



CLTC Board Meeting

June 19, 2025



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)**

P.O. Box 2950 Hagåtña, Guåhan 96932

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

CHamoru Land Trust Commission Regular Board Meeting **Thursday, June 19, 2025 at 1:00PM**

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: <https://meet.google.com/pxi-ccin-nkz>

AGENDA

- I. **Call to Order** – Certification of Quorum Present
- II. **Certification** – Public Notice Requirements
 - A. Guam Daily Post (June 12, 2025 and June 17, 2025)
 - B. Guam Public Notice Website (<https://notices.guam.gov>)
- III. **Approval of Minutes:** May 08, 2025 (Regular Board Meeting)
May 22, 2025 (Regular Board Meeting)
- IV. **Administrative Director's Report**
- V. **Old Business**
 - A. GPA (Guam Power Authority)
 - B. Constituent Matters
 1. Jose Castro Munoz
 2. Bryan Ross Evangelista Mendiola
 3. Teresita B. Taitingfong
 - C. Lot 10122-15 Dededo
- VI. **New Business**
 - A. Board Meeting Time Limit
 - B. Constituent Matters
 1. Carmen Artero Kasperbauer
 2. Karen Kasperbauer Perez
 3. Nannette Marie Palomo
 - C. Termination of Application
 1. Mary Joy Rosales
 2. Felipe Chargualaf Santiago
 3. Jesus Mendiola Eustaquio
 4. Francisco Manalo Cabrera
 5. Anthony Attao Benavente
 6. Frank Taitano Mafnas
 7. Lesia Fukuda Champaco
 8. Jose Guerrero Salas
 9. Vincent Paul Naputi
 10. Nadine Pangelinan Blas
 11. Roby Jean Quintanilla
 12. Joe Blas Baleto
 13. Frankie Jr. Baza
 14. Shirley Afilleje Camacho
 15. Merlie A. Dait
 - D. Bill No. 6-38 (COR) - An act to transfer Lot 10063-REM-PTN-1, Municipality to Dededo to Special Olympics Guam
 - E. Bill No. 41-38 (COR) – An act to add a new section to §80105 of Chapter 80, Title 21 Guam Code Annotated relative to the transferring of Lots 7100, 7102, 7103, and 7146 in Janom, Municipality of Yigo, to the Guam Ancestral Land Use Commission
 - F. Bill No. 51-38 (COR) - An act to amend Section 2 of Public Law 34-61, relative to transferring the Title of Ownership of Lot No. 7054-1, municipality of Yigo, from the Chamorro Land Trust commission to the Guam Police Department.

- G. Bill No. 73-38 (COR) - An act to authorize the transfer of the Title of Ownership and Administrative Jurisdiction of Lot 15, Block F, Tract 9 in Barrigada Heights from the Chamorro Land Trust Commission to the Guam Police Department for the Development of a Public Safety Emergency Communication Center.
- H. Bill No. 135-38 (COR) - An act to amend the Chamorro Land Trust Lease Agreement with the Guam International Country Club, Incorporated.
- I. Bill No. 147-38 (COR) - An act to authorize an interagency loan from the Chamorro Land Trust Commission to the Guam Memorial Hospital Authority in the amount of Nine Million Dollars (\$9,000,000) for urgent facility and supply needs, and to establish the terms and conditions of such loan.

VII. Public Comment(s)

VIII. Next Meeting – Thursday, July 17, 2025 at 1:00 PM, CLTC Conference Room, Suite 223, 2nd Floor, ITC Building, Tamuning, Guam 96913

IX. Adjournment



Kumision Inangokkon Tano' CHamoru (CHamoru Land Trust Commission)

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Joseph B. Cruz Jr.
Acting Administrative Director

BOARD OF COMMISSIONERS MEETING ATTENDANCE SHEET

Date: Thursday, June 19, 2025 – REGULAR BOARD MEETING

Time: 1:14 PM

Adjournment: 6:08 PM

Place of Meeting: CLTC Conference Room, 2nd Floor, ITC Building

NAME:	TITLE:	SIGNATURE:
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BOARD OF COMMISSIONERS:

		Present	Absent	
1. Arlene P. Bordallo	Chairperson	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<u>Arlene Bordallo</u>
2. Earl J. Garrido	Commissioner	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<u>Earl J. Garrido</u>
3. Fabienne C. Respicio	Commissioner	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<u>Fabienne C. Respicio</u>
4. Jeremy J. Rojas	Commissioner	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<u>Jeremy J. Rojas</u>
5. Joseph F. Artero-Cameron	Commissioner	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<u>GOOGLE MEETING.</u>
6. Joseph B. Cruz Jr.	AAD	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<u>Joseph B. Cruz Jr.</u>
7. Attorney N. Miller	Atty General Off	<input type="checkbox"/>	<input type="checkbox"/>	<u>Not present</u>

NAME:	TITLE:	SIGNATURE:
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CLTC STAFF (Print and Sign):

1. <u>GLENN E. H.</u>	8. _____
2. <u>Jessica Dayday Jh</u>	9. _____
3. <u>Myra J. J.</u>	10. _____
4. <u>SHANA CARM</u>	11. _____
5. <u>Dexter R. R.</u>	12. _____
6. <u>Mayo</u>	13. _____
7. <u>[Signature]</u>	14. _____



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VISITORS' SIGN-IN SHEET CLTC Regular Board Meeting

Date: Thursday, June 19, 2025

CLTC Conference Room, 2nd Floor, ITC Building, Tamuning

NAME (Please Print)	CONTACT NUMBER
Vincent S.W. Aguon	671-747-0514
Josi Aguon GPA	648 3210
AUBERT PADUA GPA	648 3116
Kasperbauer, Carmen	632-043
11 Larry	11
CRUZ, Joey	671-987-1171
Louis Canacho GPA	648-3149
Yohei Koka	988-7250
PEREZ BART (HPA)	648-3213
Robin Marguand	777-7531
Edith Pangelinan	647-4143
Felix Cruz Salas (Familiar) (Batinlu, Rombat)	671-864-9196
Teeesth B Taitingfay	671-998-0401



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

PUBLIC COMMENT SIGN-IN SHEET CLTC Regular Board Meeting

Date: Thursday, June 19, 2025

CLTC Conference Room, 2nd Floor, ITC Building, Tamuning

NAME (Please Print)	CONTACT NUMBER
Vincent S. Aguon	671-747-0514
Loreta B. Taitingfong	671-998-0441
Carmen Artero Kasperbauer	671-632-6431
YOHAI KOIKE	671-988-7450



**Call to Order—Certification of a Quorum
Present**

BUSINESS & TECHNOLOGY
ACADEMY CHARTER SCHOOL

Free Entry

OPEN HOUSE

Become A Bull

Interested in being apart of the best high school in Guam? Sign up now to learn more and win prizes! Link in our bio!

**June 13, 2025
10:30AM-3PM**



Kumision Inangokkon Tano 'CHamoru (CHamoru Land Trust Commission)



CHamoru Land Trust Commission Regular Board Meeting **Thursday, June 19, 2025 at 1:00PM**

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4. Francisco Manalo Cabrera	12. Joe Blas Baletto
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6. Frank Taitano Mafnas	14. Shirley Afilleje Camacho
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- VII. **Public Comment (s)**
- VIII. **Next Meeting** – Thursday, July 17, 2025 at 1:00 PM, CLTC Conference Room, Suite 223, 2nd Floor, ITC Building, Tamuning, Guam 96913
- IX. **Adjournment**

In compliance with the Americans with Disabilities Act, individuals requiring special accommodations or services should contact Dexter Tan, (671) 300-3296 x204, email: dexter.tan@dlc.guam.gov
This ad is paid for by CLTC funds

JUNE IS FOR GROWING STRONG - BODY AND MIND

A Health Message from the Get Healthy Guam Coalition
In recognition of Stop Cyberbullying Day (June 20) and
Diabetes Week (June 16-22)

WATCH CAREFULLY: CYBERBULLYING CAN HAPPEN ANYWHERE

With school out and screen time up, summer is a key time to talk to your children and grandchildren about online behavior. The storybook ***Our True Colors*** supports meaningful discussions on **resilience and antibullying**. It includes engaging activities that can be used at home, in summer camps, or in community programs.

FREE DOWNLOADABLE MATERIALS

All resources are available to download at no cost from the Children for Health website.
Download at: **www.childrenforhealth.org/resources**
Let's protect our children's future with the choices we make today.

KEEP MOVING: PREVENT TYPE 2 DIABETES WITH HEALTHY HABITS

Without school routines, it's easy to slip into habits that increase the risk of diabetes. The storybook ***My Hero*** and our ***Diabetes poster*** make it simple to teach youth the value of physical activity, balanced meals, and healthy daily routines.



Access live stream of the meeting on GSWA website: <https://www.gswa.guam.gov/>

For more information, please contact GSWA Admin at admin@gswa.guam.gov or 671-646-3215. Persons needing telecommunication device for the Hearing/ Speech Impaired (TDI) may contact 671-646-3111. This advertisement was paid for by GSWA.

LA. EASELITE DESIGN
A. Ongoing Litigation
X. ADJOURNMENT

Any person(s) needing special accommodations, auxiliary aids, or services, please contact the Administrator of the Courts at 671-475-3544 or Jessica Perez Jackson at 671-475-3300.

This ad was paid for with Government of Guam funds.
CHIEF JUSTICE ROBERT J. TORRES
Chairman

20/24

CLASSIFIEDS 21

APPLY NOW!!

20-BAKER w/1 yr. exp. (Health certificate upon hire)

\$17.09 PER HR.

Responsible for performing assigned tasks in production of baked goods. Moves & distributes bakery supplies & products in & around the bakery. Weighs & measures ingredients such as flour, sugar, yeast, syrup & dough. Helps load & unload machines, bins, hoppers, racks & ovens. Has the ability to lift no more than 50 lbs. on a regular basis & to continuously bend, reach, stand & walk for long periods of time. Cleans & maintains equip. Ensures all food safety & company standards are met & exceeded. Checks products for quality & identify damaged or expired goods. Set oven temperatures & place items into hot ovens for baking. Combines measured ingredients in bowls of mixing, blending or cooking machinery. Place dough in pans, molds or on sheets & bake in production ovens or on grills. Set time & speed controls for mixing machines, blending machines or steam kettles so that ingredients will be mixed or cooked according to instructions, follows written & verbal directions & complete assigned tasks on schedule. Trains & supervises workers being trained in baking activities.

20- MAINTENANCE TECHNICIAN

\$20.05 PER HR.

Graduate of two years technical course or two years exp. in a closely related technical or engineering position. Test faulty equip. to diagnose malfunctions using test equip. or software & apply knowledge of functional operation of electronic units & sys. Set up control programs using LOGO, Siemens & ABB operating sys. Monitors operation of all equip. & machines ensuring that it is working as designed. Observe safety in the working area in accordance with safety protocols. Set up, convert & maintain equip. in accordance with company utilization & productivity goals for every instance as needed. Sustain continuous improvement on equip. in accordance to corporate goals for every instance as needed. Conduct corrective & preventive maintenance on machines based on preventive maintenance schedule. Maintain equip. logs that record performance problems, repairs, calibrations or tests. Set up & test industrial equip. to ensure that it functions properly. Inspect components of industrial equip. for accurate assembly & installation or for defects, such as loose connections or frayed wires & apply knowledge in industrial motor controls. Install repaired equip. in various settings such as industrial or military establishments. Bend, stretch, kneel & squat to perform repairs & inspections & regularly lifts up to 50 pounds. Trains & supervises workers being trained in equipment & machinery set up, repair & maintenance activities.

Benefits: Roundtrip airfare for off island hire, board & lodging at \$80.00 per week, local transportation from employer's designated lodging facility to jobsite, leave with pay: 5 days per year vacation leave & 40 hours per year sick leave, medical & personal life accident insurance provided.

The job offer meets all EEO requirements, and initiates a temporary placement. The recruitment associated with this job offer is closely monitored by the Department of Labor. Qualified, available and willing U.S. workers are highly encouraged to apply. Should you qualify for the job and are not hired, you may appeal with the Department of Labor who will independently review the matter.

Apply in person at American Job Center

414 W. Soledad Avenue, Suite 300 GCIC Building, Hagatna, Guam

Or apply online at www.hireguam.com. Enter Keyword: 2025-080

APPLY NOW!!

3- BOOKKEEPER WITH 2 YEARS EXP.

\$14.78 PER HR.

Compute, classify & record numerical data to keep financial records complete. Perform routine calculating, posting & verifying duties in maintaining accounting records. Operate computers programmed with accounting software to record, store & analyze information.

29- CARPENTER WITH 1 YEAR EXP.

\$18.34 PER HR.*

Constructs, erects, installs & repairs structures & fixtures of wood, wallboard & plywood, including framework. Reads & study specifications in blueprints, sketches, or building plans to determine type of work & materials required.

35- CEMENT MASON WITH 1 YEAR EXP.

\$17.51 PER HR.*

Smooths & finishes surfaces of poured concrete floors, walls, sidewalks, or curbs to specified textures using hand tools or power tools including floats, trowels & screeds.

1- ELECTRICIAN WITH 2 YEARS EXP.

\$21.02 PER HR.*

Plans layout, installs, maintains & repairs electrical wiring, equipment & fixtures based on job specifications & relevant codes. Connects wires to circuit breakers or other components.

3- HEAVY EQUIPMENT OPERATOR WITH 1 YEAR EXP.

\$18.97 PER HR.*

Operate one or several types of power construction equipment, such as motor graders, bulldozers, scrapers, compactors, pumps, derricks, shovels, tractors or front end loaders to excavate, move & grade earth, erect & move structures, or pour concrete or other hard surface pavement.

13- PAINTER WITH 1 YEAR EXP.

\$19.82 PER HR.*

Paint walls, equipment, buildings & other structural surfaces, using brushes, rollers & spray guns. Read work orders or receive instructions from supervisors to determine work requirements.

Benefits: Roundtrip airfare for off island hire, lodging at \$80.00 per week, local transportation from employer's designated lodging facility to jobsites.

***Special wage rate:** Work to be performed on DPR funded projects and projects covered by Davis Bacon, Service Contracts Act, and/or Executive Order 14206 will be paid no less than the indicated wage rate but may be paid more where special rates apply.

Successful applicant must be able to obtain military base access.

The job offer meets all EEO requirements, and initiates a temporary placement. The recruitment associated with this job offer is closely monitored by the Department of Labor. Qualified, available and willing U.S. workers are highly encouraged to apply. Should you qualify for the job and are not hired, you may appeal with the Department of Labor who will independently review the matter.

For complete job duties, apply in person at American Job Center

414 W. Soledad Avenue, Suite 300 GCIC Building, Hagatna, Guam

Or apply online at www.hireguam.com. Enter Keyword: 2025-079



Kumision Inangokkon Tano' CHamoru (CHamoru Land Trust Commission)



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 - B. Guam Public Notice Website (<https://www.guam.gov>)
- III. Approval of Minutes: May 08, 2025 (Regular Board Meeting)
May 27, 2025 (Regular Board Meeting)
- IV. Administrative Director's Report
- V. Old Business
 - A. GPA (Guam Power Authority)
 - B. Constituent Matters
 1. Jose Castro Munoz
 2. Bryan Ross Evangelista Mendola
 3. Teresita B. Iatunglong
 - C. Lot 10127-15 Deduced
- VI. New Business
 - A. Board Meeting Time Limit
 - B. Constituent Matters
 1. Carmen Artero Kasperbauer
 2. Karen Kasperbauer Perez
 3. Minnette Marie Palomo
 - C. Termination of Application
 1. Mary Joy Picalas
 2. Felipe Chagualal Santiago
 3. Jesus Mendola Lestaco
 4. Francisco Minalo Cabrera
 5. Anthony Atiao Benavente
 6. Frank Ilatano Malinas
 7. Lissa Fukuda Champaco
 8. Jose Guerrero Salas
 9. Vincent Paul Nguris
 10. Nadine Pangolin Blas
 11. Robby Jean Quintanilla
 12. Joe Blas Baletto
 13. Frankie Jr. Bua
 14. Shirley Alileje Carnacho
 15. Myrtle A. Dail
- D. Bill No. 6-38 (COR) - An act to transfer Lot 10063-REM PTN 1, Municipality to Deduced to Special Olympics Guam
- E. Bill No. 41-38 (COR) - An act to add a new

section to §601.05 of Chapter 80, Title 21 Guam Code Annotated relative to the transferring of Lots 7103, 7102, 7103 and 7146 in Janom, Municipality of Yigo, to the Guam Ancestral Land Use Commission

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VII. Public Comment(s)

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IX. Adjournment

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This ad is paid for by CLTC funds



PUBLIC DEFENDER SERVICE CORPORATION (Kotapasion Serbisioan Defensor Publiku)

GOVERNMENT OF GUAM

779 Route 4, Sinajana, Guam 96910-5174
Tel: (671) 475-1100 • Fax: (671) 477-5004
www.guam.pdsc.org



NOTICE OF PUBLIC MEETING

The Public Defender Service Corporation Board of Trustees will conduct its regular meeting on Tuesday, June 24, 2025 at 12:30 p.m. via videoconference (Zoom) in the PDSC conference room, located at the MYP Sinajana Commercial Building, Unit B, 779 Route 4, Sinajana, Guam 96910

The meeting will be streamed live on YouTube: <https://www.youtube.com/pdscguam>

The following agenda is available on the PDSC website at www.guam.pdsc.org.

AGENDA

- I. Call to Order
- II. Roll Call
- III. Determination of Quorum
- IV. Proof of Due Notice of Meeting:
 - A. Notice: 5 Working Days - Public Notices Portal/PDSC/Guam Daily Post Tuesday, June 17, 2025
 - B. Notice: 48 Hours - Public Notices Portal/PDSC/Guam Daily Post Friday, June 20, 2025
- V. Approval of Minutes: May 27, 2025 Regular Meeting
- VI. Old Business
 - A. Financial Status Update / Allotment Releases (PDSC, APD, CLC)
 - B. Report from PDSC Executive Director (EXHIBIT A)
 - C. Report from APD Managing Attorney (EXHIBIT B)
 - D. Report from CLC Managing Attorney (EXHIBIT C)
- VII. New Business
 - A. Resolution No. 07-25 Relative to recommendations for continuity of operations of the Private Attorney Panel (PAP) during the transition of functions to the Public Defender Service Corporation (PDSC)
- VIII. Public Discussion
- X. Adjournment and Next Meeting Date
Tuesday, July 22, 2025 at 12:30 p.m. via Zoom/YouTube/PDSC Conference Room

Copies of the agenda and meeting packet will be available prior to the meeting at Public Defender Service Corporation and on its website at www.guam.pdsc.org.

Closed captioning available on livestream
Person(s) needing special accommodations, auxiliary aids, or services, please contact Shane Ngata at 671-475-8301 or ngata@guam.pdsc.org

This ad was paid for with Government of Guam funds.

CHIEF JUSTICE ROBERT J. TORRES
Chairman

21/24

CLTC Board of Commissioner Regular Meeting

PRINT

CLTC Board of Commissioner Regular Meeting

MEETING

Posted on: 06/13/2025 06:00 AM

Posted by: Charlene Mayo

Meeting Date: 06/19/2025 01:00 PM

Department(s): CHAMORU LAND TRUST COMMISSION (/notices?department_id=23)

Division(s): (/notices?division_id=)

Notice Topic(s): BOARD MEETING (/notices?topic_id=76)

Types of Notice: MEETING (/notices?type_id=5)

For Audience(s): PUBLIC (/notices?public=1)

Share this notice



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 - D. Bill No. 6-38 (COR) - An act to transfer Lot 10063-REM-PTN-1, Municipality to Dededo to Special Olympics Guam
 - E. Bill No. 41-38 (COR) – An act to add a new section to §80105 of Chapter 80, Title 21 Guam Code Annotated relative to the transferring of Lots 7100, 7102, 7103, and 7146 in Janom, Municipality of Yigo, to the Guam Ancestral Land Use Commission
 - F. Bill No. 51-38 (COR) - An act to amend Section 2 of Public Law 34-61, relative to transferring the Title of Ownership of Lot No. 7054-1, municipality of Yigo, from the Chamorro Land Trust Commission to the Guam Police Department
 - G. Bill No. 73-38 (COR) - An act to authorize the transfer of the Title of Ownership and Administrative Jurisdiction of Lot 15, Block F, Tract 9 in Barrigada Heights from the Chamorro Land Trust Commission to the Guam Police Department for the Development of a Public Safety Emergency Communication Center
 - H. Bill No. 135-38 (COR) – An act to amend the Chamorro Land Trust Lease Agreement with the Guam International Country Club, Incorporated
 - I. Bill No. 147-38 (COR) - An act to authorize an interagency loan from the Chamorro Land Trust Commission to the Guam Memorial Hospital Authority in the amount of Nine Million Dollars (\$9,000,000) for urgent facility and supply needs, and to establish the terms and conditions of such loan
- VII. Public Comment(s)
- VIII. Next Meeting – Thursday, July 17, 2025 at 1:00 PM, CLTC Conference Room, Suite 223, 2nd Floor, ITC Building, Tamuning, Guam 96913
- IX. Adjournment



Approval of Minutes



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)**

P.O. Box 2950 Hagåtña, Guam 96932

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

CHamoru Land Trust Commission Regular Board Meeting **Thursday, May 08, 2025 at 1:00PM**

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 CLTC's Facebook page or Google Meet joining info Video call link: <https://meet.google.com/xgx-jkys-saf>

MEETING MINUTES

I. Call to Order at 1:00 PM

Present: Chairperson A. Bordallo, Commissioner E. Garrido, Commissioner F.C. Respicio, Commissioner J.J. Rojas, Acting Administrative Director J. Cruz, CLTC Staff, and Atty N. Miller (OAG)

II. Approval of Minutes:

January 16, 2025 (Regular Board Meeting)

ACTION: Motion by Commissioner E. Garrido to approve the minutes of January 16, 2025. The motion was seconded by Commissioner R. Rojas as corrected.

III. Administrative Director's Report by AAD J.B. Cruz

Status on Application and Leases; Recent laws passed and enacted that allowed CLTC to commence or resume CLTC lease award process.

Public Law 37-74 – Expended the line of succession. Spouse, children, grandchildren, parents, grandparents, siblings, widows or widowers of children or siblings, or nieces and nephews. To include a life estate for a spouse who is not qualified as an eligible beneficiary. Also provided the opportunity for applicants to name a successor.

Public Law 37-111 – Defines what is acceptable documentation in order for the Commission in its own opinion to determine if a Residential applicant is able to perform the conditions of a lease.

Public Law 37-131 – Provides CLTC with the authority and process to address leases awarded contrary to law or rules and regulations.

Public Law 37-132 – Authorizes CLTC to issue leases regardless of the date and time of the application provided the applicant submit a government-issued document indicating the start date of continuous usage, including but not limited to a Land Use Permit (LUP) or Mayor's Certification.

CLTC was at one point at a standstill because of applicant next in line number six (6) due to the deceased applicant naming a grandchild, but fast forward today, with the recently enacted laws, CLTC was able to move past that and move the line ahead.

1. **Total Paid Applications as of April 28, 2025: 11,794**
 - A. Pending Applications: 8,883 which is broken down below.
 - 1) Residential: 5,498
 - 2) Agriculture: 3,385
 - 3) As of April 28, 2025: 8,879
 - a. Residential: 5,494
 - b. Agriculture: 3,385
 - B. **Commencement of Lease Award Process:**
 - 1) Resumed Date and Time: December 02, 1995 at 8:07am
 - 2) Current Date and Time: December 02, 1995 at 8:57am
 - 3) Number of Application processed for a lease award: Fifty-Four (54) applicants next in line. Twenty (20) Agriculture. Thirty-Four (34) Residential.
2. **As of April 28, 2025, CLTC has awarded 2,911 Leases**
 - A. Residential: 1,662
 - B. Agriculture: 1,249
 - C. Due to the processing of application for a lease award the total number of leases increased to: 2,915. Breakdown below.
 - 1) Residential: 1,666
 - 2) Agriculture: 1,249
3. **Total Leases with a Legal Cloud: 2,892 which were issued contrary to law or contrary to the rules and regulations of CLTC. Breakdown below.**
 - A. Residential: 1,645
 - B. Agriculture: 1,247
 - C. Update as of April 28, 2025: 2,896
 - 1) Residential: 1,649
 - 2) Agriculture: 1,247
 - D. Public Law 37-131, CLTC is required to conduct compliance inspections on all the leases with a cloud. To date, CLTC completed 669 compliances inspections. Fifty-One (51) Notice to Remediate letters have been issued.
4. **Funding Opportunities for the installation of Infrastructure:**
 - A. USDA Water & Wastewater Program / RCAC
 - B. GHURA-Community Development Block Grant Program
 - C. March 11, 2025 submitted letter to GHURA regarding CDBG-DR
 - D. Researching other alternatives
5. **Board Considerations:**
 - A. **Delegate Certain Authority to the Administrative Director**

In order to improve process efficiency, the board gave the administrative director some authority in the pass. CLTC is creating a list in order to obtain the board's consent to add any additional tasks they wish to assign, as long as CLTC complies with any guidelines or limitations.
 - B. **Amendments to the ACT in regards to the minimum lot size for residential**

The installation of wastewater into different tracks or parcels within CLTC's inventory is currently in the planning stages. According to subdivision law, CLTC is permitted to reduce the size of a property

to no more than 500 square meters if sewer is installed on a parcel that is above the northern aquifers. However, this relates to our CLTC Act minimum lot size. The award for a residential lease is 929. As a result, CLTC is unable to offer a 500 square meters lease.

C. Grandfather acceptance of existing single-family dwellings that were built during a previous land lease program or during their preoccupancy

AAD J.B. Cruz asked if the board would consider grandfathering existing single-family homes built during their preoccupancy or during the previous land lease program. The clouded leases are presently undergoing compliance inspections by CLTC. Many people were allowed to construct single-family homes as a result of the Department of Agriculture's long-term lease program, land use program, Rendu program, and other regulations. In the event that CLTC's compliance check today reveals no permit or authorization, the lessee will be issued a letter for noncompliance with the terms of the lease, which stipulate that they must secure a permit or follow all applicable building regulations and territorial laws for construction.

D. Amend the requirement for existing Agriculture lessees with a single-family dwelling on a half- acre (1/2) lot to farm fifty (50%) percent of the leased property instead of three-fourths (3/4)

AAD J.B. Cruz inquired as to whether the board would consider amending the requirement that current agriculture lessees who own a single-family home on a half-acre lot farm 50% of the lease property rather than three-fourths (3/4). In the past, CLTC has given our agricultural lessees permission to build homes prior to complying with the conditions of the lease, which require them to farm three-fourths (3/4) of the property. Today, CLTC is seeing that many people have built homes, either with their own money or by obtaining a loan from Guam Housing or another mortgage-issuing organization and having a loan guarantee issued to CLTC. They can't meet the three-fourths (3/4) requirements. At a later board meeting, CLTC will formally address this matter and update the board on CLTC's progress.

IV. Old Business

A. Job Description / Publication of Recruitment - Administrative Director

AAD J.B. Cruz informed the new board members that the previous board had deliberated, voted and approved the creation of a job description for the administrative director. During the tenure of AAD J.B. Cruz at CLTC in 1998, there was no position description for an administrative director. Attorney Miller had prepared the job description in accordance with the board's instructions, with some help from CLTC employees.

Attorney Miller and AAD J.B. Cruz gave the board what is thought to be the most thorough job description, enabling the board to make the ultimate choice. Eventually, the most thorough explanation will narrow down the pool of potential candidates to the least possible number. A job description that is more flexible will encourage more people to apply.

Following the board's approval of the job description, staff members will be directed to print and distribute it across the island, highlighting the qualities and attributes the board is looking for in a candidate. Through the board, the administrative director will be selected.

Commissioner F. Respicio: As suggested by the acting administrative director Joseph Cruz, I make a motion to table the position description, administrative position description, so we can thoroughly go through it and cross out the line items that are redundant as Commissioner Rojas has mentioned as well as further investigate as to the necessity of having a job description as this commission has been together since 1995, and it's not actually stated in the CLTC act.

Commissioner J. Rojas: I second the motion subject to having something, hopefully preparing something by the next board meeting, because the CLTC does need a director, and I think we need to act quickly. So, I think with that subject to doing our investigation and completing and having something ready for the next board meeting so we can vote on it.

Attorney Miller: Madam Chair, If I could interject here, this is where you get your first open meeting law note. The most appropriate way to handle edits to this job description is if you could individually forward them to Director Cruz. Whatever dialogue you want to have about the job description, have it with Director Cruz. It would be inappropriate to talk amongst yourselves about the description and then accept the direction I assume we're going to go. Whatever edits come in, staff will take them, blend them all together, and you'll see a new job description on your next agenda.

Commissioner J. Rojas: Right. Ultimately the end goal is to create something that's acceptable. So, it wouldn't necessarily be something that we would discuss amongst ourselves. I mean, obviously we're going to follow the law. So, we'll send our edits to Director Cruz.

Chair A. Bordallo: All in favor.

All: Aye

Chair A. Bordallo: Motion carried.

B. GPA (Guam Power Authority)

GPA's Antonio Gumatatao Jr. presented the GPA Plant Improvement Project within CLTC property South Ukudu, Dededo to the board members, AAD J.B. Cruz and Attorney N. Miller

South of the GPA soccer field lies the Harmon project. The routes to the listed property are Asosana Lane, Kahet Maggas Drive, Macheche Road, and North on Chandia Street. The project's general location. Due to lines that are now encroaching on CLTC properties, GPA would want to perform the required layout repair based on the CLTC master plan. As of March 2023, GPA has observed some cases of people tampering with the electrical equipment on the property, which raises major safety concerns. As a result, GPA is losing money. Someone could be killed by

this illegal manipulation if they are hurt. This is a priority for GPA to address.

GPA Antonio Gumatatao reported that there were two more recent cases, and all of this is documented through GPD and with the Dededo Mayor's office. One of the targets is Lot 10171-28. Up there, power is being received. On Lot 10171-56, GPA's target would be without electricity if they cut the power.

GPA explored various options, including a fuel line located between the GFA soccer field and the subject property, known as the CLTC property. However, GPA made several attempts in other areas across Guam to put poles within the fuel line easement; however, the military consistently denied GPA access to that because there are live fuel lines under there.

GPA is proposing to revamp the whole area in the area within the GFA soccer field. Clean it up, put it in the right-of-way, and this will provide a lot of benefits for CLTC constituents. With the help of the CLTC master plan, GPA will be able to find and identify a right-of-way that goes north to the PL fuel line. GPA is proposing the removal process that they are going to remove all the hash lines that are encroaching on CLTC property right now. GPA will re-route and go south of the fuel line within the CLTC property and hug that. GPA is asking for a minimum of 15 feet wide. GPA bucket trucks can come in through the PL line; service them that way. GPA would like to go in and clean up and put everything within that right-of-way. GPA is seeking the board to grant the administrator authorization to grant the easement to GPA.

Commissioner F. Respicio: I make a motion to accept Phase one (1) of this proposal and for Phase two (2) to table that with the recommendation of perhaps rerouting the easement in line with the current way the land is sub divided if possible.

Attorney Miller: Madam Chair. I'm looking at page seven (7). What I think the motion is is to authorize the executive director to execute what GPA indicates as easement number one (1) and easement number two (2). As soon as the documents and the drawings are put together, we're not authorizing anybody to execute easement number three (3) subject to GPA coming back and a further discussion about easement number three (3).

Commissioner F. Respicio: Thank you for that guidance. So, I make a motion to authorize the acting administrator director to execute easement number one (1) and easement number two (2) and easement number three (3) is pending.

Commissioner J. Rojas: Second the motion.

Chair A. Bordallo: All in favor say aye.

All: Aye

Chair A. Bordallo: Motion carried.

VI. **New Business**

A. **CLTC FY26 Budget**

AAD J.B. Cruz provided the board a copy of the CLTC FY26 Budget Request. CLTC will be requesting to recruit an additional 12 positions.

Commissioner J. Rojas: I make a motion to approve the budget request to include the thirty thousand dollars (\$30,000.00) in travel.

Commissioner E. Garrido: I second

Chair A. Bordallo: All in favor say aye.

All: Aye

Chair A. Bordallo: Motion carried.

B. **Constituent Matters**

1. **Request**

a. **Myra Perez Borja Dean**

- 1) Cancellation of Residential Lease on Lot 7, Block 8, Tract 319 (Unit -1) Agat.
- 2) Cancellation of CLTC Application No. 0000121
- 3) CLTC Lease fee refund of (\$71){21GCA, Chapter 75A, §75A108(b)(1)}.

AAD J.B. Cruz: Madam chair and Board, if I may, the request number three (3) is because within the act if a lessee should request to terminate and should have a payment or any in excess of the amount, of years they have held their lease, we're required to reimburse the balance.

Commissioner F. Respicio: I have a question. When the lease, When the lease, if we do grant the cancellation of the lease, is the beneficiary, I guess, allowed to come back and reapply?

AAD J.B. Cruz: The beneficiary can reapply.

Commissioner F. Respicio: They'll just lose their spot.

Commissioner E. Garrido: They go to the end of the line.

Commissioner F. Respicio: Okay.

Commissioner J. Rojas: I make a motion to terminate the lease and you're saying there's a refund as well?

AAD J.B. Cruz: Seventy-One Dollars (\$71) base on the report.

Commissioner J. Rojas: Madam Chair, I have a motion to terminate the lease and also approve the refund of the.

AAD J.B. Cruz: Commissioner Rojas if you may also include the application in the termination of the application.

Commissioner J. Rojas: Oh, termination of the application and lease and also the refund for Mrs. Borja Dean

Commissioner E. Garrido: I second the motion.

Chair A. Bordallo: All in favor say aye.

All: Aye

Chair A. Bordallo: Motion carried.

b. Seymour Harold Merfalen Payne

- 1) Cancel Agriculture Lease Agreement on Lot 7150-3-4-8 Yigo (nka Tract 10121, Block 10, Lot 7 Yigo)
- 2) Cancel CLTC Application No. 0000068
- 3) Waive tax payments on 7150-3-4-8 Yigo (nka Tract 10121, Block 10, Lot 7 Yigo) \$1,095.41

Commissioner F. Respicio: I have a question. If we waive the payment, who's responsible for the balance?

AAD J.B. Cruz: It gets written off.

Commissioner F. Respicio: It gets written off so Revenue and Tax will not charge CLTC?

AAD J.B. Cruz: No. What will happen is if the board decides that they agree to waive any excess taxes, we'll send them a letter informing them that the board has waived the assessment of any balances of taxes owed, and it gets written off.

Commissioner E. Garrido: Norman I have a question. I'm feeling a little bit conflicted because I know Mr. Payne. But since this issue is not a positive gain, it's a cancellation. Can I still vote?

Chair A. Bordallo: Same here.

Attorney N. Miller: We do need three votes. Because frankly the....

Commissioner E. Garrido: There's no gain for the family.

Attorney N. Miller: The alternative of not authorizing the cancellation is that, frankly, we would have to go to court and say you're in breach of the lease and get a court order to cancel the lease, which we really don't want to do. So, the matter is discretionary. If both of you have indicated you know that there's no, the CHamoru Land Trust isn't advantaged by this transaction. I certainly think it would be appropriate to vote if that's what your conscience is if you are comfortable.

AAD J.B. Cruz: Just to further explain the assessment of real property taxes. The real property tax revenue is deposited or is a revenue source for the loan guarantee fund of CLTC. So, to speak to Attorney Miller, the board can consider canceling the lease, but that doesn't mean it necessarily agrees to waive the taxes, which would leave it as an open item. But however, DRT

will continue to send them any past due bills on real property taxes. But again, that's up to the board.

Commissioner E. Garrido: Well, that's why I said I feel conflicted. I want direction from Norman.

Commissioner F. Respicio: On whether or not you should vote?

Commission E. Garrido: Yeah. I mean, my intention right now is I want to lean forward to help these constituents because, you know, they're asking for a cancellation. They're not asking to get approval to move up.

Attorney N. Miller: Commissioner Garrido, I'm comfortable that you're not violating any ethical rules by voting on this particular matter.

Commissioner F. Respicio: Can I ask why the Paynes have not been able to pay the taxes on the land? Because of a tax amount of this amount, I don't know what the square footage or square meters of this property are. So, this represents several years.

CLTC Staff J. Casem: Yes, this property is roughly half an acre. Mr. Payne has stated that he was previously informed that he was not permitted to use the property. Due to his advanced age, he is unable to continue farming, manage the property, and adhere to the terms of the lease. Though some years have been missed, I think this most recent transaction was an annual one. Therefore, the requested amount is based on the years that were missed, which Mr. Payne most likely did not know about or was unsure of how DRT handled their allowance, etc. However, he has previously paid using whatever mail he has received from DRT. The end result was that there was an amount that hasn't been paid, though I'm not entirely sure what exactly happened during those years of non-payment.

Commissioner J. Rojas: So, a good portion of this could be interest.

CLTC Staff J. Casem: So, at the end, we would request for the property to be given to us. So, it's a good agricultural property. But, yes, one of the wavering facts is the payment of the pending taxes.

Commissioner F. Respicio: So, are you saying that CLTC advised that he could not use the property, or did Mr. Payne advise CLTC that he can use it?

CLTC Staff J. Casem: He was advised by different agencies that he wasn't able to utilize it. So, therefore, he did not utilize it from whoever advised him. So, when he did come in the last year, he was just relaying that because he's getting older, from, I believe, the Department of Agriculture and the military, right? Something like that, that he couldn't use it for whatever purpose, but he did come in. So, the end result is the request to cancel both the lease and the application, but of course also with the waiving of the tax pending, pending tax assessment.

Commissioner F. Respicio: Can I just add something? I think that the request for the cancellation of the agriculture lease should include that Mr. Payne has been advised that even if he received the lease, he cannot use it. That would be the proper reason to cancel the lease. In which case, if since

we gave him the lease, he can't use it, he should not be responsible for the taxes because we gave him a piece of property that's not usable.

CLTC Staff J. Casem: Well, he was advised not to from CLTC, not that it wasn't usable. He was advised by whoever else he was working with. He just relayed to me, as you know, his land agent, that he can't use it because he was advised not to by CLTC or whatever agency or whoever advised him. So, the end result is he wants to cancel it and then put it back into our land inventory.

Commissioner J. Rojas: So, given those statements, there's nothing that'll preclude anyone else from using the property.

CLTC Staff J. Casem: No, we would; we would be able to because we did do a site visit on the property. It's a foreseeable agricultural area around this area is all agricultural lease. It's tangang tangang (tree) right now. So, it will definitely benefit another lessee who would be interested in that piece of property.

Commissioner F. Respicio: I guess I'm searching for why we would waive the tax payment. You know, I mean, there, so if Commissioner Rojas' point is, if the property is going to be used, what happens if we come to the situation again? It's the same situation, and then this person is not able to pay the property taxes on it. When you agree to take on a lease, you agree to all of the, you know, everything that comes with it, and you know that's a responsibility taken on by, you know, the beneficiaries. So, I just feel that if we start waiving things, which are funds that can go to further the CLTC cause, then we're setting precedents of waiving, waiving, and waiving. So, I mean, if we want to table this, you know, if you can come up with some documentation as to the reason, he hasn't paid taxes because he's already been advised. I think that's a very, you know, good cause for not paying taxes. You've been advised that you can't use this property, you know, for whatever reason. If we can have that included, then, you know, I think that would be more reason to waive.

Chair A. Bordallo: There's no recorded lease?

CLTC Staff J. Casem: There is a recorded lease. I did advise them that because this is their request, it's at the board's discretion to approve or disapprove the waiving of the tax assessments. Because the prerequisites really are, you know, as part of your lease agreement, to pay your taxes. Like I mentioned, for whatever reason, they had missed some taxes that they probably weren't assessed properly or they didn't get it in time. But, from my understanding, Mr. Payne has always paid his taxes up front. For whatever reason, this amount came up as pending. So, you know, that's on their request to be, you know, for consideration. However, if it's not to be approved, then I believe that, you know, they would be able to work with DRT and see what kind of, you know, if there's something that they can work with DRT on regarding the payments.

Commissioner F. Respicio: If item number one and two is approved and the lease is cancelled, would this lot go straight back into inventory even if there's any outstanding?

CLTC Staff J. Casem: It would just basically stop like the taxes on Mr. Payne.

AAD J.B. Cruz: Just the assessment. But it's free and clear, and it's available for leasing.

Commissioner E. Garrido: How big is the property?

CLTC Staff J. Casem: It's about half an acre.

Commissioner E. Garrido: So, not that big.

CLTC Staff J. Casem: Not that big.

AAD J.B. Cruz: Madam Chair, board members, the board can vote on items one and two and table three pending Mr. Payne's ability to provide any documentation as mentioned by Commissioner Respicio. We can take it up then, but we're already in May of the year. I don't know exactly when DRT will start printing out their assessments or start assessing taxes for the subsequent year. But if it's not addressed, he may be assessed taxes for next year. But again, it's up to the board. It's like addressing it partially on items one and two and table three.

Chair A. Bordallo: Can I ask a question? On October 25, 1999, there was an agriculture inspection conducted by CLTC indicating that Mr. Payne has no farming activity. What happens then?

AAD J.B. Cruz: Back then at that time my job description was a CPA, only carrying paper around (joke). But back then, normally what was supposed to happen is site inspections are done; they're supposed to have taken corrective action, but guess, based on the report and documentation on file, there was nothing done after that. No follow-up or follow-through, which is what brings up today a lot of the issues where there was no activity, and that's what we're encountering now when we're conducting our compliance inspections.

Commissioner F. Respicio: I would like to make a motion to accept request number one and two, and on item number three, give Mr. Payne the opportunity to put something together to present to the board indicating the reasons why he's not able to use the property.

Commissioner J. Rojas: I can second that, but I would like to make it subject to, you know, with the tax amount being \$1,095. I'd like to see a breakdown of the years that the taxes are delinquent and what interest and penalties there are as well, because then we can actually get an idea of how much is actually principal and what's interest.

AAD J.B. Cruz: We'll make sure to include that when Mr. Payne provides.

Commissioner E. Garrido: Before I vote, I want to ask Mr. Norman about my role. Since I do know Mr. Payne, could I in good conscience vote?

Attorney N. Miller: Well, at the moment, there's no financial implication one way or the other on the table. Perhaps at the next meeting, we'll have all five (5) commissioners available, and you can abstain from this particular vote if that would be optimal.

Commissioner E. Garrido: No, but there's a motion. I'm talking about voting on the motion.

Attorney N. Miller: I'm comfortable. You're it's acceptable to vote on this particular motion.

Chair A. Bordallo: All in favor say aye.

All: Aye

Chair A. Bordallo: Motion carried

c. **Daniel Cannon Cruz – Not Present**

Terminate the Residential Application, December 2, 1995, at 8:55 AM
Number 000061

CLTC Staff J. Dayday: On March 7, 2025, Mr. Cruz submitted an affidavit requesting to cancel his CLTC application.

Commissioner J. Rojas: I motion to terminate the residential application for Mr. Cruz.

Commissioner F. Respicio: I second that motion.

Chair A. Bordallo: All in favor say aye.

All: Aye

d. **Steven Pangelinan Acfalle (Deceased)**

Mr. Maria Acfalle as the designated successor to the Agricultural lease previously held by her late son Steven Acfalle and formally requested to take over her son's Agricultural lease.

Commissioner J. Rojas: I motion to approve, to approve Mrs. Maria Acfalle as the designated successor and to revert the application back to a residential lease.

Commissioner E. Garrido: Second.

Chair A. Bordallo: All in favor say aye.

All: Aye

Chair A. Bordallo: Motion carried.

e. **Antonio Castro Camacho (Deceased)**

Transfer the residential lease to Mary Lou Camacho, daughter and named successor to Antonio Castro Camacho, who is deceased.

AAD J.B. Cruz: Mr. Camacho named his daughter Mary Lou Camacho to succeed Mr. Camacho's lease. The leased property of Mr. Camacho has some noncompliance issues. At the time, CLTC was requesting the board to do a conditional approval because any type of documentation that CLTC should issue out of here without the conditional approval, CLTC was going to issue to the deceased. Any named successor that was not approved has no legal or contractual obligation with CLTC. Another concern that was brought up was that the daughter is not the only child. The other children may have an interest in it, and what legal issue may have arisen at that time? Today, it's being put on the agenda for the board to consider approving conditionally the approval of the daughter to succeed Mr. Camacho's lease with the condition that Mary Lou Camacho comes into compliance with the lease terms. CLTC conducted a compliance inspection on the lot; because his daughter wasn't approved as the successor, CLTC would issue the Notice to Remediate to the deceased.

Commissioner J. Rojas: Is Mary Lou Camacho the daughter?

CLTC Staff J. Dayday: Yes. She was named originally by Mr. Antonio Camacho, however, to transfer the lease in her name is the request.

Commissioner F. Respicio: You mentioned that he has other children. What is the status of contacting them? Is there going to be any dispute? I mean, can we transfer because normally with real property it would go, you know, if it's not CLTC land, so it will go into probate so that it can be distributed to the heir, so in this case...

AAD J.B. Cruz: Ms. Mary Lou's case she was named his successor.

Commissioner F. Respicio: His successor. Okay.

Commissioner J. Rojas: So, there is documentation to that.

AAD J.B. Cruz: Yes. Just that the previous board didn't consider issuing a conditional approval. Even if the board were to approve, even though the board approved, let's say the successor of this lease, we won't immediately execute the addendum to transfer or to convey the lease to his daughter. What we do internally is ensure that all the prerequisites of paying the taxes in full, the lease payments, the compliance of building codes, and whether it requires agricultural activity are completed prior to executing any type of documentation. Even if the board were to grant an approval, we won't complete the addendum to his daughter until she fulfills all the requirements of the lease. But our concern was if it wasn't approved, we're still going to issue the letter to the deceased.

Commissioner J. Rojas: Right.

AAD J.B. Cruz: And then we're not going to get anywhere.

Commissioner J. Rojas: Understood. So, basically, he's transferring it to his daughter so that you can issue that letter to her.

AAD J.B. Cruz: Correct.

Commissioner J. Rojas: So, she can bring it and actually take action. Okay.

AAD J.B. Cruz: Because right off the bat, there are some noncompliance issues. But, without any certainty that the daughter will get the lease. We don't; we assume she may not even do anything to come into compliance.

Commissioner J. Rojas: So, the transferring of the residential lease is the only acting necessary here?

AAD J.B. Cruz: At this time.

Commissioner F. Respicio: On the condition that all requirements are satisfied.

AAD J.B. Cruz: Yes.

Commissioner F. Respicio: All requirements to bring the lease up into compliance.

Commissioner J. Rojas: So, if we do the transfer and she doesn't bring it into compliance.

AAD J.B. Cruz: Because of the conditional motion, we won't execute anything.

Attorney N. Miller: Madam Chair, members, just to give you some larger context, just about a year ago, the legislature gave the commission some significant authority to grant dispensation for past sins of both commission staff and commission lessee on the condition that your lessees first of all got the notice of their lack of compliance and then within a year came into compliance and if that was achieved then you could say pass is the pass, you have now have a new clean lease you know go forward enjoy your property for however many more years you have left on the 99. In this case if you approve the request today Mary Lou Camacho is going to get a notice saying she has issues she needs to address and if the year goes by and she doesn't address them, this will be back with a request that we terminate this.

Commissioner F. Respicio: I make the motion to transfer the residential lease to Mary Lou Camacho as named as his successor to Antonio Castro Camacho who is deceased.

Commissioner J. Rojas: I'll second.

Chair A. Bordallo: All in favor say aye.

All: Aye

Chair A. Bordallo: Motion carried.

f. **Virgina T. Tainatongo**

CLTC Staff J. Dayday reported Ms. Velma Manley respectfully petitions the board for approval to designate her as successor to the agricultural lease

formally held by her late mother, Virginia T. Tainatongo. Ms. Verna T. Fejeran (deceased), daughter of Virginia T. Tainatongo is the intended beneficiary of this lease.

Commissioner J. Rojas: I motion to designate Ms. Velma Manley as successor to the agricultural lease of Ms. Virginia T. Tainatongo and to transfer the agricultural lease to Velma Manley.

Commissioner F. Respicio: I second the motion.

Chair A. Bordallo: All in favor say aye.

All: Aye

Chair A. Bordallo: Motion carried.

g. **David Gumataotao Palomo**

Johnny Carias Palomo, son of David Gumataotao Palomo is requesting to be the named successor to his father's Agriculture Application.

Commissioner J. Rojas: I motion that Johnny Carias Palomo be named successor to his father David Gumataotao Palomo's agricultural application.

Commissioner F. Respicio: I second.

Chair A. Bordallo: All in favor say aye.

All: Aye

Chair A. Bordallo: Motion carried.

h. **Danny Leon Guerrero San Nicolas (Deceased)**

Dannyn Fritzca S.N. Quenga, daughter of Danny Leon Guerrero San Nicolas is requesting to be the named successor to her father's agriculture application.

Commissioner J. Rojas: I'll make a motion for Dannyn Fritzca S.N. Quenga daughter of Danny Leon Guerrero San Nicolas (dec) be name successor to her father's agriculture application.

Commissioner F. Respicio: I second it.

Chair A. Bordallo: All in favor say aye.

All: Aye

Chair A. Bordallo: Motion carried.

i. **Martina S. Cruz**

- 1) Approval to accept a certificate of birth from the Roman Catholic Diocese of Chalan Kanoa, Commonwealth of the Northern Marina Islands, to complete the eligibility process on Public Law 37-112.

- 2) Ms. Cruz is requesting a residential lease agreement for Lot 11-5, Block 1, Tract 10316, Dededo, based on Public Law 37-132

Commissioner F. Respicio: I make a motion to approve request from Ms. Martina Cruz for a residential lease and at the same time terminating her current agricultural lease on Lot 11-5, Block 1, Tract 10316, Dededo.

Commissioner J. Rojas: Second the motion.

Chair A. Bordallo: All in favor say aye.

All: Aye

Chair A. Bordallo: Motion carried.

- j. **Carmen Torres Perez**
Authorization to apply for building permits.

Commissioner F. Respicio: I make a motion to authorize the building permits as presented for the lot this is occupied by Ms. Carmen Torres Perez, Lot 4-11, Block 1A, Tract 1021, Dededo.

Commissioner J. Rojas: I second.

Chair A. Bordallo: All in favor in favor say aye>

All: Aye

Chair A. Bordallo: Motion carried.

- k. **Donna Mae Cruz**
Authorization to apply for clearing and grading permits.

Commissioner J. Rojas: I motion for Donna Mae Cruz to apply for clearing and grading permits.

Commissioner E. Garrido: I second

Chair A. Bordallo: All in favor say aye.

All: Aye

Chair A. Bordallo: Motion carried.

- l. **Lane Jo Benavente**
 - 1) Survey map approval on Lot 2, Block 6, Tract 10121 Yigo
 - 2) Revert application from Agriculture to Residential

Commissioner F. Respicio: I make a motion to accept the survey map approval on Lot 2, Block 6, Tract 10121 Yigo, and to revert Ms. Lane Jo Benavente's application from agricultural to residential.

Commissioner J. Rojas: I second.

Chair A. Bordallo: All in favor say aye.

All: Aye

Chair A. Bordallo: Motion carried.

m. **Bryan Ross Evangelista Mendiola**

- 1) On April 7, 2025 Guam Housing Corporation issued a letter to Joseph B. Cruz, Jr., acting administrative director. Mr. Mendiola is in default with his October 20, 2017, Guam Housing Corporation Loan IN 914000, and CLTC, as the guarantor of the loan, must pay the delinquent amount and interest within 60 days of notice.
- 2) Prior to Public Law 37-131 enacted October 8, 2024 Mr. Mendiola's lease was considered a Null and Void case.

Commissioner F. Respicio: I make a motion to bring the loan for Mr. Bryan Ross Evangelista Mendiola to Guam Housing current on his current property in addition to having an immediate default in CLTC to effectuate immediate default proceedings to bring the loan current for two thousand nine hundred eighty-six dollars and forty-one cents (\$2,986.41) to avoid an additional rate.

Commissioner E. Garrido: I second.

Chair A. Bordallo: All in favor say aye.

All: Aye

Chair A. Bordallo: Motion carried.

n. **Jose Castro Munoz**

- 1) Carmen Meno is requesting to be named the successor to Jose Castro Munoz's agriculture lease.
- 2) Jose Castro Munoz's home loan defaulted with the Guam Housing Corporation. A "Notice of Sale Under Mortgage" from Guam Housing Corporation.

Commissioner J. Rojas: I motion to table subject to Ms. Meno going to Guam Housing Corporation pre-qualifying and for reconsideration at our next meeting

Commissioner E. Garrido: I second.

Chair A. Bordallo: All in favor say aye.

All: Aye

Chair A. Bordallo: Motion carried.

2. **Termination of Application (18 GAR Chapter 6A 6A114. Application for Leases)**

Commissioner J. Rojas: I make a motion to in compliance to 18 GAR Chapter 6A 6A114 – Application for Leases a motion to terminate the application for the following individuals:

- | | |
|----------------------------|-------------------------------|
| a. Vivian Blas Jesus | i. Ritana Matilde Guerrero |
| b. David Blas Jesus | j. Tara Maria Guerrero Lucena |
| c. Bernadita Blas Jesus | k. George Patrick Santos |
| d. Gina Cruz P. Maldonado | l. Rosemarie Damian Guzman |
| e. Randy Cruz Charfauros | m. Janet Marie Nangauta |
| f. Franklin R. Babauta Jr. | n. Michael Adrian Guzman |
| g. GinaMarie Toves Aldan | |
| h. Larry Scott Zarling | |

Commissioner E. Garrido: Second

Chair A. Bordallo: All in favor say aye.

All: Aye

Chair A. Bordallo: Motion carried.

C. FY25 Appropriation of Nine Million Dollars (\$9,000,000)

1. **Parcels**

- | | |
|--|---------------------------------|
| a. Tract 10316, Blk 3 and Blk 16, Dededo | g. Tract 1722, Mangilao |
| b. Tract 10124, Dededo | h. Tract 18113, Mangilao |
| c. Tract 1113, Dededo | i. Tract 15344, Blk 1, Mangilao |
| d. Lot 10090 -1-1 & R-2 Dededo | j. Tract 10123, Yigo |
| e. Tract 319, Hagat | k. Lot 7160, Yigo |
| f. Tract 1722, Blk 2, Mangilao | |

Commissioner F. Respicio: I make a motion to carry over item C, FY25 Appropriation of Nine Million Dollars (\$9,000,000) for Parcels A to K as listed on the agenda, to the next board meeting.

Commissioner R. Rojas: I second the motion.

Chair A. Bordallo: All in favor say aye.

All: Aye

Chair A. Bordallo: Motion carried.

VII. **Public Comments(s)**

None

VIII. Next Meeting – Thursday, May 22, 2025 at 1:00 PM

IX. **Adjournment:**

Commissioner R. Rojas: I motion to adjourn.

Commissioner E. Garrido: I second.

Chair A. Bordallo: All in favor say aye.

All: Aye

Chair A. Bordallo: Motion carried

(*MEETING ENDED – NOTHING FOLLOWS***)**

The meeting adjourned at approximately 5:30 PM

Chairperson Arlene P. Bordallo: 

Date: 6-24-0

Concurred by: 

Date: 6/24/2025

Acting Administrative Director
Joseph B. Cruz



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)**

P.O. Box 2950 Hagåtña, Guåhan 96932

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

CHamoru Land Trust Commission Regular Board Meeting **Thursday, May 22, 2025 at 1:00PM**

Meeting Minutes

I. Call to Order at 1:07 PM

Present: Chairperson A. Bordallo, Commissioner E. Garrido, Commissioner F.C. Respicio, Commissioner J.J.Rojas, Commissioner J.A.Cameron (zoom) Acting Administrative Director J. Cruz, Atty N. Miller (OAG), CLTC, Staff

II. Approval of Minutes:

Pending next board Meeting. June 19, 2025

III. Administrative Director's Report by AAD J.B. Cruz

AAD J.B. Cruz requested to rotate the items listed in the agenda and begin with the items under New Business A and B. Mr. Joe Borja, Director of the Department of Land Management (DLM), and staff attended the meeting to discuss items A. Public Law 33-204 and B. Public Law 37-145.

Commissioner J. Cameron: I motion to move all action items up for discussion and asked for a second to the motion.

Commissioner F. Respicio: I second to the motion to move action items to the front starting with Old Business 5B, 5F and all new business under item VI. (6) and address the Department of Land Management Director Joe and his staff and then continue with item 5F and then everything else accordingly.

Chair A. Bordallo: All in favor, say aye.

All: Aye.

Chair A. Bordallo: Motion carried.

a. Board meeting schedule time

Due to work conflicting schedules it was requested that the board consider adjusting the CLTC regular scheduled board meeting time to either 12:00 PM to 1:00 PM, or after 5:00 PM. Further discussion on this item will be at the next board meeting.

b. Letter from DPW – Requesting to use 8 acres in the north to stage crust abandoned vehicles.

CLTC is expecting a formal letter from DPW (Department of Public Works).

c. **Residential / Agriculture**

A review of the next twenty-five (25) candidates in line for a lease award is now underway. CLTC staff will begin sending out certified letters in two weeks, according to AAD J.B. Cruz. Within three days, CLTC will publish the next 25 people in line in the newspaper.

d. **Commercial**

1. **Public Law 38-1 Extension of Government of Guam Leases from five (5) to fifteen (15) years**

AAD J.D. Cruz mentioned that after discussing matter with Attorney Miller, this law is not applicable to CLTC. CLTC will continue in its path in applying the commercial rules and regulations under §75A122 of Chapter 75A, Title 21.

2. **TATA Communication Commercial Submerged Lands License Agreement in the Municipality of Hagat**

Completed and recorded with the Department of Land Management. CLTC did not Invoice TATA Communication for the cable at this time because there was a concern. CLTC needs to confirm what actual cables were landed and has landed in Piti and Hagat. TATA Communication is be billed accordingly.

3. **Commercial Leases under Review**

The leases are being reviewed because either the companies have not complied with the option to renew the term, or the leases have expired while CLTC continues to invoice and the companies continue to pay. This will have to be addressed.

Docomo – Lot No. 17-1-1, Block F, Tract 9 Barrigada

Docomo – Lot No. 354-7, Inarajan

Docomo – Lot No. 10129-3, Dededo

Docomo – Lot No. 278-5, Umatac

Docomo – Lot No. 102-2, Yona

IT&E – Lot No. 10125-R12-1, Yigo

IT&E – Lot No. 7117-4-1, Yigo

Johnny Cool – Lot No. 5149-6, Dededo

KM Broadcasting – Lot No. 10-4, Block D, Tract 9, Barrigada

4. **Unauthorized Use of Submerged Lands**

Through CLTC's research, data gathering, and fact-finding, CLTC discovered that there are two cables that are traversing through submerged and terrestrial areas that do not have the proper authorization.

Piti:

Cable Name

Echo

TGN-P

Cable Owner

Google / Meta

TATA communications

IV. **Old Business:**

A. **Job Description / Publication of Recruitment – Administrative Director**

Moved to next board meeting agenda.

B. **Resolution No. 2019-5, Declaration of support for the sale of portions of Lot 5174-REM-1 to Nicole Camacho Reyes Kelly**

Present: Nicole C.R. Kelly and Stuart Kelly.

Mr. Kelly shared with the board that for the last seven or eight years, they've been working on a lot line adjustment on the property. The Kellys already have a resolution from CLTC, Resolution No. 2019-5, to sell a fractional lot to alleviate some issue the Kellys have. A bill has currently been drafted by Vice Speaker Tony Ada, Bill 131-38 – An act to authorize the Chamorro Land Trust to sell a portion of Lot 5174-REM-1 Municipality of Tamuning consisting of an area of 1485± sq ft. (138 ±sq.m.) and to deposit the proceeds of the sale into the Chamorro Land Trust Infrastructure and Survey Fund. The Kellys are present today to ask for continued support with the specific resolution.

Commissioner J. Cameron: I motion to support the legislative intent of Bill No.131-38.

Commissioner J. Rojas: I second the motion to support the legislative intent of Bill No.131-38.

Chair A. Bordallo: All in favor, say aye.

All: Aye.

Chair A. Bordallo: Motion carried.

C. **Lot 7161-R1, Yigo
John Burch Jr. and Hanz Ada**

According to AAD J.B. Cruz, CLTC was required to lease, or shall lease, all or a portion of Lot 7161-R1, formerly known as the Guam Racing Parkway. When this issue was brought up at CLTC's most recent meeting, the board was awaiting the completion of the plan that would have been based on the GPS locations that CLTC employees had photographed in order to identify the area that the Guam Motor Association (GMA) was asking the Chamoru Land Trust Commission to lease. A subcommittee was formed and the subcommittee was former Commissioner Ibanez.

AAD J.B. Cruz asked the commissioners to 1. consider appointing another commission member to represent the board in the negotiations. 2. accept the one hundred four (104) that was determined and reviewed by the Chief of Cadastre, Mr. Paul Santos, and 3) if possible, the commissioners would consider what the rate would be. What the board wants to charge or what the board is comfortable charging.

The Guam Motor Association Hanz Ada mentioned that GMA was established to open and run the Guam Raceway Park, which is situated on Yigo's Lot 7161-R1. In August or September of last year, the bill was passed. Since then, GMA has been attending CLTC's public meetings in a formal capacity. Last meeting of CLTC was on December 10, 2024.

AAD J.B. Cruz suggested that GMA resubmit the area desired and a rate proposal so CLTC can present it to the board for their acceptance.

Commissioner F. Respicio: I motion to appoint Commissioner J. Rojas to the subcommittee to resume the non-commercial lease negotiation with the Guam Motorsports Association.

Commissioner E. Garrido: I second the motion.

Chair A. Bordallo: All in favor, say aye.

All: Aye.

Chair A. Bordallo: Motion carried.

D. MedPharm -Lot 5, Tract 217 and Block 3REM, Tract 100C, Municipality of Dededo.

Representative from MedPharm, Rene Ramos present.

During CLTC's site inspection on June 10, 2024, it was determined that MedPharm was the occupant who was utilizing CLTC property without authorization. Also, MedPharm was responsible for the construction of the Warehouses and other structures.

On April 21, 2025, MedPharm received the CLTC letter detailing the total amount of one hundred seventy-three thousand, fifty-two dollars (\$173,052.00) owed to CLTC for the unauthorized use of CLTC property. The letter requested payment to be remitted to CLTC no later than April 30, 2025.

If the CLTC Commissioners decide to accept and approve the payment arrangement proposed by MedPharm, CLTC requests that the commissioners consider adding a condition: if MedPharm fails to comply with the payment arrangement, the approval will be automatically terminated.

Commissioner J. Cameron: I motion to accept the payment based on what the staff has provided to our Chair and its members payment date May up to December. If that exceeds then we just come back to the table to reaffirm an additional payment plan.

Commissioner F. Respicio I second the motion.

Chair A. Bordallo: All in favor, say aye.

All: Aye.

Chair A. Bordallo: Motion carried.

Commissioner F. Respicio: I want to make it clear, Mr. Ramos, that it doesn't mean that should your occupancy extend through 2026 or any subsequent years without a lease that the current monthly rate will be approved for the subsequent years from 2026 moving forward.

Commissioner J. Rojas: So, after December 2025, it's subject to adjustment.

Mr. Ramos: Whatever you decide. I'm here to coordinate with you guys, and you guys have been more than fair. You all have been gracious, and I'm really thankful.

E. Constituent – Jose Castro Munoz

Beneficiary Ms. Carmen Meno was not present.

The Guam Housing Corporation informed CLTC that although Ms. Meno visited their office yesterday, nothing was finished. CLTC has called Ms. Meno multiple times; voicemails have been left, but no one has returned them. CLTC will keep corresponding with Ms. Meno. At the next board meeting, CLTC will submit a staff report and a proposal for consideration of whether to go to the next eligible constituent who can secure a loan if Ms. Meno is unable to obtain a personal loan or a loan through Guam Housing.

Commissioner J. Rojas: I motion to give Ms. Carmen Meno until on or before the next board meeting (June 19, 2025) to show proof of pre-qualification.

Commissioner F. Respicio: I second the motion.

Chair A. Bordallo: All in favor, say aye.

All: Aye.

Chair A. Bordallo: Motion carried.

F. Grievance Settlement

Attorney Miller provided the newly appointed CLTC board commissioners with an overview of the grievance settlement. The previous Administrative Director of the commission announced his retirement in May 2024 after taking a few months of medical leave. The commission had to formally establish the position of Acting Administrative Director because Mr. J.B. Cruz had been serving as the Administrative Director until his retirement. When Mr. Cruz took over in May 2024, it was agreed that the role would be grade EP22, paying \$114,016.00. It wasn't until August 2024 that the commission formally approved that particular element. The summertime, assembling a quorum, and individuals joining and leaving the commission were the only factors contributing to the delay. However, the commission didn't pass a resolution until August 2024, by the commission designating Mr. Cruz as the Acting Administrative Director at a grade EP22 and a salary of \$114,016.00.

Upon receiving the personnel documents, the Department of Administration asserted that the detail started the day the commission passed the resolution. Both Mr. Cruz and the commission have maintained that the detail started on May 13, 2024, the day the former Administrative Director retired, and that Mr. Cruz took over as Acting Administrative Director in both a functional and operational capacity. However, Department of

Administration used the commission's resolution date as the beginning of the detail. Due to the Department of Administration's and the previous commission's opinions, the Personnel Rules and Regulations of the Government of Guam place CLTC in a position where the commission can only implement the agreement reached with Mr. Cruz that you serve as Acting Executive Director in May 2024, and that Mr. Cruz receives payment at the EP22 rate in May 2024, by going through a grievance procedure. A direction from the Civil Service Commission stating that they also concur that the post and compensation began in May 2024, is the only option to persuade the Department of Administration to resolve this issue.

Commissioner J. Cameron: I agree we should settle this grievance settlement.

Commissioner F. Respicio: I think we should add in the dates of August 15, 2024, and September 19, 2024, concurring with the board during those meetings that had concurred with this settlement, so that way it actually gives you more weight in this settlement agreement.

Commissioner J. Cameron: I motion to amend the recital section to include a sentence whereby both parties reaffirm that the commission on August 15, 2024, and September 19, 2024, agreed and restated that their intention that Mr. J.B. Cruz's role as Acting Administrative Director began on May 13, 2024, at an annual salary of one hundred fourteen thousand and sixteen dollars (\$114,016.00) and to authorize the chair to sign the agreement.

Commissioner E. Garrido: I second the motion.

Chair A. Bordallo: All in favor, say aye.

All: Aye.

Chair A. Bordallo: Motion carried.

Commissioner J. Cameron exited the remainder of the board meeting at 2:55 pm. (video conference)

Chair A. Bordallo motioned for a ten-minute recess at 2:56 pm.

Commissioner J. Rojas seconded the motion.

The meeting recommenced at 3:13 pm.

G. FY25 Appropriation of Nine Million Dollars (\$9,000,000)

1. Parcels

- | | |
|--|---------------------------------|
| a. Tract 10316, Blk 3 and Blk 16, Dededo | g. Tract 1722, Mangilao |
| b. Tract 10124, Dededo | h. Tract 18113, Mangilao |
| c. Tract 1113, Dededo | i. Tract 15344, Blk 1, Mangilao |
| d. Lot 10090 -1-1 & R-2 Dededo | j. Tract 10123, Yigo |
| e. Tract 319, Hågat | k. Lot 7160, Yigo |
| f. Tract 1722, Blk 2, Mangilao | |

Commissioner F. Respicio: I motion that the monies appropriated of Nine Million Dollars (\$9,000,000) be reserved for any of the lots indicated from A

through K for the purpose of survey, infrastructure, not limited to power and

water to also include roadways, land registration, any civil works and permitting needed to open the lots and provide access to the lots listed from A through K.

Commissioner J. Rojas: I second the motion.

Chair A. Bordallo: All in favor, say aye.

All: Aye.

Chair A. Bordallo: Motion carried.

V. New Business:

A. Public Law 33-204 Lot 5173-1-R2-NEW-R6, An act to reserve a portion of Lot No. 5173-1-R2-NEW-R6, Tamuning, Naftan Manaina ta

Mr. Borja, the director of the Department of Land Management (DLM), informed the commissioners that Public Law 33-104, which excluded a section of the Ipao Point property known as the former hospital, Tamuning, was the cause of the Naftan Manaina-ta. The legislature and the attorney general's office concurred that the additional map that DLM created went beyond what was permitted by law. That public law led to the creation of a map by Land Management. The State Historic Preservation Office and the Department of Parks and Recreation collaborated to create the map. As mandated by law, the Department of Parks and Recreation will ask the legislature to approve the map. Public Law 33-204 specifies certain requirements that the map must meet and passes the approval process. One is five (5) acres, while the other is to incorporate the GGN monument, or "rock." In order for DLM to transfer the map to the Department of Parks and Recreation, DLM is here today to ask the commission to accept the signatures and approvals of the administrative director and the CLTC planner.

Commissioner J. Cameron: I motion to authorize the director of the CHamoru Land Trust and the Planner of the CHamoru Land Trust Commission to sign themap.

Commissioner F. Respicio: I second the motion.

Chair A. Bordallo: All in favor, say aye.

All: Aye.

Chair A. Bordallo: Motion carried.

B. Public Law 37-145 Realign Bull Cart Trail from Northern Portion of Lot 2019 REM through the North Portion of Lot 2121-2-R/1

Selena Cruz, Chief Planner of the Department of Land Management (DLM), presently appeared before the commissioners regarding Public Law 37-145. Map No. 069FY2019 was presented to the CLTC board on March 24, 2024, for concurrence of Condition Number 2 on the recorded Notice of Action under Instrument No. 955550, issued by the Guam Land Use Commission, which reads number 2. That the CHamoru Land Trust Commission acknowledges on the proposed survey map the relocation of the bull cart trail, location in Tamuning.

Selena Cruz informed the commissioners that in order for the owner of the property to comply with the Guam Land Use Commission condition of approval, under Public Law 37-145, the map needs to be acknowledged by the CHamoru Land Trust Commission.

Commissioner J. Cameron: I motion to make the acknowledgement on Public Law 37-145.

Commissioner F. Respicio: I second the motion.

Chair A. Bordallo: All in favor, say aye.

All: Aye.

Chair A. Bordallo: Motion carried.

C. Lot 10122-15 Dededo – Designation for Commercial Use

A staff report was provided to the commissioners providing a history of everything that transpired on Lot 10122-15 Dededo. **Letter “A”** from Guam EPA regarding the validity of the authorization to occupy. AAD J.B. Cruz asked the commissioners to determine the status of the authorization to occupy issued to Global Recycling Center in whether it's still valid or not because Global Recycling Center is coming up for their license renewal or their permit renewal. **Letter “B”** the commissioners to consider designating Lot 10122-15 for commercial use. Although there is currently no lease, AAD J.B. Cruz is presenting to the commission today so that the commission could consider designating the property for commercial use. AAD J.B. Cruz added that it does not necessarily mean that Global Recycling will be the successful bidder.

Commissioner F. Respicio: So Global Recycling still operating business there?

AAD J.B. Cruz: Yes.

Commissioner F. Respicio: They are with no lease and paying anything.

AAD J.B. Cruz: They paid one payment of \$100,000.00, but it was unclear whether it retro or going forward.

Commissioner F. Respicio: What periods has that been applied to the \$100,000.00? What was it applied to?

AAD J.B. Cruz stated it was collected as one lump. During the discussions and when they did make payment, it wasn't clear whether it was retro or carry forward. Although in 2019, Global was presented to the board and was approved for a commercial license through the issuance of a public purpose authorization. Unfortunately, CLTC interpretation and discussions with Attorney Miller and previous attorneys were because CLTC had their commercial rules and regulations in place already, which should have avoided any approvals by the board. CLTC cited and referenced the Superior Court Case Number CV 1101-18, which is Guam Rocks versus the CHamoru Land Trust Commission. Public Law 33-95 revoked the Global license application because there were still discussions after our commercial rules and regulations were passed, the court had determined absence, and the parties had signed a commercial leasing license or other conveyance.

Commissioner F. Respicio: I'm reading here that in 2015, Director Borja gave Global Recycling an authorization to occupy, and an authorization to occupy also does not obligate them to pay any kind of lease or real property taxes. So, since 2015, that authorization to occupy has not been revoked?

AAD J.B. Cruz: Correct.

Commissioner F. Respicio: And there has been no action thereafter to get them to pay anything.

AAD J.B. Cruz: Correct. Because there are no strings attached to it. There's no requirement. It's open-ended. It doesn't even have an expiration date.

Commissioner E. Garrido: Was Director Borja empowered to initiate such an agreement?

AAD J.B. Cruz: I don't believe so.

Commissioner E. Garrido: Was the board part of the consent for that agreement?

AAD J.B. Cruz: I would need to go back to the minutes and review to see if there was any discussions or authorization given to him to issue an authorization to offer.....

Commissioner E. Garrido: Through the board.

AAD J.B. Cruz: Correct.

Commissioner J. Rojas: I motion to table Letter "A" to determine the status of the authorization to occupy issued to Global Recycling Center discussion to next board meeting.

Commissioner F. Respicio: I second the motion.

Chair A. Bordallo: All in favor, say aye.

All: Aye.

Chair A. Bordallo: Motion carried.

Commissioner F. Respicio: I motion to move forward (Letter B) to designate for commercial use Lot 10122-15, Dededo.

Commissioner J. Rojas: I second.

Chair A. Bordallo: All in favor, say aye.

All: Aye.

Chair A. Bordallo: Motion carried.

D. Lih Pao Investment LLC – Request for Re-Alignment of Bull Cart Trail Lot 5143, Lot 5144-3NEW, Tamuning.

No representative from Lih Pao Investment attended the meeting. The board committee examined the maps and Lih Pao Investment LLC's proposal to realign Bull Cart Trail; however, no further discussion was held because no one was available to verify if the maps had been examined and approved by the Department of Management and Guam Land Use Commission.

Commissioner F. Respicio: I make a motion to have Lot 5143 and Lot 5144-3NEW, Tamuning to refer to Guam Land Use Commission and the Department of Land Management for further review and consideration.

Commissioner E. Garrido: I second the motion.

Chair A. Bordallo: All in Favor, say aye.

All: Aye.

Chair A. Bordallo: Motion carried.

AAD J.B. Cruz will send a letter to Lih Pao Investment LLC, regarding the decision made by the board commission.

E. Bill 79-38 (COR) An act to authorize / Maga'Hagan Guahan to sell a portion of Block 8 in new Agat.

Because no one showed up, the public hearing for Bill 79-38 was rescheduled. The bill mentions selling a piece of Block 8 in New Hagat to the buyer, Kevin Susuico. CLTC is only involved in this bill because it will receive the proceeds of the sale money. The land up for sale is situated within one of the subdivision's parks. The property is not CLTC property, according AAD J.B. Cruz mentioned that generally the selling of government land that is not in the inventory of any other agency will come to CLTC.

Commissioner E. Garrido: Madam Chair, I would like to place for our consideration Bill 79-38 (COR), an act to authorize Maga'Hagan Guahan to

Land Trust infrastructure survey fund. I recommend we list this as a "No Action" on the part of the CLTC and the bill moves forward with the legislature for further proceeding.

Commissioner J. Rojas: I second the motion.

Chair A. Bordallo: All in favor, say aye.

All: Aye.

Chair A. Bordallo: Motion carried.

Commissioner F. Respicio: I make a motion that we now entertain item 5(c), Lot 7161-R1, Yigo, and all other business matters.

Commissioner E. Garrido: I second.

VI. Public Comment(s) - None

VII. Adjournment: 5:44 PM

Commissioner F. Respicio motioned to adjourned.

Commissioner J. Rojas second the motion.


Chair A. Bordallo: All in favor, say aye.

All: Aye.

Chair A. Bordallo: Motion carried.

Next Regular Board meeting – Thursday, June 19, 2025, at 1:00PM, CLTC Conference Room.

(**** MEETING ENDED – NOTHING FOLLOWS****)

Madam Chair A. P. Bordallo:  Date: 6-24-25

Concurred by:  Date: 6/24/2025
Acting Administrative Director
Joseph B. Cruz



Administrative Director's Report

DIRECTOR'S REPORT
JUNE 19, 2025

1. ADMINISTRATIVE

- A. CLTCs Invitation for Bid related to our Office Space Lease has been cancelled due to our needs increasing. We are currently updating our Specs in preparation to process an IFB with GSA in October 2025.
- B. CLTC will be submitting a letter to the Office of Insular Affairs requesting for a No Cost Extension of One Year related to CLTC TAP Grant award.
- C. Board consider creating subcommittees.
 - 1) Commercial
 - 2) Financial
 - 3) Agriculture / Residential
 - 4) Compliance

2. RESIDENTIAL / AGRICULTURE

- A. The publication of the next twenty-five (25) in line for a lease award has been delayed due to a concern we have on one of the applicants. We will be meeting with DAG Miller to discuss and determine the legal way forward.
- B. FY2025 Nine Million Dollar Appropriation
 - 1) DLM - The draft MOA between CLTC and DLM was emailed to Mr. Joseph M. Borja Wednesday, June 18, 2025. On Tuesday June 24, 2025 I have a meeting with Mr. Joseph Borja to discuss the draft MOA.
 - 2) GPA - On Wednesday June 11, 2025 several staff and myself met with Mr. Vince Sablan and Josie Aguon to discuss the projected costs and projects.
 - 3) GWA - An email was sent to Mr. Bordallo requesting to meet with him but I have learned that Mr. Bordallo is on leave and we could tentatively meet next week.
 - 4) DPW - On Friday, June 20, 2025 at 1pm I have a meeting with the Permit Administrator of DPW to discuss the permitting requirements that we may potentially need to clear the easements.

3. COMMERCIAL

- A. On Thursday June 12, 2025 DAG Miller and I met with Attorney Martinez legal counsel for TATA Communications and Mr. Lang from TATA Communications to discuss the issue of the unauthorized submerged lands in Piti.



Old Business

On January 2025, the Guam Power Authority had requested to include in the CLTC's Board agenda GPA's request for CLTC's Board approval for GPA easement 1, 2, and 3 (Reference "INITIAL REQUEST" drawing) for the installation and relocation of existing services traversing over CLTC property. The immediate need, at the time, was a result of numerous electrical tampering cases that posed a safety issue for lessees in the area and GPA personnel. For each instance of tampering GPA's Revenue Protection section sought the assistance of GPD (Case numbers were issued) as well as GPA's Engineering Division.

The design, the first to be submitted was developed to address two main concerns WITHOUT DELAY:

- 1- Tampering and the interference of service to existing customers
- 2- Inaccessibility to the existing deteriorated wooden pole

Since the CLTC Board did not have a quorum in January, the submitted easement request was tabled. On May 8, 2025 the Guam Power Authority's INITIAL request was scheduled and heard. Since there was a time lapse from January to May new developments regarding the case occurred that changed the design for the subject area. From the time of the first submittal to May 8, 2025 two (2) redesigns were developed that changed the easement lay-out and upgrade for the following reasons:

1. The lessee or tenant that was charged for tampering had vacated and a new tenant now resides at the location. The new tenant is currently using a generator.
2. The legality for GPA utilizing an undefined PROPOSED ROW based on the Master Plan for lot 10171. This was not reflected in the first design as an easement request from CLTC.
3. Although the PROPOSED ROW is shown on the Master Plan, information on whether the ROW was or is conveyed is unavailable, lack of identifying meets and bounds, no legal description of the lots or ROW, and no set survey points and other data required for the ROW or lots.

Unfortunately, the re-designs were not transmitted to GPA's Real Estate Supervisor at the time of the CLTC hearing as we were fine tuning them. Thus, in order for GPA to upgrade the 13.8 kV Primary electrical distribution system we are requesting and submitting two (2) re-design options for the obtainment of a GPA EASEMENT from CLTC labeled Exhibit 1(PREFERRED) and Exhibit 2 for your review and approval. We would like to note that in developing the design for both exhibits we incorporated the location of the poles to follow the Master Plan ROW lay-out taking into account the pole locations to ensure full use of the properties for future subdivision of the lots.

ALL costs are at the expense of the Authority. However, please be aware that should the GPA easement request be approved and legally obtained, any future request to relocate the lines on the legally obtained GPA easement will be at the expense of the requestor.

Attachments

Agricultural Subdivision Master Plan

EXHIBIT 1

EXHIBIT 2

WORK ORDER# 515821: GPA PLANT IMPROVEMENT (EXHIBIT #1)

"PREFERRED"

CONSTRUCTION PLAN	
<u>SCOPE OF WORK:</u> <ul style="list-style-type: none">- REBORE 3 EA. 45' C/P ON SAME LOCATION, INSTALL 6 EA. 45' C/P, 1 EA. 35' C/P, 8 SPANS OF 2#2/OAL. PRIMARY WIRES, 1 EA. 25 KVA TRANSFORMER, 2 EA. LOAD BREAK FUSED CUTOUT 65 AMPS TYPE "K", 3 SPANS T#2CU. SECONDARY WIRES, 1 SPAN T#4CU. SECONDARY WIRE, 8 EA. PRIMARY DOWNGUYS W/ ANCHORS, 1 EA. SECONDARY DOWNGUYS W/ ANCHORS, & 3 EA. SECONDARY DOWNGUYS W/ OUT ANCHORS.	
<u>ESTIMATED COST:</u> \$ 44,638.54 \$ 4,526.40 \$ 10,789.26 \$ 1,061.35 \$ 6,711.04 \$ 644.78 \$ 3,718.35 \$ 701.13	<u>TOTAL COST:</u> \$ 72,790.85
REMOVAL PLAN	
<u>SCOPE OF WORK:</u> <ul style="list-style-type: none">- REMOVE 5 EA. EXISTING 45' W/P, 2 EA. EXISTING 35' W/P, 2 EA. EXISTING 35' C/P, 1 EA. EXISTING 25 KVA TRANSFORMER, 4 SPANS EXISTING 2#2/OAL. PRIMARY WIRES, 4 SPANS EXISTING T#2CU. SECONDARY WIRES, 4 SPANS EXISTING T#4CU. SECONDARY WIRES, & 1 EA. EXISTING PRIMARY DOWNGUY W/ ANCHOR.	
<u>ESTIMATED COST:</u> \$ 6,131.18 \$ 5,776.61 \$ 2,496.16 \$ 2,283.71 \$ 167.27 \$ 4,127.89 \$ 2,832.16 \$3,640.10	<u>TOTAL COST:</u> \$ 27,455.08
<u>TOTAL CONSTRUCTION & REMOVAL COST:</u> \$ 100,245.93	

WORK ORDER# 515821: GPA PLANT IMPROVEMENT (EXIBIT #1)

"PREFERRED"

GUAM POWER AUTHORITY PROFESSIONAL LAND SURVEYING SERVICES ESTIMATE

<u>TASK ORDER:</u> <ul style="list-style-type: none">- VERIFICATION AND CERTIFICATION OF 7 NEW POLE LOCATIONS.- PREPARATION OF GPA EASEMENT DOCUMENTATION (DEPENDENT ON LOCATION, REGISTERED PROPERTY POINTS, REGISTERED MAPS, AND NECESSARY CLEARANCES).	
TOTAL ESTIMATED COST:	APPROXIMATELY \$5,000.00

EXHIBIT #1

"PREFERRED"

* LEGEND *

NEW

REMOVAL

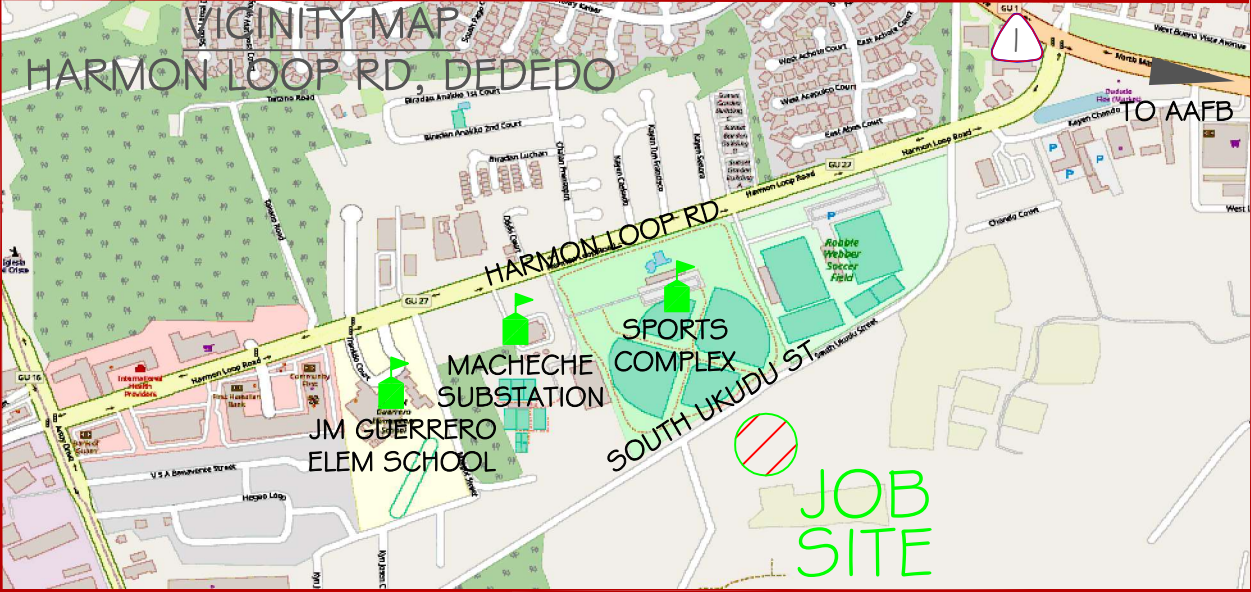
EXISTING TO REMAIN


TO T&D:

CLEARING VEGETATION REQUIRED.

PLEASE RETURN ONE COPY OF THE DESIGN TO ENGINEERING UPON COMPLETION.

- SCOPE OF WORK:
- W.O.# 515821 (GPI)
- CONSTRUCTION:
- REBORE 3 EA. 45' C/P ON SAME LOCATION
 - INSTALL 6 EA. 45' C/P
 - INSTALL 1 EA. 35' C/P
 - INSTALL 8 SPANS OF 2#2/OAL. PRIMARY WIRES
 - INSTALL 1 EA. 25 KVA XFMR
 - INSTALL 2 EA. LOAD BREAK FUSED CUTOUT 10 AMPS TYPE "K" FUSE
 - INSTALL 3 SPANS T#2CU. SECONDARY WIRES
 - INSTALL 1 SPAN T#4CU. SECONDARY WIRE
 - INSTALL 8 EA. PRIMARY DOWNGUYS W/ ANCHORS
 - INSTALL 1 EA. SECONDARY DOWNGUYS W/ ANCHORS
 - INSTALL 3 EA. SECONDARY DOWNGUYS W/ OUT ANCHORS
- REMOVAL:
- REMOVE 4 EA. EXISTING 45' W/P
 - REMOVE 2 EA. EXISTING 35' W/P
 - REMOVE 2 EA. EXISTING 35' C/P
 - REMOVE 1 EA. EXISTING 25 KVA TRANSFORMER
 - REMOVE 4 SPANS EXISTING 2#2/OAL. PRIMARY WIRES
 - REMOVE 4 SPANS EXISTING T#2CU. SECONDARY WIRES
 - REMOVE 4 SPANS EXISTING T#4CU. SECONDARY WIRES
 - REMOVE 1 EA. EXISTING PRIMARY DOWNGUY W/ ANCHOR
- MAINTENANCE:
- SWING EXISTING 2 SPANS OF 2#2/OAL. PRIMARY WIRES
 - SWING EXISTING 1 SPAN T#2CU. SECONDARY WIRE
 - SWING EXISTING T#4CU. SERVICE WIRE
 - RELOCATE EXISTING 50 KVA TRANSFORMER
 - RELOCATE EXISTING 150W STREETLIGHT
 - ENERGIZE EXISTING PRIMARY WIRES, SECONDARY WIRES, SERVICE WIRES, & STREETLIGHT





ENGINEERING

GPA PLANT IMPROVEMENT

GUAM POWER AUTHORITY

ASOSANA LANE

HARMON LOOP ROAD, DEDEDO

X 108774.041 Y 201071.009

LAT 13.509667 LONG 144.831047

APPROVED BY: JBA DRAWN BY: AGG

WORK ORDER#: 515821

PREMISE ID:

SP ID:

CASE ID:

CHILD W.O.#

DATE: 04/01/2025

GRID NO. 33-D7(B)

FEEDER#-NODE#: P-272

FOR T&D USE ONLY:

COMPLETED BY:

DATE:

ABSTRACT OF LESSEES			
LOT	NAME	S.M.	ACRES
10171-1-1	PATRICK BENAVENTE BLAZ	2.023	.5
10171-1-R1	ARLEEN MANTANONA KABILING	2.023	.5
10171-2-1	BARBARA BENAVENTE BLAS	2.023	.5
10171-3	JAMES ANTHONY SANDLIN	4.047	1
10171-4-R1	FLORENCE FAY AGUON LI	2.023	.5
10171-6	JUAN OJEDA AFLAGUE	4.047	1
10171-7 & 8	JOHN CRUZ USON	8.094	2
10171-9-1	KEVIN R. GUERRERO & MICHELLE ANN T. GUERRERO	2.023	.5
10171-9-R1	ROBERT R. SAN NICOLAS JR. & IRENE Q. SAN NICOLAS	2.023	.5
10171-10	JARED FRANKLIN CRUZ	4.047	1
10171-12-NEW	STEVE ALLEN DENTON CASTANETO	8.094	2
10171-13-1	SYLVIA I. SAHAGON	2.023	.5
10171-18-A	JESUS C. BENAVENTE	6.260	1.5
10171-19-1	PETER GUERRERO SALAS	2.023	.5
10171-23-R2	JONATHAN OBRIEN YANGER	3.552	1
10171-24	JOCELYN ANN BAMBA	1.898	.5
10171-25	ELIZABETH L. CONCEPCION	4.047	1
10171-29	JOSEPH AGUON LUJAN	4.047	1
10171-30	PETER AGUON LUJAN	4.047	1
10171-31	HENRY L. BLAS SR.	8.094	2
10171-32	JANET BERMUDEZ CEPEDA	2.023	.5
10171-33	JERRILYN LOU CHARGUALAF CEPEDA	2.023	.5
10171-34	RICHARD T. PANGELINAN	2.023	.5
10171-35	JOSEPH AQUININGOC CASTRO	4.047	1
10171-36	JESUS S. IGNACIO	6.475	1.6

LOT	NAME	S.M.	ACRES
10171-38	ERNIE BLAS PANGELINAN	2.023	.5
10171-39	ANA MESA BORJA	8.094	2
10171-40	VIRGINIA T. TAINATONGO	4.047	1
10171-42	MERCED CABRERA MENO	4.047	1
10171-43	LUIS M. CAMACHO	4.047	1
10171-44	PEDRO B. BLAS	9.312	2.3
10171-45	PEDRO B. BLAS JR.	2.023	.5
10171-47	JUAN TOVES FEJERAN	2.023	.5
10171-48	RODNEY SANTOS SOLANGON	4.047	1
10171-49	MANUEL ROJAS LEON GUERRERO	4.047	1
10171-50	JENNIFER VERONICA A.L. CRUZ	2.023	.5
10171-51	MICHAEL E. SANTOS	2.272	.5
10171-52	CECILIA SANTOS DELGADO	2.023	.5
10171-53	FRANK G. LEON GUERRERO	12.141	3
10171-54	TINA RESPCIO DE GUZMAN	4.047	1
10171-55	PETER BORJA CRUZ	2.023	.5
10171-56	VINCENT DUENAS CRUZ	2.023	.5
10171-57	JUNE BORJA MENDOZA	1.011	.5
10171-58	ROSA CRUZ DUENAS	4.047	1
10171-59	GREGORIO ROSARIO SANTOS	8.093	2
10171-60	DAVID ROJAS QUENGA	4.047	1
10171-61	FRANCISCO LUJAN LEON GUERRERO	4.047	1
10171-62	JENNIFER ROJAS FABIAN	4.047	1
10171-63	VICTOR LEE LEON GUERRERO	4.047	1
10171-64	MANUELA C. OCAMPO	2.023	.5
10171-66	JENNIFER D. CRUZ	16.188	4
10171-73	PAUL TORRES BLAS & VANESSA J. BLAS	2.023	.5

NOTES:

1. WATER AND POWER ARE WITHIN THE SUBDIVISION.
2. SUBJECT LOT IS ZONED "A" (RURAL AGRICULTURAL)
3. SUBJECT LOT IS OUTSIDE THE GUAM WATER SOURCE RECHARGE AREA

AGRICULTURAL SUBDIVISION MASTER PLAN
OF
LOT 10171

MUNICIPALITY OF DEDEDO

SUBDIVISION MASTER PLAN NO. 2015- M05 - 8

WE HEREBY AFFIX OUR SIGNATURE OF APPROVAL OF THIS AGRICULTURAL SUBDIVISION MASTER PLAN MAP AS PREPARED BY THE DEPARTMENT OF LAND MANAGEMENT PURSUANT TO GUAM LAND USE COMMISSION RESOLUTION NO. 2015-2.

Lawrence Rivera, Chairman Date
Guam Land Use Commission

David J. Mantanane, Chairman Date
Chamorro Land Trust Commission

Recordation Block

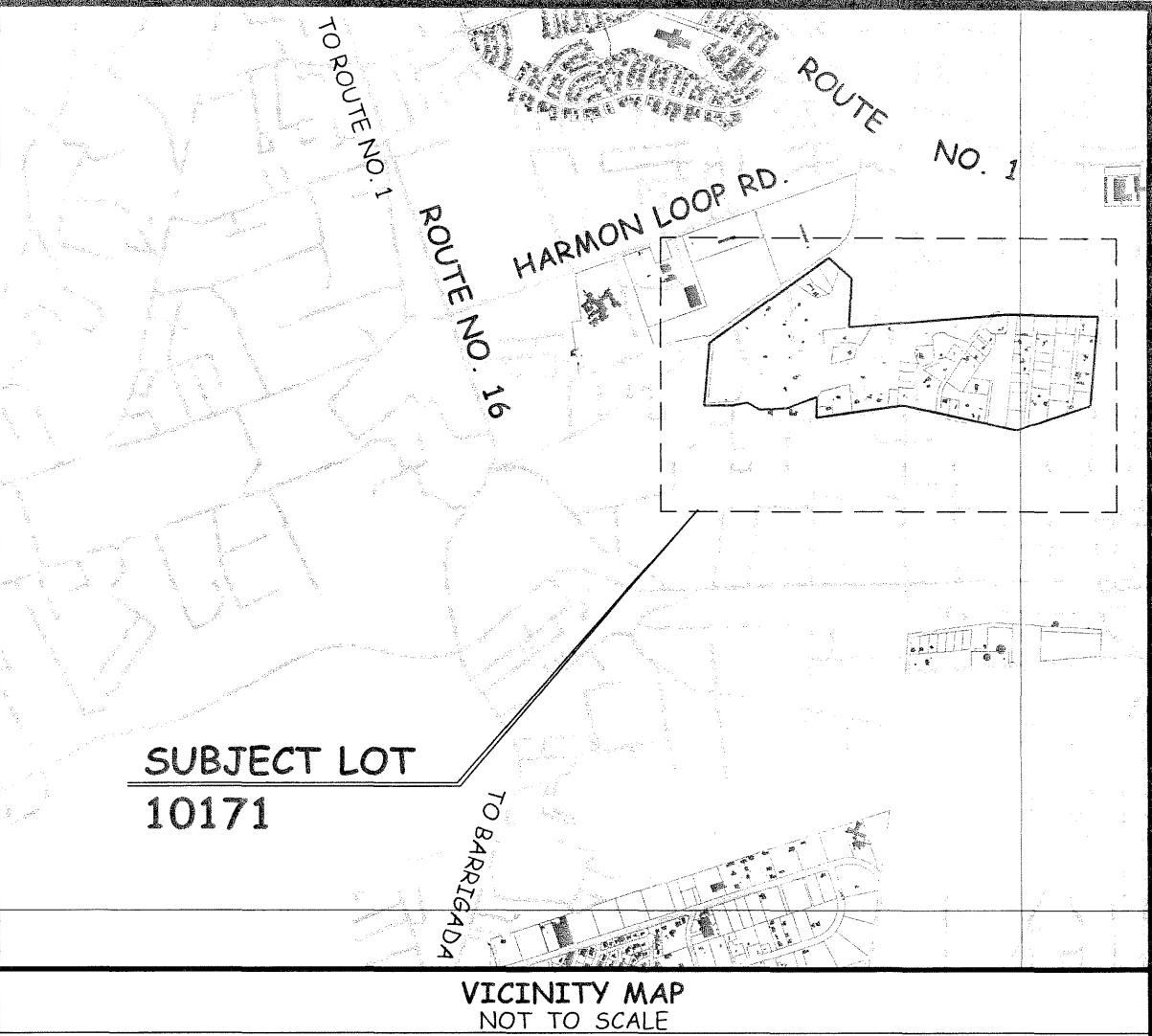
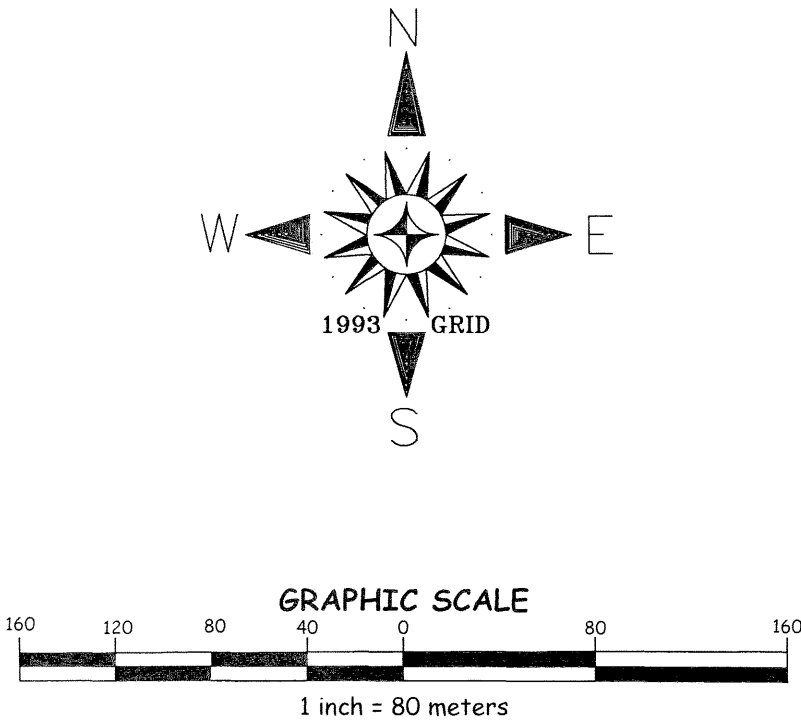
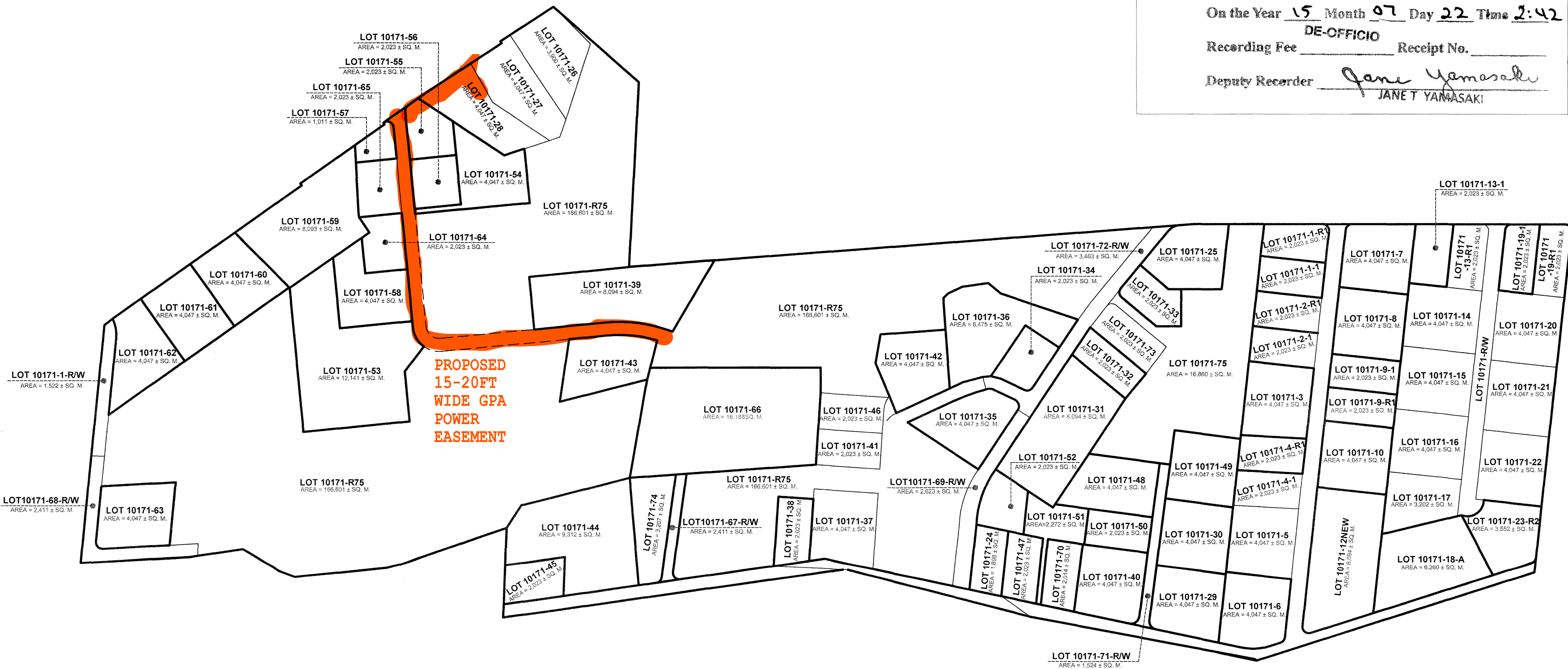
Island of Guam, Government of Guam
Department of Land Management Office of the Recorder

File for Record is Instrument No. **880810**

On the Year 15 Month 07 Day 22 Time 2:42

Recording Fee DE-OFFICIO Receipt No. _____

Deputy Recorder Jane Yamasaki
JANE T. YAMASAKI



SPECIAL NOTES:

1. THIS PLAT WAS PREPARED FOR THE USE OF THE DEPARTMENT OF LAND MANAGEMENT, CHAMORRO LAND TRUST COMMISSION AND THE DEPARTMENT OF REVENUE AND TAXATION.
2. THIS SUBDIVISION WAS PREPARED FROM RECORD DATA SOLELY, NO SURVEY FIELD WORK WAS UNDERTAKEN TO PREPARE THIS PLAT.
3. THIS PLAT IS TO BE USED FOR PLANNING AND REAL PROPERTY ASSESSMENT PER SECTION 75108 FOR LOCATION PURPOSES ONLY, BUT IS NOT SURVEY ACCURATE
SECTION 75108 CONDITION IN LEASES:
(f) THE LESSEE SHALL PAY ALL TAXES ASSESSED UPON THE TRACT AND IMPROVEMENTS THEREON.
4. PROPERTY DATA, INCLUDING LOT NUMBERS AND CONFIGURATIONS ARE SUBJECT TO CHANGES OR REVISIONS UPON DETERMINATION OF TOPOGRAPHIC AND NATURAL OR MANMADE CONSTRAINTS.
5. THIS PLAT WAS PREPARED PURSUANT TO TITLE 21, GUAM CODE ANNOTATED, CHAPTER 75 CHAMORRO LAND TRUST COMMISSION SECTION 75103(d) AND (e).
(d) THE COMMISSION IS AUTHORIZED TO CARRY ON ANY ACTIVITIES IT DEEMS NECESSARY TO ASSIST LESSEES IN OBTAINING MAXIMUM UTILIZATION OF LEASED LANDS, INCLUDING ANY STEPS NECESSARY TO DEVELOP THESE LANDS FOR THEIR HIGHEST AND BEST USE COMMENSURATE WITH THE PURPOSE FOR WHICH THE LAND IS BEING LEASED AS PROVIDED FOR IN SECTION 75107 AND ASSISTING LESSEES IN ALL PHASES OF FARMING AND RANCHING OPERATIONS AND THE MARKETING OF THEIR AGRICULTURAL PRODUCE AND LIVESTOCK.
(e) THE COMMISSION MAY DESIGNATE AND PLAN SUBDIVISIONS IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 62 OF THIS TITLE 21 6CA, ON AVAILABLE LANDS IN, ADJACENT TO, OR NEAR ANY VILLAGE.

REFERENCE:

1. DWG. NO. I4-92T422, LM. NO. 418 FY91, LAND REGISTRATION SURVEY MAP OF LOT 10171, PREPARED BY DEPARTMENT OF LAND MANAGEMENT, DOC. NO. 468100.

REVIEWED BY:

LAND ADMINISTRATOR

MARGARITA V. BORJA
LAND MANAGEMENT ADMINISTRATOR

GUAM CHIEF PLANNER

MARVIN Q. AGUILAR
GUAM CHIEF PLANNER

CHIEF OF CADASTRE/GUAM CHIEF SURVEYOR

PAUL L. SANTOS
PROFESSIONAL LAND SURVEYOR NO. 68

KUMISION INANGOKKON TANO' CHAMORU
CHAMORRO LAND TRUST COMMISSION

AGRICULTURAL SUBDIVISION MASTER PLAN

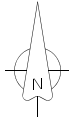
OF
LOT 10171
LAND SQUARE 14 MUNICIPALITY OF DEDEDO SECTION 1

SURVEY DATA			BASIC LOT DATA	
JOB NO. 2213-11-14	DATE	LOT	10171	
COMPUTED BY	SURVEY	OCT.-DEC. '14	CERTIFICATE OF TITLE NO.	111881
DRAWN BY	SURVEY	JAN.-MAR. '15	REGISTERED ON:	07-28-98
RESEARCHED BY	SURVEY	OCT.-DEC. '14	ESTATE NO.	74863
FIELD BY	-N/A-	-N/A-	IN THE NAME OF:	
REVIEWED BY	PLS	APRIL, 2015		
SCALE IS IN METRIC SYSTEM AS SHOWN			GOVERNMENT OF GUAM	
SHEET 1 OF 1				
DWG. NO. 2213-11-14				
GRID: B5				

GOVERNMENT OF GUAM
GUBETNAMENTON GUAHAN

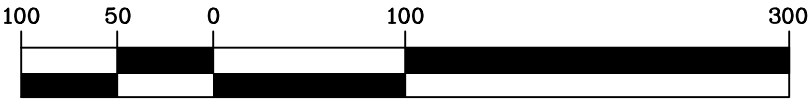
DEPARTMENT OF LAND MANAGEMENT
DIPATTAMENTON MINANEHAN TANO'

LAND SURVEY DIVISION
DIBISION AGRAMANSIAN TANO'



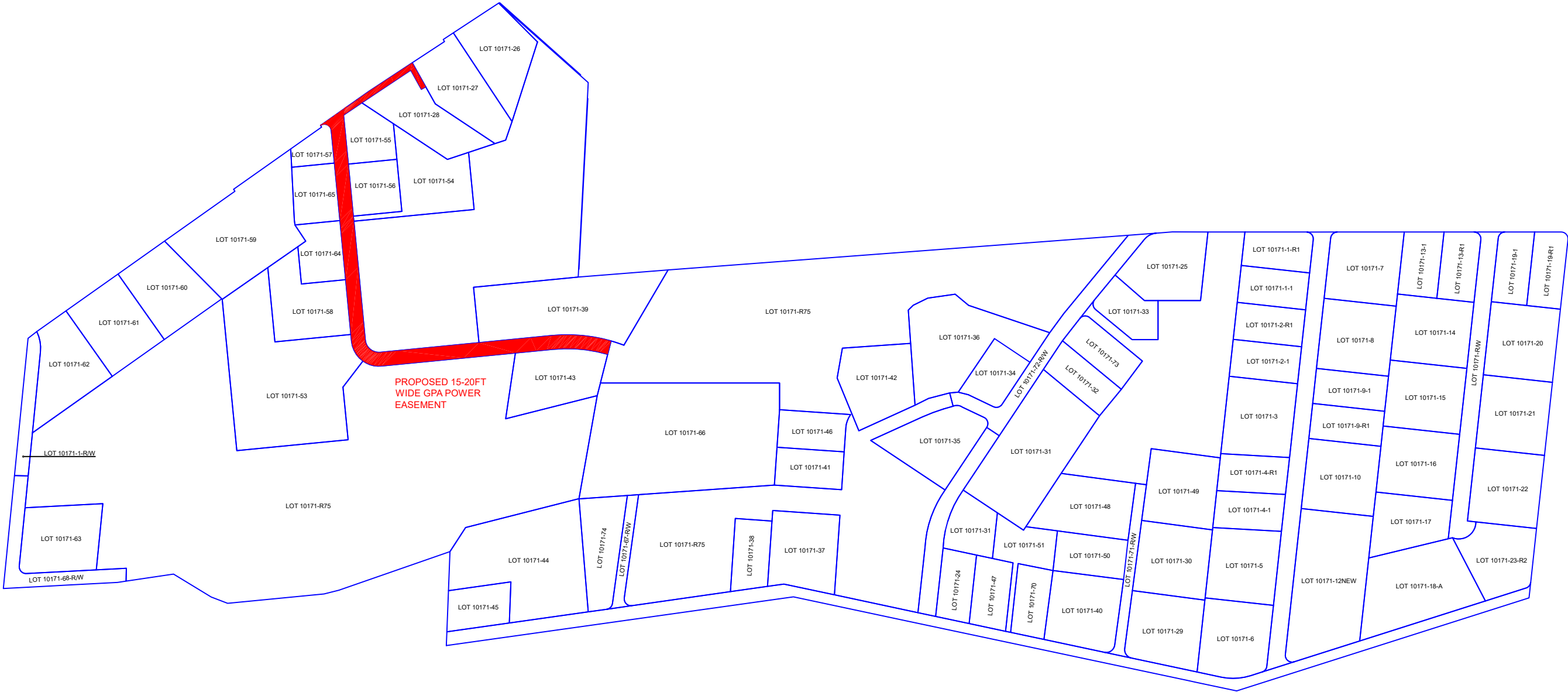
1993 GRID

GRAPHIC SCALE



(IN METERS)

1 inch = 100m



REFERENCES:

1. AGRICULTURAL SUBDIVISION MASTER PLAN OF LOT 10171,
DWG. NO. 2213-11-14, PREPARED BY GOVERNMENT OF GUAM
DEPARTMENT OF LAND MANAGEMENT, DOC.NO. 880810.



GUAM POWER AUTHORITY
P.O. BOX 2977 AGANA, GUAM 96910-2977

PROJECT:

GPA PLANT IMPROVEMENT (GPI)
LOT 10171, DEDEDO

REVIEWED BY: JBA

CHECKED BY: LA

W.O._NUMBER WO # 515821

FIELD BY: SM / LA / WE / PP

COMPUTED BY: LA

DRAWN BY: LA

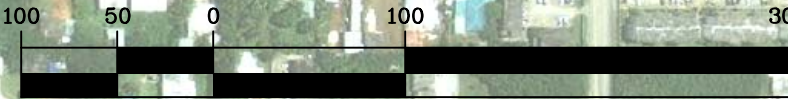
SCALE: 1" = 100m

DATE: MAY 15, 2025

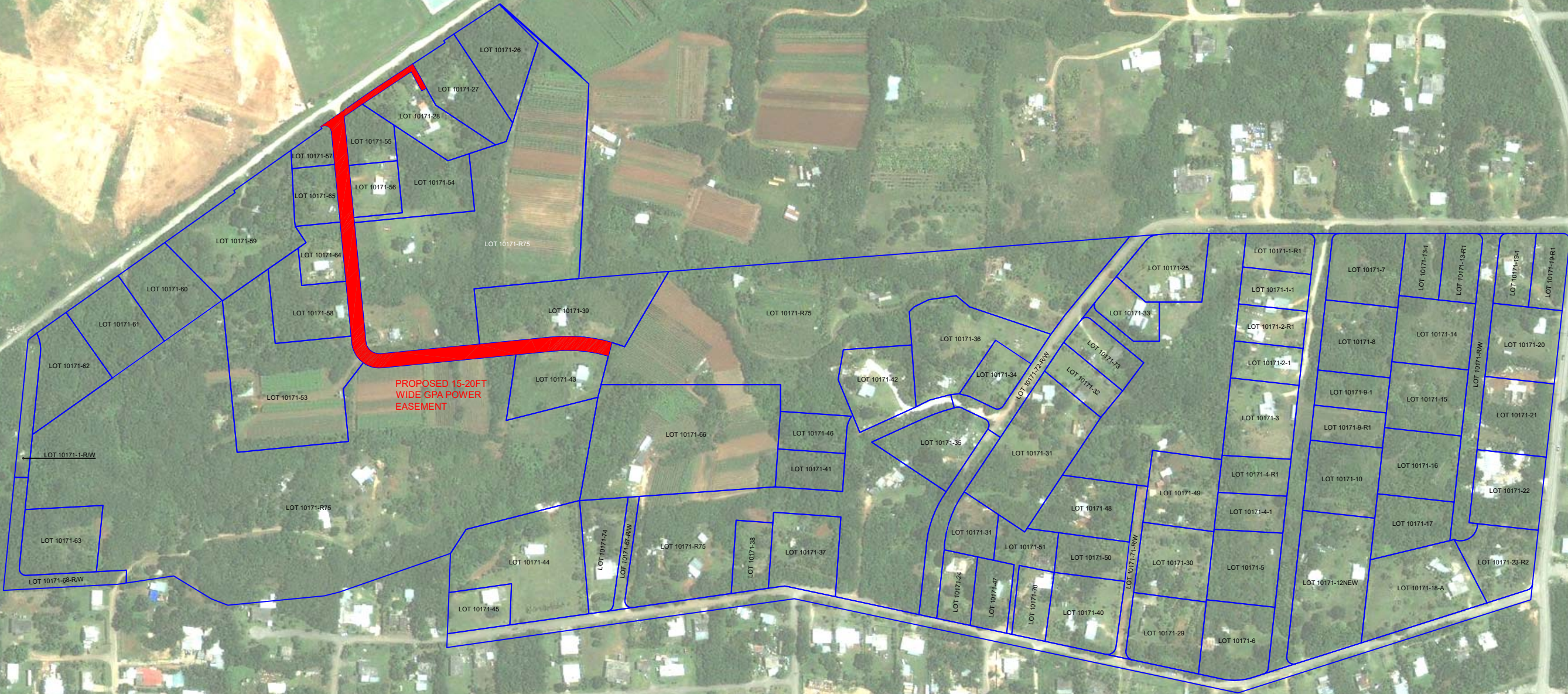


1993 GRID

GRAPHIC SCALE



(IN METERS)
1 inch = 100m



REFERENCES:

1. AGRICULTURAL SUBDIVISION MASTER PLAN OF LOT 10171,
DWG. NO. 2213-11-14, PREPARED BY GOVERNMENT OF GUAM
DEPARTMENT OF LAND MANAGEMENT, DOC.NO. 880810.



GUAM POWER AUTHORITY
P.O. BOX 2977 AGANA, GUAM 96910-2977

PROJECT:

GPA PLANT IMPROVEMENT (GPI)
LOT 10171, DEDEDO

REVIEWED BY: JBA

CHECKED BY: LA

W.O._NUMBER WO # 515821

FIELD BY: SM / LA / WE / PP

COMPUTED BY: LA

DRAWN BY: LA

SCALE: 1" = 100m

DATE: MAY 15, 2025

[illegible]

GPA PLANT IMPROVEMENT
GUA POWER AUTHORITY
ASOSANA LANE
HARMON LOOP ROAD, DEDEDO
X 108774.041 Y 201071.009
LAT 13.509667 LONG 144.831047
APPROVED BY: JBA DRAWN BY: AGG

WORK ORDER#:	515821
PREMISE ID:	
SP ID:	
CASE ID:	
CHILD W.O.#	
DATE:	11/18/2024
GRID NO.	33-D7(B)
FEEDER#-NODE#:	P-272

FOR T&D USE ONLY:

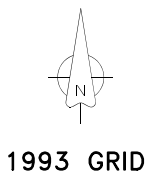
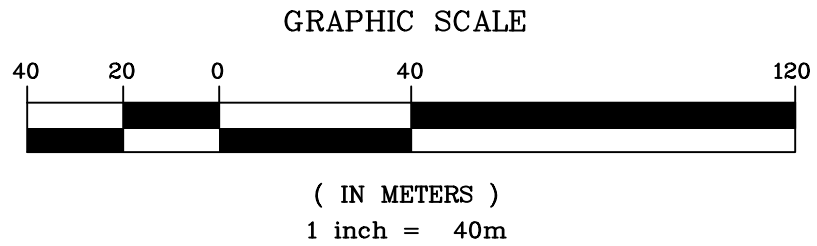
COMPLETED BY:

DATE:



SPECIAL NOTE:

- 1. LOTLINES WERE BASED ON CLTC MASTER PLAN DOC.880810.
- 2. NEW POWER POLE LOCATIONS WERE ESTABLISHED AS PER FIELD CONDITIONS.



SYMBOLS:

- FOUND NO.4 REBAR WITH PLASTIC CAP
- RECORD CORNER
- CPP EXISTING CONCRETE POWER POLE
- NPP REBAR SET FOR NEW POLE LOCATION, WITH YELLOW FLAGGING MARKED (GPA P/P)
- ↓ REBAR SET FOR DOWN GUY LOCATION, WITH BLUE FLAGGING MARKED (GPA D/G)

NOTES:

- 1. NEW POWER POLE LOCATIONS WERE ESTABLISHED BASED ON THE CLTC MASTER PLAN DOC.NO.880810 DELINEATING THE PROPOSED 40' R/W.
- 2. THE POWER POLE LAYOUT SKETCH IS IN 1993 GRID UNLESS OTHERWISE NOTED. THE GEODETIC COORDINATES WAS COMPUTED FROM REFERENCE MAP 1.
- 3. SEE ENGINEER'S DESIGN SKETCH FOR VICINITY MAP

REFERENCES:

- 1. AGRICULTURAL SUBDIVISION MASTER PLAN OF LOT 10171, DWG. NO. 2213-11-14, PREPARED BY GOVERNMENT OF GUAM DEPARTMENT OF LAND MANAGEMENT, DOC.NO. 880810.
- 2. PARCELLING SURVEY MAP OF LOT 10171-R25, DWG. NO. DAI-S-02-141, PREPARED BY NESTORIO C. IGNACIO, PLS. NO. 65.



GUAM POWER AUTHORITY
P.O. BOX 2977 AGANA, GUAM 96910-2977

PROJECT:

GPA PLANT IMPROVEMENT (GPI)
ASOSANA LN, HARMON LOOP RD, DEDEDO

REVIEWED BY: JBA

CHECKED BY: LA

W.O._NUMBER WO # 515821 (PHASE II)

FIELD BY: SM / LA / WE / PP

COMPUTED BY: LA

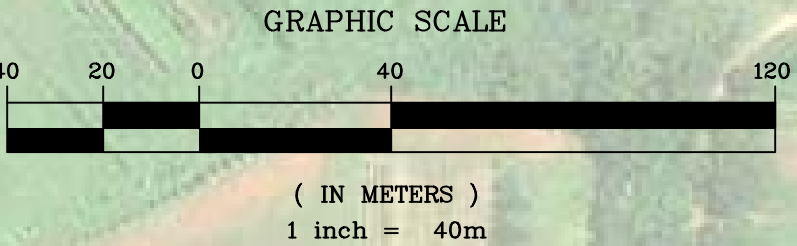
DRAWN BY: LA

SCALE: 1" = 40m

DATE: MAY 14, 2025

SPECIAL NOTE:

- 1. LOTLINES WERE BASED ON CLTC MASTER PLAN DOC.880810.
- 2. NEW POWER POLE LOCATIONS WERE ESTABLISHED AS PER FIELD CONDITIONS.



SYMBOLS:

- FOUND NO.4 REBAR WITH PLASTIC CAP
- RECORD CORNER
- CPP EXISTING CONCRETE POWER POLE
- NPP REBAR SET FOR NEW POLE LOCATION, WITH YELLOW FLAGGING MARKED (GPA P/P)
- ↓ REBAR SET FOR DOWN GUY LOCATION, WITH BLUE FLAGGING MARKED (GPA D/G)

NOTES:

- 1. NEW POWER POLE LOCATIONS WERE ESTABLISHED BASED ON THE CLTC MASTER PLAN DOC.NO.880810 DELINEATING THE PROPOSED 40' R/W.
- 2. THE POWER POLE LAYOUT SKETCH IS IN 1993 GRID UNLESS OTHERWISE NOTED. THE GEODETIC COORDINATES WAS COMPUTED FROM REFERENCE MAP 1.
- 3. SEE ENGINEER'S DESIGN SKETCH FOR VICINITY MAP

REFERENCES:

- 1. AGRICULTURAL SUBDIVISION MASTER PLAN OF LOT 10171, DWG. NO. 2213-11-14, PREPARED BY GOVERNMENT OF GUAM DEPARTMENT OF LAND MANAGEMENT, DOC.NO. 880810.
- 2. PARCELLING SURVEY MAP OF LOT 10171-R25, DWG. NO. DAI-S-02-141, PREPARED BY NESTORIO C. IGNACIO, PLS. NO. 65.



GUAM POWER AUTHORITY
P.O. BOX 2977 AGANA, GUAM 96910-2977

PROJECT:

GPA PLANT IMPROVEMENT (GPI)
ASOSANA LN, HARMON LOOP RD, DEDEDO

REVIEWED BY: JBA

CHECKED BY: LA

W.O._NUMBER WO # 515821 (PHASE II)

FIELD BY: SM / LA / WE / PP

COMPUTED BY: LA

DRAWN BY: LA

SCALE: 1" = 40m

DATE: MAY 14, 2025

WORK ORDER# 515821: GPA PLANT IMPROVEMENT (EXHIBIT #2)

“ADDRESSES IMMEDIATE RESOLUTION & REMOVAL OF TAMPERING AND INACCESSIBILITY OF PL# 11901 TO PL# 27835”

CONSTRUCTION PLAN	
<u>SCOPE OF WORK:</u> <ul style="list-style-type: none">- REBORE 1 EA. 45' C/P ON SAME LOCATION, INSTALL 5 EA. 45' C/P, 1 EA. 35' C/P, 5 SPANS OF 2#2/OAL. PRIMARY WIRES, 1 EA. 25 KVA TRANSFORMER, 1 SPAN OF T#4CU. SECONDARY WIRE, 5 EA. PRIMARY DOWNGUYS W/ ANCHORS, & 1 EA. SECONDARY DOWNGUYS W/ OUT ANCHORS.	
<u>ESTIMATED COST:</u> \$ 24,770.30 \$ 4,526.40 \$ 5,639.32 \$ 530.67 \$ 5,061.00 \$ 644.78 \$ 1,446.25 \$ 701.13	<u>TOTAL COST:</u> \$ 42,618.73
REMOVAL PLAN	
<u>SCOPE OF WORK:</u> <ul style="list-style-type: none">- REMOVE 2 EA. EXISTING 45' W/P, 2 EA. EXISTING 35' W/P, 2 EA. EXISTING 35' C/P, 1 EA. EXISTING 25 KVA TRANSFORMER, 1 SPAN OF EXISTING 2#2/OAL. PRIMARY WIRE, 1 SPAN OF EXISTING T#2CU. SECONDARY WIRE, 4 SPANS EXISTING T#4CU. SECONDARY WIRES, & 1 EA. EXISTING PRIMARY DOWNGUY W/ ANCHOR.	
<u>ESTIMATED COST:</u> \$ 6,131.18 \$ 2,427.64 \$ 2,496.16 \$ 744.52 \$ 167.27 \$ 1,042.05 \$ 2,832.16 \$ 1,005.20	<u>TOTAL COST:</u> \$ 16,846.18
<u>TOTAL CONSTRUCTION & REMOVAL COST:</u> \$ 59,464.91	

WORK ORDER# 515821: GPA PLANT IMPROVEMENT (EXIBIT #2)

“ADDRESSES IMMEDIATE RESOLUTION & REMOVAL OF TAMPERING AND INACCESSIBILITY OF PL# 11901 TO PL# 27835”

GUAM POWER AUTHORITY PROFESSIONAL LAND SURVEYING SERVICES ESTIMATE

<u>TASK ORDER:</u> <ul style="list-style-type: none">- VERIFICATION AND CERTIFICATION OF 6 NEW POLE LOCATIONS.- PREPARATION OF GPA EASEMENT DOCUMENTATION (DEPENDENT ON LOCATION, REGISTERED PROPERTY POINTS, REGISTERED MAPS, AND NECESSARY CLEARANCES).	
TOTAL ESTIMATED COST:	APPROXIMATELY \$5,000.00

CHamoru Land Trust Commission

Land Agent Staff Report

JOSE CASTRO MUNOZ **AGRICULTURE LESSEE**

I. REQUEST

- 1) Jose Castro Munoz's home loan defaulted with the Guam Housing Corporation. A "Notice of Sale Under Mortgage" from Guam Housing Corporation
- 2) Rescind the May 8, 2025, request to name Carmen Meno successor to Jose Castro Munoz's agriculture lease agreement
- 3) Cancel Jose Castro Munoz's agriculture lease agreement for Lot 2-1, Block 5, Tract 1021, in the Municipality of Dededo, containing an area of 3.66 acres. Return the property to the inventory for lease award

II. ISSUE

- 1) The CLTC staff have made many attempts to contact Carmen Meno via mail, site visits, email correspondence, certified mail, and phone calls. Ms. Meno has not responded to any communication.
- 2) Per 21 GCA, Chapter 75A, §75A113 (f). Conditions of Loans.
- 3) Per 21 GCA, Chapter 75A, §75A110. Cancellation of Leases.

III. FACTS

- 1) Applicant: Jose Castro Munoz
- 2) Applicant's Date and Time: December 5, 1995 at 12:42 PM
- 3) Applicant's Application Number: 001295
- 4) Original Application Type: Agriculture
- 5) Lot Description: Lot 2-1, Block 5, Tract 1021, Dededo
- 6) Survey Map: None
- 7) Priority: 1
- 8) Pre-occupier: Yes, Lot 10122-R18, Dededo
- 9) Land Use Permit (LUP): None
- 10) Mayor's Certification: None
- 11) Recorded Lease: Doc # 637267
- 12) Unrecorded Lease: N/A
- 13) Lease Fee Paid: N/A
- 14) Is this a Registered Property? No
- 15) Residing on Private Property: No
- 16) Residing on Guam Ancestral Lands Property: No
- 17) Part of Null and Void Listing: N/A
- 18) Part of the 2018 Ratified Listing: Yes
- 19) Part of 1995 Listing: N/A
- 20) Part of OPA Audit Listing: N/A
- 21) Lease Approved by CLTC Board of Commissioners: N/A

IV. CHRONOLOGY

- 1) On July 1, 2020, Jose Castro Munoz passed away
- 2) On July 30, 2020, Grace JoAnn Cruz submitted a notarized relinquishment of Successor Rights to Jose Castro Munoz's lease and application to Carmen Meno.

CHamoru Land Trust Commission

Land Agent Staff Report

- 3) On July 30, 2020, Carmen Meno submitted a notarized letter requesting to be the named successor to Jose Castro Munoz's lease and application. A copy of her government-issued ID,
- 4) Ms. Meno's birth certificate, and her parents' birth certificates, to include receipts for payment of Jose Munoz's loan with Guam Housing Corporation.
- 5) On April 18, 2024, the CHamoru Land Trust Commission Acting Administrative Director, John Burch, received a formal letter from the Guam Housing Corporation stating that Jose Munoz is in default with his loan.
- 6) On May 8, 2024, PCII J. Lucas and LAII J. Casem conducted a site inspection to verify occupancy.
- 7) On February 11, 2025, A Notice of Sale Under Mortgage was recorded at DLM under Document #1005438 and submitted to the CHamoru Land Trust Commission.
- 8) On April 25, 2025, a site inspection was conducted by Acting Administrative Director J. Cruz, Acting Land Agent Supervisor G. Eay, and PCI D. Tan
- 9) On May 8, 2025, the board of commissioners tabled Carmen Meno's request to be the named successor and take over the Guam Housing Corporation Home Loan pending GHC home loan approval
- 10) On May 12, 2025, LA II J. Dayday contacted Carmen Meno to follow up on her status with Guam Housing Corps to take over the home loan of Jose Munoz
- 11) On May 15, 2025, LA II J. Dayday left numerous messages on Carmen Meno's voicemail, an email was sent, and no reply
- 12) On May 22, 2025, the board of commissioners motioned to give Carmen Meno until the next board meeting to show proof of pre-qualification.
- 13) On May 23, 2025, a Final Notice to Provide Loan Pre-qualification Letter signed by Acting Administrative Director, J. Cruz, Jr.
- 14) On May 24, 2025, PCI D. Tan, Acting Land Agent Supervisor, G. Eay, and Acting Administrative Director, J. Cruz, Jr., conducted a site visit to deliver the notice to provide loan pre-qualification, Carmen Meno was not at the property, a Ryan T. accepted the letter for Carmen Meno.
- 15) On May 28, 2025, Jude Rosario received the final notice to provide a loan pre-qualification letter for Carmen Meno
- 16) On May 29, 2025, a Notice to Provide Loan Pre-qualification letter was sent by registered mail to Carmen Meno
- 17) On June 6, 2025, Acting AD J. Cruz, Jr. called Carmen Meno and left a voice message to call the CLTC office

V. SUMMARY

On May 8, 2025, the board of commissioners tabled Jose Munoz's case pending an update from Carmen Meno and a pre-approval for a home loan with Guam Housing Corporation. Ms. Meno is required to provide documentation to be eligible as a beneficiary of the CHamoru Land Trust.

The CLTC staff have tried to make contact via registered mail, phone calls, email correspondence, and site visits; however, Carmen Meno has not complied with the board of commissioners' request. Therefore, according to 21 GCA, Chapter 75A, § 75A-110, if the Commission has reason to believe there are violations related to the successor of the lessee's interest therein. The Commission may declare the successor's interest in the tract and all improvements thereon to be forfeited, and the lease in respect thereto canceled, and shall thereupon order the tract to be vacated within a reasonable time.

CHamoru Land Trust Commission

Land Agent Staff Report

BRYAN ROSS EVANGELISTA MENDIOLA **Residential Lessee**

I. ISSUES

- A. April 7, 2025 Guam Housing Corporation issued a letter to Joseph B. Cruz, Jr. Acting Administrative Director Mr. Mendiola is in default with his October 20, 2017 Guam Housing Corporation Loan IN 914000 and CLTC as the Guarantor of the loan must pay the delinquent amount and interest within 60 days of notice
- B. Prior to Public Law 37-131 enacted October 8, 2024 Mr. Mendiola's lease was considered a Null and Void case.

II. FACTS

- A. Applicant's Date and Time: December 2, 1995 at 01:04 PM
- B. Applicant's Application Number: #0000443
- C. Original Application Type: Residential
- D. Lot Description: Lot 3, Block 11, Tract 10121, Yigo
- E. Survey Map: Yes, 015FY2017, March 14, 2017 IN 904329
- F. Priority: 1
- G. Preoccupier: No
- H. Land Use Permit (LUP): N/A
- I. Mayor's Certification: None
- J. Recorded Lease: Yes, Effective March 28, 2017 IN. 905921
- K. Lease Fee Paid: Yes, December 10, 2018 Receipt No. 2217077221
- L. Is this a Registered Property: Yes
- M. Residing on Private Property: No
- N. Residing on Guam Ancestral Lands Property: No
- O. Part of Null and Void Listing: Yes
- P. Part of 2018 Ratified Listing: No
- Q. Part of 1995 Listing: No
- R. Part of OPA Audit Listing: No

III. CHRONOLOGY

- A. December 2, 1995 – Diana Muna Duenas submitted her Residential application under #0000443 at the Dededo intake site
- B. December 4, 1995 – Non-refundable application fee payment with receipt no. A4840805
- C. June 16, 1997 – CLTC Residential Interview conducted by L. Untalan indicates Diana Muna Duenas born November 28, 1961 is considered a native Chamorro despite the fact both parents were born in Saipan as stated on her birth certificate and in her parents' supporting documents
- D. June 16, 1997 – CLTC Residential Interview naming Doreen M. Duenas and Clifford M. Duenas as her successors conducted by L. Untalan
- E. July 9, 2003 – CLTC issued a letter to Ms. Duenas requesting she contact CLTC office regarding her residential application. Signed by LA II E. Chargualaf
- F. August 21, 2015 – Ms. Duenas requested her cousin, Michael Manibusan Ramos be named as her successor; the request was not approved
- G. March 16, 2016 – Ms. Duenas relinquished her application rights to Michael M. Ramos, her cousin.

CHamoru Land Trust Commission

Land Agent Staff Report

BRYAN ROSS EVANGELISTA MENDIOLA **Residential Lessee**

- H. May 2, 2016 – Transfer of Diana M. Duenas' residential rights to Michael M. Ramos was approved by Administrative Director, Michael J.B. Borja
- I. May 17, 2016 – Mr. Ramos relinquished her application rights to Bryan Ross Evangelista Mendiola, his son-in-law
- J. May 17, 2016 – Transfer of Michael M. Ramos' residential rights to Bryan Ross Evangelista Mendiola was approved by Administrative Director, Michael J.B. Borja
- K. March 10, 2017 – CLTC Residential Interview for Mr. Mendiola conducted by LA I, L. Nededog indicating Mr. Mendiola's successor as Brittany Nicole Ancheta Ramos Mendiola, his wife
- L. July 8, 2016 – Authorization to Initiate Survey issued to Mr. Mendiola signed by AD M.J.B. Borja
- M. June 16, 2016 – 2008 Property Tax for Tract 1022, Block 11, Lot 16, Dededo was paid
- N. August 2, 2016 – Contract between Mr. Mendiola and Efren B. Santos for Survey Services
- O. March 24, 2017 – Efren B. Santos issued to Mr. Mendiola receipt 919761 for survey services \$1,890 paid in full
- P. April 18, 2017 – Land Lease Fees in the amount of \$99.00 Voucher #1583 / POS Receipt #2217077221
- Q. April 18, 2017 – March 28, 2017 Residential Lease recorded under IN 905921
- R. May 14, 2017 – Addendum to Residential Lease recorded under IN 907278
- S. May 16, 2017 – Letter to Guam Housing Corporation from Community First Guam Federal Credit Union denying Mr. Mendiola's purchase/construction loan
- T. September 25, 2017 – Premiere Properties Management issued a waiver of liability and Building Construction Contract between Bryan R. & Brittany Nicole R. Mendiola and Far East Construction
- U. August 10, 2017 – Guam Housing Corporation issued a pre-approved letter to Bryan R.E. and Brittany N.R. Mendiola in the amount of \$150,000.
- V. October 19, 2017 – Staff Report for Bryan Ross Evangelista Mendiola's Loan Guaranty in the amount of \$150,000
- W. October 19, 2017 – Loan Guarantee Request Staff Report CLTC Board of Commissioners approved the Guam Housing Corporation Loan Guarantee for Bryan Ross Evangelista Mendiola in the amount of \$150,000
- X. August 21, 2018 – Inspection Report submitted by LA I L. Nededog and J. Gumataotao
- Y. September 6, 2018 – Staff Report for CLTC Board of Commissioners meeting
- Z. December 10, 2018 – Letter to Guam Housing Corporation regarding the status of Mr. Mendiola's lease agreement issued by AD M.J.B. Borja
- AA. October 24, 2017: October 20, 2017 Loan Guaranty between CLTC and Guam Housing Corporation recorded under IN 914001
- BB. December 6, 2019 – Guam Housing Corporation Loan Activity Report for Bryan Ross Evangelista and Brittney Mendiola
- CC. September 16, 2020 – Staff Report prepared by LA II, J. Dayday
- DD. January 28, 2021 – Guam Housing Corporation Loan Activity Report for Bryan Ross Evangelista and Brittney Mendiola
- EE. January 10, 2024 – Guam Housing Corporation issued a final demand letter regarding Mr. Mendiola's outstanding balance and interest

CHamoru Land Trust Commission

Land Agent Staff Report

BRYAN ROSS EVANGELISTA MENDIOLA **Residential Lessee**

- FF. January 24, 2024 – Inspection conducted by Program Coordinator IV, Joey Cruz; Program Coordinator, Dexter Tan; and Land Agent II, Eileen Chargualaf
- GG. October 22, 2024 – Guam Housing Corporation issued a formal notice that Bryan Ross E. Mendiola
- HH. May 8, 2025 – Inspection conducted by Program Coordinator II, Jenny Lucas and Land Agent II, Jhoana Casem
- II. May 8, 2025 – Staff Report prepared by LA II, J. Casem
- JJ. April 7, 2025 – Guam Housing Corporation issued a formal notification that Bryan Ross E. Mendiola is in default. Mr. Mendiola has 60 days to resolve the delinquency or CLTC shall pay the delinquent amount and interest.
- KK. April 15, 2025 – Staff Report for GCA 75A qualifications based on Mr. Mendiola's supporting documents in file unable to find evidence of family-owned properties being acquired by the United States of America however Mr. Mendiola can submit additional names for research or submitted an affidavit for eligibility as neither owner or occupier, farmer or rancher
- LL. May 08, 2025 – CLTC Board of Commissioners approved to bring Bryan Ross Evangelista Mendiola's loan current in the amount of \$2,986.41 in addition for CLTC to immediately start default proceedings
- MM. May 30, 2025 – Guam Housing Corporation Ryan Ross E. Mendiola's account is delinquent five month totaling \$4,977.35

IV. BOARD /LEGAL COUNSEL / ADMINISTRATIVE DIRECTOR ACTION(S):

- A. Amend the May 8, 2025 motion to bring Bryan Ross Evangelista Mendiola's loan current in the amount of \$4,977.35 in place of previous stated amount of \$2,986.41
- B. Amend the May 8, 2025 motion to start default proceedings for Bryan Ross Evangelista Mendiola to commence June 30, 2025 which will exceed the 60 days as detailed in the October 20, 2017 Guaranty IN 914001, Terms and Conditions of Guaranty Section 3

CHamoru Land Trust Commission

Land Agent Staff Report

TERESITA BORJA TAITINGFONG
Original Lessee: Joseph Taitingfong (dec)
Agriculture Lessee

- I. REQUEST(S):** 1) Decrease of acreage from 5-acres to ½ acres; and 2) Survey ½ acre property; and 3) Waiving of tax year 2025; and 4) Acceptance of current building structure
- II. ISSUE(S):** 1) Lessee did not commence to use and/or cultivate this property as a farm within one (1) year of the date of signed lease; 2) Lessee did not cultivate this property at least 2/3 of the tract at all times; 3) Lessee did not install proper infrastructure to their property; 4) Lessee did not conform to all territorial zoning and building laws

III. FACTS

- 1) Original Lessee: Joseph Borja Taitingfong
- 2) Original Applicant's Date and Time: December 7, 1995 at 2:34PM
- 3) Original Applicant's Application Number: 0001433
- 4) Original Application Type: Agriculture
- 5) Lot Description: Portion of Lot 5402-R5NEW Mangilao nka Portion of Tract 15344 Mangilao
- 6) Lot Size: not more than 5 acres
- 7) Survey Map: None
- 8) Priority: N/A
- 9) Preoccupier: Yes, as stated on CLTC Application - Pagat Mangilao L5402-R5NEW
- 10) Land Use Permit (LUP): #526 Mangilao
- 11) Mayor's Certification:
- 12) Recorded Lease: No
- 13) Unrecorded Lease: Yes
- 14) Lease Fee Paid: None; rental fee still pending assessment from CLTC
- 15) Is this a Registered Property: Yes
- 16) Residing on Private Property: No
- 17) Residing on Guam Ancestral Lands Property: No
- 18) Part of Null and Void Listing: No
- 19) Part of 2018 Ratified Listing: Yes
- 20) Part of 1995 Listing: No
- 21) Part of OPA Audit Listing: No
- 22) Lease Approved by CLTC Board of Commissioners: Yes

IV. CHRONOLOGY

- 1) December 7, 1995 – Submission of CLTC Agriculture Application request under Joseph Camacho Taitingfong, Application No. 0001433
- 2) April 1998: Interview report of Joseph C. Taitingfong indicates beneficiary designation is wife, Teresita B. Taitingfong
- 3) April 20, 1998: Agriculture Lease issued to Joseph C. Taitingfong under a Portion of Lot 5402 Mangilao, containing an area of not more than 5 acres, subject to survey

CHamoru Land Trust Commission

Land Agent Staff Report

- 4) November 5, 2013: Survey Authorization issued for 5 acres on a Portion of Lot 15344 Mangilao
- 5) July 13, 2020: Beneficiary, Teresita B. Taitingfong met with Land Agent JD requesting to take over her deceased husband's property; pending takeover and qualifying documents
- 6) August 4, 2020: Site inspection conducted by Land Agents JD, EC, and JMC on the 5-acre property
- 7) April 19, 2021: Submission of a 2-acre farm plan from Ms. Taitingfong to CLTC
- 8) July 7, 2021: Ms. Taitingfong submitted takeover and qualifying documents to succeed her husband's lease agreement. She also put in a notarized letter of request to decrease the property from 5-acres to 2 acres.
- 9) July 13, 2021: Takeover request naming Teresita Borja Taitingfong approved by AD Camacho
- 10) November 27, 2023: Follow up request from Teresita Borja Taitingfong addressed to Chairwoman A. Bordallo in regards to her decrease of acreage and land tax inquiry
- 11) February 15, 2024: Ms. Taitingfong's case was put on the February agenda but tabled for the resumption meeting
- 12) February 22, 2024: Ms. Taitingfong's case was tabled due to issues addressed on staff report; motioned by Commissioner E. Garrido. Request to bring case back to the March meeting for reconsideration
- 13) February 12, 2025 – CLTC conducted the compliance check on subject lot
- 14) February 20, 2025 – AAD Cruz and J. Dayday met with Ms. Taitingfong to go over the findings from the compliance inspection. A letter of a Notice to Remediate was issued to Ms. Taitingfong during the meeting with CLTC staff.
- 15) March 5, 2025 – Tax payments from years 2021-2024 received by CLTC for reference
- 16) March 6, 2025 – Letter from Ms. Taitingfong received by G. Eay in regards to her request for acreage reduction and assistance in tax assessments

V. SUMMARY

This is to follow up Ms. Taitingfong's diligent efforts since 2021 regarding her request to reduce the acreage awarded to her husband from five (5) acres to two (2) acres. We understand that Ms. Taitingfong's constituent matters have been tabled or that no constituent matters were heard at previous board meetings.

Given the enactment of PL37-131, Ms. Taitingfong's lease is considered to have clouds. CLTC has completed the compliance inspection, allowing her to address the issues identified during the inspection. Based on the Notice to Remediate (NTR), Ms. Taitingfong now wishes to retain half (1/2) an acre of the original five (5) acre property. In consideration of her return of four and a half (4 1/2) acres to CLTC, Ms. Taitingfong respectfully requests the Commission's assistance with surveying the remaining 1/2-acre property. This will allow her to resolve the outstanding compliance issues.

Furthermore, due to the delay in concluding her original 2021 request, Ms. Taitingfong also requests a waiver of her 2025 property taxes assessed on the full five (5) acres. Lastly, Ms. Taitingfong has a structure on her property that was built in the 1990s. While the Department of Public Works (DPW) does not have a record of the building permit, Ms. Taitingfong requests the Commission's consideration to accept the existing structure on her property. Thank you for your time and consideration of Ms. Taitingfong's requests.



New Business

§ 75A102. Commission: Composition, Chairman, Compensation.

(a) There is within the government of Guam the Chamorro Land Trust Commission. The Commission shall be composed of five members to be appointed by *I Maga'håga/Maga'låhi* with the confirmation of *I Liheslatura*. Commission members shall be appointed within sixty (60) days after the enactment of this Chapter. All members shall have been residents of Guam at least three (3) years prior to their appointment and at least three of the members shall be native Chamorro. Members shall serve terms of three (3) years, provided, however, that of the members first appointed, one shall be appointed for a term of one (1) year and two shall be appointed for terms of two (2) years. The members of the Commission shall be paid at the rate of Fifty Dollars (\$50) for each day's attendance at a meeting of the Commission, provided, however, that such compensation shall not exceed One Hundred dollars (\$100) per month. *I Maga'håga/Maga'låhi* shall appoint the Chairman of the Commission from among the members thereof. The Commission shall have its first meeting within twenty (20) days after confirmation of its members.

(b) The Commission may employ such clerical and other assistants who shall be classified employees as may be necessary to effectively execute its responsibilities. In addition, the Commission shall employ and fix the compensation for an Administrative Director who shall serve in a full-time capacity and who shall exercise such powers and authority as may be delegated to him by the Commission. The Director shall be a native Chamorro. Furthermore, the Commission may employ and fix the salary of professional consultants.

(c) The Commission shall meet regularly on the third Thursday of every month at 1 p.m. or more often as determined by the Chairperson of the Commission. At its first meeting the Commission shall select a Vice Chairperson who shall conduct the meetings in the absence of the Chairman. In the absence of both the Chairperson and the Vice-Chairperson from a meeting, a quorum of the members shall select an Acting Chairperson to conduct the meeting until the Vice-Chairperson or Chairperson is in attendance. In the absence of a quorum, Minutes shall be prepared indicating the lack of a quorum, the date, and the members in attendance. Any appointed member of the Commission who fails to attend three (3) consecutive regular meetings, without being excused pursuant to a motion passed by the Commission, shall automatically be disqualified to continue serving in his or her position and the appointing authority shall then be required to appoint a replacement for said member. The Executive Director shall transmit to *I Maga'håga/Maga'låhi* and *I Liheslatura* notice of three (3) unexcused absences of any member.

2024 NOTE: References to "Governor" replaced with *I Maga'håga/Maga'låhi* pursuant to 5 GCA § 1510. References to the "Guam Legislature/Legislature" replaced with *I Liheslaturan Guåhan/ Liheslatura* pursuant to 2 GCA § 1101.

2021 NOTE: Reference to "Territory" in subsection (a) removed pursuant to 1 GCA § 420.

The references to "native Chamorro" in subsections (a) and (b) were not replaced, as they refer to the commission members and director, rather than to the participants in the program.

§ 75A103. Administration.

(a) The Commission shall adopt rules, regulations, and policies in accordance with Article 3, Chapter 9 of Title 5 of the Guam Code Annotated, Government Operations. The Commission may accept grants, contributions, and appropriations and may make such expenditures, loans and other disbursements as are authorized by this Chapter. These disbursements shall be allowed and paid out in accordance with the direction of the Commission upon presentation to the Administrative Director of itemized vouchers therefor signed by the Commission certifying officer.* The Administrative Director shall give bond in the sum of Five Hundred Thousand Dollars (\$500,000) for the faithful performance of his duties. These funds created by § 75A112 of this Chapter shall be maintained separate and apart from any other government fund and shall be in the custody of the Commission certifying officer. The Commission shall make an annual finance and progress report to *I Liheslatura* upon the first date of each regular session thereof and such special reports as *I Liheslatura* may from time to time require.



Constituent Matters

CHamoru Land Trust Commission

Land Agent Staff Report

CARMEN ARTERO KASPERBAUER **AGRICULTURE APPLICANT**

I. REQUEST

- 1) Agriculture Lease award for Lot 10129-R10, in the Municipality of Dededo.
- 2) Ms. Kasperbauer is requesting to lease 14,230 square meters that she had surveyed.

II. ISSUE

- 1) Per 18 GAR, Chapter 6A, §6A119. Leases to Eligible Beneficiaries: Agricultural Tract Leases.
(a) Whenever agricultural tracts are available, the Commission shall award agricultural tract leases to applicants who, in the opinion of the Commission, are qualified to perform the conditions of such leases. The Commission's opinion as to the applicant's qualification shall be based on criteria specified in the Act. Ms. Kasperbauer's agriculture application is ready for processing.
- 2) Per 21 GCA, Chapter 75A, §75A107(a). Leases to Eligible Beneficiaries, Licenses.
The Commission is authorized to lease to eligible beneficiaries the right to the use and occupancy of a tract or tracts of Chamorro Land Trust Property within the following acreage limits per each lessee: (1) not less than one quarter (0.25) acre, nor more than one half (0.50) acre for subsistence agricultural or aquaculture farming.
- 3) Per 21 GCA, Chapter 60, §60112, Ms. Kasperbauer is required to obtain legislative approval for the 14,230 square meters for which she is requesting.

III. FACTS

- 1) Applicant's Date and Time: December 2, 1995 at 8:49 AM
- 2) Applicant's Application Number: 42
- 3) Application Type: Agriculture
- 4) Lot Description: Lot 10129-R10, Dededo
- 5) Survey Map: 226 FY2020, Ins. No. 958114
- 6) Priority: N/A
- 7) Pre-occupier: No
- 8) Land Use Permit (LUP): None
- 9) Mayor's Certification: None
- 10) Recorded Lease: None
- 11) Unrecorded Lease: None
- 12) Lease Fee Paid: \$99.00, 7/8/2015
- 13) Is this a Registered Property? Yes
- 14) Residing on Private Property: No
- 15) Residing on Guam Ancestral Lands Property: No
- 16) Part of Null and Void Listing: No
- 17) Part of the 2018 Ratified Listing: No
- 18) Part of 1995 Listing: Yes, December 2, 1995, at 8:49 AM
- 19) Part of OPA Audit Listing: No
- 20) Lease Approved by CLTC Board of Commissioners: No

IV. CHRONOLOGY

- 1) On April 2, 1997, the Agriculture Interview Report compiled by Ramona T. Perez
- 2) On June 5, 1997, Ground Lease for Lot 7150-4, Yigo, signed by AD J. Borja

CHamoru Land Trust Commission

Land Agent Staff Report

- 3) On January 14, 1999, an Inspection Report compiled by LA II E. Chargualaf and LA L. Untalan
- 4) On April 20, 1998, Ground Lease for Lot 7150-4-2, Yigo, signed by Acting AD L. Cruz
- 5) On April 17, 2009, a survey map was submitted for the parceling of Lot 10129-3NEW, Dededo, for the Guam Telephone Authority, recorded under Ins. No. 473255
- 6) On June 2, 2009, Approval of application for power, water, telephone, building, and clearing permits was issued, signed by AD J. Garcia
- 7) On June 4, 2009, 1st decline of the Municipality Award for a portion of Lot 7150-4, Yigo, for an agriculture lease on a portion of Lot 7150-4-2, in the municipality of Yigo
- 8) On June 4, 2009, the 2nd Decline of Municipality Award for a portion of Lot 7150-4-2, Yigo, for an agriculture lease on a portion of Lot 10129-R3, Dededo.
- 9) On June 4, 2009, a Notice of Intent to Award for Lot 10129-R3, Dededo, containing an area of not more than five (5) acres, subject to final survey, DLM approval, and recordation, was signed by AD J. Garcia.
- 10) On June 4, 2009, a 60-day Authorization to Initiate Parcel Survey for not more than five (5) acres on a portion of Lot 10129-R3, Dededo.
- 11) On June 11, 2009, the Recorded General Power of Attorney was submitted, Doc. No. 791501
- 12) On August 14, 2009, Request approval for the Preliminary Sketch for three lots, Lot 10129-R3, Dededo, from Meliton Santos and Associates to AD J. Garcia.
- 13) On August 10, 2010, Lot Parceling Survey Map of Lot 10129-R3, Dededo, severance of GWA Deep Well Site, approved and recorded under Ins. No. 809799
- 14) On July 8, 2015, Carmen Kasperbauer paid the lease fee for Lot 7150-4-2, Yigo, in the amount of \$99.00.
- 15) On April 14, 2021, an agricultural re-subdivision map of Lot 10129-R3, Dededo, was recorded under the Ins. No. 858114, for Carmen Kasperbauer.
- 16) On May 12, 2021, an invoice from Meliton Santos, Surveyor, to Carmen Kasperbauer for service on Lot 10129-R3, Dededo, total \$7,500.00.
- 17) On February 5, 2025, a 90-day notice letter was sent to Carmen Kasperbauer via certified mail.
- 18) On February 27, 2025, a Verification of Eligibility was approved by Acting AD J. Cruz.
- 19) On May 8, 2025, an interview report compiled by LA II J. Dayday.
- 20) On May 20, 2025, Carmen Kasperbauer updated her successor. Pending Verification of Eligibility
- 21) On June 9, 2025, a farm plan was submitted via email by Carmen Kasperbauer.

V. SUMMARY

Carmen Kasperbauer was awarded a ground lease on June 5, 1997, for Lot 7150-4, in the Municipality of Yigo, and another ground lease on April 20, 1998, for Lot 7150-4-2, in the Municipality of Yigo; both ground leases were declined on June 4, 2009. Ms. Kasperbauer was then issued a Notice of Intent to Award for Lot 10129-R3, located in the Municipality of Dededo, which contains an area of not more than five (5) acres and is subject to final survey, DLM approval, and recordation of the map. The survey map was finalized on April 14, 2021. No action was taken because Ms. Kasperbauer did not want to obtain legislative approval.

Based on 21 GCA, Chapter 60, §60112, Carmen Kasperbauer is required to obtain legislative approval for the 14,230 square meters she is requesting. The Commission is authorized to lease property not less than one-quarter (0.25) acre and not more than one-half (0.50) acre for subsistence farming and one (1) acre up to twenty (20) acres for commercial agriculture or grazing.

AGRICULTURAL PLAN

1. KIND OF FARM OPERATION

The farm will focus on cultivating a variety of fruit-bearing plants, all approved by the Department of Agriculture:

- **Avocado**
- **Calamansi**
- **Coconut**
- **Papaya**
- **Soursop**

The intention is to develop a productive and environmentally friendly agricultural site that supports local produce needs.

2. EXPECTED MARKETS

Products will be sold at flea markets and through social media listings, providing flexible and direct access to customers.

3. MANAGEMENT

I am currently cultivating coconut, soursop, and tea leaf plants at home (non-commercial), which has allowed me to gain practical experience in plant care and farm maintenance.

4. LABOR

All labor will be performed by myself. I am retired and have prior farming experience, which gives me both the time and skills to maintain the farm independently.

5. START-UP CAPITAL

An estimated \$6,000.00 is needed during the first year to fund the installation of chain-link fencing and the purchase of calamansi plants. If personal resources are insufficient, I plan to pursue grants from the Natural Resources Conservation Service (NRCS) Pacific Islands Area and the U.S. Department of Agriculture (USDA).

6. UTILITIES

Once certified by the Department of Agriculture as a bona fide farmer, I plan to apply for a separate water meter for the farm to benefit from the reduced water rate offered to agricultural operations. Electricity is not currently required for the planned farm activities.

7. EFFECT UPON THE ENVIRONMENT

The proposed farm is expected to have a minimal negative impact and several positive effects on the environment in Northern Guam. The selected crops—avocado,

calamansi, coconut, papaya, and soursop—are well-adapted to local conditions and require moderate water use, reducing the risk of overdraw on the aquifer.

Planting tree crops like coconut, avocado, and soursop will help stabilize the soil, prevent erosion, and increase shade cover over time. These deep-rooted species also improve soil structure and reduce runoff during heavy rains, which is important for protecting the Northern Guam Lens Aquifer, a key water source for the island.

In addition, by avoiding the use of chemical pesticides and fertilizers—whenever possible—the operation aims to protect groundwater quality. The project will follow best management practices (BMPs) to ensure environmental sustainability, such as mulching, composting plant waste, and maintaining ground cover between plantings.

This environmentally conscious approach aligns with long-term goals of land preservation and sustainable agricultural development in the region.

8. DEVELOPMENT PLAN

The development of the farm will occur in phases, beginning with land preparation and progressing toward full planting and certification:

a. Land Clearing

The first step will involve clearing the assigned 5-acre property of any overgrowth, debris, or invasive species. Care will be taken to preserve topsoil and avoid erosion during this process.

b. Perimeter Fencing

Chain-link fencing will be installed around the property to protect young plants from stray animals and unauthorized access. This is part of the initial \$6,000 start-up cost.

c. Initial Planting (Phase 1 – 2/3 of the lot)

The first planting phase will cover approximately 3.33 acres (2/3 of the 5-acre property). It will include the following Department of Agriculture–approved fruit trees:

- Calamansi (priority crop)
- Coconut
- Papaya
- Soursop
- Avocado

These crops will be planted with appropriate spacing based on their growth patterns and root systems. Companion planting and soil management techniques will be applied to promote plant health and productivity.

4. Site Visit and Certification

After planting is complete, I will request an on-site inspection from the Department of Agriculture to obtain certification as a bonafide farmer. Certification will also allow me to apply for a separate water meter and benefit from reduced utility rates.

5. Ongoing Maintenance and Expansion

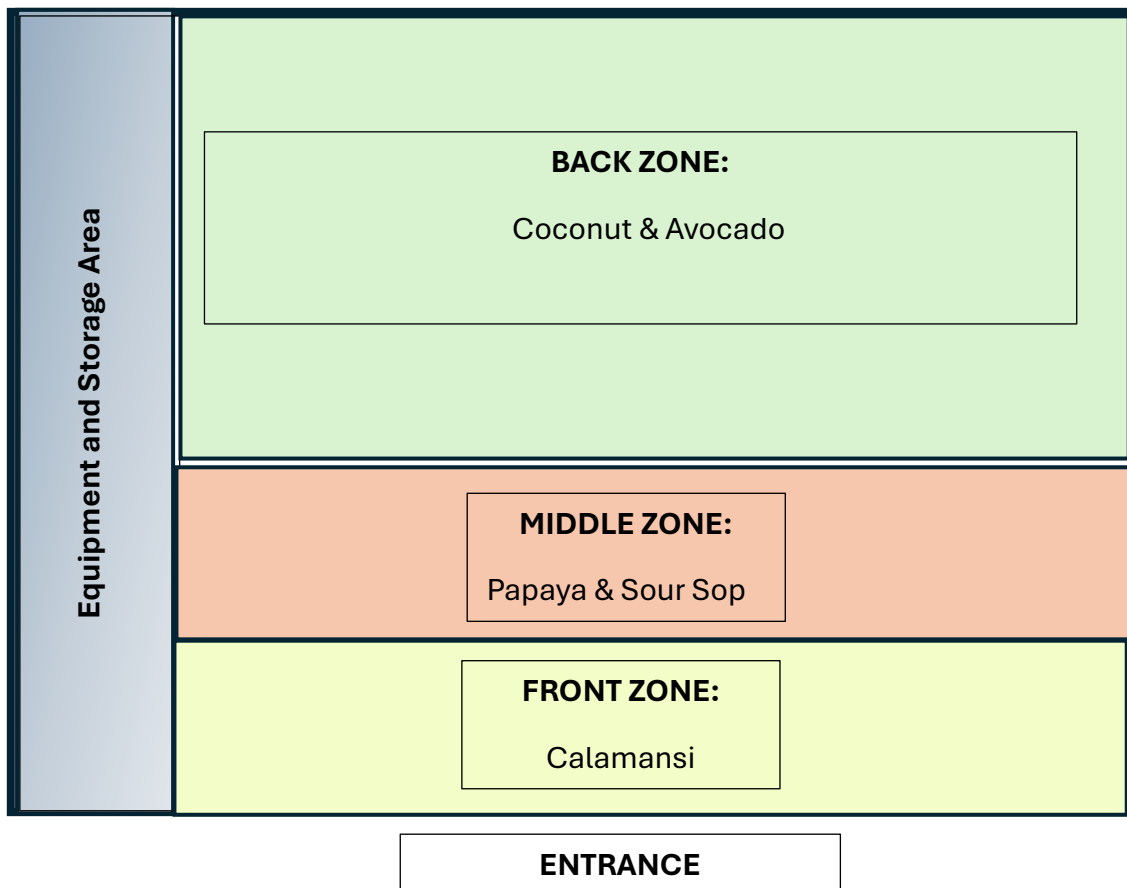
Once certified, the farm will be maintained regularly by myself. The remaining 1/3 of the lot (approximately 1.67 acres) will be reserved for future phases of development, which may include additional crops, composting systems, water management features, or equipment/tool storage areas.

9. FARM LAYOUT (DESCRIPTIVE PLAN)

On the 3.33-acre planting area, the crops will be arranged in designated zones with proper spacing and clear access paths for ease of maintenance and harvesting:

- a. Front Zone (near entrance/fence line):
 - Calamansi trees planted in rows (6–8 ft apart) for efficient harvesting and irrigation. As a high-priority income crop, they will receive prime positioning.
- b. Middle Zone:
 - Papaya and soursop trees will be intercropped in alternating rows to enhance biodiversity and reduce pest pressure.
 - Papaya spacing: 5–6 ft apart
 - Soursop spacing: 12–15 ft apart
- c. Back Zone:
 - Coconut and avocado trees will be positioned toward the rear of the property due to their size and slower maturity rates.
 - Coconut spacing: 20–25 ft apart
 - Avocado spacing: 15–20 ft apart
- d. Pathways and Access:
 - Walking paths (3–5 ft wide) will be established between rows and around crop zones to facilitate irrigation, pruning, and harvesting.

- e. Equipment and Storage Area – 1/3 Area (1.67 acres):
 - o Reserved for future development such as composting stations, rainwater harvesting, additional crops, or permanent tool sheds and storage structures.



10. TAX FORM SCHEDULE F – Do you have a prior tax form for farming? Or is this your first farming year? this is my first year officially farming so I do not have a prior Form Schedule F.



1993 GRID

N

MILITARY
RESERVATION

SUBJECT LOT
LOT 10129-RB

LOT 10129-3MEW

To Agaña

To Agaña

TRACT 536

10128
GOGAGON
ELEM
SCHOOL

TRACT 538

TRACT 534

10100-1

10100-2

10129

VICINITY MAP (NOT TO SCALE)

VICINITY MAP (NOT TO SCALE)

NOTES :

1. SURVEY WAS BASED ON FOUND CORNERS AND GCM AS SHOWN.
2. ALL DISTANCES ARE IN METERS, UNLESS OTHERWISE NOTED.
3. BEARING AND DISTANCES IN PARENTHESES ARE RECORD DATA, ALL OTHER ARE 1993 GRID.
4. SUBJECT LOTS ARE ZONE "A" AGRICULTURAL AS APPROVAL OF THIS MAP.
5. SUBJECT LOTS ARE WITHIN THE NORTHERN AQUIFER.

SYMBOLS:

- S.G.N. STATIONS PROPOSED ACCESS
 # 4 REBAR WITH PLASTIC CAP SET, MARKED PLS # 53
 # 4 REBAR FOUND WITH PLASTIC CAP MARKED PLS # 64
 # 4 REBAR FOUND WITH PLASTIC CAP MARKED PLS # 65
- DEC-80 0979

REFERENCE

1. PARCELS OF LOT 10129 - R3, L# 235 - FY 2009, PREPARED BY PLS #65, DOC #809799.

CERTIFICATIONS :

THIS MAP HAS BEEN EXAMINED FOR CONFORMANCE WITH TITLE 21, GUAM CODE
ANNOTATED, CHAPTER 69, ARTICLE 5, GUAM TRANSLATION SYSTEM AND
REGULATING THEREUNDER ON THIS DAY OF March, 2021.
Paul J. Santos
PAUL J. SANTOS, PLS #669, GUAM CHIEF SURVEYOR/GUAM DEPT. CADASTRE
ADDITIONAL PURSUANT TO: TITLE 21, GUAM CODE ANNOTATED, CHAPTER 69, SUBDIVISION LAW

4/13/21
 DATE

MELTON S. SANTOS, IDENTITY CERTIFY THAT "HIS MAP WAS PREPARED BY ME OR UNDER MY SUPERVISORSHIP, THAT THE BASIS OF THIS INFORMATION IS PERSONAL KNOWLEDGE IN CONFORMANCE WITH ALL APPLICABLE LAWS AND REGULATIONS AND AN AFFIDAVIT TO THE EFFECT OF THE VERACITY OF THE INFORMATION SHOWN HEREON." I ALSO CERTIFY THAT THE INFORMATION ON THIS MAP IS NOT A CHARACTER AND OCCUPY THE POSITIONS INDICATED ON THE MAP.

Walter S. Santos

MELTON S. SANTOS, PLS-806
Private Subj:Gentoo DATE APR 14 2020

EXP-ED 1330-01

No. 03

EXP-ED 1330-01

[illegible]

AGRICULTURAL
RE-SUBDIVISION SURVEY MAP
OF
LOT 10129 - R8
MUNICIPALITY OF DEDEDO

10		REC-1	
SUBMIT NO.		DATE	
FILE: BGA, MSS		JAN. 2020	
BOOK NO: M-10		LIT. NO. 10129-N3	
COMPUTED: MSS		JAN. 2020	
GIVEN: BGS		FEB. 2020	
RESEARCH BY: MSS		DEC. 2020	
CHECKED BY: MSS		FEB. 2020	
PREPARED FOR: SARAFI-TORY TO AND APPROVED BY:		CERTIFICATE NO. 2879	
		AUG. 16, 1971	
		IN THE NAME OF:	
		GOVERNMENT OF GUAM	

"SEE PLAN"

OWNER	DATE
SCALE AS SHOWN	LAND MANAGEMENT
SHEET 1 OF 2	
DWG. NO. MS-20020	NO. 226 FY 2020

MELITON S. SANTOS
PROFESSIONAL LAND SURVEYOR, PLS NO. 83

P.O. BOX 2306, NAGAH, CUMINGTO

TEL. 477-4300
TEL. 477-4247
HOME 612-0825

[illegible]

CHECKED BY:

<u>FRANK F. TAYLOR</u> PLANNER	<u>04-09-2021</u> DATE
<u>MELVIN D. JARER</u> ENG'G. TECH., CLTC.	<u>2-12-2021</u> DATE
<u>MICHAEL CASTRO</u> ENG'G. TECH., CLTC.	<u>02-12-2021</u> DATE

SATISFACTORY TO and APPROVED BY:


 JACK HETTIG
 ADMINISTRATIVE DIRECTOR
 CHAMORRO LAND TRUST COMMISSION

8 Mar 20
 DATE

LESSEE: CARMEN ARTERO
KASPERBAUER

LESSOR: KAREN ARTERO
KASPERBAUER PEREZ

LEYSEE: TERESA ARTERO DATE
KASPERBAUER SAKAZAKI

AUTHORIZATION/ SATISFACTORY TO AND APPROVED BY :

THIS MAP HAS BEEN PREPARED IN CONSULTATION WITH THE DEPARTMENT OF LAND MANAGEMENT FOR THE PURPOSE OF APPROVAL AND REGISTRATION AS REFERENCED TO CHINHOPO LAND TRUST COMMISSION SUBDIVISION MASTER PLAN NO. _____ PURSUANT TO STATE LAND USE COMMISSION RESOLUTION NO. 2015-032, AND IS SUBJECT TO CLUEC.

PREPARATION OF THIS SUBDIVISION IS IN COMPLIANCE WITH LAND AREA DENSITY REQUIREMENTS PURSUANT TO TITLE 21 GCA, CH. 61, SUB-ARTICLE 1, SECTION §1501, AS AMENDED BY PUBLIC LAW 34-51 AND CLARIFIED IN MEMORANDUM BY THE GUAM ENVIRONMENTAL PROTECTION AGENCY TO THE DEPARTMENT OF LAND MANAGEMENT DATED NOVEMBER 2008.

AS THIS PROPERTY EXISTS OVER NORTHERNCENTRAL WATER RECHARGE AREA AS DETERMINED BY THE GUAM ENVIRONMENTAL PROTECTION AGENCY, EMPHASIS IS PLACED ON THE LESSEE'S ADHERENCE TO INSTALLING APPROPRIATE INFRASTRUCTURE TO FURTHER DEVELOP THIS PROPERTY FOR

RESIDENTIAL USE TO WHICH SHALL INCLUDE, BUT SHALL NOT BE LIMITED TO, INSTALLATION OF A GUAM ENVIRONMENTAL PROTECTION AGENCY-APPROVED WASTE DISPOSAL SYSTEM FOR PROPERTIES CONTAINING SUCH LAND AREA DENSITIES AS PROVIDED IN THIS PLAT.

ROAD RIGHT OF WAYS AND OTHER IMPROVEMENTS FOR UTILITIES AND SAFE INGRESS/EGRESS SHALL BE PROVIDED IN ACCORDANCE WITH THE REQUIREMENTS PURSUANT TO TITLE 210CA, CHAPTER 62, SUBDIVISION LAW AND TITLE 18A99, CHAPTER 3, ARTICLE 2, SUBDIVISION RULES AND REGULATIONS.

 8 MAR 2021
DATE
ADMINISTRATIVE DIRECTOR, CHAMORRO LAND TRUST COMMISSION

CHamoru Land Trust Commission

Land Agent Staff Report

KAREN KASPERBAUER PEREZ

I. COMPLAINT/ISSUE:

A. Issue 1: Priority Status

- 1 Guam Administrative Rules § 6A116 (a) Whenever Chamorro Land Trust property lots are available, the Commission shall award leases to applicants who meet the qualification requirements specified herein and contained in the Act.
- 2 Guam Administrative Rules § 6A116 (b) The Commission shall award lots on a first-come first-served basis at the discretion of the applicant.
- 3 Guam Administrative Rules § 6A116 (c) the Commission shall prioritize awards for residential tracts to applicants in the following descending order: (1) those who do not own land anywhere; (2) those who own one (1) acre or less anywhere; and (3) those who own more than one (1) acre anywhere.

B. Issue 2: Change of Application Type

The Act is silence regarding the change of application type

C. Issue 3: Recorded Survey Map

Recorded Survey Map IN 958114 226FY2020 for Carmen Artero Kasperbauer, Karen Kasperbauer Perez and Teresa Kasperbauer Sakazaki for resubdivision of Lot 10129-R8, Dededo; a copy of invoice for survey service from Meliton S. Santos & Associates, Inc. in the amount of \$7,500.00 with outstanding amount of \$3,870.00

II. FACTS:

- A.** Original Applicant's Date and Time: December 2, 1995 at 8:27 a.m.
- B.** Application Number: 0000018
- C.** Application Type: Agriculture, (Originally was Residential)
- D.** Priority: N/A
- E.** Pre-occupier: No
- F.** Land Use Permit (LUP): No
- G.** Mayor's Verification (MV): No
- H.** Notice of Intent to Award (NOIA): Yes, dated: June 4, 2009
- I.** Lease: Yes, dated: January 23, 1997, Unrecorded
- J.** Location: Tract 9210 (Phase – 1), Block 02, Lot 02, Yigo
- K.** Lot Size: 955 square meters or .25 acre
- L.** Survey Authorization (SA): Yes, dated: June 4, 2009
- M.** Survey Map: Yes, Map numbers: FYN 226FY2020, IN 958114
- N.** Null and Void Listing: No
- O.** 2018 Ratified Listing: No
- P.** 1995 Listing: Yes
- Q.** OPA Audit Listing: No
- R.** GALC Property: No
- S.** Private Property: No

CHamoru Land Trust Commission

Land Agent Staff Report

KAREN KASPERBAUER PEREZ

T. Registered Property: Yes

III. CHRONOLOGY:

- A.** December 2, 1995: Residential application received at Astumbo intake site at 8:27 a.m. and issued numerical designation 0000018
- B.** December 14, 1995: Non-refundable application fee paid with receipt no. A4842087
- C.** December 31, 1996: Residential interview naming, Alisa Joyce, Mishel-Therese and Thomas Michael II as her successors
- D.** January 23, 1997: Residential lease for Lot 02, Block 02, Tract 9210 (Phase – 1), Yigo by Acting Administrative Director Ronald E. Teehan
- E.** April 13, 2009: Letter dated April 12 2009 addressed to Joseph M. Borja, Administrative Director
- F.** June 2, 2009: Approval of application for power, water, telephone, building and clearing permits issued by Jesse G. Garcia, Administrative Director
- G.** June 4, 2009: 1st Decline of Municipality Award: declining Residential lease on Lot 02, Block 02, Tract 9210 (Phase – 1) for an Agriculture Lease on signed by Karen Kasperbauer
- H.** June 4, 2009: NOIA approved and issued by Jesse G. Garcia, Administrative Director
- I.** June 4, 2009: Survey Authorization for a portion of Lot 10129-R3, Dededo issued by Jesse G. Garcia, Administrative Director
- J.** April 15, 2009: Request to change application type from Residential to Agricultural
- K.** April 15, 2009: Request to change successors from Alisa-Joyce, Mishel-Therese and Thomas Michael Perez II to Alisa Joyce, Mishel-Therese, Thomas Michael, Alekander Nikolaus Perez
- L.** June 9, 2009: Approved to change application type from residential to agricultural by Jesse G. Garcia, Administrative Director
- M.** June 9, 2009: Approved to change successors from Alisa-Joyce, Mishel-Therese and Thomas Michael Perez II to Alisa Joyce, Mishel-Therese, Thomas Michael, Aleksander Nikolaus Pere by Jesse G. Garcia, Administrative Director
- N.** October 26, 2015: Department of Revenue and Taxation issued 2011 Real Property Tax Statement
- O.** October 26, 2015: Department of Revenue and Taxation issued 2012 Real Property Tax Statement
- P.** October 26, 2015: Department of Revenue and Taxation issued 2013 Real Property Tax Statement
- Q.** October 26, 2015: Department of Revenue and Taxation issued 2014 Real Property Tax Statement
- R.** July 18, 2016: A deed of gift for Lot 16, Block 16, Tract 1314, Tamuning given to Karen Kasperbauer Perez and Thomas D. Perez recorded July 22, 2016 IN 895198
- S.** September 27, 2021: Karen Kasperbauer Perez named Larry F. Kasperbauer as her Attorney-In-Fact (POA) recorded October 26, 2021 IN 966244

CHamoru Land Trust Commission

Land Agent Staff Report

KAREN KASPERBAUER PEREZ

- T.** May 12, 2021: Invoice for Survey Service from Meliton S. Santos & Associates, Inc. in the amount of \$7,500.00
- U.** October 20, 2022: Karen Kasperbauer Perez placed on the Board of Commissioners Meeting Agenda Under Old Business for 1995 Constituent Update
- V.** November 22, 2022: Karen Kasperbauer Perez placed on the Board of Commissioners Meeting Agenda Under Old Business for 1995 Constituent Update
- W.** January 14, 2022: Received packet from the Law Office of Minaksh V. Hemlani by Jhoana Casem, Land Agent II
- X.** October 16, 2024: Letter regarding notification of the lease award issued by Acting Administrative Director Joseph B. Cruz Jr.
- Y.** February 27, 2025: Verification of Eligibility issued by Acting Administrative Director Joseph B. Cruz Jr.
- Z.** June 9, 2025: Joey B. Cruz, Acting Administrative Director; Eileen Chargualaf, Land Agent 2 and Lydia Taleu, Land Agent 1 met with Mrs. Perez. Because Mrs. Perez will be off-island from June 11, 2025 to August 7, 2025 and will not be able to attend the July 2025 CLTC Board of Commissioners Meeting in person it was decided her case will be tabled and presented in the August 2025 CLTC Board of Commissioners Meeting.

IV. SUMMARY:

Mrs. Karen Kasperbauer Perez was issued on January 23, 1997 residential lease for Tract 9210 (Phase – 1), Block 02, Block 02, Yigo based on her December 2, 1995 8:27 a.m. #0000018 residential application. She declined the Yigo residential lease for Dededo agricultural lease after her application rights was administratively approved to change to agricultural. In 2016 she became a property owner after receiving a deed of gift. She has submitted all appropriate documents in order to deem an eligible beneficiary. Monday, June 10, 2025 Mrs. Perez met with Acting Administrative Joseph “Joey” Cruz; Land Agent 2 Eileen Chargualaf; and Land Agent 1 Lydia Taleu. Mrs. Perez recounted her history with CLTC regarding her original lease and what lead to her decision to request to change her application type from residential to agricultural. She will off-island for the June 2025 Board Meeting and will not return to island until the first week of August 2025. It was decided that her case will be tabled for the June 2025 meeting and presented in the August 2025 Board Meeting.

V. BOARD /LEGAL COUNSEL / ADMINISTRATIVE DIRECTOR ACTION(S):

- A.** Motion to approve, deny or table change Karen Kasperbauer Perez’s application type from agricultural to residential, the original application type
- B.** Motion to approve, deny or table Karen Kasperbauer Perez’s residential priority status from N/A to 2
- C.** Motion to approve, deny or table reimbursement to Karen Kasperbauer Perez in Unknown amount for survey cost

VI. COMPLIED BY: Lydia E. Taleu, CLTC Land Agent 1

CHamoru Land Trust Commission

Land Agent Staff Report

NANETTE MARIE PALOMO RESIDENTIAL APPLICATION

I. REQUEST(S)

1. Remove Residential Application from the waiting list

II. ISSUE(S)

1. § 6A110. Application for Leases: Village and island-wide waiting lists.
(c) An applicant who is awarded a lot shall be able to decline lots in two (2) different villages.
After declining a third award, an applicant's name shall be removed from the waiting list.

III. FACTS

1. Original Lessee: Nannette Marie Palomo
2. Original Applicant's Date and Time: 12/02/1995 at 8:49 a.m.
3. Original Applicant's Application Number: 0000041
4. Original Application Type: Residential
5. Lot Description: A portion of Lot 5401-1, Municipality of Mangilao containing area of not more than one-half (.50)
6. Lot Size: ½ acre
7. Survey Map: None
8. Priority: N/A
9. Preoccupier: N/A
10. Land Use Permit (LUP): N/A
11. Mayor's Certification: N/A
12. Recorded Lease: No
13. Unrecorded Lease: Yes
14. Lease Fee Paid: None
15. Is this a Registered Property: Yes
16. Residing on Private Property: No
17. Residing on Guam Ancestral Lands Property: No
18. Part of Null and Void Listing: No
19. Part of 2018 Ratified Listing: No
20. Part of 1995 Listing: Yes
21. Part of OPA Audit Listing: No
22. Lease Approved by CLTC Board of Commissioners: No

IV. CHRONOLOGICAL FACTS

1. 01/14/1997: **CLTC Residential Report:** Lot Pulled: Lot 3, Block 20, Tract 9210, Yigo.
2. 01/23/1997 **Residential Lease Award:** Lot 03, Block 20, Tract 9210 (Phase-1), Yigo.
3. 08/11/1999: **CLTC Agricultural Report:** Farming, Subsistence, and no livestock.
4. 08/11/1999 **Utility Authorization** for power, telephone, and water services. Lot 2, Block 10, Tract 1021, Dededo.

CHamoru Land Trust Commission

Land Agent Staff Report

5. 03/14/2002: **Change from Residential to Agricultural.** Lot 2, Block 10, Tract 1021, Dededo.
6. 03/21/2002: Ground Lease on a portion of Tract 1021, Block 10, Lot 2, Dededo.
7. 05/16/2002 **Decline of Municipality Award:** Lot 03, Block 20, Tract 9210 (Phase-1), Yigo to Lot 2, Block 10, Tract 1021, Dededo.
8. 03/21/2002 **Ground Lease (agricultural):** A portion of Tract 1021, Block 10, Lot 2, Dededo, containing an area of not more than .50 acre, subject to survey.
9. 12/13/2005 **Decline of Municipality Award:** Lot 2, Block 10, Tract 1021, Dededo for an Agricultural Lease on a portion of Lot 5401-1 in the municipality of Mangilao.
10. 12/12/2005 **Notice of Intent to Award ("NOIA"):** A portion of Lot 5401-1, Municipality of Mangilao, containing an area of not more than one-half (.50) acre, subject to final survey, **Municipality of Mangilao and Tract 9210, Block 20, Lot 3 Yigo**
11. 12/12/2005 **Authorization to Initiate Survey:** not more than one-half (.50) acre on a portion of Lot 5401-1, Mangilao, Guam.
12. 08/11/2011: **Declined Lot 5401-1, Municipality of Mangilao and Tract 9210, Block 20, Lot 3 Yigo.** Ms. Palomo requests a joint with Mother Maria G. Aguon in Dededo 1021, Block 10, Lot 2.

V. SUMMARY

Mrs. Nennette Palomo declined three (3) separate lease award offers from the Department. The details are as follows:

- First Decline: Residential Lease located on Lot 3, Block 20, Tract 9210, Yigo.
- Second Decline: An agricultural lease located on a portion of Lot 5401-1 in the municipality of Mangilao.
- Third Decline: Lot 5401-1, Municipality of Mangilao and Tract 9210, Block 20, Lot 3 Yigo.

According to 18 GAR §6A110. Application for Leases: Village and island-wide waiting lists. (c) An applicant who is awarded a lot shall be able to decline lots in two (2) different villages. After declining a third award, an applicant's name shall be removed from the waiting list in accordance with this policy. Therefore, because Mrs. Palomo declined three (3) municipality awards, the applicant's name shall be removed from the waiting list.

Applications for Cancellation based on
18 GAR 6A 6A114. Application for Leases.

No.	TYPE	FULL NAME	INTAKE	Date of Application	Time of Application	numerical sequence	Priority	90 Day Notice	Certified Tracking No.	90-Day Due Date	Response Date	Return Mail	Notes
1	R	Mary Joy Santiago Rosales	Yona	12/2/1995	8:39 AM	47	2	2/5/2025	7020 3160 0000 7730 4921	5/7/2025		2/28/2025	Phone numbers are not in service. The CLTC staff is not able to contact Ms. Rosales.
2	A	Felipe Chargualaf Santiago	Yona	12/2/1995	8:40 AM	48	N/A	2/5/2025	7020 3160 0000 7730 4945	5/7/2025		3/17/2025	The applicant and spouse are deceased, and the children relinquish their interest. The application was terminated on 1/3/2018, but was not board-approved.
3	R	Jesus Mendiola Eustaquio	Piti	12/2/1995	8:43 AM	35	1	2/5/2025	7020 3160 0000 7730 5546	5/7/2025			Phone numbers are not in service. The CLTC staff is not able to contact the applicant
4	A	Francisco Manalo Cabrera	Piti	12/2/1995	8:46 AM	37	N/A	2/5/2025	7020 3160 0000 7730 5287	5/7/2025			Phone numbers are not in service. The CLTC staff is not able to contact the applicant
5	R	Anthony Attao Benavente	Merizo	12/2/1995	8:46 AM	41	1	2/5/2025	7020 3160 0000 7730 5294	5/7/2025			Phone numbers are not in service. The CLTC staff is not able to contact the applicant
6	A	Frank Taitano Mafnas	Piti	12/2/1995	8:47 AM	39	N/A	2/5/2025	7020 3160 0000 7730 5300	5/7/2025		3/7/2025	Phone numbers are not in service. The CLTC staff is not able to contact the applicant
7	R	Lesia Fukuda Champaco	Merizo	12/2/1995	8:50 AM	49	1	2/5/2025	7020 3160 0000 7730 5355	5/7/2025		2/28/2025	Declined Lot 4, Block 4, Tract 319, Agat. Phone numbers are not in service.
8	R	Jose Guerrero Salas	Dededo	12/2/1995	8:51 AM	54	1	2/5/2025	7020 3160 0000 7730 5553	5/7/2025			Lease award for Lot 13 Block 20 Tract 9210 (Phase - 1) Yigo, CLTC signature block no signature. Phone numbers are not in service.
9	R	Vincent Paul Naputi	Yona	12/2/1995	8:51 AM	62	1	2/5/2025	7020 3160 0000 7730 5379	5/7/2025			Lease award for Lot 40 Block 02 Tract 319, Agat, applicant signature block blank
10	R	Nadine Pangelinan Blas	Piti	12/2/1995	8:52 AM	44		2/5/2025	7020 3160 0000 7730 5386	5/7/2025			Phone numbers are not in service. The CLTC staff is not able to contact the applicant
11	A	Roby Jean Quintanilla	Astumbo	12/2/1995	8:54 AM	45		2/5/2025	7020 3160 0000 7730 5621	5/7/2025		3/7/2025	The contact numbers in the file are not in service. Certified mail was returned.
12	A	Joe Blas Baletto	Yona	12/2/1995	8:55 AM	68	N/A	2/5/2025	7020 3160 0000 7730 5430	5/7/2025			Phone numbers are not in service. The CLTC staff is not able to contact the applicant
13	A	Frankie Jr. Baza	Astumbo	12/2/1995	8:56 AM	46		2/5/2025	7020 3160 0000 7730 5447	5/7/2025	2/12/2025		Phone numbers are not in service. The CLTC staff is not able to contact the applicant
14	R	Shirley Afleje Camacho	Dededo	12/2/1995	8:56 AM	62		2/5/2025	7020 3160 0000 7730 5522	5/7/2025		3/7/2025	Phone numbers are not in service. The CLTC staff is not able to contact the applicant
15	R	Merlie A. Dait	Dededo	12/2/1995	8:57 AM	64		2/5/2025	7020 3160 0000 7730 5577	5/7/2025		2/28/2025	Karen Pan received the certified letter on February 20, 2025. The applicant has not responded, and the phone numbers are not in service.

I MINA'TRENTAI OCHO NA LIHESLATURAN GUÅHAN
2025 (FIRST) Regular Session

Bill No. 6-38 (COR)

As amended by the Committee on Land,
Environment, Housing, Agriculture, Parks,
and Infrastructure; and further amended on the Floor.

*

Introduced by:

Joe S. San Agustin
Tina Rose Muña Barnes
Telo T. Taitague
Christopher M. Dueñas
V. Anthony Ada
Chris Barnett
Frank F. Blas, Jr.
Shelly V. Calvo
Eulogio Shawn Gumataotao
Jesse A. Lujan
William A. Parkinson
Sabina Flores Perez
Sabrina Salas Matanane
Therese M. Terlaje

**AN ACT TO TRANSFER LOT NO. 10063-REM-PTN-1,
MUNICIPALITY OF *DEDEDO*, TO SPECIAL OLYMPICS
GUAM FOR THE ESTABLISHMENT OF THEIR
ADMINISTRATIVE OFFICE AND TRAINING FACILITY
IN SUPPORT OF GUAM'S SPECIAL OLYMPICS
ATHLETES AND PROGRAM.**

1 **BE IT ENACTED BY THE PEOPLE OF GUAM:**

2 **Section 1. Legislative Findings and Intent.** *I Liheslaturan Guåhan* finds
3 that Guam Special Olympics is a non-profit organization established in 1976 by
4 Delrina Baza with the support of First Lady Madeleine Bordallo. That same year,

1 Guam's first Special Olympics Track and Field Games were held at the John F.
2 Kennedy High School Gene Ramsey Field with one hundred fifty (150) athletes; and
3 in 2006, the organization changed its name to Special Olympics Guam (SOGU).

4 *I Liheslaturan Guåhan* further finds that from 1976 to 1990, the staff and
5 faculty of Chief Brodie Memorial School were instrumental in coordinating the
6 games for the Special Olympics Guam Programs. Since then, the organization has
7 grown with thousands of dedicated volunteer coordinators, trainers, coaches, event
8 staff, and cheer squads who make the year-round Special Olympics Training and
9 Games a success.

10 *I Liheslaturan Guåhan* further finds that since the launch of the Special
11 Olympics on Guam, over five hundred (500) athletes and unified partners have
12 participated and competed in year-round sports training, and thousands of athletes
13 have participated in games such as bowling, football (soccer), badminton, softball,
14 athletics, and aquatics; and Guam has also sent delegations to participate in four (4)
15 International/World Summer Games.

16 Therefore, it is the intent of *I Liheslaturan Guåhan* to transfer by grant, Lot
17 No. 10063-REM-PTN-1 to the Special Olympics Guam Organization to establish
18 their administrative office and training facility in support of Guam's athletes in the
19 Special Olympics program.

20 **Section 2. Transfer of Property to the Special Olympics Guam.** Lot No.
21 10063-REM-PTN-1 containing an area of approximately 5,432 +/- square meters
22 (58,470 +/- square feet), municipality of *Dededo*, as said lot is marked on Drawing
23 Number Instrument Number 00000434871 L.M., Check Number 474-FY 89, as
24 described in that Parceling Map of Lot No. 10063-REM-PTN-1 at the Records
25 Division, Department of Land Management, Government of Guam, under Document
26 Number 7052, and appended to this Act as Exhibit "A," notwithstanding any other
27 provision of law, rule, or regulation, is hereby granted to the Special Olympics Guam

1 Organization (Grantee) for the establishment of the Special Olympics Guam
2 Administrative Office and Training Facility.

3 (a) The Property shall revert to the Chamorro Land Trust Commission
4 if the Grantee is dissolved at any time during the effect of this Act; or fails to
5 utilize the Property for the purposes prescribed in this Act, five years from
6 enactment.

7 (b) Grantee shall, in writing, indemnify the government of Guam
8 from any liability from injuries to persons or damage to property occurring on
9 the property.

10 (c) Grantee shall be responsible for all utility costs, water, power,
11 and other utility changes attributable to the property.

12 (d) Grantee shall maintain its legal nonprofit (tax exempt) status
13 pursuant the Internal Revenue Code.

14 (e) No assignment, mortgage, collateralizations, securitization,
15 encumbrance or lease may be made of the granted property.

16 (f) Notwithstanding any other provision of law, no party shall cause
17 or record a mechanic's lien on the granted property.

18 (g) The Department of Land Management shall survey or cause to
19 be surveyed Lot No. 10063-REM-PTN-1, municipality of Dededo in a manner
20 consistent with Public Law and Guam Administrative Rules and Regulations
21 (GARR). Survey monuments shall be placed on the lot consistent with Public
22 Law and the GARR.

23 (h) The deed granting the property described in this Section shall be
24 perfected pursuant to the provisions of this Act, and shall contain a revisionary
25 interest in favor of the Chamorro Land Trust Commission (Grantor).
26 Notwithstanding any other provision of law, the Chamorro Land Trust

1 Commission may exercise the revisionary provisions of the deed in the event
2 that the Grantee, at any time, fails to adhere with the provisions of this Act.

3 **Section 3. Effective Date.** This Act shall be effective upon enactment.

4 **Section 4. Severability.** If any provision of this Act or its application to any
5 person or circumstance is found to be invalid or inorganic, such invalidity shall not
6 affect other provisions or applications of this Act that can be given effect without
7 the invalid provision or application, and to this end the provisions of this Act are
8 severable.

I MINA'TRENTAI OCHO NA LIHESLATURAN GUÅHAN

2025 (FIRST) Regular Session

VOTING RECORD

Bill No. 6-38 (COR) As amended by the Committee on Land, Environment, Housing, Agriculture, Parks, and Infrastructure; and further amended on the Floor.	Speaker Antonio R. Unpingco Legislative Session Hall Guam Congress Building June 3, 2025					
NAME	Yea	Nay	Not Voting/ Abstained	Out During Roll Call	Absent	Excused
Vice Speaker V. Anthony Ada	✓					
Senator Chris Barnett	✓					
Speaker Frank F. Blas, Jr.	✓					
Senator Vincent A.V. Borja	✓					
Senator Shelly V. Calvo	✓					
Senator Christopher M. Dueñas	✓					
Senator Eulogio Shawn Gumataotao	✓					
Senator Jesse A. Lujan	✓					
Senator Tina Rose Muña Barnes	✓					
Senator William A. Parkinson	✓					
Senator Sabina Flores Perez	✓					
Senator Sabrina Salas Matanane	✓					
Senator Joe S. San Agustin	✓					
Senator Telo T. Taitague	✓					
Senator Therese M. Terlaje	✓					

TOTAL

15

0

Yea

Nay

Not Voting/
Abstained

Out During
Roll Call

Absent

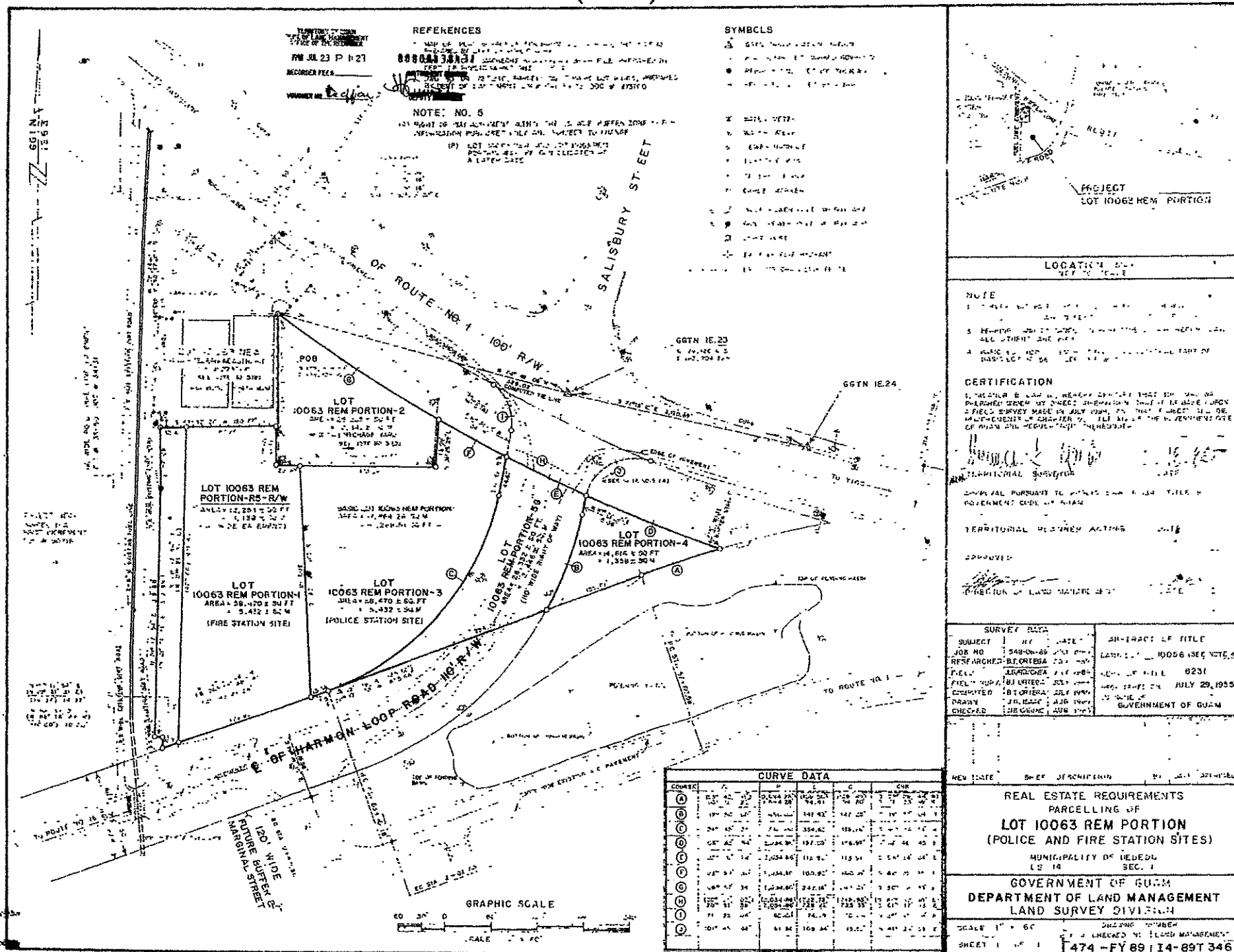
Excused

CERTIFIED TRUE AND CORRECT:

RENNAE V.C. MENO
Clerk of the Legislature

I = Pass

7052





GTA Call Center

Lot 10063-REM-PTN-1

Rte 1

Hwy 27

Dededo Swap Meet

Kayen Chando

Chao's Restaurant

Health City, Dededo

Pay Less S

Onedera Store

Taitano Rentals

Guam Hanom & Ice Refilling Station

Buena Vista Avenue

Marine Corps Dr

S Chalan Ligan

Lira's Residences

W Acapulco Ct

S Chalan Ligan

Hwy 27

South Okkodo Street

Salsbury St

De

27

Image © 2025 Airbus

Imagery Date: 3/13/2025 13°30'59.80" N 144°49'54.97" E elev 88 m eye alt 755 m

Google Earth

I Mina'trentai Ocho Na Liheslaturan Guåhan
BILL STATUS

BILL NO.	SPONSOR	TITLE	DATE INTRODUCED	DATE REFERRED	CMTE REFERRED	FISCAL NOTES	PUBLIC HEARING DATE	DATE COMMITTEE REPORT FILED	NOTES
6-38 (COR)	Joe S. San Agustin	AN ACT TO TRANSFER LOT 5138-2-R3 NEW-1-1 TO SPECIAL OLYMPICS GUAM FOR THE ESTABLISHMENT OF THEIR ADMINISTRATIVE OFFICE AND TRAINING FACILITY IN SUPPORT OF GUAM'S SPECIAL OLYMPICS ATHLETES AND PROGRAM.	1/13/25 8:00 a.m.						Exhibit A

I MINA'TRENTAI OCHO NA LIHESLATURAN GUÅHAN
2025 (FIRST) Regular Session

Bill No. 6-38 (COR)

Introduced by:

Joe S. San Agustin



**AN ACT TO TRANSFER LOT 5138-2-R3 NEW-1-1 TO
SPECIAL OLYMPICS GUAM FOR THE
ESTABLISHMENT OF THEIR ADMINISTRATIVE
OFFICE AND TRAINING FACILITY IN SUPPORT OF
GUAM'S SPECIAL OLYMPICS ATHLETES AND
PROGRAM.**

BE IT ENACTED BY THE PEOPLE OF GUAM:

Section 1. Legislative Findings and Intent. *I Liheslaturan Guåhan* finds that Guam Special Olympics is a non-profit organization established in 1976 by Delrina Baza with the support of First Lady Madeleine Bordallo. That same year, Guam's first Special Olympics Track and Field Games were held at the John F. Kennedy High School Gene Ramsey Field with 150 athletes. In 2006, the organization changed its name to Special Olympics Guam (SOGU).

I Liheslaturan Guåhan further finds that from 1976 to 1990, the staff and faculty of Chief Brodie Memorial School were instrumental in coordinating the games for the Special Olympics Guam Programs. Since then, the organization has grown with thousands of dedicated volunteer coordinators, trainers, coaches, event staff, and cheer squads who make the year-round Special Olympics Training and Games a success.

1 *I Liheslaturan Guåhan* further finds that since the launch of the Special
2 Olympics on Guam, over five hundred athletes and unified partners have participated
3 and competed in year-round sports training, and thousands of athletes have
4 participated in games in bowling, football (soccer), badminton, softball, athletics,
5 aquatics. Guam has also sent delegations to participate in four International/World
6 Summer Games.

7 *I Liheslaturan Guåhan* further finds that Lot 5138-2-R3 NEW-1-1 has sat idly
8 by the Department of Integrated Services for Disabilities for almost three decades
9 after being shut down after years as the Division of Vocational Rehabilitation. Public
10 Law 33-227, authored by former Senator Dennis G. Rodriguez, Jr., endeavored to
11 revitalize the program by rezoning the property consisting of three lots and
12 authorizing the development and construction of the DISID Business Center and
13 One Stop Community Resource and Wellness Center; and establish the Guam
14 Autism Center. To date, no action has been taken.

15 Therefore, it is the intent of *I Liheslaturan Guåhan* to transfer Lot 5138-2-R3
16 New 1-1 to the Special Olympics Guam Organization to establish their
17 administrative office and training facility in support of Guam's athletes in the
18 Special Olympics program.

19 **Section 2. Transfer of Property to the Special Olympics Guam.** Lot No.
20 5138-2-R3 NEW-1-1, containing an area of approximately 2,868 +/- square meters
21 (30,871 +/- square feet), *Ipao-Tumon*, municipality of Dededo, as said lot is marked
22 on Drawing Number 14-89T 336, L.M., Check Number 314 FY 89, as described in
23 that Parceling Map of Lot No. 5138-2-R3 NEW-1 at the Records Division,
24 Department of Land Management, Government of Guam, under Document Number
25 6951, and appended to this Act as Exhibit "A," notwithstanding any other provision
26 of law, rule or regulation, is hereby transferred to the Special Olympics Guam

1 Organization (Tenant) for the establishment of the Special Olympics Guam
2 Administrative Office and Training Facility.

3 (a) The Property shall revert to the Government of Guam if the Tenant
4 is dissolved at any time during the effect of this Act; or fails to utilize
5 the Property for the purposes prescribed in this Act, five years from
6 enactment.

7 (b) Tenant shall, in writing, indemnify the Government of Guam from
8 any liability from injuries to persons or damage to property
9 occurring on the Property.

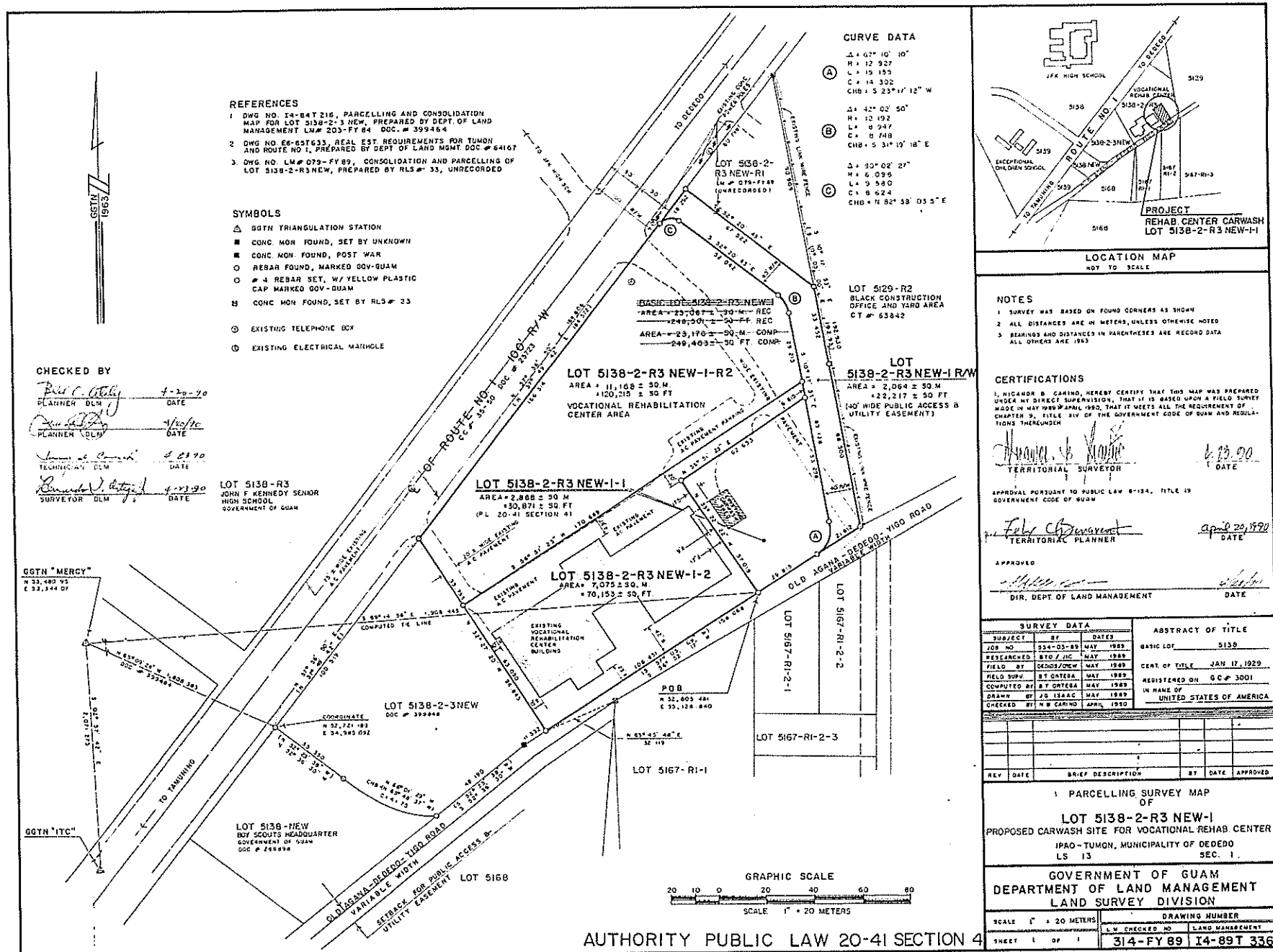
10 (c) Tenant shall be responsible for all utility costs, water, power,
11 and other utility changes attributable to the Property.

12 (d) No assignment or sublease may be made of this authorization.

13 **Section 3. Effective Date.** This Act *shall* be effective upon enactment.

14 **Section 4. Severability.** If any provision of this Act or its application to any
15 person or circumstance is found to be invalid or contrary to law, such invalidity shall
16 not affect other provisions or applications of this Act which can be given effect
17 without the invalid provision or application, and to this end the provisions of this
18 Act are severable.

EXHIBIT "A"



I Mina'trentai Ocho Na Liheslaturan Guåhan
BILL STATUS

BILL NO.	SPONSOR	TITLE	DATE INTRODUCED	DATE REFERRED	CMTE REFERRED	FISCAL NOTES	PUBLIC HEARING DATE	DATE COMMITTEE REPORT FILED	NOTES
41-38 (COR)	Joe S. San Agustin	AN ACT TO ADD A NEW (j) TO § 80105 OF CHAPTER 80, TITLE 21 GUAM CODE ANNOTATED RELATIVE TO TRANSFERRING LOT NOS. 7100, 7102, 7103 AND 7146 IN JANOM, IN THE MUNICIPALITY OF YIGO, GUAM, TO THE GUAM ANCESTRAL LAND USE COMMISSION.	1/23/25 3:27 p.m. ^2/26/25 10:48 a.m.			2/11/25			

I MINA'TRENTAI OCHO NA LIHESLATURAN GUÅHAN
2025 (FIRST) Regular Session

Bill No. 41-38 (COR)

Introduced by:

Joe S. San Agustin



AN ACT TO ADD A NEW (j) TO § 80105 OF CHAPTER 80, TITLE 21 GUAM CODE ANNOTATED RELATIVE TO TRANSFERRING LOT NOS. 7100, 7102, 7103 AND 7146 IN JANOM, IN THE MUNICIPALITY OF YIGO, GUAM, TO THE GUAM ANCESTRAL LAND USE COMMISSION.

BE IT ENACTED BY THE PEOPLE OF GUAM:

Section 1. A new Subsection (j) to § 80105 of Chapter 80, Title 21 Guam Code Annotated is hereby *added* to read:

“(j) Lot Nos. 7100, 7102, 7103 and 7146 originally owned by the Estate of John S.N. Taitano and Rosario F. Taitano in the vicinity known as Janom in the municipality of Yigo. The properties shall be transferred and shall be deeded to the Guam Ancestral Lands Commission within thirty (30) days of the effective date of this Act. The Guam Ancestral Lands Commission shall within one hundred eighty (180) days dispose of the land parcel and lot transferred by this Act in a manner consistent with and pursuant to its enabling legislation and its mandates. All pre-condemnation roads, easements and bull cart trails shall remain as easements for public access and utilities.”

Section 2. Severability. If any provision of this Act or its application to any person or circumstance is found to be invalid or inorganic, such invalidity shall not affect other provisions or applications of this Act that can be given effect without

1 the invalid provision or application, and to this end the provisions of this Act are
2 severable.

3 **Section 3. Effective Date.** This Act shall be effective upon enactment.

14402

NAVAL GOVERNMENT OF GUAM
JUDICIARY DEPARTMENT
ISLAND COURT
GUAM

REGISTRATION OF TITLES

Record No. 107-38

DECREE ESTABLISHING TITLE

Lot No. 7100, 7108 and 7103.

Juncos, Tigo, Guam

This cause came on regularly for trial on the twenty-first day of July, 1938, the Attorney General of Guam on behalf of the United States of America, appearing as

petitioner, and no appearance being made by or for any of the defendants or by any person in opposition to the petition, each and all of them making default, the cause was tried by the court; evidence was offered on the part of the petitioner, and none was offered on the part of any defendant or in opposition to the petition, and the evidence being closed, the cause was submitted to the court for consideration and decision; and after due deliberation thereon, the court delivers its findings and decision in writing, which is filed, and orders judgment and decree to be entered in accordance therewith.

Wherefore, by reason of law and the findings aforesaid, it is adjudged and decreed:

I.

That the United States of America, having acquired by cession of Spain by virtue of Article Eight of the Treaty of Peace, concluded at Paris, December tenth, in the year One Thousand Eight Hundred Ninety-eight, is

the owner in fee, as its ceded premises:

property, of the following described

(A) Lot Number Seven Thousand One Hundred (7100), Juncos, Tigo, Guam, more particularly bounded and described as follows:

Beginning at a point marked "1" on plan being S38 07'E., 1622.60 meters from Santa Rosa Monument; thence N38 32'E., 168.59 m. to point "2"; N38 46'E., 228.39 m. to point "3"; N9 36'E., 100.34 m. to "4"; N13 10'W., 98.19 m. to "5"; N39 46'E., 178.21 m. to "6"; N76 33'E., 85.59 m. to "7"; S42 05'E., 191.73 m. to "8"; S25 18'W., 833.35 m. to "9"; S40 37'W., 136.19 m. to "10"; N20 03'W., 359.49 meters to point of beginning; containing an area of 225160.00 square meters.

Bounded on the Northeast by Cliff, on the Southeast by Reef, on the Southwest by Lot No. 7099 of Rosario F. Taitano and on the Northwest by Cliff. All corners are marked with X marks cut in rock.

014

014402

CERTIFIED TO BE A TRUE COPY

NOTARY PUBLIC
GUAM

#14402

BILL 41-38 (cont.)

LR-107-38. (2).

(B) - Lot Number Seven Thousand One Hundred Two (7102), Janom, Yigo, Guam, more particularly bounded and described as follows:

Beginning at a point marked "1" on plan being S1 53'W., 2124.56 meters from Santa Rosa Monument; thence N31 45'E., 275.38 m. to point "2"; S80 10'E., 36.84 m. to point "3"; S56 37'E., 155.92 m. to "4"; S81 27'W., 343.20 m. to "5"; N24 19'W., 24.01 meters to point of beginning; containing an area of 31418.00 square meters.

Bounded on the Northeast by Lot No. 7103 of the United States of America, on the Southeast by Reef, on the Southwest by Cliff and on the Northwest by Cliff. All corners are marked with X marks cut in rock.

(C) - Lot Number Seven Thousand One Hundred Three (7103), Janom, Yigo, Guam, more particularly bounded and described as follows:

Beginning at a point marked "1" on plan being S3 21'E., 1892.90 meters from Santa Rosa Monument; thence N23 28'E., 103.09 m. to point "2"; N34 30'E., 335.61 m. to point "3"; N74 01'E., 134.11 m. to "4"; S56 08'E., 67.24 m. to "5"; S37 27'E., 46.43 m. to "6"; N68 11'E., 70.21 m. to "7"; N8 32'E., 53.77 m. to "8"; N65 11'E., 91.61 m. to "9"; S20 18'E., 356.20 m. to "10"; S82 43'W., 225.85 m. to "11"; S64 17'W., 408.80 m. to "12"; N56 37'W., 155.92 meters to point of beginning; containing an area of 205518.00 square meters.

Bounded on the North by Cliff, on the East by said Cliff and Lot No. 7101 of Manuel Guerrero Flores, on the South by the Beach, and on the West by Lot No. 7102 of the United States of America. All corners are marked with X marks cut in Rock.

LR-107-38. (3).

And the title to the said lot is hereby established, confirmed and forever quieted in the said United States of America.

~~That the title to all of the said property be and the same is hereby ordered registered as herein set out, and that certificates issue therefor to the United States of America.~~

Judgment rendered 30 July, 1938.

Jose C. Mallhusen
Judge

THIS IS TO CERTIFY that the foregoing decree is filed, ordered and entered at 9:15 A. - - - M. this 30th day of July, A.D. 1938 - - - - - and a certified copy of the ~~whole record of this case containing the foregoing decree~~ is forwarded this date to the ~~Authorities for registration~~ Department of Records and Accounts for registration.

Pedro C. Lujan
Chief Clerk of Courts, Guam.

CERTIFIED TO BE A TRUE COPY:


Pedro C. Lujan
Chief Clerk of Courts.

(3)
014402

Examined and verified as to title and description and boundaries checked with the plan on file in this Department.

Agana, Guam, 3 October, 1938

V. F. Arriola
V. F. Arriola
Examiner of Titles

Recorded on 3 October, 1938, in Vol. 1 of Yigo, pages 129, 130, and 132, Estates Nos. 24, 25 and 26, 1st entries, in the name of THE UNITED STATES OF AMERICA.

Agana, Guam, 3 October, 1938.

V. F. Arriola
V. F. Arriola
Registrar of Lands, etc.

F. T. Flores
F. T. Flores
Asst. Head of Department
of Records and Accounts.

NAVAL GOVERNMENT OF GUAM

Government House

Guam 29 October, 1938

APPROVED

G. W. Johnson
G. W. Johnson
Aide for Civil Administration

014402

ORIGINAL

CERTIFIED:

Padre C. J. ...
Chir. Clerk of Court

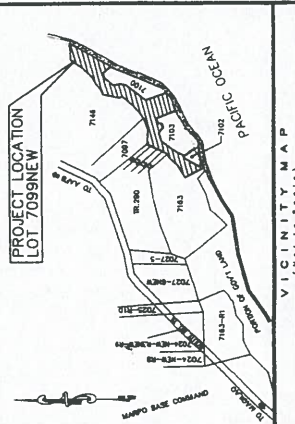
[illegible]

CHECKED BY: June 28, 2012
DATE

NOTICE:
THIS MAP WAS PREPARED BY THE GUAM CHIEF SURVEYOR AND
GUAM CHIEF PLANNER. IT DOES NOT CONSTITUTE A RECONSTRUCTION
BY THE GOVERNMENT OF GUAM OF OWNERSHIP EXTENT AND AREA
OF LAND SURVEYED AND CLAIM.

SATISFACTORY TO AND APPROVED BY:

NOT REQUISITE
DATE
ADMINISTRATOR, DOC NO. 780470
DATE
ADMINISTRATOR, DOC NO. 81821



VICINITY MAP

NOTES:
1. Survey was based on ground control points as shown.
2. The map was prepared using a 1983 grid and field conditions.
3. The map was prepared using a 1983 grid and field conditions.
4. The map was prepared using a 1983 grid and field conditions.
5. The map was prepared using a 1983 grid and field conditions.
6. The map was prepared using a 1983 grid and field conditions.
7. The map was prepared using a 1983 grid and field conditions.

REFERENCES:

- 1. DMC, NO. 10312/2011, LAND REGISTRATION SURVEY MAP OF LOT 7145, PREPARED BY RLS #89, DOC. NO. 4378/2011.
- 2. DMC, NO. 10312/2011, LAND REGISTRATION SURVEY MAP OF LOT 7145, PREPARED BY RLS #89, DOC. NO. 4378/2011.
- 3. LOT 7099NEW, PREPARED BY RLS #24, DOC. NO. 281236.
- 4. DMC/AS-21-272, LAND REGISTRATION SURVEY MAP OF LOT 7099NEW, PREPARED BY RLS #11282.

SYMBOLS:

- 1. 1" HOLE FOUND ON THE ROCK, SEE REF 2
- 2. 40mm DOWNSHELL FOUND SET BY GUN SEE REF 3
- 3. 40mm DOWNSHELL FOUND SET BY GUN SEE REF 3
- 4. 40mm DOWNSHELL FOUND SET BY GUN SEE REF 3
- 5. 40mm DOWNSHELL FOUND SET BY GUN SEE REF 3
- 6. 40mm DOWNSHELL FOUND SET BY GUN SEE REF 3
- 7. 40mm DOWNSHELL FOUND SET BY GUN SEE REF 3

CERTIFICATION

I, FRANK L.G. CASTRO, PLANNING CHIEF, GUAM CHIEF PLANNER (ACTING), DO hereby certify that this map was prepared by me or under my direct supervision and that it is based upon a field survey made in accordance with all applicable laws and regulations. I further certify that the map was prepared in accordance with the standards of the Guam Land Registration System and Regulations. I am a duly licensed and qualified professional land surveyor and planner. I am not aware of any fraud or other illegal activity in connection with the preparation of this map.

DATE: 6/14/12

FRANK L.G. CASTRO, PLS # 19, DATE

Approved Pursuant to Title 21, Guam Code Annotated, Chapter 62, Subchapter Law.

NOT REQUIRED

MARVIN G. ADRIAN, GUAM CHIEF PLANNER (ACTING), DATE

This map has been prepared for the purpose of the Land Registration System and Regulations. It is not to be used for any other purpose. It is not to be used for any other purpose. It is not to be used for any other purpose.

PAUL SMITH, PLS # 19, GUAM CHIEF SURVEYOR/CHIEF OF CHARGE

DATE: 6/14/12

FLGC FRANK L.G. CASTRO
PROFESSIONAL LAND SURVEYOR NO. 19
P.O. BOX 1118, ADANA, GUAM 96833 TEL. NO. 488-4440/4441

LAND REGISTRATION SURVEY MAP

LOT 7099NEW

ADMINISTRATIVE MAP OF THE

LOT 7099NEW

UNITED STATES OF AMERICA

GUAM

203FY2012

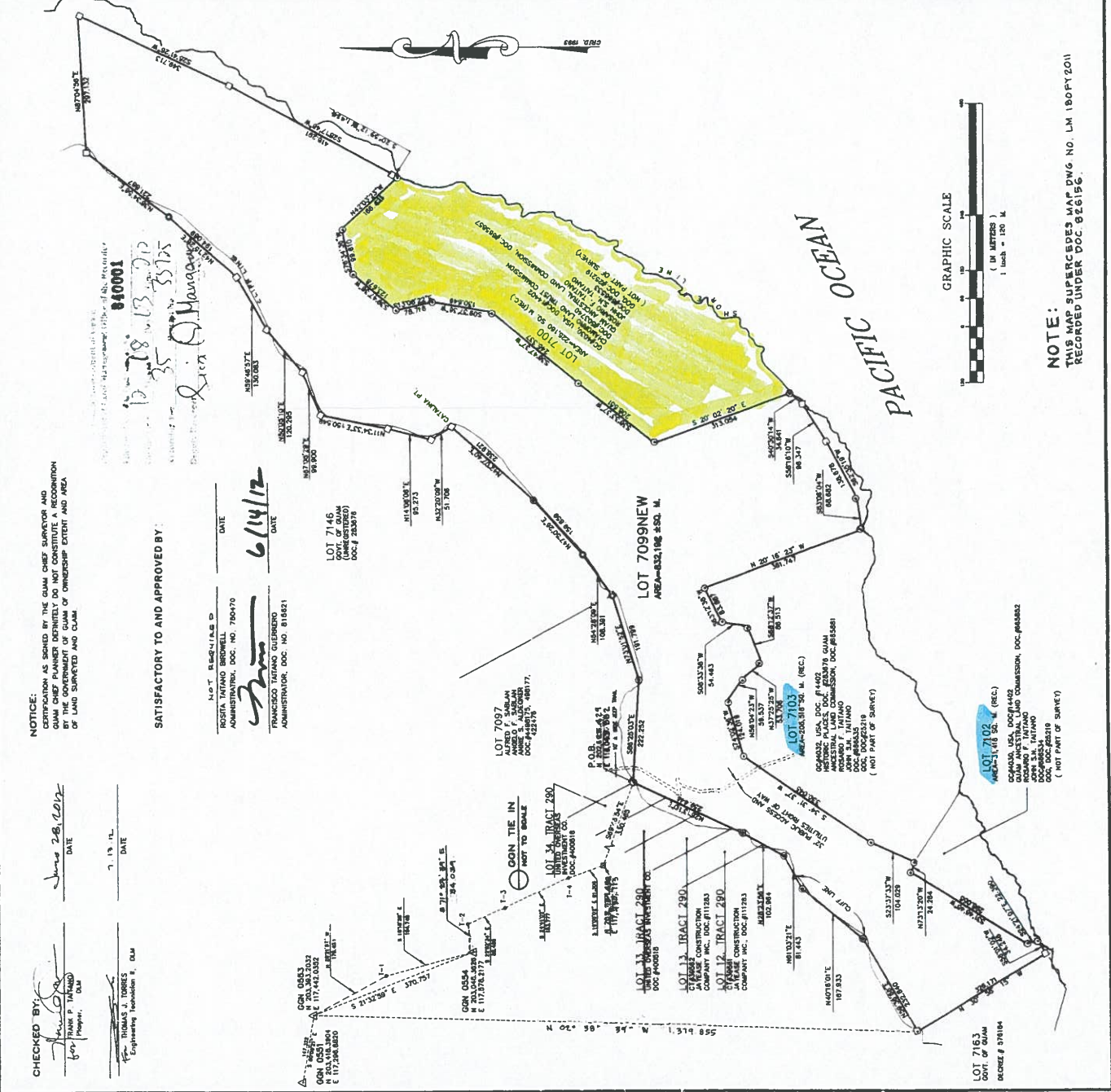
FC039/2012

FLGC-039-2012

SCALE: SEE PLAN

SHEET NO. 1 OF 1

SEE PLAT



NOTE:
THIS MAP SUPERCEDES MAP DWG. NO. LM 180FY2011
RECORDED UNDER DOC. 926156.

S-14090

2111-11-38 (COR)

PACITA ESTATES

Gayinero Market
Gayinero Drive
Yigo Island Pantry

Anao
Wynonna's Palace

Maria San Miguel

LOT 7099NEW
AREA=83,008 ± SQ. M.(COMP.)

PACIFIC OCEAN



Data NOAA
Image © 2025 Airbus

PROPOSED LOCATION
LOT 7099NEW

CITY MAP

CERTIFICATION

NOT REQUIRED
CARLOS E. UYALAN, GUAM CHIEF PLANNER

FLGC FRANK L.G. CASTRO
PROFESSIONAL LAND SURVEYOR NO. 18
ISLAND OF GUAM

SURVEY DATA	DATE
PRELIMINARY SURVEY MAP	10/1/2011
FINAL SURVEY MAP	10/1/2011
REVISIONS	

LAND REGISTRATION SURVEY MAP
OF
LOT 7099NEW
AREA, MUNICIPALITY OF...

SEE PLAT

Google Earth

I Mina'trentai Ocho Na Liheslaturan Guåhan
BILL STATUS

BILL NO.	SPONSOR	TITLE	DATE INTRODUCED	DATE REFERRED	CMTE REFERRED	FISCAL NOTES	PUBLIC HEARING DATE	DATE COMMITTEE REPORT FILED	NOTES
51-38 (COR)	Eulogio Shawn Gumataotao	AN ACT TO AMEND SECTION 2 OF PUBLIC LAW 34-61, RELATIVE TO TRANSFERRING THE TITLE OF OWNERSHIP OF LOT NO. 7054-1, MUNICIPALITY OF YIGO, FROM THE CHAMORRO LAND TRUST COMMISSION TO THE GUAM POLICE DEPARTMENT.	2/10/25 8:00 a.m.						

I MINA'TRENTAI OCHO NA LIHESLATURAN GUÅHAN
2025 (FIRST) Regular Session

Bill No. 51-38 (COR)

Introduced by:

Eulogio Shawn Gumataotao

**AN ACT TO AMEND SECTION 2 OF PUBLIC LAW 34-61,
RELATIVE TO TRANSFERRING THE TITLE OF
OWNERSHIP OF LOT NO. 7054-1, MUNICIPALITY OF
YIGO, FROM THE CHAMORRO LAND TRUST
COMMISSION TO THE GUAM POLICE DEPARTMENT.**

1 **BE IT ENACTED BY THE PEOPLE OF GUAM:**

2 **Section 1. Legislative Findings and Intent.** *I Liheslaturan Guåhan* finds
3 that in 1993 Public Law 22-18 reserved Government of Guam real property for
4 future use by public agencies including the Guam Police Department (GPD). Public
5 Law 22-18 reserved Lot No. 7054-4 in the Municipality of Yigo, consisting of three
6 and a half (3.5) acres, for a police station. Public Law 22-18 also reserved Lot No.
7 7054-1, consisting of two (2) acres, for a Department of Public Works (DPW)
8 satellite bus station (*Survey Map 034FY91 is attached hereto as **Exhibit "A"***).

9 *I Liheslatura* further finds that Public Law 34-61 altered the Government of
10 Guam Reserved Lands List contained in Public Law 22-18, by transferring the Title
11 of Ownership of Lot No. 7054-1 in the Municipality of Yigo from DPW to the
12 Chamorro Land Trust Commission. Public Law 34-61 found that a satellite bus
13 station was already established on Lot No. 7054-4 and to avoid disruptions to DPW
14 school bus operations, the law authorized for the administrative jurisdiction of the
15 property to be transferred from the Guam Police Department to the Department of
16 Public Works.

1 *I Liheslaturan Guåhan* further finds that the Chief of Police has expressed a
2 desire for GPD to reclaim public property in the Municipality of Yigo, Guam's
3 second most populated village, for the purpose of developing a police precinct. To
4 strengthen police presence in northern Guam and in consideration of additional
5 economic activities associated with the ongoing military buildup, the Chief of Police
6 acknowledges the importance of augmenting agency resources which are currently
7 provided primarily through GPD's Dededo Precinct.

8 Accordingly, *I Liheslatura* intends through this Act to fill a critical public
9 safety void by reidentifying public land for the development of a police precinct in
10 the Municipality of Yigo, Guam's second most populated village.

11 **Section 2.** Section 2 of Public Law 34-61 is *amended* to read:

12 **"Section 2. Transfer of Title of Ownership and Administrative**
13 **Jurisdiction.** Notwithstanding the Government of Guam Reserved Lands List
14 adopted in Public Law 22-18, the following land reservations shall be made:

15 (a) Title of Ownership of Lot No. 7054-1, municipality of *Yigo*,
16 consisting of approximately two (2) acres, is hereby transferred to the
17 ~~Chamorro Land Trust Commission~~ Guam Police Department for its use as it
18 so determines including, but not limited to, a police precinct.

19 (b) Administrative Jurisdiction of Lot No. 7054-4, municipality of
20 Yigo, consisting of three and a half (3.5) acres, presently used by the
21 Department of Public Works (DPW) as a satellite bus station, is hereby
22 transferred to DPW."

23 **Section 3. Exemption.** § 2107 of Chapter 2, Title 2, Guam Code Annotated,
24 and the Standing Rules of *I Mina Trentai Ocho na Liheslaturan Guåhan* relative to
25 the appraisals of land, shall not apply to this Act.

26 **Section 4. Effective Date.** The provisions of this Act shall be effective upon
27 enactment.





Lot No. 7054-1 Yigo

GAIN Animal Shelter / Guam Animals In Need

Yigo Gym

Power Plant

Chalan Spc John T Sablan

Image © 2025 Airbus

Google Earth

Imagery Date: 3/26/2025 13°32'44.97" N 144°53'37.91" E elev 151 m eye alt 1.46 km

1985

I Mina'trentai Ocho Na Liheslaturan Guåhan
BILL STATUS

BILL NO.	SPONSOR	TITLE	DATE INTRODUCED	DATE REFERRED	CMTE REFERRED	FISCAL NOTES	PUBLIC HEARING DATE	DATE COMMITTEE REPORT FILED	NOTES
73-38 (COR)	Eulogio Shawn Gumataotao	AN ACT TO AUTHORIZE THE TRANSFER OF THE TITLE OF OWNERSHIP AND ADMINISTRATIVE JURISDICTION OF LOT 15, BLOCK F, TRACT 9 IN BARRIGADA HEIGHTS FROM THE CHAMORRO LAND TRUST COMMISSION TO THE GUAM POLICE DEPARTMENT FOR THE DEVELOPMENT OF A PUBLIC SAFETY EMERGENCY COMMUNICATIONS CENTER.	3/4/25 8:03 a.m.						Exhibit A

I MINA'TRENTAI OCHO NA LIHESLATURAN GUÅHAN
2025 (FIRST) Regular Session

Bill No. 73-38 (COR)

Introduced by:

Eulogio Shawn Gumataotao

**AN ACT TO AUTHORIZE THE TRANSFER OF THE
TITLE OF OWNERSHIP AND ADMINISTRATIVE
JURISDICTION OF LOT 15, BLOCK F, TRACT 9 IN
BARRIGADA HEIGHTS FROM THE CHAMORRO LAND
TRUST COMMISSION TO THE GUAM POLICE
DEPARTMENT FOR THE DEVELOPMENT OF A PUBLIC
SAFETY EMERGENCY COMMUNICATIONS CENTER.**

BE IT ENACTED BY THE PEOPLE OF GUAM:

Section 1. Legislative Findings and Intent. *I Liheslaturan Guåhan* finds

that the Guam Police Department (GPD) has requested approval from the Chamorro
Land Trust Commission (CLTC) to lease or have Lot 15, Block F, Tract 9 in
Barrigada Heights transferred to GPD for a Guam Public Safety Emergency
Communications Center. GPD has confirmed with the Chamorro Land Trust
Commission that there is no recorded lease for Lot 15, Block F, Tract 9 in Barrigada
Heights and that the property is not included in CLTC's lease listing. The Guam
Police Department has also sought assistance from the Guam Housing and Urban
Renewal Authority (GHURA) relative to including a Guam Public Safety
Communications Center in Guam's 5-Year Consolidated Plan for 2025-2029. GPD
informed GHURA that the Guam Economic Development Authority agreed to assist
the agency in identifying a funding source for the construction of a Guam Public
Safety Communications Center.

1 According to the Guam Police Department, the agency's dispatch center is
2 currently located at the Guam Homeland Security/Office of Civil Defense building
3 in Agana Heights. Prior to its current location, GPD's dispatch center was operated
4 in different locations including the former Pedro's Plaza in *Hagåtña* and within
5 former Naval Air Station facilities in Tiyan, Barrigada.

6 *I Liheslatura* further finds that although the Guam Fire Department invited
7 GPD to co-locate its dispatch center with the Next Generation (NexGen) 911 Center,
8 which is currently situated on a privately-owned property under a three-year rental
9 agreement, the police department found it was prudent to delay movement to the
10 NexGen 911 facility until upgrades to the agency's obsolete Land Mobile Radio
11 communication system were completed. Additionally, GPD remains steadfast in its
12 position that a centralized Guam Public Safety Communications Center should be
13 developed on government-owned property.

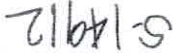
14 It is, therefore, the intent of *I Liheslaturan Guåhan* to support GPD in its
15 ongoing efforts to secure Government of Guam property for the purpose of
16 developing a Guam Public Safety Communications Center. If approved, this Act
17 provides a strong foundation from which the Guam Police Department, Guam Fire
18 Department, Guam Homeland Security/Office of Civil Defense, and relevant local,
19 Federal, and military public safety and law enforcement agencies may collaborate
20 toward the development, financing, and operation of a Guam Public Safety
21 Communications Center.

22 **Section 2. Transfer of Title of Ownership and Administrative**
23 **Jurisdiction.** Notwithstanding any other provision of law including, but not limited
24 to, the Government of Guam Reserved Lands List adopted in Public Law 22-18, the
25 Title of Ownership and Administrative Jurisdiction of Lot 15, Block F, Tract 9 in
26 Barrigada Heights, consisting of approximately 10,000 square meters (Lot Parceling
27 Survey Map is attached hereto as Exhibit "A"), is hereby transferred from the

1 Chamorro Land Trust Commission to the Guam Police Department for its use as it
2 so determines including, but not limited to, a Guam Public Safety Communications
3 Center.

4 **Section 3. Exemption.** § 2107 of Chapter 2, Title 2, Guam Code Annotated,
5 and the Standing Rules of *I Mina'trentai Ocho na Liheslaturan Guåhan* relative to
6 the appraisals of land, shall not apply to this Act.

7 **Section 4. Effective Date.** The provisions of this Act shall be effective upon
8 enactment.





North Sabana Barrigada Drive

St. Dominic's Senior Care Home

Lila Loop

East Cotanoso Street

South Sabana Barrigada Drive

T9, BF, L15 Barrigada

112 Boque Court

Rigalu Foundation

Image © 2025 Airbus

Google Earth

Imagery Date: 3/13/2025 13°29'18.45" N 144°49'46.43" E elev 199 m eye alt 881 m

1985



SENATOR JOE S. SAN AGUSTIN

I MINA TRENTAI OCHO NA LIHESLATURAN GUAHAN
38TH GUAM LEGISLATURE

May 13, 2025

Electronically Transmitted
arlenebordallo@yahoo.com
cltccommissioner.bordallo@cltc.guam.gov

Arlene P. Bordallo
Chairperson
Chamorro Land Trust Commission
Tamuning, Guam

Re: Request for CLTC Board Consideration and Resolution on Bill No. 135-38 (COR).

Hafa Adai Chairwoman Bordallo!

I hope this letter finds you well. I am writing to respectfully follow up on the transmittal of Bill No. 135-38 (COR) and its accompanying narrative, which were submitted to your office and the members of the Chamorro Land Trust Commission Board on May 15, 2025. Given the significant policy considerations and potential financial benefits this bill proposes for the CLTC.

I am formally requesting that the Commission place Bill No. 135-38 on the agenda for discussion during its scheduled June 2025 Board Meeting.

In addition, I respectfully request that the Board consider and adopt a formal resolution either supporting or not supporting Bill No. 135-38 (COR) following your review and discussion. This resolution will be of great assistance as we are preparing to conduct a public hearing on the bill in July 2025 through the legislative process.

This request is made with the utmost respect for the role and authority of the Chamorro Land Trust Commission. We believe it is important to provide the Commission the opportunity to deliberate on this measure in advance, especially considering the bill's potential to generate two(2) significant streams of cash infusion for the CLTC, as outlined in the attached narrative.

Additionally, I want to clarify that should the Board choose to pursue Nine Million Dollars(\$9,000,000) in prepaid lease payments received [as per Section 6 of Bill No. 135-38] as local equity to be utilized to apply for Community Development Block Grant - Disaster Recovery (CDBG-DR) funding - this would be a request only, subject to GHURA's independent review and determination. It will ultimately be GHURA's decision whether to allocate the requested funding or provide any form of financial assistance in line with their ongoing public comment period and final Action Plan development for CDBG-DR. Thank you for your consideration of this important matter.

I wish to thank you for your support of my previous measure which was introduced last term, Bill 179-37. I stand ready to provide any additional information or clarification the Commission may need.

RECEIVED

12:50pm 5/14/25



SENATOR JOE S. SAN AGUSTIN

I MINA'TRENTAI OCHO NA LIHESLATURAN GUAHAN
38TH GUAM LEGISLATURE

Re: Request for CLTC Board Consideration and Resolution on Bill No. 135-38 (COR).
(cont)

Enclosed with this letter is the narrative, which has also been transmitted to your office, along with Bill No. 135-38 (COR) for your review.

Si Yu'os Ma'ase' for your leadership and continued partnership

Senseramente.

Joe S. San Agustin

RECEIVED
1215pm 5/11/25
Ch

I Mina'trentai Ocho Na Liheslaturan Guåhan
BILL STATUS

BILL NO.	SPONSOR	TITLE	DATE INTRODUCED	DATE REFERRED	CMTE REFERRED	FISCAL NOTES	PUBLIC HEARING DATE	DATE COMMITTEE REPORT FILED	NOTES
135-38 (COR)	Joe S. San Agustin William A. Parkinson Eulogio Shawn Gumataotao	AN ACT TO <i>AMEND</i> THE CHAMORRO LAND TRUST LEASE AGREEMENT WITH THE GUAM INTERNATIONAL COUNTRY CLUB, INCORPORATED.	5/6/25 11:08 a.m.						

I MINA'TRENTAI OCHO NA LIHESLATURAN GUÅHAN
2025 (FIRST) Regular Session

Bill No. 135-38 (COR)

Introduced by:

Joe S. San Agustin
William A. Parkinson
Eulogio Shawn Gumataotao

**AN ACT TO AMEND THE CHAMORRO LAND TRUST
LEASE AGREEMENT WITH THE GUAM
INTERNATIONAL COUNTRY CLUB,
INCORPORATED.**

BE IT ENACTED BY THE PEOPLE OF GUAM:

Section 1. Legislative Findings and Intent. *I Liheslaturan Guåhan* finds that Lot Number 10122-12, located in the Municipality of Dededo, is a trust property under a commercial lease agreement executed on April 1, 2014, between the Chamorro Land Trust Commission (CLTC), as lessor, and the Guam International Country Club, Inc. (GICC), as lessee. The lease was recorded on April 4, 2014, under Document No. 863522. The current lease includes a 10% escalation clause every five (5) years and is estimated to generate \$4,961,735 in rent through January 31, 2039. However, GICC has proposed amendments to the lease that would provide accelerated rent payments, increased escalation rates, and an extension of the lease term in exchange for allowing the use of the property for the generation, storage, and transmission of renewable solar energy.

I Liheslaturan Guåhan further finds that this proposal offers an

1 unprecedented opportunity in the history of the CLTC. The lessee has agreed to
2 prepayment of all rent due under the amended lease, to be valued at not less than
3 Nine Million Dollars (\$9,000,000) based on a net present value calculation by a
4 certified appraiser. Additionally, GICC will make available, at no cost, the GICC
5 Clubhouse—an asset valued between \$7 to \$8 million—and five (5) surrounding
6 acres for the exclusive use of the CLTC. At CLTC’s discretion, the Department of
7 Land Management (DLM) and the Guam Ancestral Lands Commission (GALC)
8 may co-locate within the facility. This will eliminate current and future rent
9 payments to private landlords, saving up to \$870,000 annually, or more than \$25
10 million over 30 years if all three agencies utilize the facility.

11 *I Liheslaturan Guåhan* further finds that the accelerated rent payments and
12 the allocation of these funds under Section 4 of this Act will generate substantial
13 direct benefits for the people of Guam. With the approval of the CLTC, the
14 allocation of at least Seven Million Dollars (\$7,000,000) for the survey and
15 infrastructure costs of Tract 10123 in Yigo (166 lots), and at least One Million
16 Dollars (\$1,000,000) for the water line extension and right-of-way preparation for
17 Tract 319 in Agat (211 lots), will immediately advance long-stalled residential
18 developments on CLTC trust lands. Additionally, CLTC may allocate One Million
19 Dollars (\$1,000,000) for the renovation of the acquired GICC Clubhouse, directly
20 improving the delivery of government services and reducing overhead expenses.
21 Any additional rent collected will be utilized by the CLTC for further direct
22 community infrastructure and development needs that may encompass a range of
23 CLTC trust property development activities, including surveying land, developing
24 critical infrastructure, renovating public facilities, and providing the engineering
25 and permitting needed - all to be carried out with the approval and prioritization of
26 the CLTC Board.

27 This bill is further intended to support the CLTC’s long-delayed mission.

1 Despite administering over 11,000 acres of trust land, CLTC has issued just 2,900
2 leases, and more than 8,000 eligible applicants remain on the waitlist—many of
3 them waiting decades. A key barrier has been the lack of infrastructure—roads,
4 utilities, surveyed lots—which has rendered most trust lands uninhabitable.

5 I *Liheslaturan Guåhan* further finds that the \$9,000,000 in prepaid lease
6 payments may be utilized to apply for federal Community Development Block
7 Grant – Disaster Recovery (CDBG-DR) funds [administered by Guam Housing
8 and Urban Renewal Authority (GHURA)] in the amount of Forty-Five Million
9 Dollars (\$45,000,000). If approved, this would result in a combined capital stack of
10 Fifty-Four Million Dollars (\$54,000,000) for use in CLTC trust property
11 development activities, including land surveying, infrastructure development,
12 public facility renovations, and engineering and permitting services—subject to
13 CLTC Board approval and project prioritization.

14 The application for CDBG-DR funding under Section 6 of this Act is
15 expected to generate substantial indirect benefits for the island and its people.
16 Indirect benefits include:

- 17 • Stimulating job creation and workforce development in construction,
18 engineering, and environmental compliance;
- 19 • Growing Guam’s tax base through increased Business Privilege Tax (BPT)
20 and real property tax revenues;
- 21 • Encouraging private investment in new residential construction and
22 homeownership opportunities on trust lands;
- 23 • Enhancing community resilience and emergency preparedness through
24 improved public facilities and infrastructure;
- 25 • Strengthening institutional capacity, public trust, and long-term economic
26 growth across Guam.

27 I *Liheslaturan Guåhan* further finds that the application for federal

1 Community Development Block Grant – Disaster Recovery (CDBG-DR) funds
2 [administered by Guam Housing and Urban Renewal Authority (GHURA)]
3 pursuant to this Act is subject to the requirements and objectives set forth in *Title*
4 *24, Code of Federal Regulations (CFR), Part 570*, including but not limited to -
5 *§570.1 (Purpose and primary objective); §570.3 (Definitions, including eligibility*
6 *of insular areas and low- and moderate-income benefit); §570.200 (General*
7 *policies and eligibility of activities); §570.201 (Basic eligible activities); §570.208*
8 *(Criteria for national objectives); §570.420 and §570.440 (Application*
9 *requirements and eligible activities for insular area grants); and other applicable*
10 *provisions of Subpart F (Small Cities, Non-Entitlement CDBG Grants in Hawaii*
11 *and Insular Areas Programs), Subpart K (Other Program Requirements), and*
12 *relevant guidance issued by the U.S. Department of Housing and Urban*
13 *Development.*

14 *I Liheslaturan Guåhan* further finds that both the direct and indirect benefits
15 described in this Act will be significantly amplified through a robust multiplier
16 effect. The multiplier effect refers to the phenomenon where each dollar invested
17 in public infrastructure and community development generates additional
18 economic activity as it circulates through the local economy. For infrastructure and
19 housing investments, the economic multiplier is commonly estimated to range
20 from 1.5 times to 2.5 times the original investment. In practical terms, this means
21 that the \$54 million in combined local and federal investment enabled by this Act
22 is projected to stimulate between \$81 million and \$135 million in total economic
23 activity across Guam.

24 This multiplier effect manifests through several channels:

- 25 • Construction and materials purchases support suppliers and local businesses;
- 26 • Wages paid to construction and service workers are spent locally, boosting
- 27 retail and service sectors;

- Upgraded infrastructure and new housing attract additional private investment and unlock long-term opportunities for economic expansion and community well-being.

Specific Multiplier Benefits:

- Job Creation: Infrastructure and renewable energy projects are labor-intensive. This initiative will generate hundreds of jobs in construction, surveying, engineering, environmental compliance, solar installation, and facility maintenance.
- Tax Revenue Growth: Economic activity will lead to increased collections of Guam's Business Privilege Tax (BPT), as well as Real Property Taxes when land becomes occupied and improved.
- Stimulated Private Investment: Once infrastructure is in place, private homeowners, contractors, and developers will be incentivized to invest in new residential construction on trust lands, further multiplying economic activity.
- Reduced Government Spending: If the CLTC, Department of Land Management (DLM), and Guam Ancestral Lands Commission (GALC) all co-locate at the GICC clubhouse, the government of Guam will save approximately \$870,000 annually in rent—amounting to more than \$25 million over 30 years. If only the CLTC utilizes the clubhouse, annual rent savings will be \$124,390, totaling more than \$3 million over 30 years. In both cases, these savings will free up General Fund resources for other public priorities.
- Community Resilience: Rehabilitated public facilities and improved infrastructure will enhance emergency response capabilities, reduce vulnerability to disasters, and create safer, more sustainable communities—

1 resulting in long-term cost avoidance and quality of life improvements.

- 2 • Increased Access to Homeownership: By unlocking access to over 370 lots
3 in Yigo and Agat with infrastructure in place, the bill supports long-term
4 family wealth-building through home equity for Chamorro families who
5 have waited decades.

6 Long-Term Institutional Strengthening:

- 7 • The reinvestment of savings and lease proceeds into core CLTC operations,
8 such as surveying, compliance, land management, and facility maintenance,
9 supports institutional modernization and increases public confidence in
10 CLTC's governance.

11 *I Liheslaturan Guåhan* also finds that the proposed project aligns with
12 Guam's aggressive renewable energy mandates under Public Laws 29-62, 35-46,
13 35-145, and 36-137, which collectively set forth the territory's Renewable
14 Portfolio Standards (RPS)—requiring 50% renewable energy by 2035 and 100%
15 by 2045. The solar energy development on this site will provide clean energy for
16 over 45,000 households, reduce water and chemical use from the former golf
17 course, and reinforce Guam's environmental and energy independence goals.

18 It is therefore the intent of *I Liheslaturan Guåhan* to approve the
19 amendments to the lease between the Chamorro Land Trust Commission and
20 Guam International Country Club, Inc., and to authorize the CLTC to utilize the
21 benefits of this amended lease agreement to fulfill its mission.

22 **Section 2. Amendments to Lease.** Notwithstanding 21 GCA §60115, 21
23 GCA §75A122, 21 GCA §75A103 and any other provision of law, *I Liheslaturan*
24 *Guåhan* hereby authorizes, approves and directs the Chamorro Land Trust
25 Commission to make, within 30 days of the enactment of this Act, the following
26 amendments to the subject lease agreement by and between the Chamorro Land
27 Trust Commission as Lessor, and the Guam International Country Club, Inc.,

herein after GICC as Lessee:

(1) The generation, storage and transmission of renewable solar power is hereby added as a permitted use of Lot Number 10122-12, Mogfog, Municipality of Dededo. The permitted commercial uses of the property stated in the lease agreement shall include the generation, storage and transmission of renewable solar power;

(2) The lease term shall be extended through January 31, 2055, and shall provide an option to extend the lease term by an additional two (2) years in the event this extension is necessary on account of regulatory requirements, construction schedules and the requirements of the Guam Power Authority;

(3) In the event the property is used for the generation, storage and transmission of renewable solar power: *i*) for the purpose of determining the net present value of the future rent that is due until the expiration of the existing lease term to January 31, 2039, the current rental escalation rate of 10% every five years shall be increased to an escalation rate of 12% every five years; and *ii*) for the purpose of determining the net present value of the future rent that is due under the extended term, the fair market rent payable during the extended term shall be determined by a Member of the Appraisal Institute (MAI) certified and licensed real estate appraiser selected by the Chamorro Land Trust Commission.

(4) In the event the property is used for the generation, storage and transmission of renewable solar power, the Lessee shall pay all rents due under the amended lease in advance at its net present value, to be determined by the MAI certified and licensed real estate appraiser selected by the Chamorro Land Trust and paid for by GICC, utilizing a market based discount rate and shall not be less than Nine Million Dollars (\$9,000,000.00), with 10% paid within 30 days of the date a power purchase agreement is entered into with the Guam Power Authority that will utilize the property for the generation, storage and transmission of

1 renewable solar power and the remaining 90% paid within 30 days of the date solar
2 power is first transmitted to the Guam Power Authority under the power purchase
3 agreement;

4 (5) In the event the property is used for the generation, storage and
5 transmission of renewable solar power, Lessee will not be required to use the
6 property for the operation of a golf course;

7 (6) In the event the property is used for the generation, storage and
8 transmission of renewable solar power, the GICC Club House along with its
9 surrounding property of approximately five (5) acres, shall be designated for the
10 exclusive use of the Chamorro Land Trust Commission which shall have the
11 discretion to make this designated property also available for the use of the
12 Department of Land Management and Guam Ancestral Lands Commission. GICC
13 and the Chamorro Land Trust Commission shall survey and parcel out from the
14 leased property the land on which the GICC Club House is situated and the
15 surrounding five (5) acres of land so that the parceled out land is a separate and
16 distinct lot that would be suitable to support any credit facility that the Chamorro
17 Land Trust Commission may seek for the purpose of renovating the GICC Club
18 House. The land parceled out will be removed from the premises leased to GICC
19 under the lease agreement;

20 (7) All components of the solar panels used for the solar farm must be free
21 of per- and polyfluoroalkyl substances. Additionally, the Lessee shall remove the
22 components associated with the solar farm at the end of the lease agreement. The
23 removal shall be recycled and shall not be disposed of in Guam's landfill;

24 (8) The Lessee shall provide a monetary guarantee, such as a cash deposit or
25 performance bond, to ensure the financial security of the Lessor and the proper
26 removal of the components associated with the solar farm at the end of the lease
27 agreement and the timely payment of rent. The Lessee shall provide an assessment

1 of the potential costs associated with the removal of components and any potential
2 site restoration to determine the amount of the monetary guarantee. The assessment
3 will serve as a basis for determining the amount, considering factors such as
4 equipment removal, land remediation and restoration, any necessary repairs and
5 the value of rent payments;

6 (9) The Chamorro Land Trust Commission shall be responsible for the
7 overhead maintenance costs of the facilities and ground of the GICC Club House
8 in the event these are dedicated for Chamorro Land Trust Commission use.

9 (10) The Lessee shall comply with all applicable building codes,
10 environmental regulations, and federal rules and regulations related to building
11 construction and environmental protection, including but not limited to the
12 International Building Code, Americans with Disabilities Act, Clean Water Act,
13 Clean Air Act, National Environmental Policy Act, Resource Conservation and
14 Recovery Act and all applicable rules and regulations regarding the protection of
15 endangered species as enforced by Guam and the United States, throughout the
16 lease agreement; and

17 (11) Until such time the net present value of the accelerated rent is paid in
18 full, lessee shall continue to pay monthly rent in accordance with the lease
19 agreement.

20 (12) The foregoing amendments shall take effect upon the advanced
21 payment of all deferred rent that remains due, if any, under GICC's pandemic
22 payment plan.

23 (13) In the event GICC elects not to use the property for the generation,
24 storage and transmission of renewable solar power the provisions of Sections 2, 4,
25 5 and 6 of this Act shall be null and void, and the property shall continue to be
26 operated and maintained as a golf course, and to restore as a golf course consistent
27 with its original intended use under the existing lease agreement.

1 **Section 3. Ratification of Lease.** Notwithstanding 21 GCA §60115, 21
2 GCA §75A122, 21 GCA §75A103 and any other provision of law, *I Liheslaturan*
3 *Guåhan* hereby ratifies the lease agreement by and between the Chamorro Land
4 Trust and Guam International Country Club, Inc. dated April 1, 2014, affecting Lot
5 Number 10122-12, Mogfog, Municipality of Dededo and all amendments thereto
6 that are made in accordance with this Act.

7 **Section 4. Allocation of Rent Collected.** Subject to the discretion and
8 approval of the Chamorro Land Trust Commission (CLTC) the accelerated rent
9 collected may be allocated as follows: 1) Seven Million Dollars (\$7,000,000.00)
10 shall be applied towards the survey and infrastructure costs for the 166 lots of
11 Tract 10123 in the Municipality of Yigo or, at the discretion of the Chamorro Land
12 Trust Commission, on another priority project or projects and in the amounts it
13 deems appropriate; 2) One Million Dollars (\$1,000,000.00) shall be applied
14 towards the water line extension and the clearing and grading of right of way costs
15 for the 211 lots of Tract 319 - Unit 3, Municipality of Agat or, at the discretion of
16 the Chamorro Land Trust Commission, on another priority project or projects and
17 in the amounts it deems appropriate; 3) One Million Dollars (\$1,000,0000.00) shall
18 be applied towards the cost of renovating the GICC clubhouse; and 4) any
19 additional rent collected shall be utilized in the manner and amounts deemed
20 appropriate by Chamorro Land Trust Commission.

21 This includes CLTC trust property development activities such as land
22 surveying, building out essential infrastructure, renovating public facilities, and
23 carrying out necessary engineering and permitting work—all subject to the
24 approval and project priorities set by the CLTC Board.

25 **Section 5. Facility Transfer and Shared Use Authorization.** Subject to
26 the discretion and approval of the Chamorro Land Trust Commission (CLTC), *I*
27 *Liheslaturan Guåhan* hereby authorizes the CLTC to accept, at no cost, the transfer

1 and exclusive use of the GICC Clubhouse—an asset valued between Seven Million
2 Dollars (\$7,000,000) and Eight Million Dollars (\$8,000,000)—along with five (5)
3 surrounding acres, as offered by the Guam International Country Club, Inc.
4 (GICC) under the amended lease agreement authorized by this Act. At the
5 discretion of the CLTC Board, the Department of Land Management (DLM) and
6 the Guam Ancestral Lands Commission (GALC) may be authorized to co-locate
7 within the transferred facility. The co-location of these agencies is intended to
8 eliminate duplicative lease payments currently borne by the government of Guam
9 and may result in estimated cost savings of up to Eight Hundred Seventy Thousand
10 Dollars (\$870,000) annually, or more than Twenty-Five Million Dollars
11 (\$25,000,000) over a thirty (30) year period, if all three agencies utilize the facility
12 as their administrative headquarters.

13 **Section 6. Infrastructure Investment and Federal Grant Application**

14 **Authorization.** Subject to the discretion and approval of the Chamorro Land
15 Trust Commission (CLTC), Nine Million Dollars (\$9,000,000) in prepaid lease
16 payments received pursuant to this Act may be designated as local equity to be
17 utilized to apply for federal Community Development Block Grant – Disaster
18 Recovery (CDBG-DR) funds [administered by Guam Housing and Urban Renewal
19 Authority (GHURA)] in the amount of Forty-Five Million Dollars (\$45,000,000).
20 If awarded, this would create a combined capital stack of Fifty-Four Million
21 Dollars (\$54,000,000).

22 These funds shall be utilized for CLTC trust property development activities
23 including, but not limited to land surveying, infrastructure development (such as
24 road access, water, and power utilities), public facility renovations, and required
25 engineering and permitting services. The Chamorro Land Trust Commission
26 (CLTC) shall determine the final allocation and prioritization of projects funded by
27 this capital stack. Among the immediate priority sites eligible for funding

1 consideration are:

2 (a) Tract 10123, Municipality of Yigo, containing approximately one
3 hundred sixty-six (166) residential lots; and

4 (b) Tract 319 – Unit 3, Municipality of Agat, containing approximately two
5 hundred eleven (211) residential lots.

6 **Section 7. Severability.** If any provision of this Act or its application to any
7 person or circumstance is found to be invalid or contrary to law, such invalidity
8 shall not affect other provisions or applications of this Act that can be given effect
9 without the invalid provision or application, and to this end the provisions of this
10 Act are severable.

11 **Section 8. Effective Date.** This Act shall be effective upon enactment.

DIRECT BENEFITS OF THE LEGISLATION TO THE CHAMORRO LAND TRUST COMMISSION (CLTC):

- **Immediate \$9 Million Prepaid Rent Payment**
 - Provides a guaranteed large cash influx for CLTC without waiting for future installment payments.
- **Ownership of GICC Clubhouse and 5 Acres**
 - CLTC gains a valuable asset valued between \$7-\$8 million at no cost.
 - Potential co-location for CLTC, Department of Land Management (DLM), and Guam Ancestral Lands Commission (GALC).
- **Significant Annual Rent Savings**
 - Saves up to **\$870,000/year** if CLTC, DLM, and GALC all relocate to the clubhouse, totaling **\$25+ million over 30 years**.
 - Even if only CLTC relocates, still saves about **\$124,390/year** (more than **\$3 million over 30 years**).
- **Acceleration of Infrastructure Development**
 - \$7 million allocated to survey and develop 166 residential lots in Yigo.
 - \$1 million allocated for water line extension and ROW clearing for 211 residential lots in Agat.
 - \$1 million allocated for renovation of GICC clubhouse to modernize CLTC operations.
- **Support for CLTC's Core Mission**
 - Moves hundreds of families off the long CLTC waitlist by unlocking residential land.
 - Addresses a decades-long backlog caused by lack of infrastructure.
- **Strengthens CLTC's Financial and Operational Capacity**
 - Frees up internal resources (by eliminating rent) to focus on core mission: surveying, compliance, leasing, facility maintenance.
- **Alignment with Guam's Renewable Energy Goals**
 - Solar project advances Guam's Renewable Portfolio Standards (50% renewable by 2035, 100% by 2045).
 - Promotes environmental stewardship and reduces dependency on imported fuel.
 - The ultimate goal this will benefit 45,000 rate payers
- **Increased Lease Value Terms**
 - 12% rental escalation (versus current 10%) further increases the net present value of the lease.
 - The legislation also authorizes CLTC to appraise the extended rent as requested to get current market value
- **Environmental Safeguards**
 - Strict solar component disposal and site remediation requirements protect Guam's environment.

INDIRECT BENEFITS IF CLTC APPLIES TO GHURA FOR \$45 MILLION CDBG-DR FUNDING:

- **Massive Capital Infusion**
Combined **\$54 million** funding stack (local – federal) for immediate and future land trust developments.
- **Economic Multiplier Effect**
Estimated total economic impact between **\$81 million to \$135 million** based on 1.5x–2.5x infrastructure multiplier.
- **Job Creation and Workforce Development**
Hundreds of new jobs in construction, surveying, engineering, solar installation, maintenance, and compliance.
- **Expansion of Guam's Tax Base**
Boosts Business Privilege Tax (BPT) and Real Property Tax revenues as new homes and businesses develop.
- **Stimulates Private Investment**
Improved infrastructure makes trust lands attractive for private homebuilders and families wanting to invest in new homes.
- **Increases Access to Affordable Homeownership**
Opens approximately **377 residential lots** (Yigo + Agat) for Chamorro families who have been waiting decades.
- **Government Savings and Resource Reallocation**
Saves millions in government rent payments, freeing up general fund resources for other public priorities.
- **Enhanced Community Resilience**
Improved roads, utilities, and facilities will better support disaster recovery, emergency response, and community safety.
- **Long-Term Institutional Strengthening**
Reinvested funds support CLTC modernization efforts, improving public trust and operational transparency.
- **Environmental Impact**
Replaces a water-intensive golf course with a clean energy facility that supports over 45,000 households with renewable energy.
- **Compliance with Federal Disaster Recovery Goals**
Aligns CLTC projects with HUD's CDBG-DR program goals (benefiting low- and moderate-income persons, community resiliency, infrastructure recovery).

ADDITIONAL DIRECT BENEFITS:

- **Guaranteed Upfront Payment Structure:**
The accelerated rent payment is structured to be received in advance—10% within 30 days of power purchase agreement execution and 90% within 30 days of first solar power transmission—ensuring CLTC receives funds early and can proceed with projects without cash flow uncertainty.
- **Independent Appraisal and Market-Linked Terms:**
All rent, both current and extended, will be appraised by a certified MAI real estate appraiser selected by CLTC, ensuring transparency and that the Trust receives fair market value.
- **Flexibility for CLTC Project Prioritization:**
While key allocations are specified, the legislation provides flexibility for the CLTC Board to prioritize and allocate funds to other urgent trust land projects as needed.
- **Facility Ownership Supports Future Financing:**
The five acres and clubhouse, once parceled out and owned outright by CLTC, could be used as collateral for future credit facilities or loans to support additional development or modernization.
- **Reduced Risk of Lease Default:**
The requirement for a performance bond or monetary guarantee ensures CLTC's financial security for future site remediation, reducing risk if the lessee fails to comply.
- **Legal Ratification of Lease Amendments:**
The bill provides for the ratification of the amended lease, ensuring full statutory compliance and legal certainty for both CLTC and the lessee.
- **Comprehensive Regulatory Compliance:**
The lessee is required to comply with all relevant building, environmental, and federal laws—including ADA, Clean Water Act, Clean Air Act, NEPA, and endangered species protection—minimizing risk of regulatory violations.
- **Automatic Reversion to Golf Course Use if Solar Project Does Not Proceed:**
If Guam International Country Club, Inc. (GICC) elects not to pursue the solar project, the special provisions of the legislation (Sections 2, 4, 5, and 6) will be null and void, and the property shall continue to be operated and maintained as a golf course, and to restore as a golf course consistent with its original intended use under the existing lease agreement. This guarantees that the land will not be abandoned, neglected, or repurposed without further legislative or CLTC action, protecting the public's interest in the property.

ADDITIONAL INDIRECT BENEFITS:

- **Unlocks Dormant Trust Land Value:**
By investing in infrastructure, the bill turns otherwise unusable trust land into productive, habitable property for CLTC beneficiaries.
- **Scalable Model for Future CLTC Deals:**
The approach of combining local prepaid rent with federal grant applications (CDBG-DR) could serve as a template for future CLTC land monetization and infrastructure initiatives.
- **Promotes Public Accountability:**
The requirement for Board approval and annual reporting of allocations and progress encourages transparency and public oversight.
- **Encourages Cross-Agency Collaboration:**
Co-location of CLTC, DLM, and GILC under one roof enhances inter-agency collaboration, streamlines service delivery, and may lead to policy innovation.
- **Mitigates Environmental Legacy of Golf Course:**
Transitioning from a water- and chemical-intensive golf course to a solar farm reduces long-term environmental impacts and restores more sustainable land use.
- **Contingency Safeguards:**
The bill contains clauses that render major sections null and void if GILC elects not to proceed with the solar project, ensuring the law only takes effect under the intended circumstances.

ADDITIONAL COMPLIANCE AND SAFEGUARD PROVISIONS:

- **Mandated Site Remediation and Recycling:**
The bill requires all solar components to be removed and recycled off-island at the end of the lease, preventing new waste streams at Guam's landfill.
- **Protection of CLTC's Core Mission:**
All new powers and authorities granted to CLTC remain subject to existing laws and oversight, maintaining focus on the core mission of serving Chamorro families.

POTENTIAL RISKS ACKNOWLEDGED AND MITIGATED:

- **Explicit Timing and Payment Triggers:**
The structure of rent payment (tied to power purchase agreement and commencement of solar power delivery) protects CLTC from delays or speculative development.
- **Clear Exit Clauses:**
If the solar project does not move forward, lease amendments, funding allocations, and related sections are nullified, ensuring there are no unintended legal or financial consequences.

SUMMARY OF RELEVANT HUD CFR REGULATIONS

(24 CFR PART 570)

§570.1 — Purpose and Primary Objective

- **Main Idea:**
The CDBG program's primary purpose is to develop viable urban communities by providing **decent housing**, a **suitable living environment**, and **expanding economic opportunities**, especially for **low- and moderate-income (LMI) persons**.
- **Why It Matters for CLTC:**
Any project funded with CDBG-DR money must directly benefit LMI households or address urgent needs like housing shortages or infrastructure failures caused by disasters.

§570.3 — Definitions

- **Main Idea:**
Defines important terms like:
 - "Eligible activities"
 - "Low- and moderate-income persons"
 - "Insular areas" (Guam is specifically recognized as an eligible insular area).
- **Why It Matters for CLTC:**
Confirms Guam (and CLTC) can apply for and receive CDBG-DR funds; must show how their projects serve LMI populations.

§570.200 — General Policies and Eligibility of Activities

- **Main Idea:**
Activities funded by CDBG must meet three standards:
 1. Must be eligible under HUD rules.
 2. Must meet a **national objective** (like benefiting LMI persons).
 3. Must comply with environmental, civil rights, labor, and other federal regulations.
- **Why It Matters for CLTC:**
Their projects (surveying, infrastructure, facilities renovation) must clearly tie to CDBG-eligible uses and national objectives.

§570.201 — Basic Eligible Activities

- **Main Idea:**

Lists activities that can be funded with CDBG money, including:

- Acquisition of real property
- Public facility improvements (like community centers)
- Infrastructure improvements (water, sewer, roads)
- Housing rehabilitation
- Planning activities (engineering, environmental studies)

- **Why It Matters for CLTC:**

The surveying, lot development, infrastructure build-out (roads, waterlines), and facility renovation are all **directly eligible activities** under §570.201.

§570.208 — Criteria for National Objectives

- **Main Idea:**

CDBG activities must meet at least one of three national objectives:

1. Benefit low- and moderate-income persons.
2. Aid in the prevention or elimination of slums or blight.
3. Meet an urgent community need (especially disaster recovery).

- **Why It Matters for CLTC:**

CLTC must demonstrate their infrastructure and housing development projects will primarily:

- Help low moderate-income Chamorro families waiting for land
- Rebuild and recover from infrastructure gaps that cause long-term hardship

§570.420 and §570.440 — Application Requirements and Eligible Activities for Insular Areas

- **Main Idea:**

These sections set special rules for **Guam and other insular areas** applying for CDBG funding:

- Applications must show clear objectives.
- Activities must comply with all general HUD rules.
- Funds must benefit eligible populations and meet national objectives.
- Insular areas can propose a range of infrastructure, public facilities, and housing projects.

- **Why It Matters for CLTC:**

CLTC must prepare a strong application that clearly shows:

- Local need
- Benefit to LMI families
- Alignment with disaster recovery priorities

Proper environmental and financial management plans

Subpart F — Small Cities and Insular Areas Programs

- **Main Idea:**
Provides **flexibility** for places like Guam (non-entitlement areas) to design programs that fit their unique needs but still comply with HUD national standards.
- **Why It Matters for CLTC:**
Allows some customization of how CLTC structures its infrastructure projects while still meeting federal rules.

Subpart K — Other Program Requirements

- **Main Idea:**
Covers broader compliance rules such as:
 - Environmental review standards (NEPA)
 - Labor standards (Davis-Bacon Act for construction wages)
 - Fair housing and non-discrimination
 - Financial reporting and monitoring
- **Why It Matters for CLTC:**
CLTC must ensure all development projects follow:
 - Environmental laws
 - Pay proper wages
 - Maintain fair housing practices
 - Accurately track and report use of funds

IN SHORT:

If CLTC wants to successfully leverage the \$9 million prepaid rent into \$45 million of federal CDBG-DR assistance, they must:

- Focus on **serving low- and moderate-income Chamorro families**.
- Use the money for **eligible activities** like surveying, infrastructure, and facilities.
- Comply with **environmental, labor, and civil rights laws**.
- **Document** all actions clearly for HUD review.
- Demonstrate that their projects help **disaster resilience, homeownership, and community revitalization**

Current

Lot 10122-12

829124 +/- sqm

Less 28,328+/- GPA & GWA

800,796 Total Area Less the portion utilized by GPA & GWA

Year	Annual	Monthly	Annual	Monthly
Feb 2014	\$ 262,299.00	\$ 21,858.25	0.33	0.03
Feb 2015	\$ 262,299.00	\$ 21,858.25	0.33	0.03
Feb 2016	\$ 262,299.00	\$ 21,858.25	0.33	0.03
Feb 2017	\$ 262,299.00	\$ 21,858.25	0.33	0.03
Feb 2018	\$ 262,299.00	\$ 21,858.25	0.33	0.03
Feb 2019	\$ 288,529.00	\$ 24,044.08	0.36	0.03
Feb 2020	\$ 288,529.00	\$ 24,044.08	0.36	0.03
Feb 2021	\$ 288,529.00	\$ 24,044.08	0.36	0.03
Feb 2022	\$ 288,529.00	\$ 24,044.08	0.36	0.03
Feb 2023	\$ 288,529.00	\$ 24,044.08	0.36	0.03
Feb 2024	\$ 317,382.00	\$ 26,448.50	0.40	0.03
Feb 2025	\$ 317,382.00	\$ 26,448.50	0.40	0.03
Feb 2026	\$ 317,382.00	\$ 26,448.50	0.40	0.03
Feb 2027	\$ 317,382.00	\$ 26,448.50	0.40	0.03
Feb 2028	\$ 317,382.00	\$ 26,448.50	0.40	0.03
Feb 2029	\$ 349,120.00	\$ 29,093.33	0.44	0.04
Feb 2030	\$ 349,120.00	\$ 29,093.33	0.44	0.04
Feb 2031	\$ 349,120.00	\$ 29,093.33	0.44	0.04
Feb 2032	\$ 349,120.00	\$ 29,093.33	0.44	0.04
Feb 2033	\$ 349,120.00	\$ 29,093.33	0.44	0.04
Feb 2034	\$ 384,032.00	\$ 32,002.67	0.48	0.04
Feb 2035	\$ 384,032.00	\$ 32,002.67	0.48	0.04
Feb 2036	\$ 384,032.00	\$ 32,002.67	0.48	0.04
Feb 2037	\$ 384,032.00	\$ 32,002.67	0.48	0.04
Feb 2038	\$ 384,032.00	\$ 32,002.67	0.48	0.04

\$8,006,810.00

[illegible]

863522

Island of Guam, Government of Guam
 Department of Land Management Officer of the Recorder

File for Record is Instrument No. 863522

On the Year 14 Month 04 Day 04 Time 8:12

Recording Fee 28 Receipt No. 35409

Deputy Recorder John Mangga

(SPACE ABOVE THIS LINE FOR RECORDERS USE)

COMMERCIAL LEASE AGREEMENT

THIS AGREEMENT, made this 1st day of April, 2014, by and between the CHAMORRO LAND TRUST COMMISSION, Government of Guam, the LESSOR, and the LESSEE or TENANT, GUAM INTERNATIONAL COUNTRY CLUB, INC., U.S. citizen(s), legal resident(s) of the United States, licensed to do business on Guam, whose address is 495 Batulo Street, Dededo, GU 96929.

WITNESSETH:

WHEREAS, in accordance with Public Law 22-76, the LESSOR has jurisdiction over the leased premises, government owned real property, described below:

Lot No. 10122-12, containing an area of 829,124± square meters (less 28,328± s.m., GPA & GWA to use), Mogfog, Municipality of Dededo, as shown on Drawing No. 88195 (L.M.184FY88). Water and power is immediately available on the property or within 100 feet of the property.

NOW THEREFORE, in consideration of the terms, covenants and conditions set forth in this lease, the parties agree as follows:

1. The Lease shall be for a term beginning on February 1, 2014 and ending on January 31, 2039, upon the terms and conditions contained in this lease, excepting the payment of rent shall be adjusted every five (5) years.

2. The initial annual rental amount shall be Two Hundred Sixty Two Thousand Two Hundred Ninety-Nine Dollars (\$262,299.00) per yearly installment. Commencing

COMMERCIAL LEASE AGREEMENT – Guam International Country Club, Inc.

with the installment of rent due on February 1, 2014, and continuing for the next five (5) yearly installments.

a. Commencing with the installment of rent due on February 1, 2019 and continuing for the next five (5) yearly installments, the annual rental shall be Two Hundred Eighty-Eight Thousand, Five Hundred Twenty-Nine Dollars (\$288,529.00) per yearly installment.

b. Commencing with the installment of rent due on February 1, 2024 and continuing for the next five (5) yearly installments, the annual rental shall be Three Hundred Seventeen Thousand, Three Hundred Eighty-Two Dollars (\$317,382.00) per yearly installment.

c. Commencing with the installment of rent due on February 1, 2029 and continuing for the next five (5) yearly installments, the annual rental shall be Three Hundred Forty-Nine Thousand, One Hundred Twenty Dollars (\$349,120.00) per yearly installment.

d. Commencing with the installment of rent due on February 1, 2034 and continuing for the next five (5) yearly installments, the annual rental shall be Three Hundred Eighty-Four Thousand, Thirty-Two Dollars (\$384,032.00) per yearly installment.

Annual rental may be paid in monthly installments with payments made by no later than the 15th of each month.

3. LESSEE shall pay without abatement, deduction or offset the following:

All real personal property taxes, general and special assessments, and other charges of every description levied on or assessed against the premises, improvements, the leasehold estate, or any sub-leasehold estate, to the full extent of installments falling due during the term. LESSEE shall make all such payments directly to the charging authority at least five (5) days before delinquency and before any fine, interest, or penalty shall become due or be imposed by operation of law for their nonpayment. If, however, the law expressly permits the payment of any or all of the above items in installments (whether or not interest accrues on the unpaid balance), LESSEE may, at LESSEE'S election, utilize the permitted installment method, but shall pay each installment with any interest before delinquency.

4. The purpose of this lease is for LESSEE to construct and manage a municipal golf facility and to charge affordable rates and afford adequate access to the facility for residents of Guam in the premises. All improvements constructed on the premises by

COMMERCIAL LEASE AGREEMENT – Guam International Country Club, Inc.

LESSEE as permitted by this lease shall be owned by LESSEE until expiration of the term or sooner termination of lease. No portion of the property may be used for purposes unrelated to municipal golf. LESSEE shall not remove any improvements from the premises nor waste, destroy, or modify and improvements on the premises, except as permitted by this lease. The parties covenant for themselves and all persons claiming under them that the improvements are real property. LESSEE shall not use the premises in any unlawful, improper, or offensive manner and shall comply with and observe all existing laws enforced or to be enforced. The use of the premises shall be for the specific commercial purpose approved by the LESSOR. LESSEE, with the approval of the Governor and the Legislature, may make additional improvements to the premises but only if such improvements are related to the initial purpose approved by the lease. No portion of the property may be used for purposes.

5. At the normal expiration of term, provided LESSEE is not then in default, LESSEE shall have the right to remove any or all fixtures or improvements, or both, provided all resultant injuries to the premises and remaining improvements are completely remedied and LESSEE complies with the LESSOR'S reasonable requirements respecting the resultant appearance. All fixtures or improvements remaining on the premises after LESSEE'S election to remove has expired shall become the property of LESSOR. Any lien claim or security interest in such property shall remain the obligation of the LESSEE. LESSEE agrees to indemnify and hold harmless against any lien or claim against such property remaining on the premises.

6. LESSEE shall hold harmless LESSOR from and against all attachments, lien charges, and all expenses resulting from this lease.

7. LESSEE shall not sell, assign, mortgage, sublease, encumber, hypothecate, or otherwise, transfer its interest in the property without the prior consent of the Governor and the Legislature. Any attempted alienation of any interest in the property without such prior consent shall be void.

8. To ensure affordable rates and adequate access to Guam residents, TENANT shall establish a schedule of fees and preferential course reservation periods to reasonably accommodate the demand of Guam residents for golf facilities. Guam resident rates shall be comparable to rates charged in comparable municipal facilities in the mainland United States, while non-resident rates may reflect the demand in the Guam tourist market. Because resident rates and preferential course reservation periods are required as a condition of this lease, TENANT is a public utility, subject to public regulation.

COMMERCIAL LEASE AGREEMENT – Guam International Country Club, Inc.

9. TENANT shall not be eligible to receive a qualifying certificate, public program grant, tax holiday, exemption from applicable environmental law, rule or regulation, or any other commercial or tourist development incentive under Guam law or regulations. TENANT is eligible for grants of training or educational nature.

10. There shall be no discrimination against the use and enjoyment of the leased premises nor shall there be any policy which supports or discriminates against anyone according to race, color, creed, national origin or religion.

11. LESSEE shall indemnify, defend and hold the LESSOR harmless against any claim or demand by third persons for loss, liability or damage, including claims for property damage, personal injury or wrongful death arising out of any accident on the leased premises.

12. Throughout the term, at LESSEE'S sole cost and expense, LESSEE shall keep or cause to be kept enforced, for the mutual benefit of LESSOR and LESSEE, comprehensive broad form general public liability insurance against claims and liability for personal injury, death, or property damage arising from the use, occupancy, disuse, or condition of the premises, improvements, or adjoining areas or ways, providing protection of at least One Hundred Thousand Dollars (\$100,000.00) for bodily injury or death to any one person, at least Fifty Thousand Dollars (\$50,000.00) for property damage.

13. In case the LESSOR shall, without any fault on its part, be made a party to any litigation commenced by or against the LESSEE, all costs and expenses incurred by the LESSOR shall be paid by the LESSEE, it's heirs, and/or assigns.

14. The LESSOR shall have a lien on all the buildings and improvements placed on the said premises by the LESSEE, on all property kept or used on the premises, whether the same is exempt from execution or not and on the rents of all improvements and buildings situated on said premises for all such costs, attorney's fees, rent reserved, for all taxes and assessments paid by the LESSOR on behalf of LESSEE ad for the payment of al money as provided in this lease to be paid by LESSEE, and such lien shall continue until the amounts due are paid.

15. If the LESSEE shall fail to yield or pay such rent at the time and in the manner described in Paragraph 2 or shall become bankrupt, or shall abandon the said premises, or if this lease and the premises shall be attached or otherwise be taken by operation of law, or if any assignment be made of the LESSEE'S property for the benefit of creditors, or shall fail to observe or perform any of the covenants, terms and conditions herein contained and on its part to be observed and performed, LESSOR

COMMERCIAL LEASE AGREEMENT – Guam International Country Club, Inc.

shall so notify by personal service, registered mail or certified mail to the LESSEE at its last known address. If such breach or default shall continue for a period of ninety (90) days, upon notification, LESSOR may at once re-enter such premises or any part thereof and upon or without such entry, at its option, terminate this lease without prejudice to any other remedy or right of action for arrears or rent or for any proceeding or other breach of contract. In the event of such termination, all building and improvements thereon shall remain and become the property of the LESSOR.

16. If at any time during the term of this lease, any portion of the premises should be condemned for public purposes by the Government of Guam or any other governmental agency or subdivision thereof, the rental shall be reduced in proportion to the value of the premises condemned. The LESSOR shall be entitled to receive from the condemning authority the proportionate value of the LESSEE'S permanent improvements so taken in the proportion that it bears to the unexpired term of the lease, taking into account the depreciated value of the improvements; provided that the LESSEE may, in the alternative, remove and relocate its improvements to the remainder of the lands occupied by LESSEE. The LESSEE shall not by reason of such condemnation be entitled to any claim against the LESSOR for the condemnation of the leasehold interest and all compensation shall be payable or to be paid for or on account of the leasehold interest by reason of such condemnation shall be payable to and be the sole property of the LESSOR. The above rights of the LESSEE shall not be exclusive of any other to which LESSEE may be entitled by law. Where the portion so taken renders the remainder unsuitable for the uses or use for which the land was leased, the LESSEE shall have the option to surrender this lease and be discharged and relieved from any further liability, provided, that LESSEE may remove the permanent improvements constructed, erected and placed by it without such reasonable period as may be allowed by the LESSOR or the condemning authority, whichever period is least.

17. The LESSOR shall have the right to itself and to the agents and representatives of the Government, in which said leased premises are situated, to enter and cross any portion of said leased land for the purpose of performing any public or official duties; provided, however, in the exercise of such rights, the LESSOR shall not unreasonably interfere with LESSEE'S use and enjoyment of the premises.

18. LESSOR reserves the right to enter the LESSEE'S leased property for the purpose of maintaining or adding public utilities.

18A. The LESSEE shall comply with any condition reasonably imposed by the Guam Waterworks Authority, Guam Environmental Protection Agency or Guam Power

COMMERCIAL LEASE AGREEMENT – Guam International Country Club, Inc.

Authority to assure protection of all groundwater and the water lens located in the property and safe use of the water including but not limited to the following:

(a) Taking measures necessary to protect wellheads on the property such as fencing the areas surrounding the wells and providing security as necessary to protect them from vandalism;

(b) Complying with measures to assure safe use of power lines, water lines, wells and sewer lines;

(c) Permitting repairs of public utility lines, whether above or below ground, without requiring restoration of the landscaping or course, provided that reasonable precautions are taken to avoid or minimize any damage to the landscaping or course, and except for emergency repairs, LESSEE shall be given seven (7) days advance notice prior to commencement of such repair work;

(d) Adjusting sewer manholes, valve frames and covers flush to the finish grade of any access road if re-graded;

(e) Not digging any wells on the property without prior application for and issuance of the required permit, but LESSEE shall be allowed to use, at the applicable rate, sufficient GWA supplied water for the golf course's reasonable consumption and maintenance needs, subject to any emergency restrictions on use;

(f) Using only chemicals approved by the Environmental Protection Agency such as fertilizers, pesticides and herbicides, and in accordance with any law, rule or regulation restricting use of chemicals on Guam;

(g) Storing any chemicals in facilities built to standards imposed by Guam Environmental Protection Agency; and

(h) Installing not less than three (3) monitoring wells with water drawn from the wells to be analyzed at least once each calendar quarter to determine if the water lens is being contaminated and if contaminants are found to immediately stop using the chemicals causing such contamination.

18B. The LESSEE shall not displace from the property any permittee with a land use permit on the property.

19. Acceptance of rent by the LESSOR shall not be deemed a waiver of any breach by the LESSEE of any term, covenant or condition of this lease, nor of the LESSOR'S right to declare and enforce a forfeiture for any such breach by the LESSEE

COMMERCIAL LEASE AGREEMENT – Guam International Country Club, Inc.

of any term, covenant or condition of this lease, and for the failure of the LESSOR to insist upon strict performance of any such term, covenant or condition or to exercise any option herein conferred in any one or more instances, shall be construed as a waiver or relinquish of any term, covenant, condition or option.

20. Notwithstanding any provision contained in this lease to the contrary, wherever applicable, the LESSOR may for good cause show in writing, allow additional time beyond the time or times specified herein to the LESSEE in which to comply, observe and perform any of the terms, conditions and covenants contained herein.

21. LESSEE shall annually submit to the LESSOR on the anniversary of this lease a financial statement and report setting forth in detail the use, improvements and income derived from the property in a form as prescribed by the LESSOR.

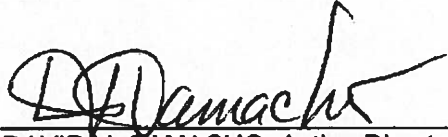
22. All of the above terms, conditions and covenants shall be enforced by the Chamorro Land Trust Commission or his authorized representatives.

LESSOR:
CHAMORRO LAND TRUST COMMISSION

BY: 
MICHAEL J.B. BORJA, Acting Chairman

DATE: APR 1, 2014

LESSOR:

BY: 
DAVID V. CAMACHO, Acting Director

DATE: MARCH 18, 2014

COMMERCIAL LEASE AGREEMENT – Guam International Country Club, Inc.

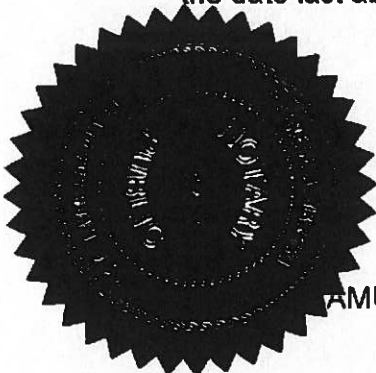
CITY OF TAMUNING)

) SS

ACKNOWLEDGEMENT

On this 1st day of APRIL, 2014, before me a Notary Public, personally appeared MICHAEL J.B. BORJA, Acting Chairman, Chamorro Land Trust Commission, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same as his free and voluntary act and deed for the uses and purposes therein set forth.

IN WITNESS WHEREOF, I have hereunto set my hand affixed my official seal the date last above written.



TAMUNING)

) SS

Therese A. Ybarra

THERESE A. YBARRA
NOTARY PUBLIC
In and for Guam, U.S.A.
My Commission Expires: December 03, 2016
ITC Bldg. Suite 511, 680 South Marine Corps Dr.
Tamuning, Guam 96913

ACKNOWLEDGEMENT

On this 18th day of MARCH, 2014, before me a Notary Public, personally appeared DAVID V. CAMACHO, Acting Director, Department of Land Management, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same as his free and voluntary act and deed for the uses and purposes therein set forth.

IN WITNESS WHEREOF, I have hereunto set my hand affixed my official seal the date last above written.



Therese A. Ybarra

THERESE A. YBARRA
NOTARY PUBLIC
In and for Guam, U.S.A.
My Commission Expires: December 03, 2016
ITC Bldg. Suite 511, 680 South Marine Corps Dr.
Tamuning, Guam 96913

COMMERCIAL LEASE AGREEMENT – Guam International Country Club, Inc.

LESSEE:

GUAM INTERNATIONAL COUNTRY CLUB

BY: 

YOHEI KOIKE, General Manager

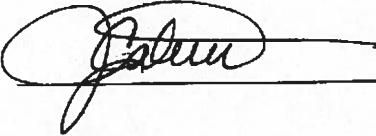
DATE: 3/4/14

CITY OF TAMUNING)
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ACKNOWLEDGEMENT

On this 4th day of March, 2014, before me a Notary Public, personally appeared YOHEI KOIKE, General Manager, Guam International Country Club, Inc., whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same as his free and voluntary act and deed on behalf of Guam International Country Club for the uses and purposes therein set forth.

IN WITNESS WHEREOF, I have hereunto set my hand affixed my official seal the date last above written.



JACQUELINE M. CALVO
NOTARY PUBLIC
In and for Guam, U.S.A.
My Commission Expires: Jan. 09, 2016
Suite 211B Core Pacific Business Center 545
Chalan San Antonio Tamuning, Guam 96913










I Mina'trentai Ocho Na Liheslaturan Guåhan
BILL STATUS

BILL NO.	SPONSOR	TITLE	DATE INTRODUCED	DATE REFERRED	CMTE REFERRED	FISCAL NOTES	PUBLIC HEARING DATE	DATE COMMITTEE REPORT FILED	NOTES
147-38 (COR)	Sabrina Salas Matanane Jesse A. Lujan Eulogio Shawn Gumataotao Joe S. San Agustin Vincent A. V. Borja Tina Rose Muña Barnes William A. Parkinson Frank F. Blas, Jr. Christopher M. Dueñas	AN ACT TO AUTHORIZE AN INTERAGENCY LOAN FROM THE CHAMORRO LAND TRUST COMMISSION TO THE GUAM MEMORIAL HOSPITAL AUTHORITY IN THE AMOUNT OF NINE MILLION DOLLARS (\$9,000,000) FOR URGENT FACILITY AND SUPPLY NEEDS, AND TO ESTABLISH THE TERMS AND CONDITIONS OF SUCH LOAN.	5/23/25 3:05 p.m.						

I MINA'TRENTAI OCHO NA LIHESLATURAN GUAHAN
2025 (FIRST) Regular Session

Bill No. 147-38 (COR)

Introduced by:

Sabrina Salas Matanane 
Jesse A. Lujan 
Eulogio Shawn Gumataotao 
Joe S. San Agustin 
Vincent A. V. Borja 
Tina Rose Muna Barnes 
William A. Parkinson 
Frank F. Blas, Jr. 
Christopher M. Duenas 

**AN ACT TO AUTHORIZE AN INTERAGENCY LOAN FROM
THE CHAMORRO LAND TRUST COMMISSION TO THE
GUAM MEMORIAL HOSPITAL AUTHORITY IN THE
AMOUNT OF NINE MILLION DOLLARS (\$9,000,000) FOR
URGENT FACILITY AND SUPPLY NEEDS, AND TO
ESTABLISH THE TERMS AND CONDITIONS OF SUCH
LOAN.**

1 **BE IT ENACTED BY THE PEOPLE OF GUAM:**

2 **Section 1. Legislative Findings and Intent.** *I Liheslaturan Guåhan* finds
3 that the Guam Memorial Hospital Authority (GMHA) is currently facing urgent
4 facility and supply needs that require immediate financial resources to ensure the
5 continued delivery of quality healthcare services to the people of Guam.

6 *I Liheslaturan Guåhan* further finds that while the Chamorro Land Trust
7 Commission (CLTC) has available fund balances that could be temporarily utilized
8 to address this healthcare emergency, these funds are vital to the mission of the

1 CLTC in serving its beneficiaries and must be returned with appropriate interest to
2 ensure the CLTC's long-term financial stability.

3 *I Liheslaturan Guåhan* recognizes that structuring this financial assistance as
4 an interagency loan rather than a transfer of funds acknowledges the importance of
5 the CLTC's mission and ensures that the funds will be replenished to continue
6 serving the needs of CLTC beneficiaries.

7 *I Liheslaturan Guåhan* acknowledges that 21 GCA §75107 restricts the use
8 of CLTC funds for specific purposes related to the administration of Chamorro
9 homelands. The critical healthcare emergency at GMHA necessitates a temporary
10 deviation from these restrictions to address an urgent public health need. This Act
11 therefore includes a specific notwithstanding clause to temporarily authorize this
12 interagency loan while ensuring full repayment with interest to protect the long-term
13 financial integrity of the CLTC and its mission.

14 It is the intent of *I Liheslaturan Guåhan* to provide an immediate solution to
15 the urgent healthcare needs at GMHA while respecting the financial integrity of the
16 CLTC through a structured loan agreement that provides for full repayment with
17 interest and includes robust mechanisms to ensure the CLTC funds are ultimately
18 returned to fulfill their statutory purpose.

19 **Section 2. Authorization of Interagency Loan.**

20 (a) Notwithstanding any other provision of law, including 21 GCA
21 §75107, the Chamorro Land Trust Commission is hereby authorized to loan
22 Nine Million Dollars (\$9,000,000) from its fund balance to the Guam
23 Memorial Hospital Authority for the purpose of addressing urgent facility and
24 supply needs at the hospital, subject to the terms and conditions established in
25 this Act.

26 (b) This loan shall be considered an interagency loan and not a debt of
27 the government of Guam.

1 **Section 3. Loan Terms and Conditions.**

2 (a) The Guam Economic Development Authority (GEDA) shall
3 structure and administer the loan authorized in Section 2 of this Act according
4 to the following terms and conditions:

5 (1) the loan shall be disbursed in a single payment to the Guam
6 Memorial Hospital Authority upon execution of the loan agreement;

7 (2) interest shall begin to accrue ninety (90) days after the loan
8 is disbursed;

9 (3) the interest rate shall be a variable rate equal to the prime rate
10 as published in the Wall Street Journal on the date of loan disbursement,
11 with such rate to be adjusted annually on the anniversary date of the
12 loan disbursement;

13 (4) interest shall be compounded daily but shall not be required
14 to be paid until loan maturity or upon early payment;

15 (5) the initial term of the loan shall be one (1) year from the date
16 of disbursement;

17 (6) the loan may be rolled over for additional one-year terms,
18 provided that:

19 (i) each rollover shall require approval by *I Liheslaturan*
20 *Guåhan*;

21 (ii) no more than five (5) rollovers shall be authorized; and

22 (iii) a rollover fee of one-half percent (0.5%) of the
23 outstanding loan balance shall be assessed for each rollover and
24 added to the principal amount of the loan;

25 (7) the loan shall be repaid from:

1 (i) any fund infusion to the Chamorro Land Trust
2 Commission equal to the amount of the loan proceeds and
3 interest accrued; or

4 (ii) any new funds received by the Chamorro Land Trust
5 Commission that may be used to satisfy loan repayment.

6 (b) For its services in structuring and administering this loan, the Guam
7 Economic Development Authority shall receive a fee equal to one percent
8 (1%) of the loan amount, to be paid from the loan proceeds at the time of
9 disbursement, resulting in a net disbursement to GMHA of Eight Million Nine
10 Hundred Ten Thousand Dollars (\$8,910,000).

11 (c) If the maximum number of rollovers is reached and the loan remains
12 unpaid, the following shall occur:

13 (1) *I Liheslaturan Guåhan* may include in the next fiscal year's
14 budget an appropriation sufficient to repay the outstanding loan
15 balance, including all accrued interest and fees, subject to the actual
16 appropriation process;

17 (2) the Guam Memorial Hospital Authority is authorized to
18 allocate a portion of its annual budget appropriation toward repayment
19 of the loan, provided that such allocation does not inhibit the essential
20 operations of the hospital; and

21 (3) the Guam Memorial Hospital Authority is authorized to apply
22 a portion of funds appropriated for capital improvements toward the
23 repayment of this loan, to the extent that such application does not
24 impair critical infrastructure needs of the hospital.

25 **Section 4. Loan Agreement.**

26 (a) The Chamorro Land Trust Commission, the Guam Memorial
27 Hospital Authority, and the Guam Economic Development Authority shall

1 execute a loan agreement that incorporates the terms and conditions specified
2 in Section 3 of this Act.

3 (b) The loan agreement shall be signed by the Chairperson of the
4 Chamorro Land Trust Commission, the Administrator of the Guam Memorial
5 Hospital Authority, and the Administrator of the Guam Economic
6 Development Authority, and shall be approved by *I Maga'hågan Guåhan*.

7 (c) The loan agreement shall be reviewed by the Attorney General of
8 Guam pursuant to 5 GCA §30103 prior to execution.

9 (d) A copy of the executed loan agreement shall be transmitted to the
10 Speaker of *I Liheslaturan Guåhan* within five (5) working days of its
11 execution.

12 **Section 5. Use of Loan Proceeds.**

13 (a) The Guam Memorial Hospital Authority shall use the loan proceeds
14 solely for urgent facility and supply needs at the hospital.

15 (b) The Guam Memorial Hospital Authority shall submit to *I*
16 *Liheslaturan Guåhan* an expenditure plan for the use of the loan proceeds,
17 with the format and content of such plan to be determined by the Guam
18 Memorial Hospital Authority.

19 (c) The Guam Memorial Hospital Authority shall submit quarterly
20 reports to *I Liheslaturan Guåhan* and the Chamorro Land Trust Commission
21 regarding the expenditure of loan proceeds until all proceeds have been
22 expended, with the format and content of such reports to be determined by the
23 Guam Memorial Hospital Authority.

24 **Section 6. Repayment Guarantee.**

25 (a) To ensure repayment of the loan to the Chamorro Land Trust
26 Commission, the Guam Memorial Hospital Authority shall:

1 (1) include in its annual budget request a line item for the
2 potential repayment of this loan;

3 (2) submit to *I Liheslaturan Guåhan* and the Chamorro Land
4 Trust Commission a semi-annual report on its financial status and its
5 plan for repayment of the loan, with the format and content of such
6 report to be determined by the Guam Memorial Hospital Authority; and

7 (3) prioritize the repayment of this loan from any federal grants,
8 reimbursements, or other non-appropriated funds received for hospital
9 improvements or operations, to the extent permitted by federal law and
10 grant conditions.

11 (b) If the Guam Memorial Hospital Authority fails to repay the loan
12 according to the terms of the loan agreement, *I Liheslaturan Guåhan* may, in
13 the next fiscal year's budget, appropriate funds sufficient to repay the
14 outstanding loan balance, including all accrued interest and fees, to the
15 Chamorro Land Trust Commission, subject to the actual appropriation
16 process.

17 **Section 7. Severability.** If any provision of this Act or its application to any
18 person or circumstance is found to be invalid or inorganic, such invalidity shall not
19 affect other provisions or applications of this Act that can be given effect without
20 the invalid provision or application, and to this end the provisions of this Act are
21 severable.

22 **Section 8. Effective Date.** This Act shall become effective upon enactment.

CHAMORRO LAND TRUST COMMISSION

Management's Discussion and Analysis, Continued September 30, 2017 and 2016

At year-end September 30, 2017, CLTC had updated their land inventory and determined that there is 11,622 acres available for lease. Of those, 6,019 acres located in the north; 4,185 acres in the south; and 1,418 in the central. Furthermore, the total unregistered acres decreased to 3,344 acres. Tasked to oversee such an enormous property inventory, the Commission operated with a four-member board and an administrative director with a staff of fourteen (14) employees at the end of FY 2017.

In addition to all the tasks and programs CLTC is mandated to execute, there are several revolving funds and specials funds created by law. The revolving funds are known as the Chamorro Home Loan Fund, the Chamorro Commercial Loan Fund, and the Chamorro Home Repair Fund. The special funds are known as the Chamorro Home Development Fund, the Chamorro Educational Assistance Fund, Chamorro Land Trust Operation Fund, Chamorro Loan Guarantee Fund and the CLTC Survey and Infrastructure Fund. Unfortunately, several funds have been dormant and unfunded, which has not enabled CLTC to perform all its mandates required by law.

As of September 30, 2017, CLTC has qualified a total of 11,524 applicants for its residential and agricultural programs. These applicants are considered qualified based on submitting documented proof of eligibility and have satisfied the one-time processing fee of \$50.00. In FY2017, CLTC issued a total of 274 leases to our residential and agricultural applicants. The number of leases issued in FY2017 is four hundred and forty-two percent (442%) increase compared to the 62 leases issued in FY 2016. Furthermore, CLTC at the end of FY2017 had leased a combined total acreage of 3,065.91 through its residential and agriculture programs and 691.21 acres through its commercial program. One new commercial lease was executed in 2017 with Teleguam Holdings, LLC.

During FY2017, CLTC continued to issue Loan Guarantees as mandated by law under Home Loan Guarantee Program. At year-end September 30, 2017, CLTC issued three (3) Loan Guarantees. The three (3) addition Loan Guarantees increased CLTC's Home Loan Guarantee Program liability to \$10,104,510. In addition, to assisting our constituents to realizing the dream of owning a place they can call home, CLTC has continued the working dialogue with the United States Small Business Administration (SBA) and the Guam Housing Corporation (GHC) to ensure that our constituents are making their payments in a timely manner and to prevent any unforeseen foreclosures. CLTC does not foresee any potential defaults or foreclosures from occurring due to the authority granted through Chamorro Land Trust Act to "offer and reassign to the next qualified applicant the opportunity to assume any loan in default guaranteed by the Chamorro Loan Guarantee Fund."

FY2017 is the third succeeding year CLTC has utilized its financial accounting system. CLTC has been able to provide monthly invoices and account statements to our commercial lessees/licensees. Subsequently, CLTC's monitoring of collections and accounts receivable has been transparent and accountable.

In FY2017, CLTC encountered an unforeseen challenge. On September 29, 2017, the United States of America filed a "Complaint" Civil Case No. 17-00113 against the Government of Guam, Chamorro Land Trust Commission and Administrative Director of the Chamorro Land Trust Commission. The nature of the "Complaint" was for the "United States to enforce Title VIII of the Civil Rights Act of 1968, as amended, 42 U.S.C. §§ 3601-3631 ("the Fair Housing Act" or "the FHA"), against the Government of Guam, the Chamorro Land Trust Commission and the Administrative Director of the Chamorro Land Trust Commission for discriminating against non-Chamorros through enforcement of the Chamorro Land Trust Act, 21 GUAM CODE ANN. ("G. C. A.") ch. 75 (the "CLTC"), and implementing regulations."

CHAMORRO LAND TRUST COMMISSION

Management's Discussion and Analysis, Continued September 30, 2017 and 2016

CLTC continued to struggle to acquire needed resources to survey and provide the basic infrastructure to properties leased in the past and present. In FY2017 and other preceding fiscal years, CLTC has recorded and recognized amounts classified as a receivable under the Due from General Fund account associated with CLTC's Home Loan Guarantee Fund and Survey and Infrastructure Fund. Furthermore, in preparation of CLTC Financial Statements, CLTC must ensure that the General Accepted Accounting Principles related to financial statement presentation and other regulatory requirements are adhered to. At the year-end September 30, 2017, CLTC recorded and recognized a "Transfer Out to General Fund" of \$320,105 from the Chamorro Loan Guarantee Fund and \$321,263 from the Chamorro Land Trust Survey and Infrastructure Fund to ensure compliance with Government Accounting Standards Board Statement No. 34 (GASB 34).

5. Outlook

The CLTC board of commissioners and administrative director will continue to move in the direction of issuing agricultural and residential leases. Also, management will continue to pursue the merger of various funds into a single fund. In addition, CLTC management will work with the Administration and Legislature to gain custody of the fund. Moreover, CLTC will finalize the Memorandum of Understanding (MOU) with the Guam Economic Development Authority for property management services related to future Commercial Leases that would require to be awarded through a competitive bid process.

6. Contacting the Chamorro Land Trust Commission's Financial Management

This report is designed to provide our citizens, taxpayers, customers, and creditors with a general overview of CLTC's finances and to show the CLTC's accountability for the money it receives. Questions concerning any of the information provided in this report or request for additional information should contact the Director's office at (671) 649-5381 or email to dlmdir@land.guam.gov.



CLTC - Operations Fund

P.O. Box 2950
Hagatna, Guam 96932

Statement

Date

6/18/2025

To:

Guam International Country Club
495 Battulo St.
Dededo, GU 96929-4445

Amount Due

Amount Enc.

\$324,575.92

Date	Transaction	Amount	Balance		
09/30/2023	Balance forward		685,342.28		
10/01/2023	INV #1574. Due 10/01/2023.	24,044.08	709,386.36		
10/12/2023	PMT #2224055066 / 2539.	-42,034.14	667,352.22		
11/01/2023	INV #1575. Due 11/01/2023.	24,044.08	691,396.30		
11/03/2023	PMT #2224061656 / 2599.	-25,000.00	666,396.30		
12/01/2023	INV #1606. Due 12/01/2023.	24,044.08	690,440.38		
12/05/2023	PMT #2224069817/657.	-42,034.14	648,406.24		
01/01/2024	INV #1577. Due 01/01/2024.	24,044.08	672,450.32		
01/04/2024	PMT #2224077284 / 714.	-42,034.14	630,416.18		
02/01/2024	INV #1578. Due 02/01/2024.	26,448.50	656,864.68		
02/01/2024	PMT #2224085659 / 689.	-42,034.14	614,830.54		
03/01/2024	INV #1579. Due 03/01/2024.	26,448.50	641,279.04		
03/01/2024	PMT #2224093690 / 827.	-42,044.08	599,234.96		
04/01/2024	INV #1580. Due 04/01/2024.	26,448.50	625,683.46		
04/05/2024	PMT #2224105016 / 882.	-42,034.14	583,649.32		
05/01/2024	INV #1581. Due 05/01/2024.	26,448.50	610,097.82		
05/10/2024	PMT #2225008208 / 932.	-42,034.14	568,063.68		
06/01/2024	INV #1582. Due 06/01/2024.	26,448.50	594,512.18		
06/02/2024	PMT #2226015232 / 5320.	-44,438.54	550,073.64		
06/11/2024	PMT #2225017769 / 963.	-42,034.14	508,039.50		
06/28/2024	PMT #2225024494 / 711.	-42,034.14	466,005.36		
07/01/2024	INV #1583. Due 07/01/2024.	26,448.50	492,453.86		
07/29/2024	PMT #2225034574 / 586.	-42,034.14	450,419.72		
08/01/2024	INV #1584. Due 08/01/2024.	26,448.50	476,868.22		
08/30/2024	PMT #2225045792 / 653.	-42,034.14	434,834.08		
09/01/2024	INV #1585. Due 09/01/2024.	26,448.50	461,282.58		
10/01/2024	INV #1586. Due 10/01/2024.	26,448.50	487,731.08		
10/03/2024	PMT #2225055989/411.	-42,034.14	445,696.94		
11/01/2024	INV #1587. Due 11/01/2024.	26,448.50	472,145.44		
11/04/2024	PMT #2225065464 / 674.	-66,077.74	406,067.70		
12/01/2024	INV #1588. Due 12/01/2024.	26,448.50	432,516.20		
12/11/2024	PMT #2225076273 / 6273.	-44,438.56	388,077.64		
12/27/2024	PMT #2225080985 / 3680.	-44,438.56	343,639.08		
CURRENT	1-30 DAYS PAST DUE	31-60 DAYS PAST DUE	61-90 DAYS PAST DUE	OVER 90 DAYS PAST DUE	Amount Due
0.00	0.00	0.00	0.00	324,575.92	\$324,575.92

(g) Beneficiary Home Repair Loan Fund. There is hereby authorized to be appropriated from the Unappropriated Surplus of the General Fund the sum of One Hundred Thousand Dollars (\$100,000) for the Beneficiary Home Repair Loan Fund. The moneys in this Fund shall be used to make loans in amounts not in excess of Five Thousand Dollars (\$5,000) to lessees for repairs to their existing homes and for necessary additions to such homes due to increase in family size. Such loans may be made for periods not to exceed five (5) years.

(h) The Beneficiary Loan Guarantee Fund. The Commission is authorized to create a Fund out of which loans made by governmental agencies or lending institutions to those holding leases or licenses issued under § 75A107 of this Chapter may be guaranteed. This guarantee may be for home or commercial loan purposes. The loan guarantees shall be subject to the restrictions imposed by §§ 75A108 and 75A113 of this Act.

The Commission's guarantee of repayment shall be adequate security for a loan under any Guam law prescribing the nature, amount, or form of security, or requiring security upon which loans may be made. This guarantee shall include, but not be limited to, loans secured or obtained through the CIP and other programs of the Federal Home Loan Bank of Seattle, United States Federal agencies and instrumentalities, or any other public or private lending institution or program duly authorized to do business on Guam.

(1) Loan Default Remedy. In the event of a loan default, the Commission shall offer and reassign to the next qualified applicant the opportunity to assume any loan in default guaranteed by the Beneficiary Loan Guarantee Fund. The Commission shall pursue this remedy to avert a loan default prior to making any direct repayment of a loan and accrued interest with funds from the Beneficiary Loan Guarantee Fund.

(2) For purposes of this Section, a mortgage is considered in default when payments due upon the mortgage have not been satisfactorily tendered for a period of one hundred twenty (120) calendar days. The lending institutions shall provide to the Commission advance notice of a potential default in instances where payments due upon a mortgage have not been satisfactorily tendered for a period of sixty (60) calendar days. In cases where the mortgage or loan is obtained through the lending programs of United States agencies and instrumentalities, the period a loan is deemed to be in default if payments due upon the mortgage have not been satisfactorily tendered are determined by the applicable laws, rules and regulations of the respective programs.

(3) Upon notification of the default of a loan guaranteed by the Beneficiary Loan Guarantee Fund, the Commission shall, during the period pending reassignment of the loan or the determination of the Commission to directly repay the loan and accrued interest due, bring current the payments due the lender with funds so reserved for such purposes in the Beneficiary Loan Guarantee Fund. The aggregate amount of the payments made by the Commission to bring the loan current may be recovered by the Commission by adding such amount to the principal amount of the loan being reassigned to and assumed by a qualified beneficiary. All funds so expended and subsequently recovered shall be deposited in the Beneficiary Loan Guarantee Fund.

(i) Applicable Taxes on Chamorro Land Trust Property. Notwithstanding any other provision of law:

(1) Taxes on Chamorro Land Trust Land. The holder of any lease or license for the occupation or beneficial use of Chamorro Land Trust Property shall be subject to all applicable taxes on the lessee's or licensee's interest in the land and on any improvements to any land so leased or licensed. Taxes assessed shall be collected by the Department of Revenue and Taxation, which shall maintain a separate record for all such taxes collected.