

*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
<b>79-38 (COR)</b>	V. Anthony Ada	AN ACT TO AUTHORIZE <i>I MAGAHĀGAN GUAHAN</i> TO SELL A PORTION OF BLOCK 8 IN NEW AGAT DESIGNATED AS BLOCK 8 PARK AREA AND TO DEPOSIT THE PROCEEDS OF THE SALE INTO THE CHAMORRO LAND TRUST INFRASTRUCTURE AND SURVEY FUND.	3/5/25 3:44 p.m.	3/14/25	Committee on Land, Environment, Housing, Agriculture, Parks, and Infrastructure.	Request: 3/14/25  3/18/25	9/26/25 8:30 a.m.	1/6/26 As Amended.	Exhibit A and B

# OFFICE OF THE VICE SPEAKER

## V. Anthony Ada

*I Mina'trentai Ocho Na Liheslaturan Guåhan | 38th Guam Legislature*

Chairperson - Committee on Land, Environment, Housing, Agriculture, Parks, and Infrastructure



January 5, 2026

**Honorable Frank F. Blas, Jr**

Speaker

Mina'trentai Ocho na Liheslaturan Guåhan

163 Chalan Santo Papa

Hagåtña, Guam 96910

**VIA: Honorable V. Anthony Ada**

Chairperson, Committee on Rules

**Re: Committee Report on Bill No. 79-38 (COR) As amended**

Håfa adai Speaker Blas:

Transmitted herewith is the Committee Report on **Bill No. 79-38 (COR) as Amended by the Committee on Land, Environment, Housing, Agriculture, Parks and Infrastructure** – “AN ACT TO AUTHORIZE *I MAGA'HĀGAN GUAHAN* TO SELL A PORTION OF BLOCK 8 IN NEW AGAT DESIGNATED A BLOCK 8 PARK AREA AND TO DEPOSIT THE PROCEEDS OF THE SALE INTO THE CHAMORRO LAND TRUST INFRASTRUCTURE AND SURVEY FUND.” - V. Anthony Ada.

Committee votes are as follows:

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

Si Yu'os ma'åse',

V. Anthony Ada



COMMITTEE ON RULES

**RECEIVED:**

January 5, 2026 8:48 a.m.

*Marie Crisostomo*



# OFFICE OF THE VICE SPEAKER

**V. Anthony Ada**

*I Mina'trentai Ocho Na Liheslaturan Guahan | 38th Guam Legislature*

Chairperson - Committee on Land, Environment, Housing, Agriculture, Parks, and Infrastructure

## **COMMITTEE REPORT**

### **Bill No. 79-38 (COR)**

As Amended by the Committee on Land, Environment,  
Housing, Agriculture, Parks and Infrastructure

Introduced by V. Anthony Ada

**“AN ACT TO AUTHORIZE *I MAGA’HĀGAN*  
*GUAHAN* TO SELL A PORTION OF BLOCK 8  
IN NEW AGAT DESIGNATED A BLOCK 8  
PARK AREA AND TO DEPOSIT THE  
PROCEEDS OF THE SALE INTO THE  
CHAMORRO LAND TRUST  
INFRASTRUCTURE AND SURVEY FUND.”**

**by Vice Speaker V. Anthony Ada**

# OFFICE OF THE VICE SPEAKER V. Anthony Ada

*I Mina'trentai Ocho Na Liheslaturan Guåhan | 38th Guam Legislature*

Chairperson - Committee on Land, Environment, Housing, Agriculture, Parks, and Infrastructure



December 31, 2025

## MEMORANDUM

**To:** All Members  
Committee on Land, Environment, Housing, Agriculture, Parks and Infrastructure

**From:** Vice Speaker V. Anthony Ada   
Committee Chairperson

**Subject:** Committee Report on Bill No. 79-38 (COR) As Amended

Transmitted herewith is the Committee Report on **Bill No. 79-38 (COR) as Amended by the Committee on Land, Environment, Housing, Agriculture, Parks and Infrastructure** – “AN ACT TO AUTHORIZE *I MAGA'HĀGAN GUAHAN* TO SELL A PORTION OF BLOCK 8 IN NEW AGAT DESIGNATED A BLOCK 8 PARK AREA AND TO DEPOSIT THE PROCEEDS OF THE SALE INTO THE CHAMORRO LAND TRUST INFRASTRUCTURE AND SURVEY FUND.” - V. Anthony Ada.

This report includes the following:

- Copy of COR Referral of Bill No. 79-38 (COR)
- Notices of Public Hearing & Other Correspondence
- Copy of the Public Hearing Agenda
- Public Hearing Sign-in Sheet
- Copies of Submitted Testimonies & Supporting Documents
- Committee Vote Sheet
- Committee Report Digest
- Copy of Bill No. 79-38 (COR)
- Copy of Bill No. 79-38 (COR) as amended by the Committee
- Copy of Bill No. 79-38 (COR) Mark-Up Version
- Copy of Fiscal Note Waiver from Bureau of Budget and Management Research

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.

Si Yu'os ma'åse'



# COMMITTEE ON RULES

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

March 14, 2025

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

**Attorney Darleen Hiton**  
Legislative Legal Counsel

**From:** **Senator Christopher M. Dueñas**   
Acting Chairperson, Committee on Rules

**Subject:** **Referral of Bill No. 79-38 (COR)**

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*Håfa Adai,*

As per my authority as Acting 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. 79-38 (COR)** V. Anthony Ada. – “AN ACT TO AUTHORIZE *I MAGA'HĀGAN GUÅHAN* TO SELL A PORTION OF BLOCK 8 IN NEW AGAT DESIGNATED AS BLOCK 8 PARK AREA AND TO DEPOSIT THE PROCEEDS OF THE SALE INTO THE CHAMORRO LAND TRUST INFRASTRUCTURE AND SURVEY FUND.”

Please ensure that the subject bill is referred to the Committee on Land, Environment, Housing, Agriculture, Parks, and Infrastructure chaired by Vice Speaker V. Anthony Ada. I also request that the same be forwarded 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.





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## FIRST NOTICE of Public Hearing: September 26, 2025

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Vice Speaker V. Anthony Ada <vicespeakertonyada@guamlegislature.gov> Fri, Sep 19, 2025 at 8:00 AM  
Bcc: phnotice@guamlegislature.gov, kevin.susuico@mcog.guam.gov, CLTC Admin <cltc.admin@cltc.guam.gov>, Dexter Tan <dexter.tan@cltc.guam.gov>, Tina Garcia <tgarcia@investguam.com>, Angelene Rios <angelene.rios@investguam.com>, Elizabeth Napoli <efnapoli@ghura.org>, christina.cruz@westcare.com, aja.ramos@westcare.com, beverlyn.coleman@westcare.com, Patricia Kier <patricia.kier@ghc.guam.gov>, Edith Pangelinan <edith.pangelinan@ghc.guam.gov>, pacificislands@westcare.com, michelle.perez@disid.guam.gov, audrey.j.topasna@disid.guam.gov, ohapp@guam.gov, eric.tumale@usw.salvationarmy.org, Fernando Esteves <fbesteves@ghura.org>, [REDACTED], rob.sanagustin@guam.gov, Reuel.Drilon@disid.guam.gov, Austin Fortuno <afortuno@oagguam.org>, dbmoylan@oagguam.org, administration@oagguam.org, "Joseph M. Borja" <joseph.borja@land.guam.gov>, Jae Ji <[REDACTED]>, lani flores <[REDACTED]>

### FOR IMMEDIATE RELEASE

September 19, 2025

### MEMORANDUM

**To: All Senators, Stakeholders, Media**  
**From: Vice Speaker V. Anthony Ada**  
**Re: FIRST NOTICE of Public Hearing: September 26, 2025**

The Committee on Land, Environment, Housing, Agriculture, Parks and Infrastructure will conduct a public hearing on **Friday, September 26, 2025 at 8:30 am** in the Public Hearing Room in the Guam Congress Building. The agenda is as follows:

- **Bill No. 29-38 (COR)** – Sabina Flores Perez, V. Anthony Ada – “AN ACT TO ADD A NEW ARTICLE 6 OF CHAPTER 48, DIVISION 1, TITLE 21, GUAM CODE ANONTATED, RELATIVE TO PROHIBITIONS ON DISCRIMINATION IN HOUSING BASED ON SOURCE OF INCOME (SOI) AS TO PROMOTE EQUITABLE ACCESS TO HOUSING.”
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- **Bill No. 176-38 (COR)** – V. Anthony Ada. – “AN ACT TO ADD A NEW § 5128 TO CHAPTER 5, TITLE 5, GUAM CODE ANNOTATED, RELATIVE TO COMMERCIAL LEASE EXTENSION FOR TENANTS IN GOOD STANDING.”

If you are interested in participating in the Public Hearing to provide testimony, please contact the Office of Vice Speaker V. Anthony Ada at (671) 989-0855 or via electronic mail at [vicespeakertonyada@guamlegislature.gov](mailto:vicespeakertonyada@guamlegislature.gov) for further guidance.

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The Public Hearing will broadcast LIVE on local television (GTA Channel 21, Docomo Channel 117) and stream online via i Liheslaturan Guåhan’s live feed. Written testimonies may be sent via email at [vicespeakertonyada@guamlegislature.gov](mailto:vicespeakertonyada@guamlegislature.gov).

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**Office of Vice Speaker V. Anthony Ada**

38th Guam Legislature

*I Mina'trentai Ocho Na Liheslaturan Guåhan*

Guam Congress Building, 2nd Floor

163 Chalan Santo Papa

Hagåtña, Guam 96910

**Phone:** (671) 989-0855

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**4 attachments**

 **2025-09-19 FIRST Notice .pdf**  
816K

 **Bill No. 29-38 (COR) Referred Version.pdf**  
982K

 **Bill No. 79-38 (COR).pdf**  
894K

 **Bill No. 176-38 (COR).pdf**  
876K

# OFFICE OF THE VICE SPEAKER

## V. Anthony Ada

*I Mina'trentai Ocho Na Liheslaturan Guåhan | 38th Guam Legislature*

Chairperson - Committee on Land, Environment, Housing, Agriculture, Parks, and Infrastructure



### FOR IMMEDIATE RELEASE

September 19, 2025

### MEMORANDUM

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

**From: Vice Speaker V. Anthony Ada**

**Re: FIRST NOTICE of Public Hearing: September 26, 2025**

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# FIRST NOTICE of Public Hearing: September 26, 2025

## FIRST NOTICE of Public Hearing: September 26, 2025

### PUBLIC HEARING

 **Posted on:** 09/19/2025 09:07 AM

 **Posted by:** Erin Grajek

 **Public Hearing Date:** 09/26/2025 08:30 AM

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

 **Division(s):** OFFICE OF VICE SPEAKER V. ANTHONY ADA (/notices?division\_id=261)

 **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)

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**FOR IMMEDIATE RELEASE**

September 19, 2025

**MEMORANDUM**

**To: All Senators, Stakeholders, Media**  
**From: Vice Speaker V. Anthony Ada**  
**Re: FIRST NOTICE of Public Hearing: September 26, 2025**

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([https://guamlegislature.gov/38th\\_Guam\\_Legislature/Bills\\_Introduced\\_38th/Bill%20No.%2029-38%20\(COR\)%20Referred%20Version.pdf](https://guamlegislature.gov/38th_Guam_Legislature/Bills_Introduced_38th/Bill%20No.%2029-38%20(COR)%20Referred%20Version.pdf)) – Sabina Flores Perez, V. Anthony Ada – “AN ACT TO ADD A NEW ARTICLE 6 OF CHAPTER 48, DIVISION 1, TITLE 21, GUAM CODE ANONTATED, RELATIVE TO PROHIBITIONS ON DISCRIMINATION IN HOUSING BASED ON SOURCE OF INCOME (SOI) AS TO PROMOTE EQUITABLE ACCESS TO HOUSING.”
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([https://guamlegislature.gov/38th\\_Guam\\_Legislature/Bills\\_Introduced\\_38th/Bill%20No.%2079-38%20\(COR\).pdf](https://guamlegislature.gov/38th_Guam_Legislature/Bills_Introduced_38th/Bill%20No.%2079-38%20(COR).pdf))
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([https://guamlegislature.gov/38th\\_Guam\\_Legislature/Bills\\_Introduced\\_38th/Bill%20No.%20176-38%20\(COR\).pdf](https://guamlegislature.gov/38th_Guam_Legislature/Bills_Introduced_38th/Bill%20No.%20176-38%20(COR).pdf))

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# OFFICE OF THE VICE SPEAKER

## V. Anthony Ada

*I Mina'trentai Ocho Na Liheslaturan Guåhan | 38th Guam Legislature*

Chairperson - Committee on Land, Environment, Housing, Agriculture, Parks, and Infrastructure



### AD SCRIPT

September 19, 2025

#### **FIRST NOTICE of Public Hearing: September 26, 2025**

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600 Harmon Loop Road Ste 102  
 Dededo, GU 96929  
 Tel: 671.637.5826  
 Mobile: [REDACTED]

To: I LIHESLATURAN GUAHAN  
 38TH GUAM LEGISLATURE  
 Attn: Accounting Department

<b>DATE</b> 9/17/2025
<b>INVOICE NO.</b> 2720-00023-0000M

Date(s)	Service Details	Amount
9/17/2025	<p><b>COMMITTEE ON LAND, ENVIROMENT, HOUSING                      AGRICULTURE, PARKS AND INFRASTRUCTURE                      PUBLIC HEARING FIRST NOTICE: 9.19.25 (PH092625)</b></p> <p>Please make check payable to:  <b>KUAM</b></p> <p><b>PAYMENT IS DUE UPON RECEIPT OF INVOICE.                      THANK YOU.</b></p>	<p>\$ 160.00</p>
		<p><b>\$ 160.00</b></p>

Please pay amount stated above.

Should you have any questions please contact: 671-687-8879 or 671-635-5836.



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## SECOND NOTICE of Public Hearing: September 26, 2025

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**Vice Speaker V. Anthony Ada** <[vicespeakertonyada@guamlegislature.gov](mailto:vicespeakertonyada@guamlegislature.gov)> Wed, Sep 24, 2025 at 8:00 AM  
Bcc: [phnotice@guamlegislature.gov](mailto:phnotice@guamlegislature.gov), [kevin.susuico@mcog.guam.gov](mailto:kevin.susuico@mcog.guam.gov), CLTC Admin <[cltc.admin@cltc.guam.gov](mailto:cltc.admin@cltc.guam.gov)>, Dexter Tan <[dexter.tan@cltc.guam.gov](mailto:dexter.tan@cltc.guam.gov)>, Tina Garcia <[cgarcia@investguam.com](mailto:cgarcia@investguam.com)>, Angelene Rios <[angelene.rios@investguam.com](mailto:angelene.rios@investguam.com)>, Elizabeth Napoli <[efnapoli@ghura.org](mailto:efnapoli@ghura.org)>, [christina.cruz@westcare.com](mailto:christina.cruz@westcare.com), [aja.ramos@westcare.com](mailto:aja.ramos@westcare.com), [beverlyn.coleman@westcare.com](mailto:beverlyn.coleman@westcare.com), Patricia Kier <[patricia.kier@ghc.guam.gov](mailto:patricia.kier@ghc.guam.gov)>, Edith Pangelinan <[edith.pangelinan@ghc.guam.gov](mailto:edith.pangelinan@ghc.guam.gov)>, [pacificislands@westcare.com](mailto:pacificislands@westcare.com), [michelle.perez@disid.guam.gov](mailto:michelle.perez@disid.guam.gov), [audrey.j.topasna@disid.guam.gov](mailto:audrey.j.topasna@disid.guam.gov), [ohapp@guam.gov](mailto:ohapp@guam.gov), [eric.tumale@usw.salvationarmy.org](mailto:eric.tumale@usw.salvationarmy.org), Fernando Esteves <[fbesteves@ghura.org](mailto:fbesteves@ghura.org)>, [REDACTED], [rob.sanagustin@guam.gov](mailto:rob.sanagustin@guam.gov), [Reuel.Drilon@disid.guam.gov](mailto:Reuel.Drilon@disid.guam.gov), Austin Fortuno <[afortun@oagguam.org](mailto:afortun@oagguam.org)>, [dbmoylan@oagguam.org](mailto:dbmoylan@oagguam.org), [administration@oagguam.org](mailto:administration@oagguam.org), "Joseph M. Borja" <[joseph.borja@land.guam.gov](mailto:joseph.borja@land.guam.gov)>, Jae Ji <[REDACTED]>, [laniflores@land.guam.gov](mailto:laniflores@land.guam.gov) <[REDACTED]>

### FOR IMMEDIATE RELEASE

September 24, 2025

### MEMORANDUM

**To: All Senators, Stakeholders, Media**  
**From: Vice Speaker V. Anthony Ada**  
**Re: SECOND NOTICE of Public Hearing: September 26, 2025**

The Committee on Land, Environment, Housing, Agriculture, Parks and Infrastructure will conduct a public hearing on **Friday, September 26, 2025 at 8:30 am** in the Public Hearing Room in the Guam Congress Building. The agenda is as follows:

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**Office of Vice Speaker V. Anthony Ada**

38th Guam Legislature

*I Mina'trentai Ocho Na Liheslaturan Guåhan*

Guam Congress Building, 2nd Floor

163 Chalan Santo Papa

Hagåtña, Guam 96910

**Phone:** (671) 989-0855

**Email:** [vicespeakertonyada@guamlegislature.gov](mailto:vicespeakertonyada@guamlegislature.gov)

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**4 attachments**

 **2025-09-24 SECOND Notice .pdf**  
815K

 **Bill No. 29-38 (COR) Referred Version.pdf**  
982K

 **Bill No. 79-38 (COR).pdf**  
894K

 **Bill No. 176-38 (COR).pdf**  
876K

# OFFICE OF THE VICE SPEAKER V. Anthony Ada

*I Mina'trentai Ocho Na Liheslaturan Guåhan | 38th Guam Legislature*



Chairperson - Committee on Land, Environment, Housing, Agriculture, Parks, and Infrastructure

## FOR IMMEDIATE RELEASE

September 24, 2025

## MEMORANDUM

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

**From: Vice Speaker V. Anthony Ada**

**Re: SECOND NOTICE of Public Hearing: September 26, 2025**

The Committee on Land, Environment, Housing, Agriculture, Parks and Infrastructure will conduct a public hearing on **Friday, September 26, 2025 at 8:30 am** in the Public Hearing Room in the Guam Congress Building. The agenda is as follows:

- **Bill No. 29-38 (COR)** – Sabina Flores Perez, V. Anthony Ada – “AN ACT TO ADD A NEW ARTICLE 6 OF CHAPTER 48, DIVISION 1, TITLE 21, GUAM CODE ANONTATED, RELATIVE TO PROHIBITIONS ON DISCRIMINATION IN HOUSING BASED ON SOURCE OF INCOME (SOI) AS TO PROMOTE EQUITABLE ACCESS TO HOUSING.”
- **Bill No. 79-38 (COR)** - V. Anthony Ada. – “AN ACT TO AUTHORIZE I MAGA’HÅGAN GUAHAN TO SELL A PORTION OF BLOCK 8 IN NEW AGAT DESIGNATED A BLOCK 8 PARK AREA AND TO DEPOSIT THE PROCEEDS OF THE SALE INTO THE CHAMORRO LAND TRUST INFRASTRUCTURE AND SURVEY FUND.”
- **Bill No. 176-38 (COR)** – V. Anthony Ada. – “AN ACT TO ADD A NEW § 5128 TO CHAPTER 5, TITLE 5, GUAM CODE ANNOTATED, RELATIVE TO COMMERCIAL LEASE EXTENSION FOR TENANTS IN GOOD STANDING.”

If you are interested in participating in the Public Hearing to provide testimony, please contact the Office of Vice Speaker V. Anthony Ada at (671) 989-0855 or via electronic mail at [vicespeakertonyada@guamlegislature.gov](mailto:vicespeakertonyada@guamlegislature.gov) for further guidance.

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## SECOND NOTICE of Public Hearing: September 26, 2025

### SECOND NOTICE of Public Hearing: September 26, 2025

#### PUBLIC HEARING

 **Posted on:** 09/24/2025 08:00 AM

 **Posted by:** Erin Grajek, Committee Director

 **Public Hearing Date:** 09/26/2025 08:30 AM

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

 **Division(s):** OFFICE OF VICE SPEAKER V. ANTHONY ADA (/notices?division\_id=261)

 **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)

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**FOR IMMEDIATE RELEASE**

September 24, 2025

**MEMORANDUM**

**To: All Senators, Stakeholders, Media**  
**From: Vice Speaker V. Anthony Ada**  
**Re: SECOND NOTICE of Public Hearing: September 26, 2025**

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· **Bill No. 29-38 (COR)**

([https://guamlegislature.gov/38th\\_Guam\\_Legislature/Bills\\_Introduced\\_38th/Bill%20No.%2029-38%20\(COR\)%20Referred%20Version.pdf](https://guamlegislature.gov/38th_Guam_Legislature/Bills_Introduced_38th/Bill%20No.%2029-38%20(COR)%20Referred%20Version.pdf)) – Sabina Flores Perez, V. Anthony Ada – “AN ACT TO ADD A NEW ARTICLE 6 OF CHAPTER 48, DIVISION 1, TITLE 21, GUAM CODE ANONTATED, RELATIVE TO PROHIBITIONS ON DISCRIMINATION IN HOUSING BASED ON SOURCE OF INCOME (SOI) AS TO PROMOTE EQUITABLE ACCESS TO HOUSING.”

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([https://guamlegislature.gov/38th\\_Guam\\_Legislature/Bills\\_Introduced\\_38th/Bill%20No.%2079-38%20\(COR\).pdf](https://guamlegislature.gov/38th_Guam_Legislature/Bills_Introduced_38th/Bill%20No.%2079-38%20(COR).pdf))

· **Bill No. 176-38 (COR) – V. Anthony Ada. – “AN ACT TO ADD A NEW § 5128 TO CHAPTER 5, TITLE 5, GUAM CODE ANNOTATED, RELATIVE TO COMMERCIAL LEASE EXTENSION FOR TENANTS IN GOOD STANDING.”**

([https://guamlegislature.gov/38th\\_Guam\\_Legislature/Bills\\_Introduced\\_38th/Bill%20No.%20176-38%20\(COR\).pdf](https://guamlegislature.gov/38th_Guam_Legislature/Bills_Introduced_38th/Bill%20No.%20176-38%20(COR).pdf))

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# OFFICE OF THE VICE SPEAKER

## V. Anthony Ada

*I Mina'trentai Ocho Na Liheslaturan Guåhan | 38th Guam Legislature*

Chairperson - Committee on Land, Environment, Housing, Agriculture, Parks, and Infrastructure



### AD SCRIPT

September 24, 2025

### SECOND NOTICE of Public Hearing: September 26, 2025

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600 Harmon Loop Road Ste 102  
 Dededo, GU 96929  
 Tel: 671.637.5826  
 Mobile: [REDACTED]

To: I LIHESLATURAN GUAHAN  
 38TH GUAM LEGISLATURE  
 Attn: Accounting Department

<b>DATE</b> 9/22/2025
<b>INVOICE NO.</b> 2720-00024-0000M

Date(s)	Service Details	Amount
9/22/2025	<p><b>COMMITTEE ON LAND, ENVIROMENT, HOUSING                      AGRICULTURE, PARKS AND INFRASTRUCTURE                      PUBLIC HEARING SECOND NOTICE: 9.24.25 (PH092625)</b></p> <p>Please make check payable to:  <b>KUAM</b></p> <p><b>PAYMENT IS DUE UPON RECEIPT OF INVOICE.                      THANK YOU.</b></p>	<p>\$ 160.00</p>
		<b>\$ 160.00</b>

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Should you have any questions please contact: 671-687-8879 or 671-635-5836.

# OFFICE OF THE VICE SPEAKER

## V. Anthony Ada

*I Mina'trentai Ocho Na Liheslaturan Guåhan | 38th Guam Legislature*

Chairperson - Committee on Land, Environment, Housing, Agriculture, Parks, and Infrastructure



### Public Hearing

Public Hearing Room · Guam Congress Building  
Friday, September 26, 2025 · 8:30 am

### Agenda

**Bill No. 29-38 (COR)** – Sabina Flores Perez, V. Anthony Ada – “AN ACT TO ADD A NEW ARTICLE 6 OF CHAPTER 48, DIVISION 1, TITLE 21, GUAM CODE ANONTATED, RELATIVE TO PROHIBITIONS ON DISCRIMINATION IN HOUSING BASED ON SOURCE OF INCOME (SOI) AS TO PROMOTE EQUITABLE ACCESS TO HOUSING.”

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# OFFICE OF THE VICE SPEAKER

## V. Anthony Ada

*I Mina`rentai Ocho Na Liheslaturan Guahan | 38th Guam Legislature*

Chairperson - Committee on Land, Environment, Housing, Agriculture, Parks, and Infrastructure

PUBLIC HEARING SIGN-IN SHEET · Friday, September 26, 2025 · 8:30 am · Public Hearing Room, Guam Congress Building

### Bill No. 79-38 (COR)

"AN ACT TO AUTHORIZE I MAGA`HĀGAN GUAHAN TO SELL A PORTION OF BLOCK 8 IN NEW AGAT DESIGNATED A BLOCK 8 PARK AREA AND TO DEPOSIT THE PROCEEDS OF THE SALE INTO THE CHAMORRO LAND TRUST INFRASTRUCTURE AND SURVEY FUND."  
V. Anthony Ada

NAME	AGENCY/ORGANIZATION	POSITION	TESTIMONY	CONTACT INFO
1. Kean Sordico		SUPPORT <input checked="" type="checkbox"/> OPPOSE <input type="checkbox"/>	WRITTEN <input type="checkbox"/> ORAL <input checked="" type="checkbox"/>	[REDACTED]
2. EARL GARRIDO	CLTC	SUPPORT <input checked="" type="checkbox"/> OPPOSE <input type="checkbox"/>	WRITTEN <input type="checkbox"/> ORAL <input type="checkbox"/>	
3. JOSEPH CAMERON	CLTC	SUPPORT <input checked="" type="checkbox"/> OPPOSE <input type="checkbox"/>	WRITTEN <input type="checkbox"/> ORAL <input type="checkbox"/>	
4.		SUPPORT <input type="checkbox"/> OPPOSE <input type="checkbox"/>	WRITTEN <input type="checkbox"/> ORAL <input type="checkbox"/>	
5.		SUPPORT <input type="checkbox"/> OPPOSE <input type="checkbox"/>	WRITTEN <input type="checkbox"/> ORAL <input type="checkbox"/>	
6.		SUPPORT <input type="checkbox"/> OPPOSE <input type="checkbox"/>	WRITTEN <input type="checkbox"/> ORAL <input type="checkbox"/>	
7.		SUPPORT <input type="checkbox"/> OPPOSE <input type="checkbox"/>	WRITTEN <input type="checkbox"/> ORAL <input type="checkbox"/>	
8.		SUPPORT <input type="checkbox"/> OPPOSE <input type="checkbox"/>	WRITTEN <input type="checkbox"/> ORAL <input type="checkbox"/>	
9.		SUPPORT <input type="checkbox"/> OPPOSE <input type="checkbox"/>	WRITTEN <input type="checkbox"/> ORAL <input type="checkbox"/>	
10.		SUPPORT <input type="checkbox"/> OPPOSE <input type="checkbox"/>	WRITTEN <input type="checkbox"/> ORAL <input type="checkbox"/>	



# OFFICE OF THE VICE SPEAKER

## V. Anthony Ada

*I Mina'trentai Ocho Na Liheslaturan Guahan | 38th Guam Legislature*

Chairperson - Committee on Land, Environment, Housing, Agriculture, Parks, and Infrastructure

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V. Anthony Ada

	NAME	AGENCY/ORGANIZATION	POSITION	TESTIMONY	CONTACT INFO
1.	<i>D-Ada Th</i>	<i>cut</i>	SUPPORT <input type="checkbox"/> OPPOSE <input type="checkbox"/>	WRITTEN <input type="checkbox"/> ORAL <input type="checkbox"/>	[REDACTED]
2.			SUPPORT <input type="checkbox"/> OPPOSE <input type="checkbox"/>	WRITTEN <input type="checkbox"/> ORAL <input type="checkbox"/>	
3.			SUPPORT <input type="checkbox"/> OPPOSE <input type="checkbox"/>	WRITTEN <input type="checkbox"/> ORAL <input type="checkbox"/>	
4.			SUPPORT <input type="checkbox"/> OPPOSE <input type="checkbox"/>	WRITTEN <input type="checkbox"/> ORAL <input type="checkbox"/>	
5.			SUPPORT <input type="checkbox"/> OPPOSE <input type="checkbox"/>	WRITTEN <input type="checkbox"/> ORAL <input type="checkbox"/>	
6.			SUPPORT <input type="checkbox"/> OPPOSE <input type="checkbox"/>	WRITTEN <input type="checkbox"/> ORAL <input type="checkbox"/>	
7.			SUPPORT <input type="checkbox"/> OPPOSE <input type="checkbox"/>	WRITTEN <input type="checkbox"/> ORAL <input type="checkbox"/>	
8.			SUPPORT <input type="checkbox"/> OPPOSE <input type="checkbox"/>	WRITTEN <input type="checkbox"/> ORAL <input type="checkbox"/>	
9.			SUPPORT <input type="checkbox"/> OPPOSE <input type="checkbox"/>	WRITTEN <input type="checkbox"/> ORAL <input type="checkbox"/>	
10.			SUPPORT <input type="checkbox"/> OPPOSE <input type="checkbox"/>	WRITTEN <input type="checkbox"/> ORAL <input type="checkbox"/>	



**Kumision Inangokkon Tano' CHamoru**  
**(CHamoru Land Trust Commission)**

P.O. Box 2950 Hagåtña, Guåhan 96932

Phone: 671-300-3296 Fax: 671-300-3319

June 3, 2025

*Lourdes A. Leon Guerrero*  
Governor

*Joshua F. Tenorio*  
Lieutenant Governor

Commission Members

*Arlene P. Bordallo*  
Chairperson

*Earl J. Garrido*  
Commissioner

*Joseph F. Artero-Cameron*  
Commissioner

*Fabrienne Cruz Respicio*  
Commissioner

*Jeremy J. Rojas*  
Commissioner

*Joseph B. Cruz Jr.*  
Acting Administrative Director

Honorable V. Anthony Ada  
Vice Speaker, 38<sup>th</sup> Guam Legislature  
Committee on Land, Environment, Housing, Agriculture, Parks and Infrastructure  
Guam Congress Building  
163 Chalan Santo Papa  
Hagatna, Guam 96910

**SUBJECT: BILL 79-38**

Dear Vice Speaker Ada,

On May 22, 2025, the CHamoru Land Trust Commission's Board of Commissioners discussed Bill 79-38. The Commissioners motioned and unanimously voted to "be listed as a no action on the part of the CLTC and the bill move forward with the legislature for further proceedings".

If you have any questions or concerns, please do not hesitate to contact me at (671) 300-3296.

Senseramente,

Joseph B. Cruz Jr.  
Acting Administrative Director

# OFFICE OF THE VICE SPEAKER

## V. Anthony Ada

*I Mina'trentai Ocho Na Liheslaturan Guåhan | 38th Guam Legislature*



Chairperson - Committee on Land, Environment, Housing, Agriculture, Parks, and Infrastructure

### COMMITTEE VOTE SHEET

**Bill No. 79-38 (COR)** “AN ACT TO AUTHORIZE I MAGA’HÅGAN GUAHAN TO SELL A PORTION OF BLOCK 8 IN NEW AGAT DESIGNATED A BLOCK 8 PARK AREA AND TO DEPOSIT THE PROCEEDS OF THE SALE INTO THE CHAMORRO LAND TRUST INFRASTRUCTURE AND SURVEY FUND.” - V. Anthony Ada.

	SIGNATURE/ DATE OF SIGNATURE	TO DO PASS	TO NOT PASS	TO REPORT OUT ONLY	TO ABSTAIN	TO PLACE IN INACTIVE FILE
<b>Vice Speaker V. Anthony Ada</b> Chairperson	 12/31/25	✓				
<b>Senator Christopher M. Dueñas</b> Vice Chairperson	EVOTE 12/31/25			✓		
<b>Speaker Frank F. Blas, Jr.</b> Member	EVOTE 12/31/25			✓		
<b>Senator Sabrina Salas Matanane</b> Member						
<b>Senator Shelly V. Calvo</b> Member	EVOTE 12/31/25	✓				
<b>Senator Vincent A.V. Borja</b> Member						
<b>Senator Sabina F. Perez</b> Member						
<b>Senator Chris Barnett</b> Member	EVOTE 12/31/25			✓		
<b>Senator Tina Muña Barnes</b> Member						
<b>Senator Joe S. San Agustin</b> Member	EVOTE 12/31/25	✓				



Vice Speaker V. Anthony Ada <vicespeakertonyada@guamlegislature.gov>

---

## URGENT REQUEST for Evote: Bill No. 79-38 (COR)

---

Office of Senator Shelly Calvo <officeofsenatorshellycalvo@guamlegislature.gov> Wed, Dec 31, 2025 at 12:59 PM

To: Senator Chris Duenas <senator.duenas@guamlegislature.gov>

Cc: "Joe S. San Agustin" <senatorjoessanagustin@gmail.com>, Senator Darrel Christopher Barnett <malafunkshun@guamlegislature.gov>, "Vice Speaker V. Anthony Ada" <vicespeakertonyada@guamlegislature.gov>, "Speaker Frank F. Blas Jr." <speakerblas@guamlegislature.gov>, Office Senator Bri <office.senatorbri@guamlegislature.gov>, Senator Vince Borja <vince.borja@guamlegislature.gov>, Office Senator Perez <office.senatorperez@guamlegislature.gov>, Senator Tina Muna Barnes <senator.munabarnes@guamlegislature.gov>

To do pass

Thank you and Happy New Year!

Respectfully,



**Office of the People • Senator Shelly V. Calvo**

Majority Whip & Chairwoman

Committee on Child Welfare, Youth Affairs, Senior Citizens, Women's Affairs, Disability Services, the Arts, Culture, Historic Preservation & Hagåtña Restoration

**38th Guam Legislature**

163 Chalan Santo Papa, Hagåtña, Guam 96910

T +1 (671) 989-5682

E [officeofsenatorshellycalvo@guamlegislature.gov](mailto:officeofsenatorshellycalvo@guamlegislature.gov)

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Vice Speaker V. Anthony Ada <[vicespeakertonyada@guamlegislature.gov](mailto:vicespeakertonyada@guamlegislature.gov)>

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## URGENT REQUEST for Evote: Bill No. 79-38 (COR)

---

Senator Chris Duenas <[senator.duenas@guamlegislature.gov](mailto:senator.duenas@guamlegislature.gov)>

Wed, Dec 31, 2025 at 12:42 PM

To: "Joe S. San Agustin" <[senatorjoessanagustin@gmail.com](mailto:senatorjoessanagustin@gmail.com)>

Cc: Senator Darrel Christopher Barnett <[malafunkshun@guamlegislature.gov](mailto:malafunkshun@guamlegislature.gov)>, "Vice Speaker V. Anthony Ada" <[vicespeakertonyada@guamlegislature.gov](mailto:vicespeakertonyada@guamlegislature.gov)>, "Speaker Frank F. Blas Jr." <[speakerblas@guamlegislature.gov](mailto:speakerblas@guamlegislature.gov)>, Office Senator Bri <[office.senatorbri@guamlegislature.gov](mailto:office.senatorbri@guamlegislature.gov)>, Office of Senator Shelly Calvo <[officeofsenatorshellycalvo@guamlegislature.gov](mailto:officeofsenatorshellycalvo@guamlegislature.gov)>, Senator Vince Borja <[vince.borja@guamlegislature.gov](mailto:vince.borja@guamlegislature.gov)>, Office Senator Perez <[office.senatorperez@guamlegislature.gov](mailto:office.senatorperez@guamlegislature.gov)>, Senator Tina Muna Barnes <[senator.munabarnes@guamlegislature.gov](mailto:senator.munabarnes@guamlegislature.gov)>

To report out only



### Office of Senator Christopher M. Dueñas

*Chairman, Committee on Government Finance and Operations*

259 Martyr St., Hagatna, Guam 96910

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

(671) 989-9554

[Quoted text hidden]



Vice Speaker V. Anthony Ada <vicespeakertonyada@guamlegislature.gov>

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## URGENT REQUEST for Evote: Bill No. 79-38 (COR)

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

Wed, Dec 31, 2025 at 11:30 AM

To: Senator Darrel Christopher Barnett <malafunkshun@guamlegislature.gov>

Cc: "Vice Speaker V. Anthony Ada" <vicespeakertonyada@guamlegislature.gov>, Chris Duenas <senator.duenas@guamlegislature.gov>, "Speaker Frank F. Blas Jr." <speakerblas@guamlegislature.gov>, Office Senator Bri <office.senatorbri@guamlegislature.gov>, Office of Senator Shelly Calvo <officeofsenatorshellycalvo@guamlegislature.gov>, Senator Vince Borja <vince.borja@guamlegislature.gov>, Office Senator Perez <office.senatorperez@guamlegislature.gov>, Senator Tina Muna Barnes <senator.munabarnes@guamlegislature.gov>

To pass. Thanks!

### 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)

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Vice Speaker V. Anthony Ada &lt;vicespeakertonyada@guamlegislature.gov&gt;

---

**URGENT REQUEST for Evote: Bill No. 79-38 (COR)**

---

**Speaker Frank Blas Jr.** <speakerblas@guamlegislature.gov>

Wed, Dec 31, 2025 at 2:48 PM

To: Office of Senator Shelly Calvo &lt;officeofsenatorshellycalvo@guamlegislature.gov&gt;

Cc: Senator Chris Duenas &lt;senator.duenas@guamlegislature.gov&gt;, "Joe S. San Agustin"

&lt;senatorjoessanagustin@gmail.com&gt;, Senator Darrel Christopher Barnett &lt;malafunkshun@guamlegislature.gov&gt;, "Vice Speaker V. Anthony Ada" &lt;vicespeakertonyada@guamlegislature.gov&gt;, Office Senator Bri

&lt;office.senatorbri@guamlegislature.gov&gt;, Senator Vince Borja &lt;vince.borja@guamlegislature.gov&gt;, Office Senator Perez

&lt;office.senatorperez@guamlegislature.gov&gt;, Senator Tina Muna Barnes &lt;senator.munabarnes@guamlegislature.gov&gt;

To Report Out Only

**Speaker, Frank F. Blas, Jr.****I Mina'trentai Ocho na Liheslaturan Guåhan 38<sup>th</sup> Guam Legislature****Guam Congress Building, 163 Chalan Santo Papa, Hagatña****(671)969-6456****[speakerblas@guamlegislature.gov](mailto:speakerblas@guamlegislature.gov)**

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Vice Speaker V. Anthony Ada <vicespeakertonyada@guamlegislature.gov>

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## URGENT REQUEST for Evote: Bill No. 79-38 (COR)

---

Senator Darrel Christopher Barnett <malafunkshun@guamlegislature.gov>

Wed, Dec 31, 2025 at 11:23 AM

To: "Vice Speaker V. Anthony Ada" <vicespeakertonyada@guamlegislature.gov>

Cc: Chris Duenas <senator.duenas@guamlegislature.gov>, "Speaker Frank F. Blas Jr."

<speakerblas@guamlegislature.gov>, Office Senator Bri <office.senatorbri@guamlegislature.gov>, Office of Senator

Shelly Calvo <officeofsenatorshellycalvo@guamlegislature.gov>, Senator Vince Borja

<vince.borja@guamlegislature.gov>, Office Senator Perez <office.senatorperez@guamlegislature.gov>, Senator Tina

Muna Barnes <senator.munabarnes@guamlegislature.gov>, "Senator Joe S. San Agustin"

<senatorjoessanagustin@gmail.com>

*Hafa Adai,*

To report out only

*Si Yu'us Ma'ase*

[Quoted text hidden]

--



### The Office of Senator Chris Barnett

*I Mina'trentai Ocho Na Liheslaturan Guåhan*

Suite 202 · Calvo- Arriola Building · 259 Martyr St. · Hagåtña, Guam 96910

(671)969-3586 · malafunkshun@guamlegislature.gov

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# OFFICE OF THE VICE SPEAKER

## V. Anthony Ada

*I Mina'trentai Ocho Na Liheslaturan Guåhan | 38th Guam Legislature*

Chairperson - Committee on Land, Environment, Housing, Agriculture, Parks, and Infrastructure



### COMMITTEE REPORT DIGEST

#### I. OVERVIEW

**Bill No. 79-38 (COR)** was introduced on **March 5, 2025**, by V. Anthony Ada and was subsequently referred by the Committee on Rules to the Committee on Land, Environment, Housing, Agriculture, Parks and Infrastructure on **March 14, 2025**.

The Committee on Land, Environment, Housing, Agriculture, Parks and Infrastructure convened a public hearing on **Friday, September 26, 2025, at 8:30 am** at the Public Hearing Room of the Guam Congress Building.

#### **Public Notice Requirements**

Public Hearing notices were disseminated via **e-mail** to all senators and all main media broadcasting outlets on **September 19, 2025** (5-Day Notice), and again on **September 24, 2025** (48-Hour Notice).

#### **Senators Present**

Vice Speaker V. Anthony Ada, Committee Chairman  
Senator Sabina Flores Perez, Committee Member  
Senator Eulogio Shawn Gumataotao

#### **Attendees**

Kevin Susuico  
Joseph Cameron, Chamorro Land Trust Commissioner  
Fernando Esteves, Deputy Director - Guam Housing and Urban Renewal Authority

#### **Written Testimony Provided by**

Joseph Cruz, Acting Administrative Director – Chamorro Land Trust Commission

#### II. SUMMARY OF TESTIMONY & DISCUSSION

The **public hearing** was Called-to-Order at **8:30 am**

**Vice Speaker V. Anthony Ada, Chairman – Committee on Land, Environment, Housing, Agriculture, Parks and Infrastructure:** Håfa adai and good morning, everyone. Welcome to the Guam Legislature. This public hearing conducted by the Committee on Land, Environment, Housing, Agriculture, Parks and Infrastructure is called to order and the time is 8:30 am Today's date is Friday, September 26, 2025. Notice of the hearing was disseminated to all local media outlets on September 19, 2025, with the second notice provided on September 24, 2025. Notice of the hearing was also made known on the Guam Legislature's website and also on the Government of Guam Public Notice Portal.

This morning, the Committee will hear testimonies on Bill No. 29-38 (COR), an Act to Add a New

Article 6, Chapter 48, Division 1, Title 21, Guam Code Annotated, relative to prohibitions on discrimination in housing based on the source of income as to promote equitable access to housing, legislation authored by Senator Sabina Perez. Also, this morning we'll be hearing the bills 79-38 (COR), an Act to Authorize I Maga 'Hagan to sell a Portion of Block 8 in a New Agat, Designated as Block 8 Park Area and to Deposit the Proceeds of the Sale into the Chamorro Land Trust Infrastructure and Survey Fund. And the last bill that we'll be hearing this morning is Bill No. 176-38 an Act to Add and New Section 152b to Chapter 5, Title 5 Guam Code Annotated, relative to commercial lease extensions for tenants in good standing.

This morning, I will be rearranging the agenda. We'll be hearing Bill No. 79-38 (COR) and then followed by Bill 29-37. Pardon, 176, Yeah, I'm going to rearrange the schedule. So, we're going to go ahead and hear Bill 79-38. So, if I can go ahead and call up those who will be testifying on Bill 79 to the table. This act is to authorize Maga'hagan to sell a portion of Block 8 in a new Hãgat designated as Block 8 Park Area and to deposit the proceeds of the sale in the Chamorro Land Trust Infrastructure and Survey Fund. What this bill does it allows the homeowner the opportunity to purchase government land adjacent to his house lot to comply with setback law requirements. Although it's uncommon some house owners acquire their home without the knowledge that the home is situated on, their lot is in a position that violates the setback requirements. And this makes it practically impossible for the homeowner to obtain a mortgage on the property and to improve or repair the home. As you know, back in the 70s, a lot of the requirements were not adhered to where you have a house actually encroaching onto other properties whether it be non-conforming with the setback laws. And now as we move, we try to correct those issues. And hopefully we'll be able to do just that with Bill 79-38. This bill will allow the homeowner to purchase a significant amount of adjacent government land to comply with the minimum setback requirements for his home not to exceed 3600 square ft. The homeowner is required to pay for the fair market value of the property and cover the cost of appraisals and survey that are necessary to determine the minimum setbacks as established by the fair value market for that lot. And up here to testify this morning is Commissioner from the Chamorro Land Trust Commission, Josephy Artero Cameron and Kevin Susuico. I'll go ahead and have Mr. Susuico start off your testimony first, sir.

**Mr. Kevin Susuico:** Thank you Vice Speaker and thank you Senators for allowing me to come and just speak on behalf of this bill that you have before you. This has been ongoing for quite a few years. I just want to give you a little bit of history to actually how this came about. In 2005 when I first initially purchased this property or my home, which I'm residing in, we had no issues with the bank to get financing. And then in 2008, I went and applied for refinance due to lower mortgage rates. It was approved and we didn't have any issues with the appraisal values and with any of the setbacks. And coming into 2010 when the interest rates were a lot lower at almost 4%, I decided to go again and apply for lower interest rates for affordability. Then it was at that time when I was told your property, or your home could not be refinanced because of the setbacks. And I was quite puzzled as to why on the third time there would be setbacks when already the bank had approved initially to allow me to purchase the home. Most especially, since I wasn't going to a different bank financial institution. It was the same bank that I was going to refinance with. I'm not here to ask for anything free from the government of Guam or take anything away from the people, I'm here to make something right that was not aware of. So, I'm not even asking to purchase the whole entire property which is actually fairly small because most of the property has been consumed by an erosion problem with a river that flows right behind it. I'm here so that way we can make this right. God forbid I should pass away tomorrow. My kids will have to deal with this problem. I'm here to try and see if this can be done for us, for my family, so that we can put this aside and we can move forward to making sure that in the future, we won't have to deal with this situation.

**Chairman Ada:** Thank you, Mayor. Mr. Cameron, sir, for the Chamorro Land Trust Commission.

**Mr. Joseph Cameron – Chamorro Land Trust Commission:** [Spoken in CHamoru] I am not fully aware of the depth of this bill but like Mr. Susuico had mention, a well-rounded person, and in the needs for the people and it's cause the funds established are for the CHamoru Land Trust and to advance furthermore the needs of the agency and enhance the necessary data and purpose.

Therefore, it is my pleasure to be here and to testify support to the 8 members from the 3 others of the CHamoru Land Trust Commission to greatly support the enhancement for the establishment of this purpose. I am honored to support this opportunity to fully integrate in passing this bill for the good of the people and our Island. Si Yu'os ma'ase.

**Chairman Ada** recognized **Senator Sabina Flores Perez** for questions.

**Senator Perez** referred to other bills that were introduced and passed that whittle downs total government property and asked if other alternatives were sought, for instance easements allowing the property owner to qualify for the setback.

**Mr. Susuico** said there was a lot of back and forth with the property to find out who actually owned the property, whether it was parks and rec or Chamorro Land Trust. They tried to go through the Department of Land Management to get a variance letter for the bank and that would have sufficed. However, because of setback rules and regulations and how things were changed, that was not granted.

**Chairman Ada** said that the property Mr. Susuico is looking to purchase is actually a waterway and purchasing that portion will allow him to perhaps build a retaining wall so that his property doesn't sink into the waterway.

**Chairman Ada** addressed **Mr. Fernando Esteves**.

**Fernando Esteves – Guam Housing and Urban Renewal Authority:** Thank you, Mr. Vice Speaker. I understand I wasn't invited to speak of this bill, though I did a quick cursory read listening to the testimony. Just a couple recommendations. I think it's important to understand when it comes to selling government land that different components of the government own their ow property. So, I think it would be important to make it clear because some property, for example, could be tied to covenants either with the federal government or with bond holders. So, making sure that's clear that may not be the case so that the public doesn't think it's kind of a carte blanch and every property is up potentially for sale in this situation that there may be instances where you know they're going to have to say no. The other recommendation is Mayor Kevin's point there are to my knowledge many property owners who've fallen into this situation either because changes either in the law or regulations and they fall and their house becomes non-conforming. It may be simpler and worth considering homes that meet kind of that certain conditions where it was already there or there's other situations that change so to just consider grandfathering them, right? To Senator Perez's point, it just gets much more complicated when you have all these transactions. And then keep in mind the practicality of it. All of these are going to require surveys. If there's going to be relieve, it's not going to happen for anybody for months to years because we just don't have the surveyors on island to be able to accomplish that. It may be worthwhile to consider if you home's already there, provided it's conforming in every other way, meaning you had a contractor, you didn't kind of do it yourself. Except for the setback, especially if it's a concrete structure, then maybe just grand that grandfather from time certain might be simpler and provide immediate relief.

**Chairman Ada** recognized **Senator Eulogio Shawn Gumataotao** for questions.

**Senator Gumataotao** said this measure mirrors provisions of Bill 283-36 that was introduced back in 2022 by Chairman Ada. Based on testimony offered then, he asked what information is available regarding the suggestion to include language in addition to the bill's title requiring proceeds from the

sale of the subject government property to be deposited into the Chamorro Land Survey and Infrastructure Fund.

**Mr. Esteves** said that if similar language was there, he would caution because even though they may be a component unit of the government of Guam, the land might be tied and proceeds from a sale would have to return to whatever the purpose is so that there's not a violation of either bond covenants or agreements with the federal government.

**Senator Gumataotao** said that in recognizing that the director of land management confirmed near the end of the 2022 public hearing, the property is under the jurisdiction of Parks and Recreation and asked if the information has been updated since. And if it does belong to DPR, should funds from the sale be redirected to DPR community recreation facilities and programs in the village of Hågat and mentioned that may be something to consider in the markup process.

**Chairman Ada** thanked **Senator Gumataotao** and adjourned the hearing.

The public hearing was adjourned at **10:28 am**

### III. FINDINGS & RECOMMENDATIONS

The Committee finds that circumstances, beyond the control of homeowners, can impede their ability to renovate, finance, refinance or sell their homes. In the case of the subject lot in Bill No. 79-38 (COR) the homeowner financed and bought a home that had been constructed in violation of the setback laws and also encroached on land owned by the Government of Guam (not the Chamorro Land Trust).

Although the homeowner was able to obtain financing to buy the home several years ago, when he attempted to refinance the mortgage, an issue with the homes lot being nonconforming as a result of both encroachment of Government of Guam land and violation of minimum setback distance was discovered. The Committee was unable to find records regarding cause of the setback violation and encroachment but similar issues on other properties are usually the result of two or more varying property maps that failed to disclose the lots proper boundaries at the time the building permit was issued.

Since the subject lot has no value to any party other than homeowner, the Committee finds that sale of the lot to the homeowner will increase the value of the property and thus, increase property tax revenues and will also make the home saleable and eligible for conventional mortgage financing.

The Committee on Land, Environment, Housing, Agriculture, Parks and Infrastructure hereby reports out **Bill No. 79-38 (COR) as Amended by the Committee on Land, Environment, Housing, Agriculture, Parks and Infrastructure** – “AN ACT TO AUTHORIZE *I MAGA'HÁGAN GUAHAN* TO SELL A PORTION OF BLOCK 8 IN NEW AGAT DESIGNATED A BLOCK 8 PARK AREA AND TO DEPOSIT THE PROCEEDS OF THE SALE INTO THE CHAMORRO LAND TRUST INFRASTRUCTURE AND SURVEY FUND.” - V. Anthony Ada - with the recommendation **TO REPORT OUT ONLY.**

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

**Bill No. 79-38 ( COR )**

Introduced by:

V. Anthony Ada  \_\_\_\_\_

**AN ACT TO AUTHORIZE *I MAGA'HÅGAN GUAHAN* TO SELL A PORTION OF BLOCK 8 IN NEW AGAT DESIGNATED AS BLOCK 8 PARK AREA AND TO DEPOSIT THE PROCEEDS OF THE SALE INTO THE CHAMORRO LAND TRUST INFRASTRUCTURE AND SURVEY FUND.**

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

2 **Section 1. Legislative Findings.** *I Liheslaturan Guåhan* finds that Lot  
3 Number 27 Block No. 8 in Hågat was bought by the current owner not knowing that  
4 the structure built upon the property is not in conformance with setback requirements  
5 or that there might be a slight encroachment on a government of Guam lot  
6 appurtenant to the subject lot. The property owner is unable to refinance his  
7 mortgage and would have difficulty selling the property due his home being  
8 nonconforming. *I Liheslaturan Guåhan* further finds that the subject property borders  
9 a section of Block 8 that is designated as a park area in the property map of Hågat  
10 approved in 1948. This portion of the property remains idle to this day.

11 **Section 2. Sale of Government Land Authorized.** *I Maga 'hagan Guahan*  
12 is hereby authorized to sell, at fair market value, a portion of Block No. 8 in New  
13 Agat, Guam to Kevin Susuico (buyer) for the purpose of remedying the  
14 encroachment of the buyer's home said lot and to create lawful setback  
15 requirements. The portion of the lot, *supra*, shall not exceed the minimum area need

1 to comply with the setback requirements for the building on said lot not to exceed  
2 three thousand six hundred (3,600±) square feet. *I Maga 'hagan Guahan* shall report  
3 such transaction to the Speaker of *I Liheslaturan Guåhan* within thirty days (30) of  
4 the Sale.

5 **Section 2. Surveying Fair Market Value and Appraisals.** In determining  
6 the fair market value of the properties, §2107 Chapter 2 Title 2 Guam Code relative  
7 to the appraisals of land shall apply to this Act. The cost of the appraisals and  
8 surveying of the lot is the responsibility of the buyer.

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

**Bill No. 79-38 (COR)**

As Amended by the Committee on  
Land, Environment, Housing, Agriculture,  
Parks and Infrastructure

Introduced by:

V. Anthony Ada

**AN ACT TO AUTHORIZE *I MAGA'HÅGAN GUAHAN* TO  
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CHAMORRO LAND TRUST INFRASTRUCTURE AND  
SURVEY FUND.**

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

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**Section 2. Sale of Government Land Authorized.** *I Maga 'hagan Guahan* is hereby authorized to sell, at fair market value, a portion of Block No. 8 in New Agat (Lot Parceling Maps Attached Hereto as Exhibit "A" and Exhibit "B"), Guam to Kevin Susuico (buyer) for the purpose of remedying the encroachment of the

1 buyer's home said lot and to create lawful setback requirements. The portion of the  
2 lot, *supra*, shall not exceed the minimum area need to comply with the setback  
3 requirements for the building on said lot not to exceed three thousand six hundred  
4 (3,600±) square feet. *I Maga 'hagan Guahan* shall report such transaction to the  
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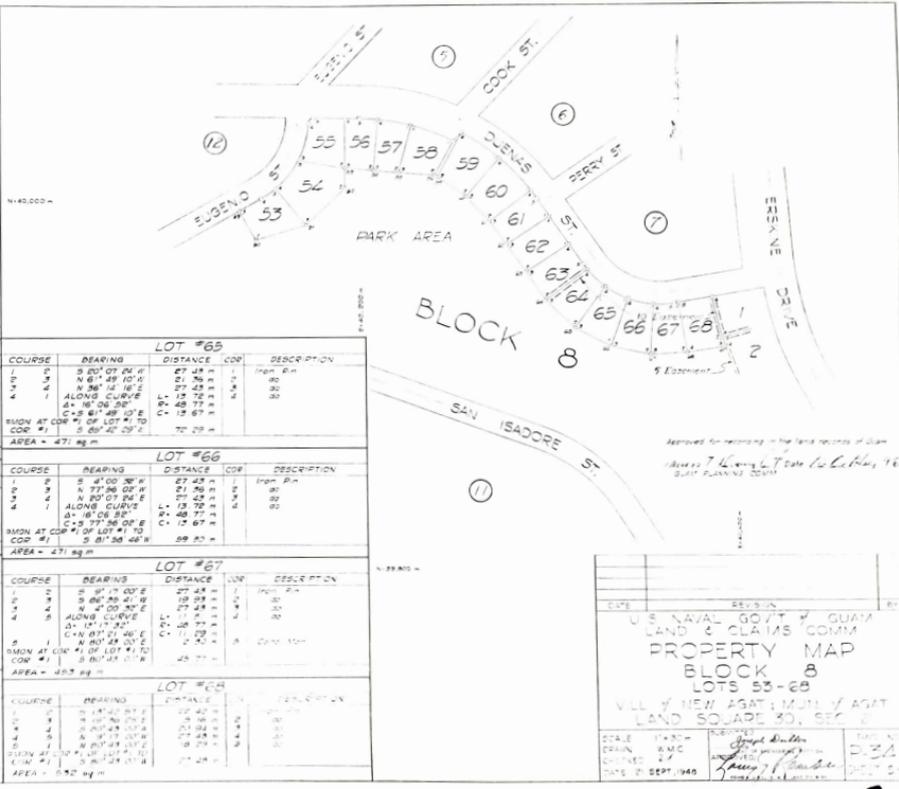
6 **Section 3. Surveying Fair Market Value and Appraisals.** In determining  
7 the fair market value of the properties, §2107 Chapter 2 Title 2 Guam Code relative  
8 to the appraisals of land shall apply to this Act. The cost of the appraisals and  
9 surveying of the lot is the responsibility of the buyer.

# EXHIBIT A



# EXHIBIT B

LOT #58					LOT #59				
COURSE	BEARING	DISTANCE	COR	DESCRIPTION	COURSE	BEARING	DISTANCE	COR	DESCRIPTION
1	S 72° 09' 00" W	75.00	1	Iron Pn	1	S 82° 48' 00" W	25.00	1	Comp Mon
2	N 00° 00' 00" E	100.00	2	00	2	N 89° 05' 00" E	25.00	2	00
3	S 82° 48' 00" W	75.00	3	00	3	N 00° 00' 00" E	100.00	3	00
4	N 00° 00' 00" E	100.00	4	00	4	S 82° 48' 00" W	75.00	4	00
SMON AT COR #1 OF LOT #57					SMON AT COR #1 OF LOT #60				
AREA = 542 sq m					AREA = 556 sq m				
LOT #60					LOT #61				
COURSE	BEARING	DISTANCE	COR	DESCRIPTION	COURSE	BEARING	DISTANCE	COR	DESCRIPTION
1	S 82° 48' 00" W	75.00	1	Iron Pn	1	S 82° 48' 00" W	75.00	1	Iron Pn
2	N 00° 00' 00" E	100.00	2	00	2	N 89° 05' 00" E	25.00	2	00
3	S 82° 48' 00" W	75.00	3	00	3	N 00° 00' 00" E	100.00	3	00
4	N 00° 00' 00" E	100.00	4	00	4	S 82° 48' 00" W	75.00	4	00
SMON AT COR #1 OF LOT #59					SMON AT COR #1 OF LOT #62				
AREA = 556 sq m					AREA = 556 sq m				
LOT #62					LOT #63				
COURSE	BEARING	DISTANCE	COR	DESCRIPTION	COURSE	BEARING	DISTANCE	COR	DESCRIPTION
1	S 82° 48' 00" W	75.00	1	Iron Pn	1	S 82° 48' 00" W	75.00	1	Iron Pn
2	N 00° 00' 00" E	100.00	2	00	2	N 89° 05' 00" E	25.00	2	00
3	S 82° 48' 00" W	75.00	3	00	3	N 00° 00' 00" E	100.00	3	00
4	N 00° 00' 00" E	100.00	4	00	4	S 82° 48' 00" W	75.00	4	00
SMON AT COR #1 OF LOT #61					SMON AT COR #1 OF LOT #64				
AREA = 442 sq m					AREA = 468 sq m				
LOT #64					LOT #65				
COURSE	BEARING	DISTANCE	COR	DESCRIPTION	COURSE	BEARING	DISTANCE	COR	DESCRIPTION
1	S 82° 48' 00" W	75.00	1	Iron Pn	1	S 82° 48' 00" W	75.00	1	Iron Pn
2	N 00° 00' 00" E	100.00	2	00	2	N 89° 05' 00" E	25.00	2	00
3	S 82° 48' 00" W	75.00	3	00	3	N 00° 00' 00" E	100.00	3	00
4	N 00° 00' 00" E	100.00	4	00	4	S 82° 48' 00" W	75.00	4	00
SMON AT COR #1 OF LOT #63					SMON AT COR #1 OF LOT #66				
AREA = 471 sq m					AREA = 471 sq m				



Approved for recording in the land records of Guam  
 August 7, 1948 by Lt. Col. L. C. ...  
 GUAM PLANNING COMMISSION

SCALE	1" = 20'	DESIGNED BY	Joseph S. ...	DRAWN BY	...
DATE	SEPT. 1948	CHECKED BY	...	...	...

Sheet No. 12222 / C-147

**COMMITTEE MARKUP**

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

**Bill No. 79-38 (COR)**

As Amended by the Committee on  
Land, Environment, Housing, Agriculture,  
Parks and Infrastructure

Introduced by:

V. Anthony Ada

**AN ACT TO AUTHORIZE *I MAGA'HÅGAN GUAHAN* TO  
SELL A PORTION OF BLOCK 8 IN NEW AGAT  
DESIGNATED AS BLOCK 8 PARK AREA AND TO  
DEPOSIT THE PROCEEDS OF THE SALE INTO THE  
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4 (3,600±) square feet. *I Maga 'hagan Guahan* shall report such transaction to the  
5 Speaker of *I Liheslaturan Guåhan* within thirty days (30) of the Sale.

6 **Section 23. Surveying Fair Market Value and Appraisals.** In determining  
7 the fair market value of the properties, §2107 Chapter 2 Title 2 Guam Code relative  
8 to the appraisals of land shall apply to this Act. The cost of the appraisals and  
9 surveying of the lot is the responsibility of the buyer.

# EXHIBIT A



M02 B13 L1

M02 B13

M02 B8 L54

M02 B8 L57

M02 B7 L5

M02 B7 L1

M02 L266-1-R1

M02 L266-1-6

M02 B8 L49

M02 B8 L50

M02 B8 L51

M02 B8 L52

M02 B8 L29

M02 B8 L28

M02 B8 L26

M02 B8 L25

M02 B8 LPARK-AREA

M02 B8 L65

M02 B8 L1

M02 B8 L2

M02 L266-1-R1

M02 B8 L4

M02 B8 L45

M02 B8 L43

M02 B8 L36

M02 B8 L35

M02 B8 L34

M02 B8 L32

M02 B8 L33

M02 B11 L15

M02 B11 L16

M02 B11 L16

M02 B11 L16

M02 B11 L19

M02 B8 L19

M02 B8 L18

M02 B8 L4

M02 B8 L5

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M02 B8 L6

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**Bureau of Budget & Management Research  
Fiscal Note of Bill No. 79-38 (COR)**

**AN ACT TO AUTHORIZE I MAGA'HAGAN GUAHAN TO SELL A PORTION OF BLOCK 8 IN NEW AGAT DESIGNATED AS BLOCK 8 PARK AREA AND TO DEPOSIT THE PROCEEDS OF THE SALE INTO THE CHAMORRO LAND TRUST INFRASTRUCTURE AND SURVEY FUND.**

**Department/Agency Appropriation Information**

<b>Dept./Agency Affected:</b> Chamorro Land Trust Commission (CLTC)	<b>Dept./Agency Head:</b> Joseph B. Cruz, Jr., Acting Director
<b>Department's General Fund (GF) appropriation(s) to date:</b>	\$824,664
<b>Department's Other Fund(s) to date:</b> CLTC Operations Fund (\$664,211) and CLT Survey & Infrastructure Fund (\$21,183)	\$685,394
<b>Total Department/Agency Appropriation(s) to date:</b>	\$1,510,058

**Fund Source Information of Proposed Appropriation**

	General Fund:	Special Fund:	Total:
<b>FY 2024 Unreserved Fund Balance</b>		\$0	\$0
<b>FY 2025 Adopted Revenues</b>	\$0	\$0	\$0
<b>FY 2025 Appro. (P.L. 37-125)</b>	\$0	\$0	\$0
<b>Sub-total:</b>	\$0	\$0	\$0
<b>Less appropriation in Bill</b>	\$0	\$0	\$0
<b>Total:</b>	\$0	\$0	\$0

**Estimated Fiscal Impact of Bill**

	One Full Fiscal Year	For Remainder of FY 2025 (if applicable)	FY 2026	FY 2027	FY 2028	FY 2029
<b>General Fund</b>	\$0	\$0	\$0	\$0	\$0	\$0
<b>Special Fund</b>	\$0	\$0	\$0	\$0	\$0	\$0
<b>Total</b>	\$0	\$0	\$0	\$0	\$0	\$0

- Does the bill contain "revenue generating" provisions? / X / Yes / / 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? / / Yes / X / No  
If yes, will the program duplicate existing programs/agencies? / / N/A / / Yes / X / 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: / / Yes / X / No  
/ X / Requested agency comments not received by due date / / Other:

<b>Analyst:</b> <u>Jason Baza</u> Jason Baza, BMA Admin	<b>Date:</b> <u>3/17/25</u>	<b>Director:</b> <u>Lester L. Carlson, Jr.</u> Lester L. Carlson, Jr., Director	<b>Date:</b> <u>MAR 17 2025</u>
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**Notes:**  
1/ The intent of the proposed legislation is to authorize the Governor of Guam to sell a portion of Block No. 8 in New Agat, designated as Block No. 8 Park Area, and to deposit the proceeds into the Chamorro Land Trust Infrastructure and Survey Fund.

Per the legislation, the portion of Block No. 8 subject to sale shall not exceed three thousand six hundred (3,600±) square feet, and shall be sold at fair market value. In addition, the buyer of the subject property shall be responsible for covering the appraisal costs of the subject property pursuant to §2107, Chapter 2, Title 2 Guam Code Annotated.

Due to the subject property still needing an appraisal, the Bureau is unable to determine the anticipated revenues to be received by the Government of Guam once the cited property is sold. However, should the sale of the subject property be approved via legislation, revenues from the sale will be deposited the Chamorro Land Trust Survey & Infrastructure Fund.