



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

Joshua F. Tenorio
I Segundo Maga'Lahi
Lieutenant Governor of Guam

Commission Members

Earl J. Garrido
Acting Chairperson

Joseph F. Artero-Cameron
Commissioner

Fabienne Cruz Respicio
Commissioner

Jeremy J. Rojas
Commissioner

Vacant
Commissioner

Joseph B. Cruz Jr.
Acting Administrative Director

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

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CHamoru Land Trust Commission Regular Board Meeting **Thursday, September 18, 2025, from 1:00 PM to 5:00 PM**

CHamoru Land Trust Conference Room, 590 S. Marine Corps 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 in to the GovGuam Live-
YouTube or Google Meet and join into Video call link: <https://meet.google.com/Xgx-jkys-saf>

MEETING MINUTES

Public Notice: *The Guam Daily POST* on September 11, 2025, and September 16, 2025

PRESENT:

Commissioners

Earl J. Garrido, Acting Chairperson
Fabienne C. Respicio, Commissioner
Jeremy J. Rojas, Commissioner
Joseph F. Artero-Cameron, Commissioner (via Google Meet)

Management and Staff

Glenn Eay, Land Agent Supervisor
Eileen Chargualaf, Land Agent II
Jhoana Casem, Land Agent II
Jessica Dayday, Land Agent II
Lydia Taleu, Land Agent I
Joseph B. Cruz Jr., Program Coordinator IV
Dexter Tan, Program Coordinator I

Guests

Karen Kasperbauer Perez
John Burch
Hans Ada
Joleen Almandres
Mark Almandres
Daniel C. Lujan
Antonio Rabago Palacios
LovieAnn Palacios
Anthony Palacios
Patrick Blas
Pedro B. Blas Jr.
Richard Muna
Martina Cruz

Summary

Acting Chairman Garrido outlined a vision for the CHamoru Land Trust Commission (CLTC) to restore timely, transparent, and lawful stewardship of public lands, focusing on triaging the 8,000 constituent lease backlog and establishing dedicated case streams. Commissioner Joseph Artero-Cameron was appointed Public Information Officer and tasked with strengthening transparency and reporting monthly progress. Acting Administrative Director Joseph B. Cruz Jr. reported on the CLTC's one-year extension of a TAP grant for IT infrastructure and discussed meetings with various organizations for potential programs. The board approved the regular board meeting minutes from July 17, 2025, and appointed Mr. Joseph B. Cruz Jr. as the acting administrative director with an annual salary of \$114,016.00. Commissioner Joseph Artero-Cameron motioned to revert applications where application rights were transferred contrary to Guam administrative rules, which was seconded and passed. Commissioner Joseph Artero-Cameron also motioned to approve the agricultural lease award for Mrs. Perez, contingent upon the approval of the Guam legislature. The board approved the final draft of the MOA with the Department of Land Management for surveying services and the MOA with the Guam Waterworks Authority for installing water and wastewater, with an amendment to hold GWA accountable for change orders resulting from their oversight. A work session was scheduled for October 9, 2025, to discuss a non-commercial lease agreement with the Guam Motor Sports Association, and the board approved a resolution authorizing the transfer of specific lots to the heirs of Francisco Perez. The board passed a motion to accept Angela NC Santos's request for a building permit after staff confirmed a site inspection and remediation notice for debris. The board also approved the termination of leases and applications for Joleen Almandres and Mark Mendiola Almandres.

Details

I. Meeting Called to Order

Acting Chairman Garrido called the September 18, 2025, Board of Commissioners meeting to order at 1:00 p.m.

Comment from Acting Chairman Garrido. Hafa adai todus hita gi kumision, saina ma'ase na mana'i yu esta na pusision. To start, let the Lord guide me in my chairmanship in serving Guam and the CLTC. I will strive to protect and defend the culture and the beliefs of Guam. Good afternoon, commissioners, legal counsel, staff, and members of the public. Thank you for being here today. We are at a pivotal moment for the CHamoru Land Trust Commission. We inherited a backlog that is unacceptable and unfair to the people we serve. Roughly, there are 8,000 constituents waiting for leases, many of whom have passed on or whose files now require heir verification. We cannot change the past, but we can act decisively today to restore trust, deliver results, and honor our responsibilities to the people of Guam. My vision is simple and urgent. Restore timely, transparent, and lawful stewardships of our public lands so that eligible residents, farmers, and businesses can move forward with certainty. To do that, we must work as one team, board members, legal counsel, staff, and the public. CLTC is committed to clear processes, measured results, measure results, and respect for due process. Today, I propose a focused strategic plan. One, immediately triarch based on date and time, the backlog to identify ready to approve leases, errors, state matters, legal constraints, and abandon or duplicate files. Convene focused in-person processing sessions to clear batches of low complexity approvals while ensuring legal pre-reviews on contested matters. Three, stand-up dedicated case streams for residential, agricultural, and commercial leases. Supported by focused staff and, where appropriate, temporary contract help to eliminate administrative bottlenecks. I'm assigning the following

commissioners to three oversight committees. For the agricultural committee, I'm assigning Joseph Artero Cameron. For the residential subcommittee for Fabienne Respicio and the commercial committee, Jeremy Rojas. In addition, I am assigning collateral duties to Commissioner Cameron; henceforth, he will take on the duties as the commission's public information officer. If other board members would like to assume additional duties, please let me know. We must strengthen transparency, publish clear instructions for constituents and heirs, open an intake case tracking channel, and report monthly progress with key metrics. Work with the attorney general and the legislature where statutory fixes or temporary authorities are needed to responsibly expedite processing. This is not about shortcuts. It's about clarity, discipline, and speed without sacrificing legal compliance. My commitment to you, I will provide leadership that is pragmatic and respectful of process. I ask the same commitment in return. Focused on in-person participation at meetings and timely reviews of pre-circulated materials. Let us be clear-eyed and courageous. We will measure success by outcomes, fewer pending applications, timelier decisions, and a more responsive CLTC. I call on every member here to adopt this mission and to help implement the operational steps we will engage in today. Thank you. I move that we adopt the above scheme to implement strategic plans and associated authority. In closing, I feel that having in-person sessions will expedite the process and progress. I grant an exception to Commissioner Cameron for medical reasons. We all agree to make CLTC more expedient in processing its mission goals. What happens in the past cannot be repeated. I feel obligated to expedite the process and achieve a quicker response. The outstanding number of pending constituents is shameful. The current management under the leadership of Joseph Cruz and the staff is dedicated to upholding the CLTC mission. I was present during my tenure to experience two prior acting attorney generals assigned as our legal counsel. Norman Miller has proven himself to be on point and decisive. Our present team is dynamic, so we can push the limits to achieve CLTC goals. We are at a point where our diligence is critical. The CLTC meetings are renowned for being extremely long marathon sessions. I've been on this board for more than three years, and I understand why our meetings are lengthy. Our procedural meetings are not strait-laced. They're complex, and many times they are outside forces that will covert our progress. Some may not agree with me, but we need to cut down the statutory mission and serve the public interests. In-person focused review sessions strengthen case management, legal pre-lease, and improve constituent communications are necessary to clear legacy delays while ensuring compliance with Guam laws and due process. Recently, CLTC has installed a new supervisor. In the upcoming days and months, we will surely test him as a supervisor. His biggest challenge will be to mentor and lead the CLTC group. A major part of effective supervising is his skill to listen and comprehend issues while being creative and proactive. I wish Glenn well as a supervisor. In doing so, I applaud the CLTC group for their high motivation and forward thinking. Thank you all. Please continue to do a good job and serve the community of Guam. Our entire existing existence is to serve the people of Guam, regardless of political affiliation and race. This movement is one of Guam moving forward. Together we can, it's what we are. Biba CLTC, Biba taotao Guam. Thank you and si yu'os ma'ase.

II. Approval of Minutes

Commissioner Artero-Cameron moved to approve the regular board meeting minutes from July 17, 2025. Seconded by Commissioner Rojas. Acting Chairman Garrido called for a vote. MOTION PASSED. 3-0

Commissioner Artero-Cameron made a motion in accordance with 21 GCA, Chapter 75A, §75A102 (B), to appoint Mr. Joseph B. Cruz Jr. as the Acting Administrative Director with an annual salary of \$114,016. The motion was seconded by Commissioner Rojas. Acting Chairman Garrido asked if there was any discussion.

No discussions. Acting Chairman Garrido called for a vote on the motion. MOTION PASSED. 4-0. ***Motion passed after Commissioner Artero-Cameron confirmed the amount***

III. Administrative Director's Report by AAD Cruz

- A. Administrative Director's Report on IT and Land Administration** AAD Cruz reported that the CLTC received a one-year extension for a TAP grant of approximately \$239,000, intended for IT infrastructure enhancement, including end-user software development and lobby kiosks. They also discussed meetings with USDA and RCAC for potential water, wastewater, and housing programs, and with the public auditor regarding the FY 2023 financial audit. AAD Cruz reported on a \$9 million appropriation related to GPA, noting that CLTC would pay for secondary light installations and that an existing MOA with GPA for property use in Yigo could provide in-kind services valued at \$190,000.
- B. Mayor's Request and Compliance Inspections** AAD Cruz mentioned a request from Mayor Frances of Yigo for a remainder parcel, noting that the previous CLTC board designated it for commercial use and that an MOA for property management services existed for it. Commissioner Respicio expressed concern about the lack of a plan or financial information in the mayor's request. Compliance inspections were paused due to Public Law 24-62, which grants lessees three years after infrastructure installation to make improvements, and further discussion with the attorney was needed regarding its applicability to all leases.
- C. Commercial Lease Renewals and Fire Incident at Global Recycling** AAD Cruz reported on a request from Mr. Kinko for the renewal of seven expired or soon-to-expire commercial telecommunications site leases. Jhoana Casem questioned if these leases, some dating back to 2001, had undergone reevaluation during renewals, suggesting a review. A fire incident at Global Recycling prompted a request for a phase one environmental study to be submitted by October 15, 2025.

IV. Old Business

A. Constituent Matters

1. Roby Jean Quintanilla

- a.** Application rights were transferred during the applicant's lifetime. This practice was found to be contrary to Guam Administrative rules and legal opinions, including one from former Attorney General Elizabeth Barret-Anderson, stating no authority allowed such transfers. **Commissioner Artero-Cameron made a motion to take immediate action to revert the application to the original applicant. This decision is not only justified, but it also upholds the integrity of our CHamoru Land Trust Commission process. That's my motion, Mr. Chair. Commissioner Respicio added to the motion, in addition to reverting it to the original lessee, also to nullify any action of transfer. Commissioner Rojas seconded. Acting Chairman Garrido called for a vote. MOTION PASSES. 4-0**

2. Richard Blas Santiago

- a.** Richard Blas Santiago requested to terminate his residential lease from March 12, 1997, but still owed taxes from 2005 to 2025. Commissioner Artero-Cameron moved to terminate the lease, with Mr. Santiago remaining responsible for all taxes and lease fees until the termination approval date. Commissioner Artero-Cameron added to the motion to

terminate Richard Blas Santiago's residential lease for Lot 17, Block 4, Tract 9210, but he will remain responsible for all taxes and fees from the date that the lease was awarded until the date that the board approves the termination. That's my motion. Commissioner Respicio seconded the motion but added a discussion point.

1. Commissioner Respicio asked the CLTC staff about the proper protocol when the lease is terminated. Why should we wait until they pay their taxes? The property can be released to another individual waiting in line. The payment of taxes should prohibit the CLTC from moving forward in reissuing that property. If this person has not paid their taxes in the past 25 years, are we going to wait another 25 years? Is there anything that prohibits CLTC from reintroducing this property into our inventory once the lease is terminated? That's my question.
2. AAD Cruz responded, There's nothing. Unfortunately, I am unable to comment on why it took this long to address Mr. Santiago's request. However, because of the follow-up document, we need the board's approval. There's nothing that prevents us from awarding this specific property once the lease is terminated.
3. Commissioner Respicio asked if an amendment to the motion to add this property back into the inventory was needed.
4. Acting Chairman Garrido stated that taxes follow the property, not the individual. If we take the property back, the taxes will follow the property, not the individual. If we take the property back, the taxes will follow the property. We need clarification from Revenue and Tax on what we can do in this particular case.
5. AAD Cruz stated that in the past, if the termination was prepared and recorded, then shared with DRT, it didn't remove or waive any assessments from the past; they will be liable for paying taxes. An example would be GICC, which we discussed several meetings ago. Although ownership changed for the property, the taxes followed. So, it won't relieve them of their taxes from previous years.
6. Commissioner Respicio stated that she can expand a little bit on that. The deeper question is when the tax follows the property. If we reissue a lease on that same property, the new lessee would they be able to encumber that lot so that they can build?
7. AAD Cruz responded, I think it follows the individual.
8. Commissioner Rojas stated. Not necessarily, well, it depends. From my experience, when the financial institutions are going to lend, when reports are done, if there are taxes that are outstanding, it doesn't matter who owns it. If it's outstanding on the property, it shows on its title report. Unless those taxes are cleared, it may be an issue for the new lessee.
9. AAD Cruz stated that we will reach out to the property tax division.
10. Commissioner Respicio stated that she didn't want to wait to introduce that particular parcel back.
11. AAD Cruz stated that at the next board meeting, we'll have an update in regards to property taxes.
12. **Commissioner Respicio amended the motion made by Commissioner Artero-Cameron. Motion to terminate this lease and return the property to CLTC inventory, subject to Director**

Joey Cruz's findings on whether or not how the property taxes can be settled. Commissioner Rojas seconded the motion. Acting Chairman Garrido called for a vote. MOTION PASSES. 4-0.

3. Leah Rojas

- a. Leah Rojas's request to revert an application to the original applicant, Marvin Gary Rojas, and change the application back to residential from agriculture. This transfer was administratively approved but was later found to be contrary to the legal opinion.

- b. **Commissioner Artero-Cameron made a motion to return the application to Marvin J. Rojas and restore its original residential type. Commissioner Rojas seconded the motion. Acting Chairman Garrido called for a vote. MOTION PASSES. 4-0.**

4. Karen Kasperbauer Perez

- a. Glenn Eay, Land Agent Supervisor, recused himself due to a family relation. Lydia Taleu, Land Agent I, presented.
- b. L. Taleu presented Ms. Karen Kasperbauer Perez's case, where her residential application was administratively approved to switch to agriculture, and she completed a survey. The law is silent on changing the application rights; it doesn't say you can, and it doesn't say you can't. Ms. Perez acted on CLTC staff advice.

1. Commissioner Artero-Cameron made a motion to approve the award to Ms. Perez for her surveyed property, contingent upon Guam Legislature approval, as the lease exceeded a half-acre.

- c. Commissioner Artero-Cameron stated that Karen Perez has completed the survey and is designated as 226 for Fiscal Year 2020. On July 12 of 2025, the board took an important step by motion to approve the lease awards for applicants who have completed surveys on registered properties. We made that very clear. Now, I make a motion to move forward with approving the lease award for the property she has surveyed, contingent on legislation. Commissioner Respicio added to the motion in addition to approving the application type from agriculture to residential, which is the original applicant application type, and also to change the residential priority status from NA to two?

***LA I Taleu nodded no, and explained that if you're going to issue her an agriculture lease, priority status does not matter. It only matters when issuing residential leases. Priority two is those who own at least one piece of property. Priority three is two or more. If she goes to residential, she will be. She could go to priority two, which means we have to process everybody who is priority one before we can begin to process those who are priority two.

Commissioner Respicio asked Commissioner Artero-Cameron if the motion was just to change back to the original application type.

Commissioner Artero-Cameron responded by stating that he is asking to approve the lease awards for the applicants who have completed surveys on registered properties. Commissioner Artero-Cameron suggested that the board ask Ms. Perez what property was actually registered.

***There was motion on the floor; no second on the motion, the item was being discussed."*

Another commissioner must second the motion before the item can be discussed or voted on...

Karen Kasperbauer Perez made a statement; first, I want to thank you all for having me and thank the commissioners for accepting my request to table me from June's agenda so that I could physically be here. The packets you have that I provided for you are a set of documents that is pretty detailed. I'm probably the only applicant who's hired a lawyer, and this is a copy of that packet my lawyer sent to the Commissioner to Commission lawyer Nicolas Toft back in 2022, because for 30 years I've been trying to move things forward and can't seem to get it done on my own. I hired an attorney. In doing so, it is documented here, and the survey that Commissioner Cameron mentions is Exhibit 9, which was submitted since 2021 and even signed off by Paul Santos, the Chief Surveyor for the island at Land Management. In here also consists, from June 4th of I think 2009, a letter from the then Commissioner individual Mr. Garcia, of the intent to award me a lease. The history of this goes back to 1995, when I was 35 years old with two children. Now I sit here, almost 66 years old, with four children, six grandchildren, and one great-grandchild. I still don't have something I was given, property that the CLTC can't give away. I kept being told...You can't go forward and build on a residential lot because we don't own the property. At that time, it was advised to me in the CLTC office by a CLTC member to write a letter addressed to the then director, Mr. Joseph Borja, which I did, and it's copy in here, asking to switch to a res...from a residential to agricultural. I was told that it would be a faster track because, at that time, there was very slim inventory for residential. I did as I was told. I have then surveyed this land because back then, 2 acres was the allowable amount of land to be issued a lease for. I've actually paid for my 99-year lease on a residential property that I've never been able to build on, and subsequently is not in CLTC inventory, and have just complied with every step for the last thirty years with what CLTC has offered. There is intent to offer me a lease on record in this commission since 2009 June 2nd, I believe June 4th, and I still don't have a lease.

Commissioner Artero-Cameron moved to go ahead and approve what she has already surveyed.

Chairman Garrido stated that Karen had mentioned that's property in question is not in our inventory.

L. Taleu stated that the property is in our inventory.

Karen Perez stated that the residential property that she initially was given and paid the lease on was residential and was told she couldn't build because there was no infrastructure, and that was from 1995 until 2009. Ms. Perez was then told the reason there's no infrastructure because that the property is not in the inventory. It doesn't belong to CLTC.

Commissioner Respicio asked if that fact was correct or not. L. Taleu responded that Ms. Karen is correct, that the property was not CLTC inventory. L. Taleu also stated that at the time CLTC issued a lease to Ms. Perez, the Air Force agreed with the family to utilize the property near the building, which you would have to do the intake to get on base. They requested to use that property to pasture their cows for their cattle and they were approved. The property was given over to CLTC at some point. L. Taleu believes that those families have been issued leases in that area. The lot that they were considered preoccupied.

Commissioner Respicio asked if the lot was in the inventory or not. L. Taleu replied, yes, it's in the inventory of CLTC.

Commissioner Respicio asked if the property that Ms. Perez surveyed is leased to another family.

Karen Perez stated that the property that was surveyed is agricultural, and in 2009, it was not residential; she could have had a dispute, which was resolved. Therefore, it's not considered in inventory at that time in...

Commissioner Artero-Cameron asked if the original lot on one side of the street to get another lot? He asked if Ms. Perez went from one side of the street to the other side of the street.

- d. Commissioner Artero-Cameron made a motion to approve the agricultural lease award for Ms. Perez, contingent upon the approval of the Guam Legislature. Commissioner Respicio seconded the motion.

Commissioner Respicio asked for a discussion. She stated her only concern now is when we come to these meetings, based on the staff report, I want to make sure that the request is addressed. It doesn't seem that A, B, and C are being addressed with Commissioner Cameron's motion. I want to make sure that when we leave this table, Ms. Perez walks away feeling fulfilled and satisfied that we've addressed her requests. It seems there are three actions to be taken. I feel like we are going around in a circle. Please make it clear.

- e. Commissioner Rojas asked Acting Director Cruz to continue with his comment.

AAD Cruz mentioned that if Ms. Perez has made any payments towards a lease that doesn't exist, we would record it in our book as a prepayment. We will verify because there's no application for payments. An unearned revenue we'll record in our books, but we will definitely get the guidance of our attorney. Again, if Ms. Perez has made payments towards a lease that does not exist, in our books, it's unearned revenue that we're recording as we track it.

Commissioner Rojas asked if they could continue Commissioner Cameron's motion, subject to AAD Cruz's clarification.

Commissioner Respicio clarified the motion to keep it agriculture. That's all his motion.

- f. **Motion to approve Karen Kasperbauer Perez for an Agriculture Lease for the property she had already surveyed based on 226FY2020, contingent upon the approval of the legislature, given that the lease exceeds half (.50) acre. Motion by Commissioner Artero-Cameron, Seconded by Commissioner Respicio. MOTION PASSED.**

5. Department of Land Management MOA

- a. Final draft of MOA presented to the board for their approval. AD Cruz also requests to add the Chairperson's signature on the MOA

- b. **Motion to approve the MOA between DLM and CLTC to include having our chairman sign the MOA. Motion by Commissioner Rojas, Seconded by Commissioner Respicio. Chairman Garrido called for a vote. MOTION PASSED. 4-0.**

6. Guam Waterworks Authority MOA

- a. Amount presented may differ; might increase, might decrease. AD Cruz is seeking the board's approval on the MOA, and also includes the Acting Chairman to sign off on the MOA

- b. **Motion to approve the Memorandum of Agreement between Guam Waterworks Authority and CHamoru Land Trust Commission to include having our chairman, Mr. Earl Garrido, as the signatory contingent to incorporate Commissioner Respicio's comment about change order or cost of change orders resulting from any oversight from the Guam Waterworks Authority. Motion by Commissioner Rojas, seconded by Commissioner Respicio. MOTION PASSED. 4-0.**
 - c. Discussion from Commissioner Respicio is requesting an assurance of all the items that GWA is to include for their work; no more forgetting of things if anything; nothing in the MOA doesn't include a verbiage if anything is missed that it falls on CLTC / this needs better verbiage to include missing words, "change order," etc.
 - d. Request for a groundbreaking of the property area as per the request by Commissioner Cameron.
- 7. Bill No.32-38(COR), Resolution 2025-001
 - a. Draft resolution presented before the board as per the request from the Vice Speaker's Office, Ada.
 - b. **Commissioner Respicio moved to accept the resolution. Commissioner Rojas second. Chairman Garrido called for a vote. MOTION PASSED. 4-0.**
- 8. Lot 7161-R1, Yigo
 - a. Work session date, suggesting October 9, 2025, at 1:00 PM at the CLTC Conference Room – discuss the non-commercial lease agreement with GMA for Lot 7161-R1, Yigo
 - b. Request for a copy of the prior lease under the past organization Request for financial projection and business plan; looking at revenue activities (annual race, programs, and key stakeholders, etc.) to be included in the plans; sustainability plan – purpose and vision, and description
 - c. **Commissioner Rojas made a motion to accept the date and time of the work session of October 9, 2025, at 1:00 PM. Commissioner Respicio seconded the motion. Chairman Garrido called for a vote. MOTION PASSED. 4-0.**

V. New Business

A. Constituent Matters

- 1. Angela N.C. Santos (not present)
 - a. **Motion to accept Angela Santos' request for a building permit based on the attached building plans certified by the building engineer. Motion by Commissioner Respicio, Seconded by Commissioner Artero-Cameron. MOTION PASSED.**
 - b. Safe for herself and her neighbors, and all our properties should be free and clear of debris; site inspection conducted, and sent her an NTR – all junk to be removed and be in compliance
- 2. Joleen Marie Almandres (present)
 - a. **Motion to request to terminate Joleen Marie Almandres' lease agreement on Lot 20, Block 4, Tract 9210 (Phase-I) Yigo. All fees are to cease as of September 18, 2025, and no waiver of past property tax fees. Motion by Commissioner Cameron, Seconded by Commissioner Respicio. MOTION PASSED.**

- b. Motion to allow Ms. Joleen Marie Almandres to terminate her application. Motion by Commissioner Rojas, Seconded by Commissioner Respicio. MOTION PASSED.**
- 3. Mark Mendiola Almandres (present)
 - a. Motion to request to terminate the lease and application of Mark Mendiola Almandres' lease agreement on Lot 7, Block 22, Tract 9210 (Phase-I), Yigo. Motion by Commissioner Rojas, Seconded by Commissioner Respicio. MOTION PASSED.**
- 4. Daniel C. Lujan (present)
 - a. Motion to cancel Residential Application and Agriculture Lease Agreement, and Application for Daniel C. Lujan. Motion by Commissioner Respicio, Seconded by Commissioner Rojas. MOTION PASSED.**
- 5. Emilia S.N. Palacios
 - a. Consult a title professional as per Commissioner Respicio
 - b. Understand the rights of the "title"; as to who? Request from the attorney due to the information pending.
 - c. Commissioner Respicio made a motion that the matter concerning the acquired success of Emilia, the Agriculture lease, be presented to DAG Miller for his clarification. The motion was seconded by Commissioner Rojas. Chairman Garrido called for a vote. MOTION PASSED. 4-0.**
- 6. Pedro B. Blas; Patrick Blas (Attorney-in-Fact) Present
 - a. Commissioner Rojas made a motion to approve the request to relinquish a portion of Pedro B. Blas's property to allow Pedro Blas Jr. to comply with the lease terms. The motion was seconded by Commissioner Respicio. Chairman Garrido called for a vote. MOTION PASSED. 4-0.**
- 7. Pedro B. Blas Jr. (present)
 - a. Commissioner Rojas made a motion to approve the request to relinquish a portion of Pedro B. Blas's leased lot to allow Pedro Blas Jr. to comply with the lease terms. The motion was seconded by Commissioner Respicio. Chairman Garrido called for a vote. MOTION PASSED. 3-0.**
 - b. Commissioner Respicio made a motion to disapprove to revert the application and lease terms from agriculture to residential. The motion was seconded by Commissioner Rojas. Chairman Garrido called for a vote. MOTION PASSED. 3-0.**
- 8. Ryan Muna (POA Richard Muna appeared)
 - a. Motion to amend Residential Lease agreement to reflect Lot 15, Block 15, Tract 11405 Dededo to Lot 13, Block 15, Tract 11405 Dededo by Commissioner Respicio. Motion by Respicio, 2nd by Rojas.**
 - b. Request to consider his son's situation; seeking the board to amend the PL in regards to his son and others being on active duty. PL37-131 addresses leases with clouds (discussed with the board). Work session request to further discuss this issue. Needs the Legislature to amend this because the board cannot make this decision.
- 9. Martina Cruz
 - a. Frustration with the fact that she cannot acquire a surveyor
 - b. As per Respicio, the surveyors are limited and suggest getting the services prepaid so that the survey will be completed

- c. Work with Mr. Eay regarding the survey situation
- B. Designation of Public Information Officer
 - 1. **Motion to continue the appointment of Commissioner Cameron and all matters as directed by our Chairperson, Garrido. Motion by Commissioner Rojas, Seconded by Commissioner Respicio. MOTION PASSED.**
- C. Real Property Taxes Assessment
 - 1. According to Commissioner Respicio, the Commission has no authority to waive taxes or fees. The constituent must go to DRT.
- D. Switch/Transfer of Application Date/Time
- E. Switch of Application Type
- F. Letter from the Governor – Request for a Designated Staging Site
- G. Portion of Lot 440, Merizo Transworld Radio
 - 1. Remove all transmitting antennas based on the lease agreement, but the towers can remain, given that the government puts down something on paper, for 10 years or so, maintaining the towers on site
 - 2. Suggested to retain the towers that are on the property as per Trans World representatives
 - 3. **Motion to table this request until the next meeting to be able to work with the community on the usefulness of this type of equipment. We will be very expeditious at their request. Motion by Commissioner Respicio, Seconded by Commissioner Rojas. MOTION PASSED.**
- H. Bill No.182-38 (COR)
 - 1. CLTC received a letter
 - 2. Commissioner Respicio made a motion to table the bill.
- V. Public Comment
 - No public comment
- VI. Next Meeting
 - Thursday, October 16, 2025, at 1:00PM, CLTC Conference Room, Suite 223, ITC Building, Tamuning, Guam 96913
- VII. Adjournment
 - 1. **Commissioner Respicio made a motion to adjourn the meeting. Commissioner Rojas seconded the motion.** Acting Chairman Garrido called for a vote. Meeting adjourned at 4:59 P.M.

Transcribed by: Jessica Dayday, Land Agent II

November 20, 2025

Approved by motion in the meeting of _____

Acting Chairperson Earl J. Garrido _____

Date 11-25-25