

*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>109-38 (COR)</b>	Jesse A. Lujan Christopher M. Dueñas V. Anthony Ada	AN ACT TO AUTHORIZE THE PORT AUTHORITY OF GUAM TO GRANT A DOLLAR-FOR-DOLLAR OFFSET AGAINST LEASE PAYMENTS FOR TENANTS WHO INVEST IN TANGIBLE, DOCUMENTED IMPROVEMENTS TO PORT PROPERTY THAT PROVIDE HIGH VALUE TO THE COMMUNITY OR ENHANCE PORT OPERATIONS; AND TO ESTABLISH A STREAMLINED PROCESS FOR IMPLEMENTATION.	4/9/25 1:56 p.m.	4/16/25	Committee on Transportation, Tourism, Customs, Utilities, and Federal and Foreign Affairs.	Request: 4/17/25  4/23/25			



## COMMITTEE ON RULES

Vice Speaker V. Anthony Ada, Chairperson

*I Mina'trentai Ocho Na Liheslaturan Guåhan*

*38<sup>th</sup> Guam Legislature*

April 23, 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. 109-38 (COR)**

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*Håfa Adai!*

Find the attached, Fiscal Note for the following bill:

**Bill No. 109-38 (COR).**

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



**Bureau of Budget & Management Research  
Fiscal Note of Bill No. 109-38 (COR)**

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

**Department/Agency Appropriation Information**

Dept./Agency Affected: Jose D. Leon Guerrero Commerical Port / Port Authority of Guam (PAG)		Dept./Agency Head: Rory J. Respicio, General Manager
Department's General Fund (GF) appropriation(s) to date:		\$0
Department's Other Fund appropriation(s) to date:		\$0
Total Department/Agency Appropriation(s) to date:		\$0

**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	\$0

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|---|-------------------------|----------------------------|---------------------------|
| 1. Does the bill contain "revenue generating" provisions?<br>If Yes, see attachment   |                         | /X/ Yes                    | // No                     |
| 2. Is amount appropriated adequate to fund the intent of the appropriation?<br>If no, what is the additional amount required? \$ _____  | /X/ N/A                 | // Yes                     | // No                     |
| 3. Does the Bill establish a new program/agency?<br>If yes, will the program duplicate existing programs/agencies?<br>Is there a federal mandate to establish the program/agency? | /X/ N/A                 | // Yes<br>// Yes<br>// Yes | /X/ No<br>// No<br>/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?<br>/X/ Requested agency comments not received by due date: Port Authority of Guam (PAG)                             | If no, indicate reason: | // Yes<br>// Other         | /X/ No                    |

Analyst:  Raymond Rieta, BMA IV	Date: 4/21/25	Director:  Lester L. Carlson, Jr., Director	Date: APR 21 2025
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**Notes:**

<sup>1/</sup> The intent of the Bill is to authorize and streamline a process allowing PAG to grant lease payment offsets -- up to the full lease value -- where a tenant makes verified, high-value, capital improvements to Port property or adjacent Port-controlled areas. Referencing the Office of Public Accountability's Financial Audit of the PAG for Fiscal Year 2023, as the lessor, the PAG recognized lease receivables of \$37.9M and a deferred inflow of resources from leases of \$37.4M as of FY 2023. PAG counted a total of 46 lease agreements with 40 companies at the start of FY 2023. Should this legislation become enacted, the lease offsets may fiscally impact PAG depending on the value of the capital improvements and enhancements these companies provide to the port. However, absent relative information regarding the specifics of any current or future capital improvements or enhancements these lessees provide to the Port, the Bureau is unable to determine the fiscal impact of this legislation at this time.