



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

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## **CHamoru Land Trust Commission Regular Board Meeting Thursday, January 15, 2026, at 1:00 PM**

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](mailto:cltc.admin@cltc.guam.gov). To view the meeting virtually, log on to GovGuam Live-YouTube or Google Meeting link: [meet.google.com/jbp-wkzk-prj](https://meet.google.com/jbp-wkzk-prj)

### **Meeting Minutes**

Public Notice: *The Guam Daily POST* on January 8, 2026, and January 13, 2026

**Lourdes A. Leon Guerrero**  
*I Maga'Haga Guåhan*  
Governor of Guam

**Joshua F. Tenorio**  
*I Segundo Na Maga'Lahen*  
Guåhan  
Lieutenant Governor of Guam

#### **Commission Members**

**Earl J. Garrido**  
Acting Chairperson

**Joseph F. Artero-Cameron**  
Commissioner

**Fabienne Cruz Respicio**  
Commissioner

**Jeremy J. Rojas**  
Commissioner

**(Vacant)**  
Commissioner

**Joseph B. Cruz Jr.**  
Acting Administrative Director

#### **PRESENT:**

#### **COMMISSIONERS**

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

#### **Management and Staff**

Joseph B. Cruz, Jr., Acting Administrative Director  
Glenn Eay, Land Agent Supervisor  
Tina Tainatongo, Administrative Officer  
Dexter Tan, Program Coordinator I  
Eileen Chargualaf, Land Agent III  
Jessica Dayday, Land Agent III  
Jhoana Casem, Land Agent II  
Lydia Taleu, Land Agent I  
Damian Narcis, Land Agent I

#### **Guests**

James Sablan Cruz  
Rodney T. Perez  
Monica D. Baza  
Christine San Nicolas  
Christine Fejeran, Department of Agriculture

## Summary

The CLTC board, including Chairman Earl Garrido, Commissioner F. Respicio, Commissioner J. Rojas, and Commissioner J. Artero-Cameron, along with Acting Administrative Director Joseph B. Cruz, Jr, approved a residential-zoned agricultural lease for Mr. James Sablan Cruz and recognized Mr. Rodney T. Perez as an eligible beneficiary. The board conditionally approved an agricultural lease for Ms. Monica Baza, subject to legislative approval; approved Ms. Christine Fejeran San Nicolas as a successor to an amended one-acre agricultural lease; and authorized a cease-and-desist letter for the unauthorized occupant, Mr. Chrispin B. Hernandez. The meeting also addressed updates on Global Recycling Center correspondence, approved an amendment reducing the required number of appraisers for lease termination to one, and scheduled a work session to discuss proposed amendments to commercial leases and licenses, as well as the Department of Agriculture's conservation plan.

## Details

### I. Meeting Called to Order – Certification of Quorum Present

Acting Chairman Garrido called the January 15, 2026, Board of Commissioners meeting to order at around 1:10 P.M.

### II. Chairman's Remarks

Commissioner Artero-Cameron motioned to move to New Business, seconded by Commissioner Rojas. Chairman Garrido called for a vote. APPROVED. 4-0.

Acting Chairman Garrido delivered an initial remark clarifying the distinction between "illegal" and "unlawful" land leases within the CLTC context, noting that illegal leases involve core breaches like fraud or statutory misconduct leading to avoidance, while unlawful leases involve broader irregularities or administrative errors potentially eligible for ratification.

### III. Approval of Minutes: December 18, 2025 (Regular Board Meeting); Resumption Meeting – January 8, 2026

**Motion by Commissioner Respicio to table for the next meeting, seconded by Commissioner Rojas. Chairman Garrido called for a vote. APPROVED. 4-0.**

### IV. Administrative Director's Report

#### A. Administrative. The updates regarding the FY2025 \$9 million appropriation projects:

##### 1. Tract 15344 (Mangilao)

- Status: The Guam EPA has commenced civil and drawing work.
- Action: The \$1,500 application fee was scheduled for processing on Friday, January 16, 2026.
- Impact: This project will benefit 85 total lessees (68 current and 17 new).

- Next Steps: Payment of the fee will trigger further site clearing and development.

## 2. Lot 7160 Yigo

- Status: The Department of Land Management (DLM) is set to begin surveying services for easements.
- Commencement Date: Tentatively scheduled for Tuesday, February 17, 2026.
- Impact: This project will benefit 210 current lessees.
- Coordination: Officials plan to contact the Yigo Mayor for assistance and to provide notification of the activity.

## 3. Tract 1113, Block 16 Dededo

- Status: The transfer of this track to the Chamorro Land Trust Commission (CLTC) for water and wastewater infrastructure has not yet been completed by DLM.
- Follow-up: An update will be provided at the next scheduled meeting.

Cumulative Impact: Between the Mangilao and Yigo projects, a total of 295 current and new lessees are expected to benefit.

During the FY2024 closing process, a questionable cost of \$244.88 was identified in the Chamorro Land Trust Commission (CLTC) Operations Fund bank account, which the Department of Administration holds.

### Key Findings

- **Account Type:** The account is a Time Deposited Open Account (DOA) that functions primarily as a restricted savings account for day-to-day operations.
- **Discrepancy:** The CLTC office does not issue checks from this account. Historical reviews show that any disbursements are typically handled via drafts rather than standard checkbooks.

### Immediate Action Plan

- **Formal Inquiry:** The department is preparing a letter for the Chairman's signature to inquire about the charge formally.
- **Investigation:** The goal is to determine if the check order was valid, mistakenly posted to the general ledger, or an error by the Department of Administration.
- **Resolution:** Once verified, the department intends to correct the entry to ensure the restricted funds are properly accounted for.

## B. Land Administration

The CHamoru Land Trust Commission (CLTC) is launching a major enforcement initiative to address approximately 2,800 leases that have a "legal cloud" over their status.

### Compliance Inspection Schedule

- **Launch Date:** Full-force physical inspections are scheduled to begin in February 2026.
- **Primary Objective:** Inspections will determine if lessees comply with their lease terms, specifically verifying that land is being used as intended.

- **Deadline for Completion:** The Attorney General's office has recommended a final compliance deadline of December 31, 2027.

### **Key Team and Process Details**

- **Personnel:** The compliance team includes the Administrative Director and multiple CLTC employees dedicated to completing the assessment within the specified timeline.
- **Inspection Protocol:**
  - **Notification:** For regular monitoring, annual inspections typically include a two-week notice; however, compliance inspections for specific lease terms may be conducted without notice to determine the immediate condition of the premises.
  - **Violations:** Lessees found in violation (e.g., unauthorized structures or junk car storage) generally have 60 days to resolve issues, with potential extensions of 30–60 days for demonstrated progress.
  - **Consequences:** Failure to address violations can result in eviction or the permanent loss of lease rights.

## **V. Old Business**

### **A. Global Recycling Center**

The board proceeded to old business concerning the Global Recycling Center, where Commissioner Artero-Cameron emphasized the need to ensure the Attorney General of Guam is copied on future letters to Global and receives all letters regarding the phase one study in the event of a lawsuit.

**Commissioner Artero-Cameron made a motion that all future letters be cc'd to the AG and all letters forwarded to the AG. Seconded by Commissioner Respicio. Chairman Garrido called for a vote. APPROVED. 4-0.**

## **VII. New Business**

### **A. Constituent Matters**

#### **1. James Sablan Cruz – Present**

The board addressed the request from Mr. Cruz for a lease award for tract 18113, block 1, lot 1, Mangilao. Land Agent Supervisor, G. Eay presented the staff report, which noted that Mr. Cruz had previously had his original residential application switched to agriculture, and an agriculture lease was prepared but not consummated.

A discussion ensued regarding the nature of the lease award, as the staff report indicated an agriculture lease while the motion requested a residential lease. AAD Cruz clarified that reverting the application back to residential would classify Mr. Cruz as a priority two beneficiary due to them owning some land, whereas an agriculture lease, based on the previous CLTC-approved switch, has no priority status.

**Motion to approve a residential lease for Lot 1, Block 1, Tract 18113, Mangilao, made by Commissioner Artero-Cameron and seconded by Respicio. Chairman Garrido called for a vote. Discussions. APPROVED. 4-0.**

## **2. Rodney Tenorio Perez – Present**

The board next reviewed the petition of Mr. Rodney Tenorio Perez, an applicant since 2001, requesting to be recognized as an eligible beneficiary based on an affidavit stating their family was occupying land late taken by military condemnation. Mr. Perez is an eligible beneficiary. Mr. Perez shared a letter about their family's ancestral land being taken without just compensation in 1947, linking their request for eligibility to the CHamoru Land Trust Act's purpose of restoring fairness to families who lost their land.

**Motion to approve Rodney Tenorio Perez for eligibility of the CHamoru Land Trust Commission, seconded by Commissioner Respicio. Chairman Garrido called for a vote. APPROVED. 4-0.**

## **3. Monica Dolores Baza – Present**

The board addressed Ms. Monica Dolores Baza's request for a 1-acre lease agreement for Lot 8-33-21 in Inalahan, noting that they had complied with previous CLTC directions by surveying the property. Land Agent Supervisor, G. Eay noted that an agriculture lease over half an acre requires legislative approval under Public Law 33-79, which means the process would take longer.

**Motion to approve an agriculture lease for Lot 8-33-21, Inalahan, seconded by Commissioner Rojas. Chairman Garrido called for a vote. APPROVED. 4-0.**

## **4. Bertha Yustinich – Present; Christine F. San Nicolas Successor**

Christine Fejeran San Nicolas, daughter of the deceased lessee, Bertha Fejeran Yustinich, requested to be named the successor to her mother's agricultural lease for Lot 10171-1. Land Agent Supervisor G. Eay highlighted a discrepancy: the initial lease agreement was for a half-acre, but the completed survey was for one-acre, with no documentation authorizing the one-acre survey. Motion to approve Christine F. San Nicolas to be the named successor to Bertha Yustinich's agriculture lease by Commissioner Artero-Cameron, seconded by Commissioner Rojas. Discussion: During the discussion, Ms. San Nicolas provided background that the property was divided into three one-acre parcels for her mother and siblings, and the one-acre survey was legally completed. Commissioner Respicio proposed an amendment to the motion to allow Ms. San Nicolas to be the successor and to change the lease from a half-acre to a one-acre size based on the existing legal survey. The board agreed that amending the lease to one acre would avoid additional cost and burden on Ms. San Nicolas and

would not require legislative approval since it would be an amendment of an existing lease. The board clarified that this approval is conditional, and Ms. San Nicolas will need to come into compliance with the lease terms, including remediation, before a new lease is executed for the remainder of the original term.

**Commissioner Respicio made a motion to amend Commissioner Artero-Cameron's motion by adding to the motion, increasing the acreage as stated on the lease agreement from half an acre to one acre based on the survey map, seconded by Commissioner Rojas. Chairman Garrido called for a vote. APPROVED. 4-0.**

#### **5. Chrispin B. Hernandez – Not Present**

The board addressed Mr. Chrispin B. Hernandez, an unauthorized occupant of Lot 6, Block 7, Tract 15344, in Mangilao. AAD Cruz reported that the staff had provided Mr. Hernandez with an application and family tree to verify their eligibility status over 30 days ago, but they had not submitted any documents or contacted CLTC.

**Motion to issue a cease-and-desist letter and a notice to vacate, also for the chairman to sign the notice, seconded by Commissioner Rojas. Chairman Garrido called for a vote. APPROVED. 4-0.**

#### **B. Amendment to Commercial Leasing – AAD Cruz requests to table.**

**Working session. Motion to schedule a work session for the commission to discuss. Seconded by Commissioner Artero-Cameron. Amend the motion to schedule a work session to discuss item "B" of the agenda for the third week of February. Seconded by Commissioner Artero-Cameron. Chairman Garrido called for a vote. APPROVED. 4-0.**

#### **C. Amendment to Appraisal Requirement**

**Motion made by Commissioner Rojas to accept the proposal with the changes be coursed through with the senator and committee. Seconded by Commissioner Artero-Cameron. The chairman called for a vote. APPROVED. 4-0.**

### **VIII. Public Comment(s)**

*Christine Fejeran from the Department of Agriculture* – Coming in under the conservation of lands. Parcels of CLTC that have been put into the database of forestry, small parcels. They want to come in to clarify their work with respect to their parcels. Commissioner Cameron is not in support of conservation properties. Request for a work session planning as per AAD Cruz; allow them to present the plan and intent in the work session. DOAG would like to work closely with our Lessees, especially those in the agricultural sector. Get some feedback at the next meeting;

are lessees working with DOAG, etc.? Environmental buffer with GICC; as per Respicio, please work with them.

IX. **Next Meeting** – Thursday, February 19, 2026, at 1:00 PM, CLTC Conference Room, Suite 223, ITC Building, Tamuning, Guam 96913

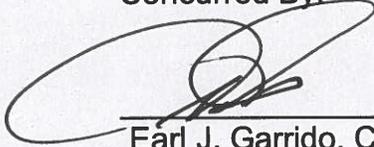
X. **Adjournment**

**Commissioner Rojas' motion to adjourn the meeting, seconded by Commissioner Respicio. Chairman Garrido called for a vote. APPROVED. 4-0.**

**\*\*The meeting was adjourned at 3:05 PM\*\***

*\*\*Compiled and transcribed by: J. Dayday, Land Agent III\*\**

Concurred By:



Earl J. Garrido, CLTC, Acting Chairperson

2-26-26

Date