

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
176-38 (COR)	V. Anthony Ada	AN ACT TO <i>ADD</i> A NEW § 5128 TO CHAPTER 5, TITLE 5, GUAM CODE ANNOTATED, RELATIVE TO COMMERCIAL LEASE EXTENSION FOR TENANTS IN GOOD STANDING.	7/24/25 4:18 p.m.	8/1/25	Committee on Land, Environment, Housing, Agriculture, Parks, and Infrastructure.	Request: 8/1/25 8/11/25	9/26/25 8:30 a.m.	10/31/25	



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

October 30, 2025

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. 176- 38 (COR)

Håfa adai Speaker Blas:

Transmitted herewith is the Committee Report on **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.”

Committee votes are as follows:

3 TO DO PASS

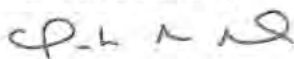
0 TO NOT PASS

4 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:

October 30, 2025 9:08 a.m.

Marie Crisostomo



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

Bill No. 176-38 (COR)

Introduced by 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.”

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

October 29, 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. 176-38 (COR)

Transmitted herewith is the Committee Report on Committee Report on **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.”

This report includes the following:

- Copy of COR Referral of Bill No. 176-38 (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. 176-38 (COR)
- Copy of Fiscal Note 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
38th Guam Legislature

August 1, 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. 176-38 (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. 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.”

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 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 Hearing: September 26, 2025

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 <cgarcia@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>, jose.sanagustin@gmail.com, 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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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 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.

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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

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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

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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

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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

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INVOICE: I LIHESLATURAN GUAHAN-38TH GUAM LEGISLATURE



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

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

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

Please pay
amount stated
above.

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

SECOND NOTICE of Public Hearing: September 26, 2025

Vice Speaker V. Anthony Ada <vicespeakertonyada@guamlegislature.gov> Wed, Sep 24, 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 <cgarcia@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>, jose.sanagustin@gmail.com, rob.sanagustin@guam.gov, Reuel.Drilon@disid.guam.gov, Austin Fortuno <afortun@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 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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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

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4 attachments



2025-09-24 SECOND Notice .pdf

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

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Bill No. 79-38 (COR).pdf

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Bill No. 176-38 (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

FOR IMMEDIATE RELEASE

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SECOND NOTICE of Public Hearing: September 26, 2025

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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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([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))

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 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.

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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

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'HĀGAN GUÅHAN 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 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.

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38TH GUAM LEGISLATURE

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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

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.”

Bill No. 79-38 (COR) - 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.”

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.”

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Written testimonies may be submitted to the Office of Vice Speaker V. Anthony Ada at (671) 989-0855 or via electronic mail at vicespeakertonyada@guamlegislature.gov.

The Public Hearing will broadcast LIVE on local television (GTA Channel 21, Docomo Channel 117) and stream online via i Liheslaturan Guåhan's YouTube live feed.



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

Bill No. 176-38 (COR)

“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.” V. Anthony Ada

NAME	AGENCY/ORGANIZATION	POSITION	TESTIMONY	CONTACT INFO
1. ANTHONY REYES	THE AMERICANA GROUP INC	SUPPORT ☒ OPPOSE ☐	WRITTEN ☐ ORAL ☒	[REDACTED]
2. Rick Duenas	GEDA	SUPPORT ☒ OPPOSE ☐	WRITTEN ☐ ORAL ☐	[REDACTED]
3. TONY ARELOLA	GEDA	SUPPORT ☒ OPPOSE ☐	WRITTEN ☐ ORAL ☐	[REDACTED]
4. Tina Garcia	GEDA	SUPPORT ☒ OPPOSE ☐	WRITTEN ☐ ORAL ☒	[REDACTED]
5. Jellon Flores	the american group	SUPPORT ☒ OPPOSE ☐	WRITTEN ☐ ORAL ☐	[REDACTED]
6. Jael J		SUPPORT ☒ OPPOSE ☐	WRITTEN ☐ ORAL ☐	[REDACTED]
7. Jha'Anie Mendoza	GEDA	SUPPORT ☐ OPPOSE ☐	WRITTEN ☐ ORAL ☐	
8. [Signature]	CUTZ	SUPPORT ☐ OPPOSE ☐	WRITTEN ☐ ORAL ☐	[REDACTED]
9.		SUPPORT ☐ OPPOSE ☐	WRITTEN ☐ ORAL ☐	
10.		SUPPORT ☐ OPPOSE ☐	WRITTEN ☐ ORAL ☐	

LOURDES A. LEON GUERRERO

Governor of Guam
I Maga'Haga Guahan

JOSHUA F. TENORIO

Lt. Governor of Guam
I Segundo Na Maga'Lehen Guahan



CHRISTINA D. GARCIA

Acting Chief Executive Officer/Administrator
Ufisiat Akteng Atmenestradoran Eksekutibon Akadi

CARLOS P. BORDALLO

Deputy Administrator
Sigundo Atmenestrador

September 26, 2025

Honorable V. Anthony Ada

Vice Speaker and Chairperson, Committee on Land, Environment, Housing, Agriculture, Parks and Infrastructure, 38th Guam Legislature

Guam Congress Building

163 Chalan Santo Papa

Hagåtña, Guam 96910

RE: Testimony in support of Bill No. 176-38 (COR) 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

Hafa Adai Vice Speaker Ada and members of the Committee on Land, Environment, Housing, Agriculture, Parks and Infrastructure. My name is Christina Garcia, Acting CEO / Administrator of the Guam Economic Development Authority (GEDA), and I hereby submit this written testimony in support of Bill No. 176-38.

GEDA's primary mission has always been to assist local business and a sound economy for Guam.

If passed, this bill would allow tenants of government real property the opportunity to continue their tenancy and commercial activities. It addresses tenants "in good standing" to which the Authority would determine as a tenant's compliance with their respective lease. Also, this bill strikes a fair and reasonable condition in requiring subsequent extended term(s) to include Fair Market Value (FMV) consideration.

In effect, this bill allows for: 1. Further opportunity for local, established commercial tenants in good standing along with, 2. Fair Market Value protection for public real property assets. Bill 176-38 is clear, simple, direct and fair, which is by any standard a positive move to support local businesses and promote economic activity for Guam. As we move forward with our economic recovery and growth, Bill No. 176-38 could play a key role in the continuing commercial opportunities for our island and elevating our competitiveness in the region.

Thank you for the opportunity to provide testimony on Bill No. 176-38 as it directly affects GEDA's mission to promote and advance economic development and activity for the people of Guam.

Si Yu'os Ma'ase,

CHRISTINA GARCIA

Acting CEO / Administrator

Hāfa Adai and good morning everyone,

I hope you're all having a great start to your Friday.

My name is Anthony Reyes, and I'm here representing The Americana Group, Inc. doing business as The Carpet Store and The Americana Suppliers.

I'd like to take a few moments to share who we are, what we stand for, and why the continued opportunity to operate at our current location is so important—not just for us, but for the community we proudly serve.

The Carpet Store is a trusted local dealer of high-quality flooring and window covering solutions. Through our brother company, The Americana Suppliers, we distribute welding supplies, industrial gases, parts, oil spill materials, and more.

While our industries may seem diverse, our mission is clear: To provide exceptional service, to offer reliable, high-quality products and to uplift the local economy.

We've proudly operated from this very location since 1981—for over 40 years.

That's four decades of providing jobs, mentoring young individuals & supporting local vendors.

Today, we are proud to employ 22 local residents—many of whom have been with us for years. Our team supports their families, contributes to the local tax base, and keeps valuable dollars circulating right here on the island.

As a local, disabled veteran-owned business, our values are rooted in hard work, integrity, and service. We've built strong ties with our customers, neighbors, and countless local organizations. These relationships and the

trust behind them, have grown with time, and they are deeply connected to the space we currently occupy.

This location is more than just a property. It's the foundation of a legacy.

That's why I'm here today.

Extending our lease is about more than just business—it's about continuity, stability, and the long-term health of our community.

It allows us to keep providing jobs, support local contractors and suppliers, assist our neighboring businesses and even continue covering shared utility costs—something we've done to help keep expenses low for our fellow tenants

We understand space is valuable—especially in today's economy.

But we ask you to also consider the value of legacy, community, and commitment.

When you support a long-standing, community-oriented business like ours, you're investing in more than just rent—you're investing in people, and in the success of this island.

Extending this lease means preserving a legacy that began more than 40 years ago.

It means keeping our doors open—not just for our team, but for every customer, contractor, family, and friend who depends on the services we provide.

Thank you for your time, your consideration, and for your continued support of local businesses like ours.

Si Yu'os Ma'åse and God bless.



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. 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.”

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

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Senator Christopher M. Dueñas Vice Chairperson	EVOTE 10/29/25	✓				
Speaker Frank F. Blas, Jr. Member	EVOTE 10/29/25			✓		
Senator Sabrina Salas Matanane Member	EVOTE 10/29/25			✓		
Senator Shelly V. Calvo Member	EVOTE 10/29/25			✓		
Senator Vincent A.V. Borja Member						
Senator Sabina F. Perez Member						
Senator Chris Barnett Member	EVOTE 10/29/25			✓		
Senator Tina Muña Barnes Member						
Senator Joe S. San Agustin Member	EVOTE 10/30/25	✓				



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

URGENT REQUEST for Evote: CORRECTED CR on Bill No 176-38 (COR)

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

Wed, Oct 29, 2025 at 4:13 PM

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

Cc: "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 Darrel Christopher Barnett

<malafunkshun@guamlegislature.gov>, "Senator Joe S. San Agustin" <senatorjoessanagustin@gmail.com>

To do pass

--



Office of Senator Christopher M. Dueñas

Chairman, Committee on Government Finance and Operations

259 Martyr St., Hagatna, Guam 96910

senator.duenas@guamlegislature.gov

(671) 989-9554

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URGENT REQUEST for Evote: CORRECTED CR on Bill No 176-38 (COR)

Senator Darrel Christopher Barnett <malafunkshun@guamlegislature.gov>

Wed, Oct 29, 2025 at 4:12 PM

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

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

URGENT REQUEST for Evote: CORRECTED CR on Bill No 176-38 (COR)

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

Wed, Oct 29, 2025 at 4:18 PM

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

Cc: "Vice Speaker V. Anthony Ada" <vicespeakertonyada@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 Darrel Christopher Barnett

<malafunkshun@guamlegislature.gov>, "Senator Joe S. San Agustin" <senatorjoessanagustin@gmail.com>

To Report Out Only



Speaker, Frank F. Blas, Jr.

I Mina'trentai Ocho na Liheslaturan Guåhan 38th Guam Legislature

Guam Congress Building, 163 Chalan Santo Papa, Hagatña

(671)969-6456

speakerblas@guamlegislature.gov

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URGENT REQUEST for Evote: CORRECTED CR on Bill No 176-38 (COR)

Office of Legislative Secretary Senator Sabrina Salas Matanane

Wed, Oct 29, 2025 at 4:26

<office.senatorbri@guamlegislature.gov>

PM

To: "Speaker Frank Blas Jr." <speakerblas@guamlegislature.gov>

Cc: Senator Chris Duenas <senator.duenas@guamlegislature.gov>, "Vice Speaker V. Anthony Ada"

<vicespeakertonyada@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 Darrel Christopher Barnett

<malafunkshun@guamlegislature.gov>, "Senator Joe S. San Agustin" <senatorjoessanagustin@gmail.com>

To report out only.

[Quoted text hidden]

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All the best,

Isaiah Aguon

Director of Strategic Communications



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

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Office of Senator Shelly Calvo <officeofsenatorshellycalvo@guamlegislature.gov>

Wed, Oct 29, 2025 at 6:12 PM

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>, Senator Vince Borja<vince.borja@guamlegislature.gov>, Office Senator Perez <office.senatorperez@guamlegislature.gov>, Senator TinaMuna Barnes <senator.munabarnes@guamlegislature.gov>, Senator Darrel Christopher Barnett<malafunkshun@guamlegislature.gov>, "Senator Joe S. San Agustin" <senatorjoessanagustin@gmail.com>

Hafa Adai,

To Report Out Only.

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

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URGENT REQUEST for Evote: CORRECTED CR on Bill No 176-38 (COR)

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

Thu, Oct 30, 2025 at 8:42 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 Darrel Christopher Barnett

<malafunkshun@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

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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. 176-38 (COR) was introduced on **July 24, 2025**, by Senator Joe S. San Agustin and was subsequently referred to the Committee on Rules to the Committee on Land, Environment, Housing, Agriculture, Parks and Infrastructure on **August 1, 2025**.

The Committee on Land, Environment, Housing, Agriculture, Parks and Infrastructure convened a public hearing on 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 Chairperson
Senator Sabina F. Perez – Committee Member
Senator Chris Barnett – Committee Member
Senator Eulogio S. Gumataotao
Senator Therese M. Terlaje

Attendees

Christina Garcia, Acting CEO/Administrator – Guam Economic Development Authority
Anthony Reyes – The Americana Group Inc.
Tony Arriola – Guam Economic Development Authority

Written Testimony Provided by

Christina Garcia
Anthony Reyes
Carlos Camacho

II. SUMMARY OF TESTIMONY & DISCUSSION

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 24th, 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 the prohibitions on discrimination in housing based on the source of income as to promote equitable housing legislation authored by Senator Sabina Perez. Also, this morning, we’ll be hearing the bills 79-38 (COR), an Act to Authorize Maga’håga 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 and the last bill that we’ll be hearing this morning is Bill No. 176-38 (COR), An Act to Add a New Section 152b to Chapter 5, Title 5, Guam Code Annotated, relative to commercial lease extensions for tenants in good standing.

[See testimony proceedings on Bill No. 79-38 (COR) and Bill No. 29-38 (COR)]

We’ll go ahead and move on to Bill No. 176-38 (COR), An Act to Add a New Section 5128 to Chapter 5, Title 5, Guam Code Annotated Relative to Commercial Lease Extensions for Tenants in Good Standing. And this bill was sponsored by myself. And if I can go ahead and ask the panel who would like to testify on this bill to step forward, please.

So, this bill, current law requires land to be put out for bid and leased to the highest bidder. This means the businesses could find themselves out of business because some other business, often with deeper pockets, outbid them. I maintain that the government deserves fair market value for leases of government land. What I don’t believe is that the government should seek higher than fair market value by forcing existing tenants into a bidding war, especially when the bidders have only one chance to submit a bid. Unlike an auction, this bill allows existing tenants in good standing to renew their lease at fair market rents. Just imagine, for a moment, when the least for the Hagåtña Post Office comes up for renewal, what if the USPS gets outbid by a bigger business, especially right here in the capital city of Hagåtña? What would happen to the thousands of PO Box subscribers who rely on that facility as the only means to get the mail if the post office closes? Will their box subscribers have to line up at another post office to pick up their mail? What about the historic businesses like the ITC building, Fast Copy, the carpet store who have paid fair rents for decades now? There have been businesses that have secured leases for low prices without escalation costs. If this bill becomes law, all those tenants provided that they are in good standing will have to renew at the fair lease prices and we just want to make sure that we understand this correctly, right? It’s not just getting into another lease. You’re going at the current market value for lease rates. I’d like to thank the administrator for Guam Economic Development Authority for being here to testify on this legislation. And if anyone else would like to testify, please step forward. Go ahead, ma’am, you’re recognized. Please identify yourself.

Christina Garcia, Acting CEO/Administrator – Guam Economic Development Authority:
[Written testimony presented orally.]

Chairman Ada: Thank you uh Ms. Garcia for your testimony this morning.

Anthony Reyes – The Americana Group, Inc.: [Written testimony presented orally.]

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

Senator Perez said she thinks this is something that’s needed. Five years is too short. She asked what is the pool of businesses that are on the verge of their lease running out and how tenants in good standing is determined.

Ms. Garcia said they have two GEDA tenants and two Ancestral Lands Commission tenants that may be able to take advantage of this legislation if passed. She said good standing would be with respect to on-time basis of rent payments, continued dialogue with GEDA on any updates or changes and general cooperation with what they've committed to.

Senator Perez said there are bills they've had that increase percentage over time and asked if that's something they would recommend for this.

Ms. Garcia said yes and they appreciate that the bill allows for them to assess the rent at very five-year point. They would then look at their fair market value and negotiate with a caveat that the rent will not go below what they are currently paying.

Senator Perez asked how the condition of the facility is managed and if these properties are insured.

Ms. Garcia said they work regularly with tenants. They do regular inspections. They work with them on any issues and challenges and that the properties are insured.

Senator Perez asked for a listing of businesses on the verge of needing this type of extension.

Ms. Garcia said she can provide that to the committee and they have on their website a listing of their commercial tenants as part of the budget process.

Chairman Ada thanked **Senator Perez** and recognized **Senator Eulogio Shawn Gumataotao** for his questions.

Senator Gumataotao asked what requirement is or will be in place for the Government of Guam to validate a lease's good standing such as through a written lease extension agreement which must be reviewed by the AG and signed off by the Governor.

Ms. Garcia would begin a discussion with the client before expiration, and they have existing contracts that would more than likely have the board approve any amendments to that.

Senator Gumataotao said recognizing that 2GCA section 21107B requires two appraisals on all land related legislation, how will it ensure the people of Guam through its government receives the best possible deal for these public assets?

Ms. Garcia said when they begin their discussions with tenants, they do a procurement for an appraisal company, they have at least two to ensure that they avoid any conflicts of interest with any of the properties and they'd work with them on getting that information to the GA and management to be able to start negotiations.

Chairman Ada thanked **Senator Gumataotao** and asked to clarify that we are not looking at lease extensions, we're looking at renewal at fair market value once their lease is up.

Ms. Garcia said that is correct.

Chairman Ada recognized **Senator Therese M. Terlaje** for her questions.

Senator Terlaje asked who the other GEDA tenants are that were referenced.

Ms. Garcia said the Americana Group as the Carpet Store and Pacific Charlie. With Guam Ancestral Lands Property, they have Smith Bridge and AT&T.

Senator Terlaje asked if it was the AT&T property that was subject of a separate bill that was vetoed by the governor. Her concern is just she wishes the AG state for this bill because her concern is it's a departure from procurement law, now they are allowing those who are in it to get a new lease for fifteen years without competition and those who had bid did not have the benefit of knowing that their lease would have been longer, they might bid for more for more because of the value of the longer lease and what was the process for ITC being renewed without this law and GEDA testified that the process is for two appraisals but the bill doesn't require that and it doesn't talk about whether that has to be agreed to and fair market value determination or anything like that and there was disagreement to the Tanguisson property as to whether that's really fair market value. She asked if they normally go out for a bid and settle for the highest bidder.

Tony Arriola – Guam Economic Development Authority confirmed that the AT&T property was subject of the bill. He said the current property in their listing is as an FA property. The expiration of those leases which started in 1971 has a final termination of April 21, 2065, and those were one of the long leases with terms and conditions in the early 70s that they cannot change. The Fujita property has seven option of 10 years each with an automatic extension whereas they give them 90 days written notice that they will be extending their lease and it is part of the old leases way back in 1971.

Ms. Garcia confirmed that they normally go out for a bid and settle for the highest bidder.

Senator Terlaje asked about the lease terms for the carpet store.

Ms. Garcia said it began in 1983; it was a 10-year lease commencing January 1, 1992, with two additional 10-year options. Their permanent lease expired in 2022, and they are currently a month-to-month tenant.

Senator Terlaje said that their testimony says that allowing this is pretty much to allow them and not them but any of the leases Smith Bridge AT&T to continue their lease is going to elevate our competitiveness in the region and she doesn't understand that.

Ms. Garcia repeated that they are working with a current upswing in the economy with military buildup and there are clients they are talking to. There is an opportunity in the coming years for businesses to take this opportunity in the next ten years. They are glad to be able to offer the ability and give them that comfort of continuing service through the next years to maximize the opportunity. She repeated that these are long-term businesses that have provided services to Guam

Senator Terlaje asked how long the Smithbridge lease was.

Ms. Garcia said it is for 5 years.

Senator Terlaje asked why couldn't they renew if they did the first time. There's nothing to prevent them from competing fairly and allowing other business to compete fairly and they knew what they were getting into and now we're changing the terms.

Ms. Garcia said that they current lease termination is for 2027 and they're established, they invest in the property and upgrade and improve it.

Senator Terlaje said they are all supposed to do that. She said the OPA and AG are not there, and their procurement laws are very clear. There should be a great guarantee for the government of value if we're not going to rebid it because that's how we bring competitiveness to the region and they know that we're going to apply that fairly across the board.

Ms. Garcia said what helps is the inclusion of the fair market value assessment every five years and repeated that the government will continue to follow the law and do the fair market value every five years.

Senator Terlaje cautioned them that if they look at AT&T lease the issue was fair market value that GEDA determined. The controversy was that even though they determined to allow them to extend the lease to determine fair market value in a certain way, the governor said not enough, not fair, it wasn't high enough or didn't look like it was. She said she can't see anything in there to address that and it might make it worse because if they go with this, the tenant gives the fair market value and they already know that's going to go back to maybe the original proposal by GEDA and we've seen Chamorro Land Trust some of the fair market values that they were given \$10,000 for submerged cable leases for 20 year leases and they were able to change some of those things but the markets change and that's why these leases have terms so they can deal with the markets at the time and GEDA needs to give them another process of how these fair markets are going to be determined based on potential uses of the property versus in the technology industry and they're completely different and for leasing the property for regular retail business or anything like that. She said that's her concern and she feels like we're going to be setting a policy that screams that we are unfair to those who bid originally. She said she doesn't agree with the five year leases.

Chairman Ada thanked **Senator Terlaje** and recognized **Senator William A. Parkinson** for his questions.

Senator Parkinson wanted to speak in favor of the bill. There has been conversation among the business community among how supportive the legislature is into investing our community. He wants to send a clear message that if you are willing to invest and become a member of our community and enrich our community then the government will do its best to take care of you. He wants to let them know that if they take a chance on five-year leases, there is a light at the end of the tunnel. As more time goes along, there are going to be other people whose leases are going to go up and be in the same situation. There might be ways to improve the process and that's what the markup process is for, we take feedback and make the bill better before it's debated on the floor. He likes the direction the bill is going in and maybe there's some details on how it's being administered that could be hammered out. As a general idea, he thinks the bill is fantastic.

Chairman Ada thanked **Senator Parkinson** and everyone for being there. He said that when we see these things with how we build our economy, it's from small local businesses that start out as a dream of our local families who built that dream and it has become a part of our community. When we first start business, we get into a property that we need to rent or lease that that's where the government came to help. 40 years later, we're working to thrive. Through our economy's ups and downs, our local businesses help sustain our island. We always look for those who want to invest in Guam but those that want to invest in Guam are sometimes looking for maybe a short-term investment. We see hotels exchange ownership constantly but small local business that have dedicated their lives to not just providing the best quality of service and products but for providing for our families on Guam. He said sometimes we need to take what we do for those that invest into our island and support them. He appreciates the small businesses who have dedicated their hearts and souls because perhaps they are not going on their second, third generation of ownership and not like a hotel who passed ownership and our small local businesses didn't get a tax credit for opening up. It's our local businesses that we cannot lose sight of because once we start losing focus and sight on our local business, we just start having major companies and those that want to compete. We continue to provide the services and products for the people of Guam because we can. Because we want to, because we're dedicated. Otherwise, they would close up and work for someone else because it might be easier. Owning and running a small business is difficult. Owners pour their heart and soul into it 24 hours a day. They

need to make payroll, make rent, pay suppliers, unlike the government, they worry about our small businesses not being able to pay rent or we want to get a higher rent for property they've been on for 40 years. He said when we look at small incubator companies and provide services such as the ones we've seen at Chamorro Village, it's great to see them expand and become a part of the economy because when big business decided they want to close and leave, they do. With small businesses, every tax dollar stays here. He thanked the panel again and adjourned the public hearing at 10:28 am.

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

III. FINDINGS & RECOMMENDATIONS

The Committee finds that Bill 176-38 (COR) addresses commercial lease extensions for tenants on government-leased property in Guam. While information on specific points of contention is limited, the bill's provisions regarding lease extensions and fair market value assessments have raised questions.

In Guam, while "tenant in good standing" is not a formally defined legal term, it is used to describe a tenant who has fulfilled all the terms and conditions of their lease agreement. This is primarily demonstrated by a consistent history of paying rent on time and maintaining the property.

A tenant in good standing must comply with the following key requirements, based on Guam's Landlord and Tenant Rental Act (21 GCA Chapter 48):

Rent payment:

- **Pay rent on time:** The tenant must pay rent according to the agreed-upon schedule in the lease.
- **Cannot withhold rent:** Tenants cannot legally withhold rent for repairs or other issues unless the landlord has given written approval.

Property maintenance:

- **Keep the unit clean and safe:** Tenants must maintain the dwelling unit and the common areas they use in a clean and safe manner.
- **Dispose of waste properly:** All garbage, rubbish, and other waste must be disposed of cleanly and safely.
- **Do not damage property:** Tenants must not negligently or deliberately destroy, damage, or remove any part of the premises. This includes adhering to a "normal wear and tear" standard.
- **Arrange for utilities:** Unless otherwise specified in the lease, the tenant is typically responsible for arranging and paying for utility services.
- **Keep the premises in good repair:** While landlords are responsible for making all necessary repairs, the tenant must keep the premises in "good and sanitary condition and repair," particularly fixtures and equipment they installed.

Lease compliance:

- **Follow all lease terms:** A tenant must fulfill all terms and conditions of their specific lease agreement, including paying all charges.
- **Respect access rules:** Tenants cannot unreasonably deny the landlord access to the unit for inspections, maintenance, or showing the property, so long as the landlord provides appropriate notice.
- **Adhere to rules and regulations:** Tenants must follow all house rules established by the landlord, as long as they are reasonable and lawful. Violating these rules can be considered a breach of the lease.

Government-provided housing: For public housing in Guam, a tenant in good standing is also defined by adherence to specific rules. For example, the Guam Housing and Urban Renewal Authority (GHURA) has rules regarding pet control, property policing, and the prohibition of subletting without written approval.

Implications of not being in good standing: Failing to meet these obligations can result in a landlord taking legal action, such as eviction, especially in cases of repeated infractions. If a tenant stays in possession of a property in "bad faith" after their lease has ended, the landlord may be entitled to recover rent, eviction costs, and attorney's fees.

Current law does not allow any tenants leasing government of Guam property to renew their leases. The law, generally, would require the leasing agency to lease the property to the highest bidder. This is problematic in many ways. First, the process does not guarantee that lease will yield a fair market rent payment. Second, the process may destroy an existing business.

When businesses make the decision to change locations, it usually has to calculate whether the cost of moving outweighs the benefit of a new location. If a tenant is forced to find a new location because the landlord is unwilling to renew a lease, in many circumstances, the cost of relocation may be too much for the business to absorb.

For most commercial businesses, the cost of a lease is not the predominant business expense. There is usually not a single cost component that will determine whether a business is viable. Instead, the business goal is to ensure that the investment in the business results in a return on such investment that is better than passive investments like securities and commodities.

If a tenant is forced to vacate his investment and incur the cost of new investment in another location, the business may no longer be viable to continue.

While most business will hope to bid a sufficient amount to renew its lease, depending on the system of bidding, it will likely have only one chance to make a bid unless the Government of Guam allows for an auction. Even, if this is the case, it is unlikely that potential lessees, other than the current tenant, will bid at auction a price higher than the fair market lease payment. If a potential tenant is a competitor of the existing tenant, he could bid higher to drive the price up to make the existing tenant's business less competitive.

The Committee on Land, Environment, Housing, Agriculture, Parks and Infrastructure hereby reports out **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,” with the recommendation **TO REPORT OUT ONLY**

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

Bill No. 176-38 (COR)

Introduced by:

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.**

BE IT ENACTED BY THE PEOPLE OF GUAM:

Section 1. *A new § 5128 is added to Chapter 5, Title 5, Guam Code
Annotated, to read as follows:*

**“§ 5128. Commercial Lease of Public Real Property and Related
Facilities; Extension for Tenants in Good Standing.**

Notwithstanding any other provision of law, a tenant who has a commercial
lease of government property and has continuously occupied the government-
leased property for at least five (5) years and has fully complied with all lease terms
and conditions throughout such occupancy, may extend the lease at fair market
value, which shall be determined by an appraiser who is licensed to do business on
Guam and is paid for by the tenant, for an additional term or terms, the total of
which shall not exceed fifteen (15) years, with approval from the lessor. If such
extension is granted, fair market value shall be determined for, at least, every five
(5) years during the extension period but in no event shall rent be less than the rent
charged during the previous five (5) year period.”



COMMITTEE ON RULES

Vice Speaker V. Anthony Ada, Chairperson

I Mina'trentai Ocho Na Liheslaturan Guåhan

38th Guam Legislature

August 11, 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. 176-38 (COR)**

Håfa Adai!

Find the attached, Fiscal Note for the following bill:

Bill No. 176-38 (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 forward the same to Management Information Services (MIS) for posting on our website.



Bureau of Budget & Management Research
Fiscal Note of Bill No. 176-38 (COR)

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.

Department/Agency Appropriation Information

Dept./Agency Affected: Department of Administration (DOA)	Dept./Agency Head: Birn, Edward M., Director
Department's General Fund (GF) appropriation(s) to date:	\$10,783,269
Department's Other Fund (Specify) appropriation(s) to date: Indirect Cost Fund & Limited Gaming Fund	\$954,943
Total Department/Agency Appropriation(s) to date:	\$11,738,212

Fund Source Information of Proposed Appropriation

	General Fund:	Special Fund:	Total:
FY 2024 Unreserved Fund Balance	\$0	\$0	\$0
FY 2025 Adopted Revenues	\$0	\$0	\$0
FY 2025 Appro. (P.L. 37-125)	\$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 2025 (if applicable)	FY 2026	FY 2027	FY 2028	FY 2029
General Fund	\$0	\$0	\$0	\$0	\$0	\$0
Special Fund	\$0	\$0	\$0	\$0	\$0	\$0
Total	1/	\$0	\$0	\$0	\$0	\$0

- | | | | |
|---|--------------------------------------|-------------------------------|----------------------------|
| 1. Does the bill contain "revenue generating" provisions?
If Yes, see attachment | | / / Yes | /X/ No |
| 2. Is amount appropriated adequate to fund the intent of the appropriation?
If no, what is the additional amount required? \$ _____ | /X/ N/A | / / Yes | / / No |
| 3. Does the Bill establish a new program/agency?
If yes, will the program duplicate existing programs/agencies?
Is there a federal mandate to establish the program/agency? | /X/ N/A | / / Yes
/ / Yes
/ / Yes | /X/ No
/ / No
/X/ No |
| 4. Will the enactment of this Bill require new physical facilities? | | / / Yes | /X/ No |
| 5. Was Fiscal Note coordinated with the affected dept/agency?
/ / Requested agency comments not received by due date: | If no, indicate reason:
/ / Other | /X/ Yes | / / No |

Analyst:  Raymond Rieta, BMA IV	Date: 8/8/25	Director:  Lester L. Carlson, Jr., Director	Date: AUG 08 2025
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Notes:
 " See attached Additional Comments.

Bureau of Budget & Management Research
Comments on Bill No. 176-38 (COR)

Legislative Bill No. 176-38 is an act to add a new § 5128 to Chapter 5, Title 5, Guam Code Annotated (GCA), relative to commercial lease extensions for tenants in good standing. The Bill proposes that any tenant who has a commercial lease of government property and has continuously occupied government-leased property for at least five (5) years and has fully complied with all lease terms and conditions throughout such occupancy, may extend the lease at fair market value, with approval from the lessor, for an additional term or terms, the total of which shall not exceed fifteen (15) years.

Current law, § 5127, Chapter 5, Title 5, GCA states that no commercial contract, lease, permit, or license for use of public real property, and related facilities by any non-governmental person or entity, shall be solicited, negotiated, entered into, or made for a term in excess of fifteen (15) years.

Enactment of the Bill may result in potential changes to the property taxes owed on the subject property and additional appraisal fees as a result of the reappraisals required to determine the fair market value of said property at least every five (5) years during the extension period. However, based on comments received from the Department of Administration, the department is unable to quantify the effect of this Bill since the extension option is the choice of the renter. As such, the Bureau is unable to ascertain the fiscal impact of the proposed legislation.