



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: 6-24-25

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