



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

*Joshua F. Tenorio*  
I Segundo Maga'Lahi  
Lt. 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, December 18, 2025, from 1:06 PM to 3:00 PM (Recess)** **Resumption Meeting January 9, 2026, at 1:08 to 1:21 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 December 11, 2025, and December 16, 2025

#### **PRESENT:**

##### **Commissioners**

Earl J. Garrido, Acting Chairperson  
Fabienne C. Respicio, Commissioner  
Jeremy J. Rojas, Commissioner (via Google Meet)  
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  
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  
Dexter Tan, Program Coordinator I

##### **Guests**

##### **December 18, 2025**

Nathan Agoirse (KTWR)  
Lola Leon Guerrero  
Doreen E. Borja  
Joaquina M. Ignacio  
Rosita M. Sarmiento  
Maria M. Benavente  
Johnny Cariaso Palomo

##### **January 9, 2026**

Van Verango (GWA) (via Google Meet)

## Summary

The CHamoru Land Trust Commission (CLTC) regular board meeting opened with Acting Chairman Garrido with Attorney Miller, and Acting Administrative Director Joseph B. Cruz Jr. present, focused on enhancing CLTC's authority for autonomous operations, specifically to negotiate commercial lease terms, and on necessary system modernizations. The board approved the minutes with corrections and addressed several administrative reports regarding utility installations, land transfers, and the escalating costs of processing the large backlog of pending applications.

During the meeting, the board discussed the Guam International Country Club (GICC) lease amendment with Mr. Jerry Tang, ultimately passing a motion, proposed by Commissioner Rojas and seconded, to approve the lease submit to final language on the decommissioning plan, and also approved an amendment for Transworld Radio to lease its tower to the CLTC for potential revenue. The board postponed discussion on the Administrative Director job description, approving Commissioner Artero-Cameron's motion to table the item due to concerns about the restrictiveness of the proposed description, and reaffirmed the original decision to sell the bull cart trail pipeline property to the Eclavea family, which was moved by Commissioner Respicio and seconded by Commissioner Artero-Cameron.

The board also approved agricultural lease awards for preoccupiers Joaquina Manibusan Ignacio, Rosita Manibusan Sarmiento, Maria Manibusan Benavente, and Johnny C. Palomo; approved the succession of an agriculture lease to Kathrina Reyes; and approved the termination of leases for Mr. Eugene Fernandez and for the deceased Mr. Juan Q. Acfalle, with the latter's application rights also terminated.

## Details

- I. **Call to Order** – Certification of Quorum Present  
Meeting called to order at 1:06 PM – Acting Chairman Garrido, Commissioner Respicio, Commissioner Rojas (via Google Meet), and Commissioner Artero-Cameron (via Google Meet)
- II. **Certification** – Public Notice Requirements
  - A. Guam Daily Post (December 11, 2025, and December 16, 2025)
  - B. Guam Public Notice Website (<https://notices.guam.gov>)
- III. **Chairman's Remarks**
  - **Modernization of Systems and Processes**  
The chairman emphasizes that CLTC systems have remained "relatively static" since inception. To meet contemporary standards, the board intends:
  - **Activate and Analyze:** Identify and phase out outdated concepts in favor of more efficient, modern workflows.
  - **Leverage Collective Wisdom:** Utilize the diverse professional experiences of board members as a catalyst for remediation.
  - **Subcommittee Action:** Utilize newly initiated subcommittees to review and provide recommendations for process improvements.
  - **Enhanced Autonomy and Commercial Authority.** A primary goal is to grant the CLTC greater independence to operate as a more autonomous entity.
  - **Direct Negotiations:** The chairman advocates for the power to negotiate directly with commercial entities on lease terms and fee structures.

- **Streamlined Approval:** Under this proposed model, commercial lease requests would be negotiated by the CLTC first, then submitted to the legislature and the governor for review and insight.
- **Legal and Risk Management:** To address past errors and navigate the complex legal landscape, the chairman proposes:
- **In-house Counsel:** Securing dedicated legal counsel to work diligently on compliance, risk mitigation, and the rectification of previous procedural mistakes.
- **Regulatory Streamlining:** The chairman identified specific operational inefficiencies that require alignment with industry standards.
- **Appraisal Reform:** Moving away from the current requirement of three appraisals to a single-appraisal mandate, mirroring the federal banking system's efficiency.
- **Collaborative Governance:** The "circle of progress" requires a robust coalition. The chairman stresses that success depends on a concerted effort between CLTC staff and the Board of Directors, CLTC constituents, the Governor, and the Guam Legislature.
- **Mission Alignment:** The overarching objective remains the fulfillment of the Land Trust's core mission: creating opportunities for homeownership and subsistence farming to enhance the community's standard of living.

**IV. Approval of Minutes: November 20, 2025 (Regular Board Meeting)**

A correction on the Summary section of the minutes – Commissioner Artero-Cameron is in charge of Agriculture and PIO; Commissioner Rojas is Commercial; Commissioner Respicio is Residential

**A motion was made by Commissioner Respicio, and seconded by Commissioner Rojas. Chairman Garrido called for a vote. APPROVED. 4-0.**

**V. Administrative Director's Report**

1. \$9million appropriation. Applications have been submitted for the various tracts—pending invoice.
2. GWA – request for T1113, Block 16 to be transferred to CLTC inventory from DLM. Additional lots from the Land for Landless will be transferred based on nonpayment. CLTC/DLM did an inspection within the tract to determine occupancy or not. If not paid in full, properties will be transferred to CLTC. Full infrastructure in this area.
3. DLM is paid in FULL; waiting for the proposed schedule from the Chief of Cadastral; communicating with different mayors to assist in any way they can. DPW permits section
4. GHURA – Fix n Six program. The Community Development Block Grant-Disaster Recovery (CDBG-DR) "Fix in Six" program in Guam is conducting outreach for its Owner-Occupied Rehabilitation and Reconstruction initiative. This program is administered by the Guam Housing and Urban Renewal Authority (GHURA) and is currently in a public comment period for a substantial amendment to its action plan, which concludes on January 23, 2026.
5. Applications for Lease Award. Acting Administrative Director Cruz disclosed the following costs and projections. Applications Processing Costs: Initial 101 applicants: The process for the first 101 applicants incurred a total committed cost of \$4,072.
  - **Certified Mail:** \$1,048 for notifications sent in December 2025.
  - **Printed Publication:** \$3,024 for a listing in the Guam Daily Post.
  - **Expansion Phase:** The board approved the next 200 applicants for vetting, with an additional 200 anticipated soon. This combined group of 400 applicants is expected to cost approximately \$16,000 to process.
  - **Total Backlog:** There are currently 8,749 pending applications in the CLTC system.

- Projected Total Cost: At current rates, processing the entire backlog is estimated to cost \$350,000.
  - FY 2027 Budget: CLTC staff are preparing for a substantial increase in budget requests for Fiscal Year 2027 to cover these non-inflation-adjusted costs, specifically within object classes related to administrative and publication expenses.
6. Cables are coming in submerged lands, Tata Communications. Commissioner Respicio requested that the summary of this research, anticipated for the January meeting, include recommendations from Attorney Miller on how to address this issue.
7. GMA – Rojas, Attorney Miller, AAD Cruz – The GMA subcommittee meeting was completed, and the board is awaiting GMA's submission of an updated business plan, which they anticipate presenting in January 2026

## VI. Old Business

- A. Lot 10122-12, Dededo / Guam International Country Club  
Present – Jerry Tang, Carlos Camacho (online), updated draft from the GICC – need to get from the GICC representative
- GICC Lease Amendment Draft. Mr. Jerry Tang presented the updated draft of the first amendment to the commercial lease agreement. Key revisions included setting a \$9.5 million floor for the net present value of the base rent. Mr. Tang also discussed the calculation of the existing term's total rent, using a 12% escalation instead of 10% from the original lease.
  - Appraisal and Lease Provisions for GICC. Mr. Tang clarified that the appraisal, paid for by the lessee, must include the clubhouse and the five-acre parcels as part of the premises during the appraisal for the extended term to maximize the value if CLTC chooses not to take them over. Mr. Tang also confirmed that GICC would be liable for CLTC's attorney's fees or costs if CLTC needed to enforce or collect rent, and GICC is responsible for the appraisal cost.
  - Clubhouse and Parcel Option. Changes to Section 4 clarified the lessor's option to take over the clubhouse and five parcels, adding a sentence that if these areas remain part of the premises, they will be available for less use. Regarding the solar farm, Section 5 was amended to give the lessor flexibility to determine what, if any, components or equipment they wish to retain from the solar farm.
  - Decommissioning Planning and Costs. Attorney Miller recommended adding language requiring the operator to deliver a decommissioning report and budget to the commission around 2050 to allow time for dialogue on what stays, what goes, and who pays, noting that the current \$320,000 provision may be insufficient. The commission also suggested that the report include a certified assessment of the current equipment's functionality and remaining lifespan to inform decisions about decommissioning or future use.
  - Timeline for Decommissioning Reporting. The board questioned whether checking the decommissioning fund every five years was sufficient for determining costs. Mr. Tang stated they would look at creating a schedule that aligns with the decommissioning report and equipment lifespan assessment, suggesting that the required discussion might need to happen sooner than 2050, potentially around 2045, to allow for the additional deposits to accrue.
  - Insurance and Indemnification. Jerry Tang confirmed they adopted language from the attorney's draft to strengthen environmental

protections, including provisions regarding hazardous substances. They also agreed to add specific language to the insurance section to cover damage caused by panels or attachments, reflecting a concern previously raised in the minutes.

- **Termination Conditions and Milestones.** The draft agreement included a new item 11 on page seven, indicating that the lease will revert to a golf course if CLTC decides not to proceed with solar or if there is “no progress” within two years. Attorney Miller suggested replacing the ambiguous “no progress” phase with definitive, measurable milestones, such as delivering power by a certain date.
- **Lease Progression and Financial Commitments.** Carlos V. Camacho clarified that GICC would continue to pay ground rent throughout the permitting and power purchase agreement (PPA) process, ensuring financial payments to CLTC even without a hard milestone date. GICC will also pay a 10% deposit of the net present value—at least \$950,000 based on the \$9.5 million floor—upon the signing of the PPA, which serves as a financial benchmark.
- **Milestone Definition and Unforeseen Delays.** The parties agree that using definitive milestones, rather than the term “no progress”, would be more effective, allowing the commission the discretion to move forward even if milestones are delayed due to government bureaucracy, like a lack of quorum. Carlos Camacho also requested that the agreement incorporate considerations for delays caused by “acts of God,” such as typhoons, which are beyond GICC’s control.
- **Approval of Lease Subject to Decommissioning Plan.** Commissioner Rojas proposed a motion to approve the lease, subject to a final draft that includes agreed-upon language for the decommissioning, and to authorize the chairman to sign on behalf of the commission. Seconded by Commissioner Respicio. Chairman Garrido called for a vote. APPROVED. 4-0.

#### **B. Portion of Lot 440, Merizo Trans World Radio**

- **Transworld Radio Tower and Request for Interest (RFI).** The agenda moved to portions of block 440 transport radio. AAD Cruz informed the commissioners that an RFI regarding this property had been drafted and emailed to them and reviewed by the attorney. Mr. Cruz clarified that the RFI is an administrative task to gather information for the board to determine the highest and best use of the property and does not commit the commission to anything.
- **Tower Retention and Memorandum of Understanding (MOU)** Commissioner Rojas recalled discussions with the Transworld team regarding the potential for the CLTC to lease the tower and stated that an MOU would be required to make it official. Commissioner Rojas made a motion to approve an MOU for the CLTC to meet the requirements of Transworld, and seconded by Commissioner Respicio, Chairman Garrido opened the floor for discussion. Chairman Garrido called for a vote. APPROVED 4.0. Chairman Garrido asked if leaving the tower included the transmitting equipment, to which Mr. Rojas clarified that the equipment would be dismantled, leaving only the tower itself, guide ropes, and drop cable. Additionally, Commissioner Rojas motioned to allow the Chairman to sign on behalf of the Commission. The motion was seconded by Commissioner Respicio. Chairman Garrido called for a vote. APPROVED. 3-0.

C. **Publication of Recruitment – Administrative Director**

- **Administrative Director Recruitment and Job Description.** The board moved to Old Business item C, the publication of recruitment for the Administrative Director. Commissioner Respicio raised concerns that adopting the submitted job description might be too restrictive, and questioned the timing of implementing a formal position description for a job that had always been filled, seeking justification and consistency with other government agencies. AAD Cruz explained that the need for action stems from issues with the acting appointment, where the Department of Administration personnel are refusing to acknowledge the viability of the current arrangement due to a statutory limit on holding an acting position for over a year.
- **Discussion on Administrative Director Job Description and Tabling** Commissioner Artero-Cameron expressed that the submitted job description was too prescriptive compared to others in the government of Guam and suggested revisiting it with legal counsel and HR from the Department of Administration. AAD Cruz explained that the job description was intentionally exhaustive to present all possible criteria for the commission to edit down. Commissioner Artero-Cameron made a motion to table Old Business item C, which was seconded by Commissioner Respicio. Chairman Garrido called for a vote. APPROVED.3-0.

D. **Public Law 37-146 and Bull Cart Trail**

- The discussion shifted to Public Law 37-146 regarding the bull cart trail pipeline. Lola Leon Guerrero, representing the Eclavea family, presented a proposal requesting reconsideration of a previous motion, having resolved some concerns with land registration. The family conveyed historical context, noting that they had provided a 60-foot-wide easement, exceeding the 40-foot requirement, as mandated by the public law, not out of generosity.
- **Reaffirming the Commission's Decision on Bull Cart Trail Sale.** The family presented two alternatives to the board's previous decision to sell the 1,580 square meters of bull cart trail: an equal-sized land exchange for cliffside property or relocating the trail to the edge of their property. Commissioner Respicio maintained that the land exchange was not in the best interest of the constituents and stood by the original decision that the family should purchase the bull cart trail, ensuring the resulting funds benefit the trust. Commissioner Artero-Cameron agreed with Commissioner Respicio's position. Commissioner Respicio moved to stand by the commission's original decision to sell the property to benefit the beneficiaries of the trust, which was seconded by Mr. Cameron. Chairman Garrido called for a vote. APPROVED. 4-0.
- **Finalizing Bull Cart Trail Sale Process.** The motion to stand by the commission's original decision to sell the bull cart trail property passed with no opposition. The process outlined requires the family to pay for two appraisals, the average of which will determine the purchase price. AAD Cruz noted that the estimated cost for the family to purchase the 1,580 square meters, at approximately \$60 per square meter, would exceed \$94,800.

VII. **New Business**

A. **Constituent Matters**

Prerequisites have to be completed prior to a lease agreement issuance (survey, etc.) as explained by AAD Cruz.

1. **Joaquina M. Ignacio**

Present. **Motion to approve the agriculture lease to Ms. Joaquina Manibusan Ignacio as a preoccupier based on the authority based on PL37-132 by Commissioner Artero-Cameron, seconded by Commissioner Rojas. Chairman Garrido called for a vote. APPROVED. 4-0.**

2. **Rosita M. Sarmiento**

Present. **Motion to approve the agriculture lease to Ms. Rosita M. Sarmiento as a preoccupier based on the authority based on PL37-132 by Commissioner Artero-Cameron, seconded by Commissioner Rojas. Chairman Garrido called for a vote. APPROVED. 4-0.**

3. **Maria M. Benavente**

Present. **Motion to approve the agriculture lease to Maria M. Benavente as a preoccupier based on the authority based on PL37-132 by Commissioner Artero-Cameron, seconded by Commissioner Rojas. Chairman Garrido called for a vote. APPROVED. 4-0.**

4. **Edward Blas and Eliria S. San Nicolas**

*Present - Kathrina Reyes (online)*

**Motion to approve the succession of the lease of Kathrina Reyes, however, pending the conditions based on PL37-131 by Commissioner Artero-Cameron, seconded by Commissioner Respicio. Chairman Garrido called for a vote. APPROVED. 3-0.**

5. **Johnny Palomo**

Present. **Motion to approve the lease award to Johnny C. Palomo, withholding any other comments by the next speaker by Commissioner Artero-Cameron, seconded by Commissioner Respicio. Chairman Garrido called for a vote. APPROVED. 3-0.**

6. **Eugene S.N. Fernandez**

Not present. **Motion to terminate the lease awarded to Mr. Fernandez by Commissioner Artero-Cameron, seconded by Commissioner Respicio. Chairman Garrido called for a vote. APPROVED. 3-0.**

7. **Juan Q. Acfalle (dec)**

Grandson (named successor) was not present during the meeting **Motion to terminate the lease and application awarded to Juan Q. Acfalle by Commissioner Artero-Cameron, seconded by Commissioner Respicio. Chairman Garrido called for a vote. APPROVED. 3-0.**

8. **Bertha Sablan Duenas**

Not heard.

**\*\*Meeting was RECESSED at 3:15 PM; resumption date TBD\*\***

**Resumption Meeting January 9, 2026, at 1:08 to 1:21 PM**

**9. Abraham John Guerrero**

**Commissioner Rojas made a motion to approve Abraham John Guerrero as an eligible beneficiary of CHamoru Land Trust Commission. Seconded by Commissioner Artero-Cameron. Chairman Garrido called for a vote. APPROVED. 3-0.**

**B. Bernard Watson – Commercial Lease**

**Commissioner Artero-Cameron made a motion to terminate the commercial lease on Lot 7159 Yigo, now known as Lot 7159-35, Yigo, for ten acres; subdivide into many lots for our beneficiaries. Seconded by Commissioner Rojas. Chairman Garrido called for a vote. APPROVED. 3-0.**

**C. Designation of Signatories for Bank of Guam Accounts**

**Motion to designate the Chairman and Commissioner Rojas to be the signatories for the CLTC bank accounts with BOG. Motion made by Commissioner Artero-Cameron, seconded by Commissioner Rojas. Chairman Garrido called for a vote. APPROVED. 3-0.**

**D. GWA Deep Well Y-15 (L7116)**

*Present online is Van Verango (GWA).*

GWA will survey the lot that will be affected. The survey that is conducted will not violate any setbacks. AAD Cruz and G. Eay visited Mr. Concepcion. **Motion to accept the mapping as well as doing the survey, and no deterrence to the use of the property. Motion by Commissioner Artero-Cameron, seconded by Commissioner Rojas. Chairman Garrido called for a vote. APPROVED. 3-0.**

**Motion to authorize Chairman Garrido to sign the map on behalf of the CHamoru Land Trust Commission. Motion by Commissioner Artero-Cameron, seconded by Commissioner Rojas. Chairman Garrido called for a vote. APPROVED. 3-0.**

**VII. Public Comment(s) - NONE**

**IX. Next Meeting – Thursday, January 15, 2025, at 1:00 PM, CLTC Conference Room, Suite 223, ITC Building, Tamuning, Guam 96913**

**X. Adjournment**

**Commissioner Artero-Cameron motioned to adjourn the meeting at 1:21 PM and seconded by Commissioner Rojas. Chairman Garrido called for a vote. APPROVED. 3-0.**

*Transcribed by: Jessica Dayday, Land Agent III*

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

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

Date 2-26-26