



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

P.O. Box 2950 Hagåtña, Guåhan 96932

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

CHamoru Land Trust Commission Regular Board Meeting **Thursday, February 19, 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. To view the meeting virtually, log on to GovGuam Live-YouTube or Google Meeting link: meet.google.com/jbp-wkzk-prj

Meeting Minutes

Public Notice: *The Pacific Daily News*, February 12, 2026, and February 17, 2026

PRESENT:

COMMISSIONERS

Earl J. Garrido, Chairperson
Fabrienne 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 (via Google Meet)
Ebony Tenorio, Administrative Assistant
Dexter Tan, Program Coordinator I
Eileen Chargualaf, Land Agent III (via Google Meet)
Jessica Dayday, Land Agent III
Lydia Taleu, Land Agent I (via Google Meet)
Damian Narcis, Land Agent I (via Google Meet)

Guests

Bertha Sablan Duenas
Rodney T. Perez
John Burch (GMA)
Hans Ada (GMA)
Danny Wu (Global Recycling)

Loucedes A. Leon Guerrero
I Magsa' Hloga Guåhan
Governor of Guam

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

Commission Members

Earl J. Garrido
Chairperson

Joseph F. Artero-Cameron
Commissioner

Fabrienne Cruz Respicio
Commissioner

Jeremy J. Rojas
Commissioner

(Vacant)
Commissioner

Angela M. Camacho
Interim Administrative Director

Summary

The CHamoru Trust Commission (CLTC) board approved the minutes from December 18, 2025, and January 15, 2026, while the chairman emphasized CLTC's focus on addressing three major issues: the Guam Raceway, the golf course, and recycling, alongside implementing a planned residential subdivision. The board approved several motions, including a 20-year lease for the Guam Motorsports Association (GMA) with a revised stepped rental structure proposed by Commissioner Respicio and seconded by Commissioner Artero-Cameron, the requirement for a Phase Two environmental site assessment for the Global Recycling Center, and the designation of Bertha Sablan Duenas and Mr. Joseph Tenorio Perez as eligible beneficiaries. The administrative director reported on the near-completion of the FY 2027 budget request, progress in land registration, and the transfer of over 400 lots by DLM, while the board also passed a motion for the chair to sign all lease terminations and scheduled a working session to discuss commercial rules and regulations and the FY2027 budget request.

Details

I. Meeting Called to Order – Certification of Quorum Present

Acting Chairman Garrido called the February 19, 2026, Board of Commissioners meeting to order at around 1:22 P.M.

The CHamoru Land Trust Commission (CLTC) regular board meeting commenced on Thursday, February 19, 2026, at 1:22 p.m., establishing a quorum according to the 5GCA Chapter 8 Open Government Law.

Commissioner Artero-Cameron was recognized as having difficulty logging in initially, but was expected to join later. Acting Administrative Director Mr. Joseph B. Cruz Jr. was also present. The meeting agenda was published in the Pacific Daily News on February 12 and February 17, 2026, and posted on the CLTC website.

II. Chairman's Remarks

The chairman emphasized that the CLTC is focused on moving forward and "writing the wrongs of the past," currently addressing three major issues: the Guam Raceway, the golf course, and recycling. Furthermore, the commission is implementing a planned residential subdivision for over 70 homes with the necessary infrastructure to facilitate real home ownership. The CLTC is partnering with local and federal sister agencies to build homes faster and more efficiently, to achieve affordable homeownership.

The Commission is auditing commercial property leases for mandated conformity and plans to act swiftly to remediate violations. The board intends to present findings to the legislature and request the discretion needed to negotiate and manage commercial and nonprofit leases responsibly.

III. Approval of Minutes: December 18, 2025 (Regular Board Meeting);
January 15, 2026 (Regular Board Meeting).

Before the vote, Commissioner Respicio raised a question about an unauthorized charge on one of the accounts, which staff confirmed was still under review due to ongoing questions and concerns about the activity. Motion made by Commissioner Respicio to approve the minutes, seconded by Commissioner Rojas. Chairman Garrido called for a vote. APPROVED. 3-0.

IV. Administrative Director's Report

A. Budget and Loan Program

- The acting administrative director reported that the Fiscal Year (FY) 2027 budget request is nearly complete, with a work session scheduled for the following week, and a presentation to the board for approval in March 2026. Regarding the loan guarantee program, staff is working with Community First Credit Union and Attorney Miller to finalize details on a rider for the mortgage program, which will offer another financing option for constituents alongside USDA and VA housing.

B. Land Registration and Audit

- The land registration process has moved forward, with 13 lots now at the Attorney General's office for legal proceedings. For the FY2024 annual audit, the working trial balances were shared with Ernest and Young, and final unaudited financial statements are expected to be forwarded by the end of the following week so the audit can begin.

C. Housing and GUAM Program

- Staff met with representatives from GEDA, who are inclined to assist with the proposal process for affordable housing on Tract 10123, in Yigo. The application for zoning change for CLTC application number 2013-49 has been approved, rezoning the area from agricultural to residential. Additionally, the Guam Restoration Program (GHURA) will provide employees to assist with application requirements and the victim program.

D. Residential / Agriculture and Commercial Leases.

- The CLTC paid the Department of Administration (DOA) \$500,589 from the \$9 million appropriation, but is waiting for DOA to receive the money. Lot 7160 in Yigo is scheduled for a site visit and is the first of six identified projects. Regarding commercial leases, the acting administrative director will reach out to Commissioner Rojas to discuss eight existing expired commercial leases, which are anticipated to be presented to the board in March 2026.

E. Telecommunications and Land Transfer

- The board completed a review of the Piti operations and will begin billing them about \$1 million for existing and two new submerged cables, with the lease retroactively starting October 1, 2022. Furthermore, GTA will be invoiced about \$100,000 for a landed cable. DLM will be transferring over

400 other lots, and the land administrator is working on the transfer of tract 1113, block 16.

V. Old Business

A. James Sablan Cruz – Not Present

Commissioner Artero-Cameron made a motion to amend the motion for a residential lease award to approve an agricultural lease award for James Sablan Cruz for Tract 18113, Block 1, Lot 1, containing an area of 2,201 square meters. The motion was seconded by Commissioner Rojas. Acting Chairman Garrido called for a vote. Approved. 4-0

B. Reordering of Agenda:

Commissioner Rojas made a motion to reorder the business to hear Mr. Carlos Camacho (item D of old business) first, followed by new business matters, and then item B of old business, due to Mr. Camacho being on the mainland and recovering from surgery. The motion was seconded by Commissioner Respicio. Acting Chairman Garrido called for a vote. Approved. 4-0

C. GICC's Selection of Appraiser and Clubhouse Inclusion: Carlos Camacho (GICC) Present

Commissioner Respicio proposed a motion and then restated to exercise the CLTC's option to include the clubhouse and the surrounding five acres in the lease for GICC. The motion also specified that the selected appraiser must be an MAI-certified appraiser in good standing, independent of any previous GICC appraisal. Crucially, the motion confirmed that since GICC is the current tenant and has not released the property, CLTC will not assume any liability or responsibility for maintenance. Motion seconded by Commissioner Rojas. Acting Chairman Garrido called for a vote. Approved. 4-0.

The meeting went into a five-minute break at 2:28 p.m.

D. Lot 7161-R1, Yigo: Hans Ada and John Burch (GMA) Present

The meeting moved to old business item B at 2:34 pm, concerning the Guam Motorsports Association (GMA). Review of GMA Business Plan

The board acknowledged the updated proposal for the 252-acre land trust property. Support was expressed for the GMA's efforts, noting that the plan extends beyond reopening a racetrack to include public safety, youth education, and long-term sustainability. Key community benefits highlighted include the Safe Drive Performance Academy and partnerships for STEM education and technical training.

Rental Structure and Lease Terms

There was a discussion regarding the GMA's initial proposal of zero rent for the first three years. To meet the fiduciary obligation of generating a return for the trust, the following stepped rental schedule was proposed and subsequently approved:

- Months 1-6: \$0/month
- Months 7-12: \$1,500/month

- Year 2: \$2,500/month
- Year 3: \$5,000/month
- Year 4 through Year 20: \$10,000/month

While GMA representatives expressed concerns regarding the sustainability of the \$10,000 monthly rent and noted high startup costs for property rehabilitation, the motion to approve the lease based on these revised terms and a 20-year duration passed unanimously.

Next Steps

Lease paperwork will be drafted within the next two weeks. The final agreement remains subject to all compliance requirements and will require approval from the Board, the Attorney General, and the Governor.

Commissioner Rojas made a motion to approve a twenty-year lease for the Guam Motorsports Association (GMA). Commissioner Rojas amended the motion to include a 20-term lease and confirmed the motion would approve the lease for GMA based on the stepped rental structure and subject to all compliance requirements. Year 1 (first 6 months): \$0 (Rent-free period), Year 1 (Remaining 6 months): \$1,500 per month, Year 2: \$2,500, Year 3: \$5,000 per month, and Years 4 through 20: \$10,000 per month. Compliance: the lease is subject to all standard compliance reporting. Subleasing: Sublease requests must be approved by the Commission. The motion was seconded by Commissioner Artero-Cameron. Acting Chairman Garrido called for a vote. Approved. 4-0.

E. Global Recycling Center: Danny Wu – Present

Commissioner Rojas made a motion to require a phase two environmental site assessment. Seconded by Commissioner Respicio. Discussions. Acting Chairman Garrido called for a vote. Approved. 4-0.

F. Publication of Recruitment – Administrative Director:

Commissioner Rojas made a motion to table old business Item E, publication of recruitment for the administrative director. Seconded by Commissioner Respicio. Acting Chairman Garrido called for a vote. Approved. 4-0.

Motion to Table Administrative Director Recruitment

The board discussed the selection of a business publication for the recruitment of a new Administrative Director. A motion was made, seconded, and passed to table this item for later discussion. It was noted that Commissioner Respicio expressed reservations regarding the necessity of the recruitment at this time.

Discussion on Interim Administrative Director

Commissioner Artero-Cameron informed the board that the current Administrative Director, Mr. Joey Cruz, will be vacating his post shortly. A formal letter has been submitted to the Governor requesting the assignment of a temporary or interim acting Administrative Director. Commissioner Artero-Cameron emphasized the importance of ensuring that the appointee, whether interim or permanent, is a full-time employee to manage the commission's increasing workload.

VII. New Business

A. Constituent Matters

1. Bertha Sablan Duenas – Present

Commissioner Artero-Cameron made a motion to approve Bertha Sablan Duenas as an eligible beneficiary of the CHamoru Land Trust Commission and to designate her son, Keith Anthony Ascura, as an eligible beneficiary and approved successor. The motion was seconded by Commissioner Rojas. Acting Chairman Garrido called for a vote. Approved. 4-0.

Mrs. Duenas shared historical context about her previous land application attempt and current difficulties with her agricultural lot. The commission clarified that the relocation request would be handled in a separate meeting.

2. Joseph Tenorio Perez – Rodney Tenorio Perez (Attorney-in-Fact) -- Present

Motion made by Commissioner Artero-Cameron to approve Joseph Tenorio Perez for eligibility of the CHamoru Land Trust Commission based on an affidavit of occupancy, seconded by Commissioner Respicio. Chairman Garrido called for a vote. APPROVED. 4-0.

3. Antonio Rabago Palacios – Not Present

Land Agent Supervisor Glenn Eay reported that Antonio Rabago Palacios' application to be an eligible beneficiary lacks supporting documentation and a legal description of the property, with the indicated land being in a National Park Tent City area. Since Mr. Palacios was not present, Acting Chairman Garrido made a suggestion to table this matter until representatives are present. Commissioner Rojas made a motion to table item 3 of new business, seconded by Commissioner Artero-Cameron. Discussion. Commissioner Respicio and Commissioner Artero-Cameron discussed the status of a constituent's application to be deemed an eligible beneficiary through a completed affidavit of occupancy. A question was raised regarding whether approval of the application would mean the constituent would not be eligible until the affidavit was completed. Commissioner Artero-Cameron expressed concern that continued delays could lead to legal issues involving the attorney general's office.

The motion to rescind the original motion was made by Commissioner Respicio and seconded by Commissioner Artero-Cameron. Acting Chairman Garrido called for a vote. Approved. 4-0.

A motion made by Commissioner Respicio to approve Mr. Palacios as an eligible beneficiary of the CHamoru Land Trust Commission based on his affidavit of occupancy or the information that was presented to the commission. The motion was seconded by Commissioner Rojas. Acting Chairman Garrido called for a vote. Approved. 4-0.

4. Designate the Chairperson to sign all termination of leases on behalf of the board:

Commissioner Respicio made a motion to designate the chair to sign all termination of leases on behalf of the board, seconded by Commissioner Rojas. Acting Chairman called for a vote. Approved. 4-0.

5. Administrative Assistant Introduction: The new administrative assistant for the CHamoru Land Trust Commission, Ebony Tenorio, was introduced as the primary contact for the board.

VIII. Public Comment(s)

No public comment at this meeting

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

X. Adjournment

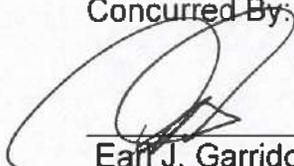
Commissioner Respicio made a motion to adjourn the meeting, seconded by Commissioner Rojas. Acting Chairman Garrido called for a vote. Approved. 4-0.

The meeting was adjourned at 3:15 PM

Compiled by: J. Dayday, Land Agent III

Approved by motion in the meeting of March 19, 2026

Concurred By:



Earl J. Garrido, CLTC Chairperson

3-19-26
Date