



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

Fabienne Cruz Respicio
Commissioner

Jeremy J. Rojas
Commissioner

Joseph B. Cruz Jr.
Acting Administrative Director

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

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CHamoru Land Trust Commission Regular Board Meeting **Thursday, June 19, 2025, from 1:14 PM to 6:08 PM**

CHamoru Land Trust Conference Room, 590 S. Marine Corps 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 in the GovGuam Live-YouTube or Google Meet and join into Video call link: <https://meet.google.com/Xgx-jkys-saf>

MEETING MINUTES

Public Notice: *The Guam Daily POST* on June 12, 2025, and June 17, 2025

PRESENT:

Commissioners

Arlene P. Bordallo, Chairperson
Earl J. Garrido, Commissioner
Fabienne C. Respicio, Commissioner
Jeremy J. Rojas, Commissioner
Joseph F. Artero-Cameron, Commissioner (via Google Meet)

Management and Staff

Joseph B. Cruz Jr., Acting Administrative Director
Norman Lee Miller Jr., Deputy Attorney General
Glenn Eay, Acting Land Agent Supervisor
Jhoana Casem, Land Agent II
Jessica Dayday, Land Agent II
Lydia Taleu, Land Agent I
Charlene Mayo, Land Agent I
Pierce Castro, Planner II
Dexter Tan, Program Coordinator I

Guests

Vincent SN Aguon
Josi Aguon (GPA)
Albert Padua (GPA)
Carmen Kasperbauer
Larry Kasperbauer
Joey Cruz
Louis Garrido
Yohei Kohei
Bart Perez (GPA)
Robin M
Edith Pangelinan (Guam Housing Corporation President)
Felix Cruz Salas
Teresita B. Taitingfong
Carlos Camacho (via Google Meet)
Karen Kasperbauer Perez (via Google Meet)

Rev. 04/1/2025

Summary

The Chairwoman, Arlene Bordallo, convened the meeting, and the board approved the previous minutes. Discussions involved CLTC's office space invitation cancellation, a grant extension for IT upgrades, the consideration of subcommittees, and delays in lease awards due to legal matters. The board also addressed FY2025 appropriations, MOAs with DLM, GWA, and DPW matters, unauthorized land use, a GPA easement request, constituent issues regarding lease succession, loan default, and tabled items for legal review. The meeting further covered a successor lease request from Ms. Teresita B. Taitingfong, including acreage reduction and property tax considerations, and addressed several legislative bills concerning land transfers and a loan request, along with public comments from Mr. Vincent Aguon regarding land issues.

Details

I. Meeting Called to Order and Attendance Chairwoman Bordallo called the CHamoru Land Trust Commission Regular Board Meeting to order. Commissioner Earl Garrido, Commissioner Jeremy J. Rojas, Commissioner Fabienne C. Respicio, and Commissioner Joseph F. Artero-Cameron (present via Google Meet) were present, along with the Acting Administrative Director, Joseph B. Cruz Jr.

II. Approval of Minutes

>> May 8, 2025 (Regular Board Meeting)

Action: Motion made by Commissioner F. Respicio and seconded by Commissioner J. Rojas. There was no further discussion. Chairwoman Bordallo called for a vote. Motion passed, 4-0

>> May 22, 2025 (Regular Board Meeting)

Action: Motion made by Commissioner J. Artero-Cameron, subject to any correction of errors. The motion was seconded by Commissioner J. Rojas. There was no further discussion. Chairwoman Bordallo called for a vote. Motion passed, 4-0.

III. Administrative Director's Report by AAD Cruz

- A. CLTC Invitation and Procurement Update.** AAD Cruz reported that CLTC's invitation for office space was cancelled due to increased needs. They are working on updated specifications and plan to publish another IFB with GSA in October 2025, with the procurement system reopening at that time.
- B. CLTC Tap Grant Extension and IT Infrastructure.** AAD Cruz stated that CLTC will request a one-year no-cost extension for their CLTC tap grant funds will be used to upgrade IT infrastructure, including scanning, digitizing documents, and creating a user software for constituents to access their information.
- C. Consideration of Subcommittees.** AAD Cruz proposed the creation of subcommittees such as commercial, financial, agricultural/residential, and compliance to assist board members' understanding and streamline decision-making. The board was asked to consider this proposal for future action.
- D. Residential and Agriculture Matters and Legal Consultation.** AAD Cruz reported a delay in publishing the next 25 lease award applicants due to potential legal matters with one applicant. A meeting with an attorney is scheduled for the next day to discuss the legal way forward.
- E. FY2025 Appropriation and MOA with DLM.** AAD Cruz mentioned that the draft MOA between CLTC and DLM was emailed to Mr. Joseph Borja, and a meeting to discuss it is scheduled for the following Tuesday. Meetings

were also held with Mr. Vince and Miss Josie regarding projected costs and projects, with an amended cost projection submitted.

- F. **GWA and DPW Matters.** AAD Cruz stated that an email was sent to Mr. Bordallo at GWA to request a meeting, and they anticipate meeting with Mr. Bordallo the following week. He also reported that he would be meeting with the permit administrator of DPW to discuss potential permitting requirements.
- G. **Commercial Matters and Unauthorized Use of Submerged Lands.** AAD Cruz addressed the concern about the unauthorized use of submerged lands in Piti. A meeting was held on June 12th with Deputy Attorney General Miller, me, Attorney Martinez from TATA Communications, and Mr. Lang from TATA Communications to discuss this issue, with an updated report to be provided at the next meeting.

IV. Old Business

- A. **GPA Easement Request and Rescinding Previous Motion,** Josie Aguon from the Guam Power Authority (GPA), presented a revised request for a GPA easement, explaining the need due to safety concerns and the desire to improve the existing situation. **Commissioner Rojas moved to rescind the previous motion and approve the GPA easement request in Exhibit One, considering an expansion to 40 feet as suggested by Commissioner Respicio. Commissioner Artero-Cameron seconded. There were no further discussions. Chairwoman Bordallo called for a vote. Motion Passed 4-0.**
- B. **Public Utilities Easement for Residents.** AAD Cruz clarified that the goal is for the easement to become a public utilities easement for all residents in the area. The board agreed with this objective.
- C. **Constituent Matter: Jose Castro Succession.** AAD Cruz discussed the issue with the loan of Jose Castro, for whom Miss Carmen Meno was named successor. The loan was foreclosed, and Miss Carmen Meno had not complied with the board's request to seek pre-approval for a home loan. AAD Cruz requested that the board rescind its conditional approval of Miss Carmen Meno as the name successor. **A motion was made by Commissioner Rojas and seconded by Commissioner Respicio to rescind the May Meeting request to name Carmen Meno the successor to Jose Castro's agricultural lease agreement. There were no further discussions. Chairwoman Bordallo called for a vote. Motion passed. 4-0**
- D. **Constituent Matter: Bryan Ross E. Mendiola Loan Default.** AAD Cruz reported on the loan default of Mr. Bryan Mendiola, noting that he had not made payments and had not responded to attempts to contact him. AAD Cruz requested the board's approval to proceed with actions to address the default, following Chapter 75A, which involves offering the opportunity to assume the loan to the next qualified applicant. Edith Pangelinan (GHC President) requested approval to bring the loan current by paying \$5,932.52 and to commence the loan default remedy process. The board discussed the implications and the responsibilities of the lender and guarantor.
- E. **Tabled Item and Legal Review.** **Commissioner Rojas moved to table a specific subject for further legal review, and Joseph Cameron seconded the motion. The board agreed to table the item to allow their lawyer to examine the entire situation. Chairwoman Bordallo called for a vote; the motion passed. 4-0.**
- F. **Successor Lease and Acreage Reduction Request.** ALS Eay introduced Ms. Teresita B. Taitingfong, the successor of her late husband's lease, who

requested to decrease the 5-acre lease to a half-acre. Ms. Taitingfong also requested CLTC conserve the property, waive property tax for 2025, and accept the current building structure without requiring permits due to its age. ALS Eay provided a chronology of events leading to Ms. Taitingfong's requests.

G. **Compliance and Acreage Management** AAD Cruz explained that Public Law 37-131 allowed addressing leases executed contrary to law, leading to a compliance inspection on Ms. Taitingfong's property. Ms. Taitingfong decided to reduce her acreage to half an acre to better manage the land and comply with requirements. ALS Eay clarified that Ms. Taitingfong initially wanted to reduce to two acres but later opted for half an acre, ensuring she could farm the required portion.

1. **Motion to Approve Acreage Reduction (Initial).** Commissioner Artero-Cameron made a motion to approve Ms. Taitingfong's request for reduced acreage, pending other necessary steps. ALS Eay pointed out that the request also included grandfathering the structure, which falls under public works. Commissioner Artero-Cameron initially offered to amend his motion to include the waiver, but ALS Eay clarified the limitations on accepting the building structure without proper inspection. Commissioner Artero-Cameron then restated their motion to accept Ms. Taitingfong's request.

Separate Motions for Requests. Commissioner Respicio clarified that Ms. Taitingfong had multiple requests, starting with the decrease from five to half an acre. Commissioner Artero-Cameron clarified that they intended their motion to cover both the acreage reduction and the survey. **Commissioner Rojas insisted on addressing each request separately, and Commissioner Artero-Cameron then made a motion solely for the reduction of acreage from five to half an acre; Commissioner Respicio second. There were no further discussions. Chairwoman Bordallo called for a vote. Motion passed. 4-0.**

2. **Survey Costs and Property Taxes.** AAD Cruz addressed Ms. Taitingfong's request for the government to survey the half-acre property, and Commissioner Respicio questioned if CLTC typically covers such costs. Commissioner Artero-Cameron believed Ms. Taitingfong would bear the survey cost. AAD Cruz clarified that Ms. Taitingfong wanted CHamoru Land Trust to pay for the survey. AAD Cruz noted the property hasn't been formally surveyed since the digital release survey. Commissioner Artero-Cameron withdrew their motion regarding the survey (item number two) due to the need for more information. AAD Cruz suggested it could be tabled, noting that Ms. Taitingfong would likely need to survey the property for compliance regardless of CLTC funding. Commissioner Respicio expressed disagreement with waiving survey fees or taxes, citing concerns about setting a precedent.

3. **Tenant's Responsibility for Costs and Taxes.** Commissioner Garrido reminded Ms. Taitingfong that tenants are typically responsible for taxes based on the leased acreage. Commissioner Artero-Cameron felt they were at an impasse, reiterating that the survey should be done by Ms. Taitingfong. Commissioner Rojas proposed a motion to decrease the acreage subject to Ms. Taitingfong paying for the survey and considering prorating taxes after subdivision. After further discussion about the complexities of tax proration and the fact that the relinquished land remains part of the lease, Commissioner Rojas amended their motion to focus on

the acreage decrease and accepting the building structure based on CLTC requirements only, without addressing survey or taxes.

4. **Clarification on Past Requests and Authorization.** Ms. Taitingfong stated she had requested authorization for a survey in 2020 after presenting her husband's death certificate, but never received it. AAD Cruz explained that during that time, there was a moratorium on improvements due to uncertainties with leases classified as "lease of a cloud" until Public Law 37-131 was enacted. ALS Eay clarified that the lease was formalized in 1998, and the tenant was responsible for property taxes on the five acres. Ms. Taitingfong reiterated her request for authorization for a survey in 2020 after her husband's death. Commissioner Garrido acknowledged Ms. Taitingfong's request in 2020 but noted her current request is for a smaller acreage.

5. **Motions on Acreage Reduction and Building Structure (Amended).** Commissioner Respicio stated that the motion to accept the first request (acreage decrease) had already been made, accepted, and approved. Commissioner Rojas amended their motion to address item number two (survey), making the decrease subject to Ms. Taitingfong paying for the survey, and item number four (building structure) to accept it based only on CLTC lease requirements, not building codes. **Motion made by Commissioner Rojas, seconded by Commissioner Garrido. There were no further discussions. Chairwoman Bordallo called for a vote. Motion passed. 4-0.**

- H. **Tabled Item Regarding Authorization to Occupy.** AAD Cruz requested that the board table an item concerning the validity of an authorization to occupy until Attorney Miller could be present to explain the legal aspects, as they had met with the lead counsel for the Guam Environmental Protection Agency. **A motion was made by Commissioner Rojas and seconded by Commissioner Garrido. There were no further discussions. Chairwoman Bordallo called for a vote. Motion passed. 4-0.**

V. New Business

- A. **Meeting Time Discussion and Decision** AAD Cruz addressed a request to adjust the board meeting time, noting the current requirement in Chapter 75A subsection 75A102C for the commission to meet on the third Thursday of every month at 1 p.m. AAD Cruz recommended continuing to follow the existing law, considering staff lunch schedules, with the chairperson having discretion for additional meetings. **A motion was made by Commissioner Rojas and seconded by Commissioner Garrido to continue adhering to the current meeting time as outlined in Chapter 75A. There were no further discussions. Chairwoman Bordallo called for a vote. Motion passed. 4-0.**

Commissioner Respicio commented in regards to the meeting packet; the commissioners pick up their packets and review the contents before the meetings.

B. Constituent Matters

1. Carmen Artero Kasperbauer

Introduction of Ms. Carmen Artero Kasperbauer AAD Cruz introduced Ms. Carmen Artero Kasperbauer, a participant in a new lease award cohort. AAD Cruz clarified that Ms. Kasperbauer has qualified for the program.

2. Request for Agricultural Lease Award and Acreage Considerations

Jessica Dayday, a land agent, presented Ms. Carmen Artero Kasperbauer's request for an agricultural lease award for lot 10129-R10, consisting of 14,230 square meters. LA II Dayday, noted that per 21 GCA chapter 75A subsection 75A107A, the commission is authorized to lease between a quarter acre and half an acre for subsistence agriculture without legislative approval. LA II Dayday also mentioned that per 21 GCA chapter 60 subsection 60112, legislative approval is required for the requested 14,230 square meters.

3. History of Previous Leases and Current Request Details. AAD Cruz and LA II Dayday discussed Ms. Kasperbauer's history with previous ground leases that were declined in 2009, followed by a notice of intent to award for lot 10129-R3 (now R10) in Dededo, containing up to five acres and subject to survey. The survey map was finalized in April 2021, but no action was taken as Ms. Kasperbauer did not obtain legislative approval for three acres, as she intended to divide the five acres with her daughters. AAD Cruz clarified the discrepancy between the requested square meters (14,230) and the five-acre designation, noting that five acres is larger.

4. Easement and Subdivision for Multiple Applicants. AAD Cruz mentioned that a 40-foot easement was taken from the five acres for school access and a fuel line, reducing the usable area. AAD Cruz confirmed that a request to approve a preliminary sketch for three lots was made in 2009, explaining how Ms. Kasperbauer's portion became 3.5 acres and the other two for her daughters. LA II Dayday confirmed that Ms. Kasperbauer and her daughters are all applicants within the same time frame. AAD Cruz explained that Ms. Kasperbauer's current request pertains to the processing of her lease award after declining previous ones.

5. Legislative Approval Requirement for Larger Acreage. AAD Cruz clarified that while the board can approve the issuance of a 3-acre lease, anything over half an acre (considered commercial) requires legislative approval per Public Law 33-78. This case is the first where the board would approve a 3-acre lease to be sent to the legislature for their approval process, the details of which are unknown. LA II Dayday reiterated that the original five-acre intent was to accommodate three applicants.

6. Ms. Kasperbauer's Lease Request. AAD Cruz addressed the board regarding Ms. Kasperbauer's request to lease 3.58 acres (Lot R10), clarifying that while the original survey was for three acres, the request is for the larger surveyed area. Commissioner Artero-Cameron inquired about the timeline of the request, which AAD Cruz stated was initially made in 2009 but faced delays due to surveying issues and legislative changes. AAD Cruz explained that the board could approve the lease for the surveyed 3.5 acres, now known as lot 10129-R10, subject to legislative approval, as it would be considered a commercial piece of land.

7. Commercial Lease Implications. AAD Cruz informed the board that leases over half an acre require legislative approval and will have rates determined later, unlike the dollar-a-year rate for smaller leases. He noted that commercial leases necessitate two appraisals, the average of which would help the board decide the lease rate. Ms. Kasperbauer stated that the initial intention for the land was for indigenous plant preservation and educational purposes, but it has since evolved to include fruit tree cultivation.

- 8. Legislative Process and Lease Type.** AAD Cruz discussed the implications of the lease being for commercial farming versus family sustenance, noting that, regardless, legislative approval would likely be required due to the acreage. He explained that even subsistence farming leases over half an acre need to go through the legislature. AAD Cruz mentioned this is the first case of this nature being forwarded to the legislature for approval regarding the area size.
- 9. Legislative Authority and Lease Terms.** AAD Cruz stated uncertainty about the legislature's potential actions, including determining commercial use or setting the lease rate. He clarified that while the commission has a standard lease template, legislative approval is required for leases over half an acre according to Guam law, specifically citing legislation requiring specific authorization for such transfers. AAD Cruz indicated that, based on legal guidance, anything over half an acre for commercial use needs legislative approval because it exceeds the subsistence farming categorization.
- 10. Appraisal Recommendation and Intent Commissioner.** Commissioner Garrido recommended conducting appraisals before submitting the lease request to the legislature, which AAD Cruz acknowledged, noting that appraisals are mandated for commercial uses. Mr. Kasperbauer reiterated that the intention was to use the land for fruit trees near their home, not for commercial purposes, and highlighted their experience as former senators. AAD Cruz understood Kasperbauer's desire to preserve their ancestral land and made a motion to accept the request for the surveyed area and proceed with agricultural use and the legislative process.
- 11. Motion to Approve Ms. Kasperbauer's Request.** Commissioner Respicio made a motion to accept Ms. Kasperbauer's request to lease the surveyed 14,230 meters (3.58 acres), identified as lot 10129-R10, for agricultural use, and to proceed with the legislative and normal processes. The motion was seconded by Commissioner Rojas, there were no further discussions. Chairwoman Bordallo called for a vote. Motion passed 3-0. Commissioner Garrido did not vote. AAD Cruz informed Mr. and Mrs. Kasperbauer that the paperwork would be processed.
- A. Commissioner Cameron's Leave and Potential Recusal.** Commissioner Artero-Cameron raised a question about the agenda and then informed the board about their limited availability due to taking annual leave and losing personal funds for work beyond their lunch hour, suggesting he might have to resign.
- B. Break.** Commissioner Respicio Motion for a ten-minute break, and Commissioner Garrido seconded.
- C. Following a brief recess,** Commissioner Artero-Cameron inquired if a vote had occurred on the previous item, mentioning a potential conflict of interest due to a familial connection with the applicant and the possibility of recusing himself.
- D. Motion to Table Karen Kasperbauer Perez.** **Commissioner Rojas made a motion to table Karen Kasperbauer Perez until the August Board Meeting, and seconded by Commissioner Garrido. There were no further discussions. Chairwoman Bordallo called for a vote. Motion passed. 4-0.**
- E. Nannette Marie Palomo.** ALS Eay requested to remove Ms. Nannette Palomo from the 1995 application waiting list based on 18 GAR, Chapter 6A, subsection 6A110, application for leases and island-wide awards shall be able to decline two different villages after declining the

third award, and an applicant shall be removed from the waiting list. So, in this case, Ms. Palomo declined three lots. **Commissioner Rojas made a motion to remove the application of Nannette Marie Palomo from the application waiting list. Commissioner Garrido seconded. There were no further discussions. Chairwoman Bordallo called for a vote. Motion passed. 4-0.**

F. Termination of Applications. **Commissioner Respicio made a motion to accept the termination of applications stated number one to fifteen. AAD Cruz asked the commission to remove number eleven pending further review and action. Commissioner Respicio amended her motion to state under letter "C" of new business termination of application to persons number listed as numbered one through ten and persons numbered twelve to fifteen. Commissioner Garrido seconded the motion. There were no further discussions. Chairwoman Bordallo called for a vote. Motion passed. 4-0.**

G. Guam International Country Club. **Commissioner Garrido suggested hearing the item for the Guam International Country Club out of order, as their representative was present. Commissioner Rojas made a motion to listen to letter H under new business before other items D, E, F, G, and I, which was seconded by Commissioner Garrido. Chairwoman Bordallo called for a vote. Motion passed. 4-0.**

1. **Carlos Camacho**, representing the Guam International Country Club, thanked the board for the opportunity to present, providing a history of their endeavor since August 2023, explaining the challenges they faced due to COVID-19, and their efforts to diversify their economic use. He noted that his client, the GICC golf course, being a Japanese-owned corporation, could not avail itself of SBA loans.
2. **Lease Extension and Bill History.** Carlos Camacho recounted their request for a lease deferment, which was granted, and their subsequent proposal in August 2023 to extend their lease for 15 more years, requiring legislative approval due to the extension beyond their current lease expiring in 2039. He detailed the progress of Bill 179-37, which faced technical errors in the legislative process, including incorrect bill and lot numbers in the resolution, leading to its eventual failure when the legislative session ended in November 2024. Carlos Camacho explained that Bill 135-38 incorporated feedback from the legislative process, addressing concerns about the rental rate for the extended period and safeguards if his client did not win an RFP bid for potential solar farm use on the property.
3. **Bill 135-38 Provisions.** Carlos Camacho outlined key provisions of Bill 135-38, including setting the new lease value at a minimum of \$9 million, with a 15-year extension to be appraised by the CHamoru Land Trust Board's chosen appraiser. He stated the bill includes a provision to revert the property to a golf course if the solar farm proposal is not successful. Carlos Camacho also mentioned the bill's allocation of the \$9 million, at the board's discretion, to include \$7 million for project 166 in Yigo, \$1 million for project 319 in Pagachao, and \$1 million for a clubhouse for the board's office space.
4. **CDBG-DR Grant Opportunity** Carlos Camacho highlighted a potential opportunity for the CHamoru Land Trust to apply for

infrastructure financial grant requests under the CDBG-DR program, citing relevant federal regulations. He noted the total allocation of \$120 million and the bill's \$45 million request as an ask, suggesting the agency might receive a portion of that amount to support infrastructure projects, especially given legislative support and the grant's opening in January. Carlos Camacho expressed hope for the board's continued support.

5. **Net Present Value and Appraisal** In response to Commissioner Rojas's question about the \$9 million figure, Carlos Camacho explained it was derived from the present rental calculation extended with an escalation clause and supported by a third-party appraisal from Cornerstone Valuation. He clarified that the new 15-year lease extension would be subject to a new appraisal by the board's chosen MAI appraiser to determine the updated value. Carlos Camacho offered to provide documentation related to the previous appraisal.
6. **Appraisal Costs and Independence.** Regarding who would pay for the new appraisal, Carlos Camacho stated it's typically the commercial tenant but suggested following statutory rules. He emphasized that the board should choose the appraiser to ensure an arm's-length transaction, suggesting an appraiser other than Cornerstone Valuation to avoid potential conflict. Carlos Camacho clarified that the previous appraisal was based on the existing lease terms, not the new extended lease proposed in Bill 135-38.
7. **Lease Escalation and Reassessment.** AAD Cruz noted that while the bill suggests the new 15-year lease would follow the prior 10% every five-year escalation, a change in lease purpose typically warrants a reassessment of the lease rate at the start of the new agreement. Carlos Camacho clarified that the existing lease rate until 2039 is contractual, and the new rate from 2040 to 2055 would be based on the new appraisal, with a proposed 12% escalation every five years. Commissioner Rojas confirmed his understanding that the lease rate post-2039 would be based on a new evaluation.
8. **Discount Rate for NPV Calculation.** AAD Cruz inquired about the discount rate used in the net present value calculation. Carlos Camacho stated he did not have the specific rate but that it would be included in the documentation from the previous appraisal requested by Commissioner Rojas. He mentioned a prior presentation showing a range of NPV rates, which contributed to the \$7 to \$9 million valuation in the original bill. Carlos Camacho reiterated that the MAI appraisal would provide a more valid reference, and the new appraisal would use the current market rate. AAD Cruz asked one final question about the \$9 million minimum in the bill, referencing the existing and new appraised rates.
9. **Bill 135-38 Discussion** Commissioner Artero-Cameron initiated a discussion on Bill 135-38, which aims to amend the CLTC lease agreement with RAM International Club. He highlighted several questions and concerns for the board to consider, including relinquishing authority on lease rate determination to a licensed appraiser and addressing the current arrears of GICC. Carlos Camacho clarified that the bill states the arrears will be fully paid once the bill passes.
10. **Clubhouse Renovation and Maintenance.** Commissioner Respicio raised concerns about the responsibility for the maintenance and renovation of the clubhouse, suggesting that the

new corporation should fund these to CLTC's specifications. She expressed skepticism about the government's track record with building maintenance and proposed that the tenant continue to maintain the clubhouse. Carlos Camacho clarified that only a small portion of the \$9 million was initially intended for the clubhouse, and the board has discretion over those funds. Commissioner Respicio recommended that the tenant pay for both the renovation and the maintenance.

- 11. Land Lots and Funding Sources.** Commissioner Respicio inquired about the specific land lots mentioned in the bill and their inclusion in the \$9 million allocation. She noted that one track was previously identified for affordable housing. Regarding funding, Commissioner Respicio questioned the impact of changes in tax credits for solar activity. Carlos Camacho explained the amendments to the tax credit bill and the potential impact on the project timeline and financing, assuring that their financial details are protected during the bidding process.
- 12. Lease Agreement Terms and Board Authority.** Commissioner Respicio expressed concern that Bill 135-38 seems to dictate the terms of the lease agreement and potentially infringe upon the board's authority in determining the lease rate. She suggested that the current monthly payment by GICC is already comparable to a straight-line amortization of the \$9 million. Carlos Camacho reiterated that the use of funds is at the board's discretion. Commissioner Respicio proposed a special meeting to further discuss the bill and craft a comprehensive board resolution.
- 13. Request for a Special Meeting.** Commissioner Respicio made a motion to request a special meeting or work session to address Bill 135-38 to craft a board resolution. The focus of the work session would be the contents of the bill, not the intent. The date for the meeting would be as soon as legally allowable. Carlos Camacho confirmed that the bill would be heard at a public hearing in the legislature in July. Commissioner Respicio made a motion to request to have a special meeting work session to address bill number 135-38 to craft a board resolution to address this bill the intent to the extension of the lease term in exchange for allowing the use of the property for the generator storage and transmission of renewable solar energy. The intent of purpose of that is clear and is not there's not supported on the work session is for the sole purpose of addressing the contents of the bill, not the intent of the purpose of the bill. Commissioner Garrido seconded the motion.
Commissioner Respicio mentioned that the date is as soon as possible that is allowable by law. Chairwoman Bordallo called for a vote. Motion passed. 4-0.
- H. Bill 6-38 Discussion.** AAD Cruz briefly addressed Bill 6-38, which transfers lot 163 to the Special Olympics law, noting that the governor had already enacted it into law. Therefore, no discussion was needed.
- I. Bill 41-38 Discussion and Abstention** AAD Cruz recused themselves from presenting or discussing Bill 41-38 due to a conflict of interest, as relatives are named in the bill, which concerns the transfer of several lots to the Guam Ancestral Lands Commission. Mr. Glenn Eay provided information regarding the history of lot 7100, stating it was originally Crown Lands acquired by the government of Spain and later the US, not through eminent domain.

1. Concerns Regarding Land Transfer (Bill 41-38) ALS Eay expressed concerns about the lack of guarantee in Bill 41-38 that the land transferred to the Guam Ancestral Lands Commission would be returned to the original landowners. They emphasized the need for evidence of ownership from the heirs, as the presented research suggested the property was already government-owned. **Commissioner Garrido moved to table the discussion on Bill 41-38 to allow for more research. Motion seconded by Commissioner Rojas. Chairwoman Bordallo called for a vote. Motion passed. 4-0.**
- J. **Bill 51-38 Introduction.** The next item on the agenda was Bill 51-38, concerning the transfer of title for lot 7054-1 to the Guam Police Department. AAD Cruz disclosed their affiliation with the Yigo Municipal Planning Council but stated they would recuse themselves from discussions related to the CHamoru Land Trust Commission.
 1. **Bill 51-38 - GPD Police Precinct.** AAD Cruz introduced Bill 51-38, which proposes transferring administrative jurisdiction of lot 7054-1 from the CHamoru Land Trust to the Guam Police Department (GPD) for a police precinct. **Commissioner Respicio moved to support the bill's intention but with amendments: a revisionary clause for land return to CLTC if no construction within five years, and a restriction of the property use solely to a police precinct. Second by Commissioner Garrido. Chairwoman Bordallo called for a vote. Motion passed. 4-0.**
- K. **Bill 73-38 - GPD Emergency Communication Center** AAD Cruz presented Bill 73-38, aiming to transfer ownership and jurisdiction of lot 15, block F, tract 9, in Barrigada Heights from the CHamoru Land Trust Commission to GPD for a public safety emergency communication center. AAD Cruz informed the board that a quick assessment revealed CLTC issued more land area in the Barrigada Heights parcels than available, potentially affecting the availability of this specific lot. Commissioner Respicio suggested allowing the acting director to identify other available parcels suitable for GPD's needs.
 1. **Alternative Lots for GPD.** **Commissioner Respicio proposed a motion for the acting administrative director to inform Vice Speaker Ada that CLTC will identify alternative lots for GPD, supporting the intent of Bill 73-38 but not the current location. The motion was seconded by Commissioner Garrido. Chairwoman Bordallo called for a vote. Motion passed. 4-0.**
- L. **Bill 147-38 - Loan to Guam Memorial Hospital** AAD Cruz discussed Bill 147-38, which authorizes a \$9 million inter-agency loan from the Commission to Guam Memorial Hospital for urgent needs. AAD Cruz explained that the bill doesn't specify the funding source within CLTC, potentially compromising existing mandates and projects, and provided historical context of revenue collection and inter-agency loan issues. **Commissioner Respicio recommended not supporting the intent and purpose of Bill 147-38 due to the lack of discretionary funds and potential negative impact on CLTC programs. The motion was seconded by Commissioner Garrido. Chairwoman Bordallo called for a vote. Motion passed. 4-0.**

VI. Public Comment.

- A. Mr. Vincent Aguon, a disabled veteran, addressed the board regarding ongoing issues with squatters on land behind their wife's house, including fires, illegal

dumping, and blocked access, impacting their health and safety. Mr. Aguon requested prioritization of the area and expressed concerns about the slow pace of addressing the problem despite previous efforts.

1. **CLTC Response to Public Comment** AAD Cruz acknowledged Mr. Aguon's concerns, stating that planning for compliance inspections in the affected area of Never Mind Road was already underway for the following Tuesday afternoon. AAD Cruz outlined the process of issuing notices to remediate and involving GPD if resistance is encountered, noting that this area has been addressed multiple times previously. Commissioner Respicio and other board members discussed potential long-term solutions, including working with the attorney and EPA, but acknowledged the challenges of repeat squatting and the need for community involvement. Commissioner Respicio noted the need to prioritize infrastructure improvements in the area where Mr. Aguon lives.

VII. Adjournment.

Commissioner Rojas made a motion to adjourn the meeting. Seconded by Commissioner Garrido. Chairwoman Bordallo called for a vote. Motion passed. 4-0.

*****The meeting adjourned at approximately 6:08PM*****

Transcribed by: Jessica Dayday, Land Agent II

JULY 17, 2025

Approved by motion in the meeting of _____

Chairperson Arlene P. Bordallo *Arlene Bordallo* Date *7-17-25*