



Lourdes A. Leon Guerrero
Governor

Joshua F. Tenorio
Lieutenant Governor

Commission Members

Arlene P. Bordallo
Chairperson

David B. Herrera
Commissioner

Earl J. Garrido
Commissioner

Jeffrey John P. Ibanez
Commissioner

(Vacant)
Commissioner

Joseph B. Cruz Jr.
Acting Administrative Director

Kumision Inangokkon Tano' CHamoru

(CHamoru Land Trust Commission)

P.O. Box 2950 Hagåtña, Guåhan 96932

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

CHamoru Land Trust Commission Regular Board Meeting **Thursday, November 21, 2024 at 1:00PM**

CHamoru Land Trust Conference Room, 590 S. Marine Corp Drive ITC Building, Suite 223, 2nd Floor Tamuning, Guam. Public Comments may be made at cltc.admin@cltc.guam.gov To view the meeting virtually, log on to GovGuam Live-YouTube or CLTC's Facebook page or Google Meet joining info Video call link : <https://meet.google.com/wwi-rxau-cyc>

MEETING MINUTES

I. Call to Order at 1:12PM

Present: Chairperson A. Bordallo, Commissioner D. Herrera, Commissioner E. Garrido, Commissioner J.J.P. Ibanez, Acting Administrative Director J. Cruz, CLTC Staff, and Atty N. Miller (OAG)

II. Certification – Public Notice Requirements

- Guam Daily Post (11/14/2024 and 11/19/2024)
- Guam Public Notice Website (<https://notices.guam.gov>)
- CLTC Facebook Page

III. Approval of Minutes

- August 15, 2024 (Regular Board Meeting)
ACTION: Motion by Commission J.J.P. to approve the minutes subject to corrections as mentioned by Commission E. Garrido., 2nd motion by E. Garrido
PASSED unanimously

IV. Administrative Director's Report

- CLTC Website:** There is now a functioning operation website for CLTC. The website will be regularly updated to reflect CLTC's achievements and events. Every general piece of information is accessible.
- Lease Award:** 25 candidates who are next in line for a lease award received certified letters from CLTC after they were publicized. 14 applications have replied, and CLTC is awaiting the submission of the required paperwork from the applicants to check their eligibility. The deadline for the 11 who have not replied is January 15, 2025, to meet the 90-day threshold. If they don't comply, CLTC will move on with the application process and the applicant will need to reapply.
- Public Law 37-131:** PL 37-131 deals with cloud leases. Prior to the law's passage, CLTC had already begun carrying out compliance checks. In Yigo, CLTC finished the compliance check; all CLTC property in the Piti municipality and is presently being developed in the Humatac municipality. AAD J Cruz will provide an update CLTC's procedure at the upcoming board meeting.

- d. **USDA Funding for Water and Waste:** On Wednesday, November 27, 2024, AAD J Cruz will meet with RCAC members. RCAC has promised to be able to assist CLTC with the application for water infrastructure, wastewater, and water.
- e. **Personnel Matters:** The Department of Administration (DOA) is anticipated to release the CLTC openings for Land Agent I and Land Agent Supervisor the following week. This week, the CLTC Records Management Officer began working for CLTC.
- f. **Public Hearing:** Speaker Therese Terlaje has set a public hearing for Bill No. 379-37(COR), Bill No. 380-37(COR), and Bill No. 381-37(COR) for Tuesday, November 26, 2024 at 2:00 PM.

Relocating, buying, or realigning the Bull Cart Trail is the subject of all three legislation. The board was given copies of the bills to examine.

V. Old Business

- a. **Lot 10122-15 (Global Recycling/Koku Recycling):** Commission members, Attorney Miller, and AAD J Cruz talked about the IOU, the Global Recycling Lease Agreement, and the CHamoru Land Trust for the range of activities completed and the services Koku Recycling provided in the past.

ACTION: Motion by Commission J.J.P. Ibanez to have AAD and the CLTC staff to pull together in the file on the property – Global Recycling and Koku Recycling, organize it and provide copies to the Commission members, and have Attorney Miller provide an in-depth review of the findings and then provide the Commission his findings to the Commission to review and make a decision.

**Commission D. Herrera second the motion.
PASSED unanimously.**

- b. **Bill 179-37:** Talk about the Guam International Country Club's (GICC) breach of the lease; the amount still owed to CLTC; and the state of the golf course as of right now. In their testimonials, a number of Dededo locals opposed the solar farm that would replace the golf course, arguing that it would jeopardize the aquifer, locals, and endangered wildlife.

**ACTION: Motion #1:
Motioned by J.J. P. Ibanez to pull Resolution 2024-001 (null and void) have CLTC staff draft a letter for signature by the Chair A. Bordallo and submit to Speaker Therese Terlaje indicating that CHamoru Land Trust Commission does not support Bill 179-37.**

**Commission D. Herrera second the motion.
Motion carried with 3 votes in favour
Commission Member E. Garrido – Nay**

Motion #2:

Motioned by J. Ibanez for Office of the Attorney General to prepare a letter to Yohei Koike regarding the GICC Lease Agreement and CLTC to send a copy to Speaker Therese Terlaje.

**Member D. Herrera second the motion.
PASSED unanimously.**

- c. **Lot No. 5174-REM-1, Tamuning Lease: - Nicole Kelly:** Commission Members, AAD J Cruz, Atty N. Miller and Ms. Nicole Kelly discussed the easement, property taxes and lease agreement on the property.

Motion by J.J. P. Ibanez to table the discussion on Lot No. 5174-REM-1, Tamuning, for continued discussion at the board meeting on January 2025.

**Member E. Garrido second the motion.
PASSED unanimously.**

- d. **Lot 7161-R1:** Commission Members, AOG, and AAD J Cruz met with Guam Motorsport members John Burch Jr., Hans Ada, and Ryan Castro to discuss the draft agreement; the size of the racetrack in Yigo, Guam; the activities and kinds of events that GMA is proposing; and the monthly fee amount that CLTC will receive.

VI. Adjournment:


ACTION: Motion by Chairperson A.P. Bordallo to recess the discussion and continue on December 02, 2024 at 1:00pm.

**Member J.J.P. Ibanez second the motion.
PASSED unanimously. Time: 6:33 PM**

(**** MEETING ENDED – NOTHING FOLLOWS****)

Madam Chair A. P. Bordallo: 

Date: 1-22-25

Concurred by: 
Acting Administrative Director
Joseph B. Cruz

Date: 1/20/2025



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CHamoru Land Trust Commission Resumption Board Meeting Monday, December 02, 2024 at 1:00PM (Thursday, November 21, 2024 Regular Board Meeting)

CHamoru Land Trust Conference Room, 590 S. Marine Corp Drive ITC Building, Suite 223, 2nd Floor Tamuning, Guam. Public Comments may be made at cltc.admin@cltc.guam.gov To view the meeting virtually, log on to GovGuam Live-YouTube or CLTC's Facebook page or Google Meet joining info Video call link: <https://meet.google.com/wwi-rxau-cyc>

MEETING MINUTES

I. Call to Order at 1:14PM

Present: Chairperson A. Bordallo, Commissioner D. Herrera, Commissioner E. Garrido, Commissioner J.J.P. Ibanez, Acting Administrative Director J. Cruz, CLTC Staff, and Atty N. Miller (OAG)

II. Approval of Minutes – No Minutes to approve

III. Administrative Director's Report – None

IV. Old Business:

- a. **Lot 7161-R1:** Hans Ada and John Burch Jr. met with AAD J Cruz and CLTC Commission Members to discuss the proposed lease agreement for the Yigo Racetrack through negotiations. Terms and conditions to address and include in the real property lease agreement focused mostly on monthly rates, racetrack maintenance, utility cost, GMA Business Financial Strategies and sponsorships.

ACTION: Motion by Commission D. Herrera to have Commissioner Ibanez's proposed terms and conditions to be included into the real property lease agreement between the CHamoru Land Trust Commission and the Guam Motorsports Association.

**Commission E. Garrido second the motion.
PASSED: unanimously.**

- b. **Transcript of Meeting Minutes:** Robert's Rules of Order were discussed in relation to the format currently used by CLTC for board meeting minutes transcription and its modification in accordance with them.

ACTION: Motion by J.J. P. Ibanez going back to the last board minutes which is September 19, 2024 and moving forward that we incorporate into the summary itself that will at least keep us in compliance with the law.

**Commission D. Herrera second the motion.
PASSED: unanimously.**

- c. **Agricultural and Residential:** AAD updated the Commission. The CLTC has already started the compliance inspections. CLTC staff has finished the whole Piti municipality, including Tract 9210. The Notice of Remedial Letter, which will be delivered to Attorney Miller tomorrow, is being completed while they work on Humatac. This item will be on the agenda for discussion at the meeting on January 16, 2025.

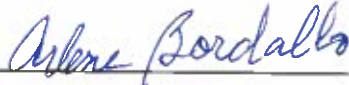
V. **Adjournment:**

ACTION: Motion by Commission D. Herrera to recess until December 10, 2024 at 1:00 PM.

Commission E. Garrido second the motion.

PASSED: unanimously. Time: 3:01 PM

(***MEETING ENDED – NOTHING FOLLOWS***)

Madam Chair A. P. Bordallo:  Date: 1-22-25

Concurred by:  Date: 1/22/2025
Acting Administrative Director
Joseph B. Cruz



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CHamoru Land Trust Commission Resumption Board Meeting Tuesday, December 10, 2024 at 1:00PM (Thursday, November 21, 2024 Regular Board Meeting)

CHamoru Land Trust Conference Room, 590 S. Marine Corp Drive ITC Building, Suite 223, 2nd Floor
Tamuning, Guam. Public Comments may be made at cltc.admin@cltc.guam.gov To view the meeting
virtually, log on to GovGuam Live-YouTube or CLTC's Facebook page or Google Meet joining info Video call
link: <https://meet.google.com/wwi-rxau-cyc>

MEETING MINUTES

I. Call to Order at 12:59 PM

Present: Chairperson A. Bordallo, Commissioner D. Herrera, Commissioner E. Garrido, Commissioner J.J.P. Ibanez, Acting Administrative Director J. Cruz, CLTC Staff, and Atty N. Miller (OAG)

II. Approval of Minutes – No Minutes to approve

III. Administrative Director's Report – None

IV. Old Business:

- a. **Lot 7161-R1:** Together with Hans Ada and John Burch Jr. from the Guam Motorsport Association, Mr. Oscar Calvo testified in support of the reopening of Yigo Raceway. Today's primary focus was the planned lease deal between CLTC and GMA. Hans Ada forwarded his revised leasing agreement proposal to the Commission members. The Yigo Raceway's proposed leasing agreement is still being negotiated. Area size, rental charge rates, racetrack maintenance, utility prices, GMA Business Financial Strategies, and sponsorships were the main topics covered in the real estate lease agreement's terms and conditions.

Commission Member J.J.P. Ibanez suggested that CLTC establish a subcommittee in order to conclude the leasing agreement with GMA and present it to the Commission members for approval.

ACTION: Motion by Commission D. Herrera to create a subcommittee to include Commission member J.J.P. Ibanez, Guam Motorsports Association, AAD J Cruz and Attorney Miller, and CLTC Staff support

Commission J.J.P. Ibanez second the motion.

PASSED: Unanimously

As they continued their conversation on Lot 7161-R1, the Commission Members, GMA and AAD J Cruz looked over the map showing the location of the area that GMA is proposing for the Raceway and other events they suggested, and both sides shared their thoughts on the area.

ACTION: Motion by Commission E. Garrido is to go out to determine the approximate area of the blue outline on the map (map of area presented on the screen), with in attendance of AAD J Cruz, Legal counsel if available, one or two officials from the Guam Raceway, and Commission Member J.J. P. Ibanez, CLTC Staff P. Castro.

Commission D. Herrera second the motion.

Commission J.J.P. Ibanez - Nay

Chair A.P. Bordallo - Aye

PASSED: 3 Aye votes, 1 Nay

Motion to Table Lot 7161-R1:

ACTION: Motion by Commission E. Garrido based on the recommendation of the AAD, Commission E. Garrido tabled the discussion for January 16, 2025 Regular Board Meeting.

Commission J.J.P. Ibanez second the motion.

PASSED: Unanimously


V. Adjournment:

ACTION: Motion by Commission D. Herrera to adjourn until January 16, 2025 at 1:00 PM.


Commission J.J.P. Ibanez second the motion.

PASSED: unanimously. Time: 4:24 PM

(***MEETING ENDED – NOTHING FOLLOWS***)

Madam Chair A. P. Bordallo: 

Date: 1-22-25

Concurred by: 
Acting Administrative Director
Joseph B. Cruz

Date: 1/22/2025