just don't want to I want to make sure that we find a way that if the owner or the business that is in this commercial structure sees the value and wanting to be able to make the improvements themselves, but there's not we don't have that block, if you will, or that red tape says, "Oh, you don't own the building, so therefore you're not qualified." I just, I want to see how we can be, able so they can be all inclusive.

Not just again, not just the commercial, the owner of that commercial property but the tenant of that commercial property and the surrounding area of that commercial property.

**TINA GARCIA, CEO/ADMINISTRATOR, GEDA:** Right. We definitely would require the input of the owner of the building to recognize that this is being applied for so that maybe they would want to expand it to the other areas within, his area within the building.

**SPEAKER FRANK F. BLAS, JR.:** And recognizing that again as the chairman had stated this is one of many bills other bills that will help to address so that we probably, we really don't necessarily need to wait for the hot bond. Everything is addressed in a lot of these areas or then gives us more clarity as to how a hot bond if necessary will be utilized. But I just want to make sure that you know in the language that based on your suggestion, your recommendation, to be able to move it that way so that we can get more inclusive on who can participate, give the opportunities not just to the owner of the facility of the property but tenants as well. Okay. So, thank you very much. Thank you. Thank you, Mr. Chair.

**SENATOR JESSE A. LUJAN, CHAIRMAN:** Thank you, Mr. Speaker. Is anybody else want to testify? Charlie, are you testifying? No. No. Okay. Thank you. Just one last question actually, tourism related as well and ask Senator Lee, President Lee with this. My understanding is that what well the word out in the street here is that United will be terminating their Taiwan flight here real soon. Is that the word?

**RÉGINE BISCOE LEE, PRESIDENT/CEO, GUAM VISITORS BUREAU:** No, not at all, Senator. We're hearing actually the opposite and we'll be able to give a little bit more information at our upcoming board meeting. Thank you.

**SENATOR JESSE A. LUJAN, CHAIRMAN:** Okay. No, that's great because I know China Airlines, they're in the process of looking to fly out to Guam as well. So, they're in the process of getting all their permitting and things of that nature. So, yeah. Yeah. So, I just want to put a stop to that information that's going out there that they're going to put a kibosh on the Taiwan flight. But with that being

said, if nobody else, thank you all again for testifying on bill 228-38 (COR). Your input is important and it will strengthen of course the measure moving forward. And thank you, Mr. Garcia. Of course, you're making our markup a lot easier to get done. For anyone who wishes to submit testimony for the record, you may submit them within 10 business days. Testimony may be submitted electronically via email to [senator.lujan@guamlegislature.gov](mailto:senator.lujan@guamlegislature.gov). Written testimony may be also submitted by dropping it off in my office located at 259 Martyr Drive, Hagatna, Guam 96910. This concludes testimony on bill 228 and we'll now proceed on the next item on today's agenda and we may take a two minute recess to again get the folks ready for 234-38. Thank you very much. We stand in recess.

*[Committee Recessed And Proceeded To The Next Agenda Item, Bill 234-38 (COR)]*

### **III. FINDINGS & RECOMMENDATIONS:**

Based on the public hearing conducted on Bill No. 228-38 (COR), the oral and written testimony received, and the discussion held by the Committee on Transportation, Tourism, Customs, Utilities and Federal and Foreign Affairs, the Committee finds that tourism is not only one of Guam's primary economic pillars, but remains one of the most immediate and locally driven pathways for sustained economic activity, private sector employment, and community wide opportunity. The Committee recognizes that unlike many revenue streams that are dependent on external decisions, tourism is an industry Guam can actively shape through policy choices, standards, and deliberate destination development. The Committee further finds that Guam's tourism recovery has been delayed by a combination of factors largely outside Guam's control, including the prolonged impacts of the COVID-19 pandemic and broader geopolitical and regional market disruptions that have affected travel demand, airlift, consumer confidence, and visitor spending patterns. In this context, the Committee finds that Guam's ability to regain market share and restore momentum requires not only marketing and air service development, but also a sustained focus on improving the destination itself.

The Committee finds that in a highly competitive regional market, Guam's ability to attract visitors, encourage longer stays, and increase visitor spending depends on more than brochures, slogans, and advertising. It depends on the lived experience of the destination. Testimony consistently underscored that first impressions matter, and that the condition of Guam's public facing corridors, streetscapes,

village centers, commercial storefronts, signage, lighting, landscaping, and overall cleanliness directly influences how Guam is perceived, how it is talked about after visitors return home, and whether Guam is recommended and revisited. The Committee finds that destination development is therefore not a cosmetic afterthought, but a form of economic infrastructure that must be treated with seriousness, planning, and measurable outcomes.

The Committee finds that Guam is facing visible product fatigue and deferred exterior maintenance in key visitor corridors, particularly in Tumon and Tamuning and other high visibility commercial areas, and that these conditions affect both the visitor experience and resident pride. The Committee also finds that many of Guam's small and medium sized businesses, while willing to invest in exterior upgrades, are operating under substantial constraints that limit their ability to reinvest without support. These constraints include reduced visitor volumes, increased operating and construction costs, typhoon related impacts, insurance reimbursement gaps, and cash flow realities that force business owners to prioritize payroll and core operations over capital improvements. The Committee heard repeated testimony that the barrier is often not willingness, but ability, and finds that a targeted incentive program can serve as a practical mechanism to close that gap in a way that benefits both the private sector and the broader community. The Committee further finds that incentives tied to verified project costs can generate meaningful economic activity by stimulating demand for local contractors, tradespeople, designers, landscapers, artists, and suppliers, thereby keeping investment circulating within Guam's economy while visibly improving the island's commercial environment.

The Committee finds that Bill No. 228-38 (COR) advances a disciplined and responsible approach to destination improvement by establishing a capped, temporary, performance based incentive program that prioritizes public facing improvements and requires maintenance beyond initial completion. The Committee also finds that successful implementation requires clear administrative mechanics, strong oversight, and enforceable safeguards so that the program does not become a reward for neglect or a benefit captured by bad actors. Testimony emphasized the importance of recapture and compliance tools to ensure applicants deliver what they commit to, maintain improvements for the required period, and remain accountable for misrepresentation or noncompliance. The Committee further finds that the program must be implemented in a manner that is accessible to small and medium sized businesses and that geographic considerations, while

recognizing Tumon as a central visitor hub, should reflect an islandwide intent that supports village revitalization corridors and other high visibility areas that contribute to Guam’s tourism image and community environment. The Committee also finds that permitting delays and interagency coordination challenges can undermine timely upgrades, and that government should function as a facilitator rather than a bottleneck when businesses are prepared to invest in improvements that serve the public interest.









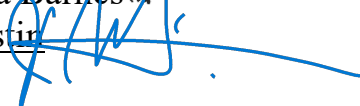
The Committee considered the technical recommendations and implementation concerns raised by the Guam Economic Development Authority and other testifiers regarding program structure, administrative placement, and compliance processes, and finds that incorporating clarifying amendments strengthens the bill’s effectiveness, transparency, and enforceability. Accordingly, the Committee incorporated the necessary changes into the committee amended version of the bill to improve clarity, implementability, oversight, and accountability consistent with the hearing record and committee discussion. The Committee emphasizes that this measure is a constructive step within a broader destination development strategy, complementing other policy initiatives focused on improving Guam’s visitor corridors and public spaces, and reinforcing Guam’s competitiveness as a premier destination in the Western Pacific.

Therefore, the Committee recommends Bill No. 228-38 (COR) As amended - Jesse A. Lujan, Christopher M. Dueñas, Frank F. Blas Jr., Vincent A.V. Borja, Sabrina Salas Matanane, Eulogio Shawn Gumataotao, Shelly V. Calvo, V. Anthony Ada, Tina Rose Muña Barnes, Joe S. San Agustin - AN ACT TO ADD A NEW ARTICLE 15 TO CHAPTER 77, TITLE 12, GUAM CODE ANNOTATED, RELATIVE TO ESTABLISHING THE “ENHANCING TOURISM AESTHETICS PROGRAM” to report out only.

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

**Bill No. 228-38 ( COR )**

Introduced by:

Jesse A. Lujan   
Christopher M. Dueñas   
Frank F. Blas Jr.   
Vincent A.V. Borja   
Sabrina Salas Matanane   
Eulogio Shawn Gumataotao   
Shelly V. Calvo   
V. Anthony Ada   
Tina Rose Muña Barnes   
Joe S. San Agustin 

**AN ACT TO *ADD* A NEW ARTICLE 4 TO CHAPTER 58,  
TITLE 12, GUAM CODE ANNOTATED, RELATIVE TO  
ESTABLISHING THE “ENHANCING TOURISM  
AESTHETICS PROGRAM”.**

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

2 **Section 1. Legislative Findings and Intent.** *I Liheslaturan Guåhan* finds  
3 that the visual condition of Guam’s commercial buildings and public-facing business  
4 establishments has a direct and significant impact on the island’s tourism image,  
5 property values, and community pride. Nearly every village in Guam contributes to  
6 the visitor experience, whether through hotels, restaurants, retail corridors, or scenic  
7 coastal businesses. Encouraging private investment in exterior beautification, façade  
8 renovation, signage improvement, and landscaping will not only elevate Guam’s  
9 visual appeal but also stimulate small business activity, strengthen local employment

1 in construction and creative trades, and promote a cleaner, more attractive  
2 environment for both residents and visitors.

3 *I Liheslaturan Guåhan* further finds that this program supports Guam’s long-  
4 term economic diversification goals by enhancing the island’s competitiveness as a  
5 tourism and business destination. While existing hotel incentive programs pursuant  
6 to Article 2 of this Chapter target large-scale development, this measure extends  
7 similar opportunities to small and medium enterprises that make up the fabric of  
8 Guam’s commercial landscape. By modernizing storefronts and public-facing  
9 structures, this Act ensures that economic growth and aesthetic improvement occur  
10 together in every district.

11 It is the intent of *I Liheslaturan Guåhan* to establish a flexible, performance-  
12 based tax incentive program that promotes responsible private-sector investment,  
13 while maintaining fiscal discipline through an annual program cap, per-applicant  
14 limitations, a five-year sunset provision, and mandatory evaluation. This Act is  
15 designed to enhance Guam’s image, stimulate local trades, and foster pride in our  
16 island’s visual identity.

17 **Section 2.** A new Article 4 is hereby *added* to Chapter 58, Title 12, Guam  
18 Code Annotated, to read as follows:

19 **ARTICLE 4**

20 **ENHANCING TOURISM AESTHETICS PROGRAM**

- 21 § 58401. Short Title.
- 22 § 58402. Definitions.
- 23 § 58403. Scope and Purpose.
- 24 § 58404. Tax Incentive Menu Options.
- 25 § 58405. Application and Approval Process.
- 26 § 58406. Program Caps and Sunset Provision.
- 27 § 58407. Recapture and Enforcement.

1        § 58408. Rulemaking and Coordination.

2        § 58409. Reporting and Transportation

3        § 58410. Allocation for GEDA.

4        § 58411. Severability.

5        **§ 58401. Short Title.**

6        This Article shall be cited as the “Enhancing Tourism Aesthetics Program”  
7 (hereinafter referred to as the “Program”).

8        **§ 58402. Definitions.**

9        For purposes pursuant to Article 4 of this Chapter:

10        (a) “Agency” means the Guam Economic Development Authority  
11 (GEDA).

12        (b) “Qualified Business” or “Qualified Commercial Structure”  
13 means any commercial entity operating on Guam that:

14                (1) Is current on all tax obligations to the Government of  
15 Guam; and

16                (2) Holds all licenses and permits necessary for lawful  
17 operation.

18        (c) “Qualified Improvement” means any exterior renovation, façade  
19 restoration, landscaping, signage, lighting, or other aesthetic enhancement  
20 visible from a public right-of-way or frequented by visitors and residents,  
21 which enhances the tourism and community environment of Guam.

22        (d) “Project Cost” means the verified total cost of materials, labor,  
23 and professional services directly related to a qualified improvement.

24        (e) “Applicant” means either the property owner or a tenant with  
25 written consent from the property owner.

26        **§ 58403. Scope and Purpose.**

1        The Program shall apply island-wide to qualified commercial structures that  
2 are visible to the public and contribute to Guam’s tourism image and community  
3 environment. GEDA shall assign priority consideration to projects located within  
4 designated tourism and village revitalization corridors, including but not limited to  
5 Tumon, Hagåtña, along Guam Highway 1 (Marine Corps Drive), and other high-  
6 visibility commercial areas.

7        **§ 58404. Tax Incentive Menu Options.**

8        (a) A qualified business may apply for tax incentives under one or more of  
9 the following categories, subject to verification and fiscal caps:

10        (1) Business Privilege Tax Credit: A credit against the unpledged  
11 portion of the Business Privilege Tax (BPT) owed.

12        (2) Real Property Tax Abatement: A one hundred percent (100%)  
13 abatement for up to three (3) years on the assessed value of improvements to  
14 the property.

15        (3) Use Tax Exemption: A one hundred percent (100%) exemption  
16 on materials, equipment, and fixtures imported for use in the approved  
17 improvement, if claimed within one (1) year of completion.

18        (b) The aggregate incentive value issued to any applicant shall not exceed  
19 twenty-five percent (25%) of verified project cost or Two Hundred Fifty Thousand  
20 Dollars (\$250,000), whichever is less.

21        (c) Approved credits not fully utilized in the first tax year may be carried  
22 forward for up to two (2) subsequent tax years.

23        **§ 58405. Application and Approval Process.**

24        (a) A qualified business shall submit an application to GEDA prior to  
25 commencing construction, including project description, cost estimates, timeline,  
26 renderings, proof of tax compliance, and, if applicable, written consent from the  
27 property owner.

1           **(b) GEDA shall evaluate based on visual impact, contribution to tourism,**  
2 **environmental sustainability, compliance with building and zoning codes, and use**  
3 **of local labor.**

4           **(c) GEDA may approve, modify, or deny applications and shall issue a Tax**  
5 **Incentive Certificate upon completion.**

6           **(d) Credits may be released fifty percent (50%) upon verified completion**  
7 **and fifty percent (50%) after one (1) year, contingent upon continued maintenance.**

8           **(e) Each recipient shall maintain the approved improvements in good**  
9 **visual and structural condition for not less than three (3) years following completion**  
10 **and shall submit an annual self-certification of compliance to GEDA.**

11           **§ 58406. Program Caps and Sunset Provision.**

12           **(a) The aggregate value of all incentives issued under this Article shall not**  
13 **exceed Five Million Dollars (\$5,000,000) per fiscal year.**

14           **(b) Unused credits, not exceeding Two Hundred Fifty Thousand Dollars**  
15 **(\$250,000), may be carried forward for one (1) additional fiscal year.**

16           **(c) No single applicant or affiliated group shall receive incentives**  
17 **exceeding the per-applicant cap established pursuant to § 58404(b) of this Article.**

18           **(d) This Article shall expire five (5) years after enactment unless**  
19 **reauthorized by *I Liheslaturan Guåhan*.**

20           **(e) GEDA shall submit a comprehensive evaluation to the Governor and *I***  
21 ***Liheslaturan Guåhan* six (6) months before sunset, including total incentives issued,**  
22 **private investment leveraged, jobs created, geographic distribution, and measurable**  
23 **tourism or business impact indicators.**

24           **§ 58407. Recapture and Enforcement.**

25           **GEDA and the Department of Revenue and Taxation (DRT) may recapture**  
26 **any incentives if improvements are incomplete, not maintained for three years, or**

1 transferred without approval. Recaptured amounts shall be treated as unpaid tax  
2 liabilities.

3 **§ 58408. Rulemaking and Coordination.**

4 GEDA shall promulgate rules pursuant to this Article within One Hundred  
5 Twenty (120) days from enactment, in consultation with DRT, Department of  
6 Administration (DOA), Department of Public Works (DPW), the Mayors Council  
7 of Guam (MCOG), Guam Historic Preservation Office (GHPO), and Guam  
8 Environmental Protection Agency (GEPA). Agencies shall enter a Memorandum of  
9 Understanding (MOU) for coordinated oversight. Rulemaking shall include  
10 procedures for scoring, inspection standards, and the form of the Tax Incentive  
11 Certificate.

12 **§ 58409. Reporting and Transparency.**

13 GEDA shall submit an annual report to *I Liheslaturan Guåhan* detailing the  
14 applications received, the private investment leveraged, the incentives issued by  
15 type, the geographic distribution, and economic impact. A public list of approved  
16 applicants shall be published on its official website.

17 **§ 58410. Allocation for GEDA.**

18 GEDA may allocate up to two percent (2%) of the total value of tax incentives  
19 authorized under this Article within each fiscal year for administrative, verification,  
20 and reporting expenses. This administrative allocation shall be considered part of the  
21 overall annual program's cap established pursuant to §58406 of this Article and shall  
22 not be charged to or deducted from any applicant's approved incentive amount.

23 **§ 58411. Severability.** If any provision of this Act or its application to any  
24 person or circumstance is found to be invalid or inorganic, such invalidity shall not  
25 affect other provisions or applications of this Act that can be given effect without  
26 the invalid provision or application, and to this end the provisions of this Act are  
27 severable.

1           **Section 3. Effective Date.** This Act shall become effective upon enactment.

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

**Bill No. 228-38 (COR)**

As Amended by the Committee on Transportation, Tourism,  
Customs, Utilities, and Federal and Foreign Affairs

Introduced by:

Jesse A. Lujan  
Christopher M. Dueñas  
Frank F. Blas Jr.  
Vincent A.V. Borja  
Sabrina Salas Matanane  
Eulogio Shawn Gumataotao  
Shelly V. Calvo  
V. Anthony Ada  
Tina Rose Muña Barnes  
Joe S. San Agustin

**AN ACT TO *ADD* A NEW ARTICLE 15 TO CHAPTER 77,  
TITLE 12, GUAM CODE ANNOTATED, RELATIVE TO  
ESTABLISHING THE “ENHANCING TOURISM  
AESTHETICS PROGRAM”.**

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

2           **Section 1. Legislative Findings and Intent.** *I Liheslaturan Guåhan* finds  
3 that the visual condition of Guam’s commercial buildings and public-facing business  
4 establishments has a direct and significant impact on the island’s tourism image,  
5 property values, and community pride. Nearly every village in Guam contributes to  
6 the visitor experience, whether through hotels, restaurants, retail corridors, or scenic  
7 coastal businesses. Encouraging private investment in exterior beautification, façade  
8 renovation, signage improvement, and landscaping will not only elevate Guam’s  
9 visual appeal but also stimulate small business activity, strengthen local employment

1 in construction and creative trades, and promote a cleaner, more attractive  
2 environment for both residents and visitors.

3 *I Liheslaturan Guåhan* further finds that this program supports Guam’s long-  
4 term economic diversification goals by enhancing the island’s competitiveness as a  
5 tourism and business destination. While existing hotel incentive programs pursuant  
6 to Article 2 of this Chapter target large-scale development, this measure extends  
7 similar opportunities to small and medium enterprises that make up the fabric of  
8 Guam’s commercial landscape. By modernizing storefronts and public-facing  
9 structures, this Act ensures that economic growth and aesthetic improvement occur  
10 together in every district.

11 It is the intent of *I Liheslaturan Guåhan* to establish a flexible, performance-  
12 based tax incentive program that promotes responsible private-sector investment,  
13 while maintaining fiscal discipline through an annual program cap, per-applicant  
14 limitations, a five-year sunset provision, and mandatory evaluation. This Act is  
15 designed to enhance Guam’s image, stimulate local trades, and foster pride in our  
16 island’s visual identity.

17 **Section 2.** A new Article 15 is hereby *added* to Chapter 77, Title 12, Guam  
18 Code Annotated, to read as follows:

19 **ARTICLE 15**

20 **ENHANCING TOURISM AESTHETICS PROGRAM**

- 21 § 771501. Short Title.
- 22 § 771502. Definitions.
- 23 § 771503. Scope and Purpose.
- 24 § 771504. Tax Incentive Menu Options.
- 25 § 771505. Application and Approval Process.
- 26 § 771506. Program Caps and Sunset Provision.
- 27 § 771507. Recapture and Enforcement.

1        § 771508. Rulemaking and Coordination.

2        § 771509. Reporting and Transportation

3        § 771510. Allocation for GEDA.

4        § 771511. Severability.

5        **§ 771501. Short Title.**

6        This Article shall be cited as the “Enhancing Tourism Aesthetics Program”  
7 (hereinafter referred to as the “Program”).

8        **§ 771502. Definitions.**

9        For purposes pursuant to Article 4 of this Chapter:

10        (a) “Agency” means the Guam Economic Development Authority  
11 (GEDA).

12        (b) “Qualified Business” or “Qualified Commercial Structure”  
13 means any commercial entity operating on Guam that:

14                (1) Is current on all tax obligations to the Government of  
15 Guam; and

16                (2) Holds all licenses and permits necessary for lawful  
17 operation.

18        (c) “Qualified Improvement” means any exterior renovation, façade  
19 restoration, landscaping, signage, lighting, or other aesthetic enhancement  
20 visible from a public right-of-way or frequented by visitors and residents,  
21 which enhances the tourism and community environment of Guam.

22        (d) “Project Cost” means the verified total cost of materials, labor,  
23 and professional services directly related to a qualified improvement.

24        (e) “Applicant” means either the property owner or a tenant with  
25 written consent from the property owner.

26        **§ 771503. Scope and Purpose.**

1        The Program shall apply island-wide to qualified commercial structures that  
2 are visible to the public and contribute to Guam’s tourism image and community  
3 environment. GEDA shall assign priority consideration to projects located within  
4 designated tourism and village revitalization corridors, including but not limited to  
5 Tumon, Hagåtña, along Guam Highway 1 (Marine Corps Drive), and other high-  
6 visibility commercial areas. Nothing in this section shall preclude other tourism-  
7 related facilities located outside of Tumon, Hagåtña, or anywhere other than along  
8 Guam Highway 1 (Marine Corps Drive) from availing of this program.

9        **§ 771504. Tax Incentive Menu Options.**

10        (a) A qualified business may apply for tax incentives under one or more of  
11 the following categories, subject to verification and fiscal caps:

12                (1) Business Privilege Tax Credit: A credit against the unpledged  
13 portion of the Business Privilege Tax (BPT) owed.

14                (2) Real Property Tax Abatement: A one hundred percent (100%)  
15 abatement for up to three (3) years on the assessed value of improvements to  
16 the property.

17                (3) Use Tax Exemption: A one hundred percent (100%) exemption  
18 on materials, equipment, and fixtures imported for use in the approved  
19 improvement, if claimed within one (1) year of completion.

20        (b) The aggregate incentive value issued to any applicant shall not exceed  
21 twenty-five percent (25%) of verified project cost or Two Hundred Fifty Thousand  
22 Dollars (\$250,000), whichever is less.

23        (c) Approved credits not fully utilized in the first tax year may be carried  
24 forward for up to two (2) subsequent tax years.

25        **§ 771505. Application and Approval Process.**

26        (a) A qualified business shall submit an application to GEDA prior to  
27 commencing construction, including project description, cost estimates, timeline,

1 renderings, proof of tax compliance, and, if applicable, written consent from the  
2 property owner.

3 (b) GEDA shall evaluate based on visual impact, contribution to tourism,  
4 environmental sustainability, compliance with building and zoning codes, and use  
5 of local labor.

6 (c) GEDA may approve, modify, or deny applications and shall issue a Tax  
7 Incentive Certificate upon completion.

8 (d) Credits may be released fifty percent (50%) upon verified completion  
9 and fifty percent (50%) after one (1) year, contingent upon continued maintenance.

10 (e) Each recipient shall maintain the approved improvements in good  
11 visual and structural condition for not less than three (3) years following completion  
12 and shall submit an annual self-certification of compliance to GEDA.

13 **§ 771506. Program Caps and Sunset Provision.**

14 (a) The aggregate value of all incentives issued under this Article shall not  
15 exceed Five Million Dollars (\$5,000,000) per fiscal year.

16 (b) Unused credits, not exceeding Two Hundred Fifty Thousand Dollars  
17 (\$250,000), may be carried forward for one (1) additional fiscal year.

18 (c) No single applicant or affiliated group shall receive incentives  
19 exceeding the per-applicant cap established pursuant to § 58404(b) of this Article.

20 (d) This Article shall expire five (5) years after enactment unless  
21 reauthorized by *I Liheslaturan Guåhan*.

22 (e) GEDA shall submit a comprehensive evaluation to the Governor and *I*  
23 *Liheslaturan Guåhan* six (6) months before sunset, including total incentives issued,  
24 private investment leveraged, jobs created, geographic distribution, and measurable  
25 tourism or business impact indicators.

26 **§ 771507. Recapture and Enforcement.**

1 GEDA and the Department of Revenue and Taxation (DRT) may recapture  
2 any incentives if improvements are incomplete, not maintained for three years, or  
3 transferred without approval. Recaptured amounts shall be treated as unpaid tax  
4 liabilities.

5 **§ 771508. Rulemaking and Coordination.**

6 GEDA shall promulgate rules pursuant to this Article within One Hundred  
7 Twenty (120) days from enactment, in consultation with DRT, Department of  
8 Administration (DOA), Department of Public Works (DPW), the Mayors Council  
9 of Guam (MCOG), Guam Historic Preservation Office (GHPO), and Guam  
10 Environmental Protection Agency (GEPA). Agencies shall enter a Memorandum of  
11 Understanding (MOU) for coordinated oversight. Rulemaking shall include  
12 procedures for scoring, inspection standards, and the form of the Tax Incentive  
13 Certificate.

14 **§ 771509. Reporting and Transparency.**

15 GEDA shall submit an annual report to *I Liheslaturan Guåhan* detailing the  
16 applications received, the private investment leveraged, the incentives issued by  
17 type, the geographic distribution, and economic impact. A public list of approved  
18 applicants shall be published on its official website.

19 **§ 771510. Allocation for GEDA.**

20 GEDA may allocate up to two percent (2%) of the total value of tax incentives  
21 authorized under this Article within each fiscal year for administrative, verification,  
22 and reporting expenses. This administrative allocation shall be considered part of the  
23 overall annual program's cap established pursuant to §58406 of this Article and shall  
24 not be charged to or deducted from any applicant's approved incentive amount.

25 **§ 771511. Severability.** If any provision of this Act or its application to any  
26 person or circumstance is found to be invalid or inorganic, such invalidity shall not  
27 affect other provisions or applications of this Act that can be given effect without

1 the invalid provision or application, and to this end the provisions of this Act are  
2 severable.

3           **Section 3. Effective Date.** This Act shall become effective upon enactment.

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

**Bill No. 228-38 (COR)**

As Amended by the Committee on Transportation, Tourism,  
Customs, Utilities, and Federal and Foreign Affairs

Introduced by:

Jesse A. Lujan  
Christopher M. Dueñas  
Frank F. Blas Jr.  
Vincent A.V. Borja  
Sabrina Salas Matanane  
Eulogio Shawn Gumataotao  
Shelly V. Calvo  
V. Anthony Ada  
Tina Rose Muña Barnes  
Joe S. San Agustin

**AN ACT TO *ADD* A NEW ARTICLE 15 TO CHAPTER 77,  
TITLE 12, GUAM CODE ANNOTATED, RELATIVE TO  
ESTABLISHING THE “ENHANCING TOURISM  
AESTHETICS PROGRAM”.**

Deleted: 4

Deleted: 58

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

2 **Section 1. Legislative Findings and Intent.** *I Liheslaturan Guáhan* finds  
3 that the visual condition of Guam’s commercial buildings and public-facing business  
4 establishments has a direct and significant impact on the island’s tourism image,  
5 property values, and community pride. Nearly every village in Guam contributes to  
6 the visitor experience, whether through hotels, restaurants, retail corridors, or scenic  
7 coastal businesses. Encouraging private investment in exterior beautification, façade  
8 renovation, signage improvement, and landscaping will not only elevate Guam’s  
9 visual appeal but also stimulate small business activity, strengthen local employment

1 in construction and creative trades, and promote a cleaner, more attractive  
2 environment for both residents and visitors.

3 *I Liheslaturan Guåhan* further finds that this program supports Guam’s long-  
4 term economic diversification goals by enhancing the island’s competitiveness as a  
5 tourism and business destination. While existing hotel incentive programs pursuant  
6 to Article 2 of this Chapter target large-scale development, this measure extends  
7 similar opportunities to small and medium enterprises that make up the fabric of  
8 Guam’s commercial landscape. By modernizing storefronts and public-facing  
9 structures, this Act ensures that economic growth and aesthetic improvement occur  
10 together in every district.

11 It is the intent of *I Liheslaturan Guåhan* to establish a flexible, performance-  
12 based tax incentive program that promotes responsible private-sector investment,  
13 while maintaining fiscal discipline through an annual program cap, per-applicant  
14 limitations, a five-year sunset provision, and mandatory evaluation. This Act is  
15 designed to enhance Guam’s image, stimulate local trades, and foster pride in our  
16 island’s visual identity.

17 **Section 2.** A new Article [15](#) is hereby *added* to Chapter [77](#), Title 12, Guam  
18 Code Annotated, to read as follows:

Deleted: 4

Deleted: 58

19 **ARTICLE 15**

Deleted: 4

20 **ENHANCING TOURISM AESTHETICS PROGRAM**

21 § 771501. Short Title.

Deleted: 58401

22 § 771502. Definitions.

Deleted: 58402

23 § 771503. Scope and Purpose.

Deleted: 58403

24 § 771504. Tax Incentive Menu Options.

Deleted: 58404

25 § 771505. Application and Approval Process.

Deleted: 58405

26 § 771506. Program Caps and Sunset Provision.

Deleted: 58406

27 § 771507. Recapture and Enforcement.

Deleted: 58407

1 § 771508. Rulemaking and Coordination.

Deleted: 58408

2 § 771509. Reporting and Transportation

Deleted: 58409

3 § 771510. Allocation for GEDA.

Deleted: 58410

4 § 771511. Severability.

Deleted: 58411

5 § 771501. Short Title.

Deleted: 58401

6 This Article shall be cited as the “Enhancing Tourism Aesthetics Program”  
7 (hereinafter referred to as the “Program”).

8 § 771502. Definitions.

Deleted: 58402

9 For purposes pursuant to Article 4 of this Chapter:

10 (a) “Agency” means the Guam Economic Development Authority  
11 (GEDA).

12 (b) “Qualified Business” or “Qualified Commercial Structure”  
13 means any commercial entity operating on Guam that:

14 (1) Is current on all tax obligations to the Government of  
15 Guam; and

16 (2) Holds all licenses and permits necessary for lawful  
17 operation.

18 (c) “Qualified Improvement” means any exterior renovation, façade  
19 restoration, landscaping, signage, lighting, or other aesthetic enhancement  
20 visible from a public right-of-way or frequented by visitors and residents,  
21 which enhances the tourism and community environment of Guam.

22 (d) “Project Cost” means the verified total cost of materials, labor,  
23 and professional services directly related to a qualified improvement.

24 (e) “Applicant” means either the property owner or a tenant with  
25 written consent from the property owner.

26 § 771503. Scope and Purpose.

Deleted: 58403

1 The Program shall apply island-wide to qualified commercial structures that  
2 are visible to the public and contribute to Guam’s tourism image and community  
3 environment. GEDA shall assign priority consideration to projects located within  
4 designated tourism and village revitalization corridors, including but not limited to  
5 Tumon, Hagåtña, along Guam Highway 1 (Marine Corps Drive), and other high-  
6 visibility commercial areas. Nothing in this section shall preclude other tourism-  
7 related facilities located outside of Tumon, Hagåtña, or anywhere other than along  
8 Guam Highway 1 (Marine Corps Drive) from availing of this program.

9 **§ 771504. Tax Incentive Menu Options.**

10 (a) A qualified business may apply for tax incentives under one or more of  
11 the following categories, subject to verification and fiscal caps:

12 (1) Business Privilege Tax Credit: A credit against the unpledged  
13 portion of the Business Privilege Tax (BPT) owed.

14 (2) Real Property Tax Abatement: A one hundred percent (100%)  
15 abatement for up to three (3) years on the assessed value of improvements to  
16 the property.

17 (3) Use Tax Exemption: A one hundred percent (100%) exemption  
18 on materials, equipment, and fixtures imported for use in the approved  
19 improvement, if claimed within one (1) year of completion.

20 (b) The aggregate incentive value issued to any applicant shall not exceed  
21 twenty-five percent (25%) of verified project cost or Two Hundred Fifty Thousand  
22 Dollars (\$250,000), whichever is less.

23 (c) Approved credits not fully utilized in the first tax year may be carried  
24 forward for up to two (2) subsequent tax years.

25 **§ 771505. Application and Approval Process.**

26 (a) A qualified business shall submit an application to GEDA prior to  
27 commencing construction, including project description, cost estimates, timeline,

Deleted: 58404

Deleted: 58405

1 renderings, proof of tax compliance, and, if applicable, written consent from the  
2 property owner.

3 (b) GEDA shall evaluate based on visual impact, contribution to tourism,  
4 environmental sustainability, compliance with building and zoning codes, and use  
5 of local labor.

6 (c) GEDA may approve, modify, or deny applications and shall issue a Tax  
7 Incentive Certificate upon completion.

8 (d) Credits may be released fifty percent (50%) upon verified completion  
9 and fifty percent (50%) after one (1) year, contingent upon continued maintenance.

10 (e) Each recipient shall maintain the approved improvements in good  
11 visual and structural condition for not less than three (3) years following completion  
12 and shall submit an annual self-certification of compliance to GEDA.

13 **§ 771506. Program Caps and Sunset Provision.**

Deleted: 58406

14 (a) The aggregate value of all incentives issued under this Article shall not  
15 exceed Five Million Dollars (\$5,000,000) per fiscal year.

16 (b) Unused credits, not exceeding Two Hundred Fifty Thousand Dollars  
17 (\$250,000), may be carried forward for one (1) additional fiscal year.

18 (c) No single applicant or affiliated group shall receive incentives  
19 exceeding the per-applicant cap established pursuant to § 58404(b) of this Article.

20 (d) This Article shall expire five (5) years after enactment unless  
21 reauthorized by *I Liheslaturan Guåhan*.

22 (e) GEDA shall submit a comprehensive evaluation to the Governor and *I*  
23 *Liheslaturan Guåhan* six (6) months before sunset, including total incentives issued,  
24 private investment leveraged, jobs created, geographic distribution, and measurable  
25 tourism or business impact indicators.

26 **§ 771507. Recapture and Enforcement.**

Deleted: 58407

1 GEDA and the Department of Revenue and Taxation (DRT) may recapture  
2 any incentives if improvements are incomplete, not maintained for three years, or  
3 transferred without approval. Recaptured amounts shall be treated as unpaid tax  
4 liabilities.

5 **§ 771508. Rulemaking and Coordination.**

Deleted: 58408

6 GEDA shall promulgate rules pursuant to this Article within One Hundred  
7 Twenty (120) days from enactment, in consultation with DRT, Department of  
8 Administration (DOA), Department of Public Works (DPW), the Mayors Council  
9 of Guam (MCOG), Guam Historic Preservation Office (GHPO), and Guam  
10 Environmental Protection Agency (GEPA). Agencies shall enter a Memorandum of  
11 Understanding (MOU) for coordinated oversight. Rulemaking shall include  
12 procedures for scoring, inspection standards, and the form of the Tax Incentive  
13 Certificate.

14 **§ 771509. Reporting and Transparency.**

Deleted: 58409

15 GEDA shall submit an annual report to *I Liheslaturan Guåhan* detailing the  
16 applications received, the private investment leveraged, the incentives issued by  
17 type, the geographic distribution, and economic impact. A public list of approved  
18 applicants shall be published on its official website.

19 **§ 771510. Allocation for GEDA.**

Deleted: 58410

20 GEDA may allocate up to two percent (2%) of the total value of tax incentives  
21 authorized under this Article within each fiscal year for administrative, verification,  
22 and reporting expenses. This administrative allocation shall be considered part of the  
23 overall annual program's cap established pursuant to §58406 of this Article and shall  
24 not be charged to or deducted from any applicant's approved incentive amount.

25 **§ 771511. Severability.** If any provision of this Act or its application to any  
26 person or circumstance is found to be invalid or inorganic, such invalidity shall not  
27 affect other provisions or applications of this Act that can be given effect without

Deleted: 58411

1 the invalid provision or application, and to this end the provisions of this Act are  
2 severable.

3 **Section 3. Effective Date.** This Act shall become effective upon enactment.



## COMMITTEE ON RULES

Vice Speaker V. Anthony Ada, Chairperson  
*I Mina'trentai Ocho Na Liheslaturan Guåhan*  
38<sup>th</sup> Guam Legislature

December 9, 2025

**To:** **Rennae V. C. Meno**  
Clerk of the Legislature

**From:** **Vice Speaker V. Anthony Ada**   
Chairperson, Committee on Rules

**Subject:** **Fiscal Note for Bill No. 228-38 (COR)**

---

*Håfa Adai!*

Find the attached, Fiscal Note for the following bill:

**Bill No. 228-38 (COR).**

I also request that the same be sent to the respective Chairperson of the Standing Committee, to which this bill has been referred. Kindly copy the same to Management Information Services (MIS) for posting on our website.



**Bureau of Budget & Management Research  
Fiscal Note of Bill No. 228-38 (COR)**

**AN ACT TO ADD A NEW ARTICLE 4 TO CHAPTER 58, TITLE 12, GUAM CODE ANNOTATED, RELATIVE TO ESTABLISHING THE "ENHANCING TOURISM AESTHETICS PROGRAM".**

**Department/Agency Appropriation Information**

Dept./Agency Affected: Guam Economic Development Authority	Dept./Agency Head: Christina D. Garcia, Chief Executive Officer/Administrator
Department's anticipated revenues to date:	\$4,404,743
Department's appropriation(s) to date:	\$0
Total Department/Agency revenues to date:	\$4,404,743

**Fund Source Information of Proposed Appropriation**

	General Fund:	(Specify Special Fund):	Total:
FY 2025 Unreserved Fund Balance		\$0	\$0
FY 2026 Adopted Revenues	\$0	\$0	\$0
FY 2026 Appro. (P.L. 38-60)	\$0	\$0	\$0
Sub-total:	\$0	\$0	\$0
Less appropriation in Bill	\$0	\$0	\$0
Total:	\$0	\$0	\$0

**Estimated Fiscal Impact of Bill**

	One Full Fiscal Year	For Remainder of FY 2026 (if applicable)	FY 2027	FY 2028	FY 2029	FY 2030
General Fund 1/	\$0	\$0	\$0	\$0	\$0	\$0
Special Fund 1/	\$0	\$0	\$0	\$0	\$0	\$0
Total 1/	\$0	\$0	\$0	\$0	\$0	\$0

- Does the bill contain "revenue generating" provisions? / / Yes /X/ No  
If Yes, see attachment
- Is amount appropriated adequate to fund the intent of the appropriation? /X/ N/A / / Yes / / No  
If no, what is the additional amount required? \$ \_\_\_\_\_ /X/ N/A
- Does the Bill establish a new program/agency? /X/ Yes / / No  
If yes, will the program duplicate existing programs/agencies? /X/ N/A / / Yes / / No  
Is there a federal mandate to establish the program/agency? / / Yes /X/ No
- Will the enactment of this Bill require new physical facilities? / / Yes /X/ No
- Was Fiscal Note coordinated with the affected dept./agency? If no, indicate reason: /X/ Yes / / No  
/ / Requested agency comments not received by due date / / Other:

Analyst: Joaquin A.J. Guerrero II Date: 12/5/25 Director: Lester L. Carlson, Jr. Date: DEC 05 2025

Notes:  
1/ See attached comments.

Bureau of Budget and Management Research  
Comments on Bill No. 228-38 (COR)

The proposed legislation intends to add a new Article 4 to Chapter 58, Title 12 of the Guam Code Annotated to establish the "Enhancing Tourism Aesthetics Program". The program will provide one or more tax incentives for qualified businesses that make improvements to commercial structures located within designated tourism and village revitalization corridors.

The tax incentives cited within the proposed legislation applicable to qualified businesses, subject to rules adopted by the Guam Economic Development Authority (GEDA), include the following:

1. A credit against the unpledged portion of Business Privilege Taxes owed;
2. A one hundred percent (100%) abatement of Real Property Taxes for up to three (3) years on the assessed value of improvements to the property;
3. A one hundred percent (100%) Use Tax exemption on materials, equipment, and fixtures imported for use in the approved improvement, if claimed within one (1) year of completion.

The proposed legislation further states that the aggregate incentive value issued to any applicant shall not exceed twenty-five percent (25%) of the verified project cost or Two Hundred Fifty Thousand Dollars (\$250,000), whichever is less. Approved credits not fully utilized in the first tax year may be carried forward for up to two (2) subsequent tax years. Additionally, the aggregate value of all incentives issued under the program shall not exceed Five Million Dollars (\$5,000,000) per fiscal year. Unused credits not exceeding Two Hundred Fifty Thousand Dollars (\$250,000) may be carried forward for one (1) additional fiscal year. GEDA may allocate up to two percent (2%) of the total value of tax incentives authorized under the program within each fiscal year for administrative, verification, and reporting expenses. Moreover, the program shall expire five (5) years after enactment unless reauthorized by *I Liheslaturan Guåhan*.

Per comments provided by GEDA, their proposed two percent (2%) allocation of the total value of tax incentives authorized each fiscal year is in question as the bill states that the amount "shall not be charged to or deducted from any applicant's approved incentive amount." Further, more discussion on the structure of the program is needed prior to the bill potentially being enacted into law. Qualifying Certificates (QCs) in general have rigorous application processing procedures and have more stringent requirements regarding job creation, compliance terms, and more. Determining if the incentives proffered in the bill fit within the confines of the QC program is crucial towards a more efficient implementation of the proposed program.

Lastly, the Bureau notes that any tax exemptions or abatements will pose a negative fiscal impact on overall revenue collections and adversely affect the government's ability to fund other essential services, including public safety, education, and critical social programs in the annual budget process. The Government of Guam will have to closely monitor its current revenue streams as the federal government is canceling essential federally funded local programs, which will consequently become a substantial responsibility of the local government.



OFFICE OF FINANCE AND BUDGET  
*I MINA'TRENTAI OCHO NA LIHESLATURAN GUAHAN*

March 9, 2026

MEMORANDUM

To: Senator Christopher M. Duenas  
*Chairman, Committee on Finance and Government Operations.*

From: Stephen J. Guerrero  
*Director, Office of Finance and Budget*

Re: Funding Availability Note: Bill No. 228-38 (COR)  
*Håfa Adai Chairman Duenas,*

---

Pursuant to the Standing Rules of the 38<sup>th</sup> Guam Legislature, the Committee on Finance and Government Operations and/or the Office of Finance and Budget (OFB) shall determine in writing if the funding source cited in Appropriation or Authorization for Appropriations bills are sufficient.

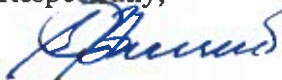
The Office has received Bill No. 228-38 (COR), AN ACT TO ADD A NEW ARTICLE 4 TO CHAPTER 58, TITLE 12, GUAM CODE ANNOTATED, RELATIVE TO ESTABLISHING THE "ENHANCING TOURISM AESTHETICS PROGRAM."

The proposed bill creates the "Enhancing Tourism Aesthetics Program" to provide incentives for business that make improvements island-wide to qualified commercial structures that are visible to the public and contribute to Guam's tourism image and community environment. A qualified business may apply for tax incentives under one or more categories including Business Privilege Tax Credit, Real Property Tax Abatement, and Use Tax Exemption.

The aggregate incentive value issued to any applicant shall not exceed twenty-five percent (25%) of verified project cost or Two Hundred Fifty Thousand Dollars (\$250,000), whichever is less. Approved credits not fully utilized in the first tax year may be carried forward for up to two (2) subsequent tax years. The aggregate value of all incentives issued under this Program shall not exceed Five Million Dollars (\$5,000,000) per fiscal year. Unused credits, not exceeding Two Hundred Fifty Thousand Dollars (\$250,000), may be carried forward for one (1) additional fiscal year. This Program shall expire five (5) years after enactment unless reauthorized by the Legislature. Guam Economic Development Authority may allocate up to two percent (2%) of the total value of tax incentives authorized under this Article within each fiscal for administrative, verification, and reporting expenses.

This proposed bill does have a fiscal impact by potentially reducing the generation of revenues for the Government of Guam through the tax incentives. This will adversely affect the funding of the departments, agencies, and programs for the Government of Guam. Although this proposed bill poses a fiscal impact, the exact amount cannot be determined at this time.

Respectfully,

  
Stephen J. Guerrero



**OFFICE OF FINANCE AND BUDGET**  
*I MINA'TRENTAI OCHO NA LIHESLATURAN GUÁHAN*

**Funding Availability Checklist on Bill No. 228-38 (COR)**

- 1. Does the Bill contain appropriations or authorizations for appropriations from any fund sources?**

*Check all that apply.*

YES

NO

- 2. Does the Bill contain an authorization to expend government funds?**

*Check all that apply.*

YES

NO

- 3. Does the Bill contain Provisions that have POTENTIAL fiscal impacts on the government of Guam's budget?**

*Check all that apply.*

YES

NO

- 4. Completed by: (Name, Date and Time)**

*\*Vanessa Valencia, March 9, 2026, 6:05pm*

Approved       Disapproved

  
\_\_\_\_\_  
Stephen J. Guerrero, Director