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*I Maga'Haga*  
Governor of Guam

**Joshua F. Tenorio**  
*I Segundo Maga'Lahi*  
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

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

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## **CHamoru Land Trust Commission Regular Board Meeting** **Thursday, November 20, 2025, 1:00 PM**

CHamoru Land Trust Conference Room, 590 S. Marine Corps Drive, ITC Building, Suite 223, 2<sup>nd</sup> 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 in to 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 November 13, 2025, and November 18, 2025

#### **PRESENT:**

##### **Commissioners**

Earl J. Garrido, Acting Chairperson  
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  
Glenn Eay, Land Agent Supervisor  
Jhoana Casem, Land Agent II  
Jessica Dayday, Land Agent II  
Damian Narcis, Land Agent I  
Lydia Taleu, Land Agent I  
Dexter Tan, Program Coordinator I

##### **Guests**

Charles J. Santos  
May Castro  
Peter P. San Nicolas  
Thomas Hertslet

## Summary

Chairman Earl J. Garrido delegated authority to Commissioner Joseph Cameron, in charge, and Commissioner Jeremy Rojas to lead the agricultural, residential, and commercial subcommittees, respectively, while detailing efforts to restore CLTC's autonomy over commercial leases through specific legislative actions to affirm CLTC's exclusive authority and enforce a 10% plus rate of appraised value. The board approved the September 18, 2025, regular board meeting minutes, received updates on the \$9 million utility appropriation and surveying services, and addressed 8,850 pending applications for lease awards, approving lease terminations and successorships for several beneficiaries, including Charles Joseph Santos, May M. Castro, Sara Rose Flores Martinez, and Sarah Rose Flores. The board also approved one-year commercial license extensions for Agfayan, Inc., conditional on resolving arrears and property issues, approved proposed bills for hiring an attorney and addressing unregistered properties, and agreed to commence the lease award process for 200 applicants. The board also approved an RFP for an affordable housing subdivision design and a 30-day extension for the environmental study at the Global Recycling Center, and implemented a blanket decision for the automatic reversion of unauthorized application switches and transfers.

## Details

### **I. Meeting Called to Order**

- A. Virtual Meeting Logistics and Commencement** Commissioner Artero-Cameron questioned the delay in starting the meeting, noting that six people were already lined up virtually through Guam Live YouTube or Google Meet. Acting Chairman Garrido confirmed the start time as 1:16 p.m. on November 20th, 2025, for the CLTC regular board meeting at the ITC building. Casem apologized for the delay, stating they were waiting for PBS to arrive to do the recording, but proceeded to start the meeting without them.
- B. Chairman's Opening Comments and Delegation of Authority** Acting Chairman Garrido provided an opening comment and delegated authority due to their recognized limitations as the sitting chairman. They assigned Commissioner Artero-Cameron to lead the agricultural subcommittee, in charge of the residential subcommittee, and Commissioner Rojas to be in charge of the commercial subcommittee. Acting Chairman Garrido emphasized being a proponent of freethinking, networking, and problem analysis, valuing the dynamic and professional nature of the board and staff.
- C. Restoring CLTC Autonomy Over Commercial Leases** A detailed the effort to restore CLTC's autonomy over commercial lease negotiations and enforcement of existing mandates. Casem indicated that this requires legislative action to relinquish negotiation and oversight of land trust commercial leases, reaffirming the trust's statutory mandates to set lease rates and terms based on appraised values. Historically, legislative intervention, often driven by special interest groups, resulted in non-beneficial lease terms, contrary to the mandate of a 10% plus rate of the appraised value.
- D. Legislative Action Requests for Commercial Leases**, the CLTC plans to request specific legislative actions, including affirming the CLTC's exclusive authority to negotiate, execute, amend, and renew commercial leases, subject to standardized procedures. They also aim to prohibit special interest-driven legislative mandates, enforce the requirement that commercial leases be charged at 10% of the appraised

value, and provide for independent oversight and audits instead of direct intervention during negotiation. Casem concluded that these steps will align practices with the trust's fiduciary duties, improve fiscal outcomes for beneficiaries, and restore public confidence.

## II. Approval of Minutes

**Commissioner Artero-Cameron moved to approve the regular board meeting minutes from September 18, 2025. Seconded by Commissioner Rojas. Acting Chairman Garrido called for a vote. MOTION PASSED. 4-0**

## III. Administrative Director's Report by AAD Cruz

### A. Administrative, Land Administration, Commercial, and GHURA

- The administrative director's report covered the \$9 million appropriation for utility installation, with CLTC planning to prepare power applications for individual lots starting in December. The report also addressed the transfer of track 1113 block 16 from DLM into CLTC's inventory to correct anomalies, as leases had already been issued on that land.
- **Surveying Services and Fix and Six Program Updates.** Full payment was made to DLM for retracement surveying services, and the CLTC is awaiting their proposed project listing for commencement. Jhoana Casem mentioned a site visit was conducted with the DLM survey division at tract 319 at Hagat, and they plan to communicate with municipality mayors for assistance with heavy equipment for future projects. Regarding the Fix and Six program, CLTC met with GHURA officials to understand the grant program, which has approximately \$200 million available, and shared a list of over 4,900 potential beneficiaries.
- **Land Administration and Pending Applications Update.** CLTC received a letter from the Merizo mayor regarding the Trans World Radio (TRW) property, whose lease expires in 2026, and is awaiting information from the office of infrastructure and policy development regarding asset assessment and identification. The number of pending applications for lease awards is fluid, standing at 8,850 as of November 19, 2025. CLTC processed 79 applications for lease awards and anticipates sending out certified letters for the next 101 in line on December 10, bringing the total to about 180.
- **Trans World Radio (TRW) Property and Alupat Island Inspection.** A discussion was held regarding the TRW lease expiring in 2026, and AAD Cruz stressed the need for a deadline for the office of infrastructure and policy development to advise the commission on the equipment's future, to avoid the burden of disassembly falling on CLTC. Commissioner Artero-Cameron agreed with this concern. Furthermore, a site inspection was conducted on Alupat Island on October 14, 2025, due to concerns of unauthorized habitation and oxygen gas usage, though no people were present during the visit. CLTC is seeking lot certification from DLM to confirm jurisdiction over the Alupat Island property before proceeding with any remediation or eviction processes.
- **GICC Commercial Lease and Typhoon Liability Concerns.** CLTC received the second draft of the first amendment of the GICC commercial lease, which is under internal review with plans for a work session before presentation to the board in December. Commissioner Artero-Cameron interjected a concern about the revision, arguing that should be on GICC, also doing business as a solar farm, to assume liability for any panels or attachments causing damage to the neighborhood during typhoons.

AAD Cruz agreed to take note and explore this valid avenue, ensuring all responsibility will be seen.

- B. **Constituent Matters Addressing Residential Lease Terminations** Commissioner Artero-Cameron moved to amend the agenda to immediately address new business constituent matters 1 through 5, allowing those affected parties to leave, seconded by Commissioner Rojas. Acting Chairman Garrido called for a vote. Motion passed. 4-0.

#### IV. Old Business

- A. **Lot 10122-15, Dededo / Global Recycling Center**

AAD Cruz stated that the lease is to expire or has already expired. Authorization to occupy; no lease agreement has been issued.

**Commissioner Artero-Cameron made a motion to grant a 30-day extension to conduct an environmental study for Global Recycling. Seconded by Commissioner Rojas. Acting Chairman Garrido called for a vote. Motion approved. 4-0. A letter to be sent to Global as soon as possible in regards to the motion by the Commission.**

- B. **Tract 10123, Yigo, Turn-Key Design Built**

Two names (AAD Cruz and Dexter Tan) have completed the module in regards to the training of staff, and at least two names in regards to the reviewing process. Commissioner Artero-Cameron is seeking to have Commissioner Respicio be heavily involved in this project.

**Commissioner Rojas made a motion to approve the RFP to build a turn-key design, construct, and market plans for Tract 10123, Yigo. Commissioner Respicio seconded the motion. Acting Chairman Garrido called for a vote. Motion approved. 4-0.**

- C. **Old Business**

**Commissioner Respicio made a motion to table Old Business, item C. Commissioner Rojas seconded the motion. Acting Chairman Garrido called for a vote. Motion approved. 4-0.**

- D. **Switch and Transfer**

AAD Cruz is requesting the board to decide that if an application was a part of a switch or transfer, we are able to revert the application to its original state for the sake of efficiency and process. AAD Cruz requests that this be approved to continue with the process.

**Commissioner Rojas made a motion to approve a reversion of the changes that were made at the application stage. Commissioner Artero-Cameron seconded the motion. Acting Chairman Garrido called for a vote. Motion approved. 4-0.**

- E. **Switch of Application Type**

**Commissioner Respicio made a motion to remove Item F of Old Business from the agenda. Commissioner Rojas seconded the motion. Acting Chairman Garrido called for a vote. Motion approved. 4-0.**

- F. **South Ukudo, Dededo – GPA System Improvements**

Commissioner Respicio – the easement falls in line within the boundary, and how wide it's going to be. The map is incomplete.

**Commissioner Artero-Cameron made a motion to accept the design; however, to specify on the map the width of the easement, no less than 20ft. Commissioner Respicio seconded the motion. Acting Chairman Garrido called for a vote. Motion passes 4-0.**

## **V. New Business**

### **A. Constituent Matters**

#### **1. Charles J. Santos**

Charles Joseph Santos requested to terminate his residential lease due to being double-slotted with another applicant. **Commissioner Artero-Cameron made a motion to terminate to approve the termination of the residential lease, and seconded by Commissioner Rojas. Acting Chairman Garrido called for a vote. Motion passed. 4-0.**

#### **2. Caroline LG Santos**

Successorship of Agricultural Lease for Carolyn LG Santos. The board addressed the matter of the deceased Caroline LG Santos' agricultural lease, where the named successor, Jeffrey W. Santos, relinquished their claim to their sibling, Charles Santos. **Commissioner Artero-Cameron moved to name Charles J. Santos the successor of the agricultural lease, provided he complies with all terms and conditions of the lease. Commissioner Rojas seconded the motion. Acting Chairman Garrido called for a vote. Motion passed. 4-0.**

#### **3. Victor R. Manibusan**

Successorship of Residential Application for Victor R. Manibusan. May M. Castro appeared before the board requesting to be named successor of their deceased brother, Victor R. Manibusan's residential application. LA II J. Casem confirmed that May M. Castro meets the eligibility criteria as a descendant of an occupier/farmer on land taken by the US government, and all siblings relinquished their rights.

**Commissioner Artero-Cameron moved to approve May M. Castro as the successor and eligible beneficiary of the CHamoru Land Trust Commission. Commissioner Rojas seconded the motion. Acting Chairman Garrido called for a vote. Motion passed. 4-0.**

#### **4. Sara Rose Flores**

Termination of Sara Rose Flores's Residential Lease. The board considered the termination of Sara Rose Flores' residential lease because she and her late husband both held the same type of residential lease, which is contrary to the act. Flores chose to terminate her lease, as she and her husband could only retain one. **Commissioner Artero-Cameron moved to terminate Sara Rose Flores's residential application.**

**Commissioner Rojas seconded the motion. Acting Chairman Garrido called for a vote. Motion passed. 4-0.**

#### **5. Charlie Mantanona Martinez**

Successorship of Residential Lease for Charlie Matanona Martinez. The final constituent matter involved transferring the residential lease of the deceased Charlie Matanona Martinez, to the named successor and wife, Sara Rose Flores Martinez.

**Commissioner Artero-Cameron moved to approve Sarah Rose Flores Martinez as the successor, with the condition that she is responsible for the indebtedness of any existing loan. Commissioner Rojas seconded the motion. Acting Chairman Garrido called for a vote. Motion passed. 4-0.**

**B. Agfayan, Inc.**

Commercial License Extension for Agfayan Inc. The board discussed a request for a one-year extension for the commercial license of Agfayan Inc., which expired on July 1st, 2025, due to ambiguity in the license regarding the maximum duration of 21 years. The board was asked to consider an extension until July 1st, 2026, to complete the 21 years, which would not violate any current rules.

**Commissioner Artero-Cameron moved to approve the one-year extension, conditional on Agfayan paying all arrears and resolving the encroachment, metallic waste, and debris issues on the Special Olympics lot by January 15, 2026. Commissioner Rojas seconded the motion. Acting Chairman Garrido called for a vote. Motion passed. 4-0.**

Commercial Lease Extension and Encroachment Resolution  
Commissioner Cameron moved to approve a one-year extension for the Agfayan Inc. commercial lease, which is set to expire in 2026, to complete 21 years. This motion was conditional upon Agfayan Inc. paying its arrears in full and resolving the encroachment, metallic waste, and other debris caused by tenants on the lot. AAD Cruz clarified that the encroachment is to the adjacent property leased by Mr. San Nicolas, which was transferred to the Special Olympics via public law. Furthermore, AAD Cruz stated that the contractual obligation is with Mr. San Nicolas, not the tenant, and that the CLTC would continue to cite Mr. San Nicolas for ongoing issues, potentially leading to lease termination if the tenant remains non-compliant. *A letter will be prepared by AAD Cruz.*

**C. Proposed Bill to Recruit an Attorney**

Hiring an Attorney for CLTC. The board discussed a proposed bill to recruit an attorney for the CLTC, which AAD Cruz noted had been shared with commissioners and reviewed by the attorney. AAD Cruz explained that hiring an attorney on staff would be beneficial, particularly due to the sensitive nature of current legal guidance needs. They confirmed that the bill's framework was based on public law that allowed the EPA to hire its own attorney and that the position would be unclassified.

**Commissioner Rojas made a motion to approve the proposed bill to recruit an attorney. Commissioner Respicio seconded the motion. Acting Chairman Garrido called for a vote. Motion passed. 4-0.**

**D. Proposed Bill for Unregistered Properties**

The board considered a proposed bill to address unregistered properties within the CLTC inventory, which AAD Cruz stated was reviewed by Deputy Attorney General Miller and was timely because this issue has held up forward progress. Jhoana Casem clarified that the bill addresses the 76 parcels and 223 leases currently in the CLTC inventory.

Commissioner Cameron expressed strong support for the bill, noting that it addresses a decades-old problem.

**Commissioner Rojas made a motion to approve the proposed bill, and seconded by Commissioner Respicio. Acting Chairman called for a vote. Motion passed. 4-0.**

**A motion was made by Commissioner Artero-Cameron and seconded by Commissioner Rojas. Acting Chairman Garrido called for a vote. Motion passed. 4-0.**

Seeking Oversight Chair Support for Legislation, Commissioner Cameron moved to ensure that Vice Speaker Anthony Ada, as the oversight chair for the CHamoru Land Trust Commission, would be the senator to propose and support the legislation for both the attorney recruitment bill and the unregistered properties bill. The motion was seconded and carried, aiming to push the bills forward under the Vice Speaker's oversight.

#### **E. Commencement of Lease Award Process**

Commencement of the Lease Award Process for Two Hundred Applicants. AAD Cruz presented a list of two hundred applicants who are next in line for the lease award process, which would bring the process up to December 2, 1995. AAD Cruz confirmed that the applicants are in sequential order and that the vetting process will follow.

**Commissioner Cameron commended the staff for their dedication and moved to approve the commencement of the lease award process for the two hundred applicants listed. The listing will bring the applications on December 2, 1995, as of 12:13 PM.**

**Commissioner Rojas seconded the motion. Acting Chairman Garrido called for a vote. Motion passed. 4-0.**

#### **F. Lot 10154-5-R3RW, Yigo**

Permission to Survey Easement for Private Landowner. A private landowner requested permission to survey out a right-of-way easement in the Manhita Farms area at no cost to CLTC. AAD Cruz clarified that the easement portion would come out of government lands and align with existing master planning, benefiting both the private landowner and CLTC constituents who would otherwise bear the survey costs.

**Commissioner Rojas made a motion, and Commissioner Respicio seconded the motion to approve the land owner's request to survey the easement with the condition that the property is registered. Acting Chairman Garrido called for a vote. Motion passed. 4-0.**

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

Thomas Hersworth – Request for a copy of the statement made by Chairman Garrido. He is leasing from GEDA, and Triple J Motors is subleasing from him. Addressing the livelihood of landless individuals is essential for community stability. Possible strategies include providing access to utilities and financial support for property ownership.

Community education is vital for fostering responsibility and self-sufficiency among residents. This involves teaching individuals how to manage their properties and resources effectively.

**VII. Next Meeting**

Thursday, December 18, 2025, at 1:00 PM, CLTC Conference Room, Suite 223,  
2nd Floor, ITC Building, Tamuning, Guam 96913

**VIII. Adjournment – Meeting adjourned at 3:15 PM**

Commissioner Artero-Cameron motioned to adjourn the meeting, and  
Commissioner Rojas seconded the motion. Acting Chairman Garrido called for a  
vote. Motion passes. 4-0.

*Transcribed by: Jessica Dayday, Land Agent II*

December 18, 2025

Approved by motion in the meeting of \_\_\_\_\_

Acting Chairperson Earl J. Garrido \_\_\_\_\_

Date 12/18/25