Chamorro Land Trust Commission

P.O. Box 2950 Hagåtña, Guam 96932 Phone: 475-4251 Fax: 477-8082

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Felix P. Camacho
Governor of Guam

Kaleo S. Moylan
Lieutenant Governor of Guam

Thomas A. Elliott
Administrative Director

Commission Members

Delfin R. Damian, Jr.,
Chairman

Annie R. Perez
Commissioner

David J. Matanane
Commissioner

Oscar A. Calvo
Commissioner

REGULAR BOARD MEETING AGENDA
Guam Ancestral Lands Commission Conference Room, Anigua
August 11, 2006; 4pm

I. CALL TO ORDER

II. APPROVAL OF MINUTES (June 28, 2006 & August 2, 2006)

III. NEW BUSINESS
- A. Public Easement Opening – Carlos Camacho
- B. Subdivision of Lot 7022 Yigo - Survey

IV. OLD BUSINESS
- A. Collaborative Partnership – CLTC & UOG Cooperative Extension Service
- B. Rural Housing Service (USDA) – MOU
- C. Adacao School Site Relocation – Status Update Collaboration with DLM
- D. Geographic Information Systems (GIS) Update

V. ADVISORY
- A. Financial Report – July 2006
- B. Lease/awards Statistics

VI. PUBLIC COMMENTS

VII. EXECUTIVE SESSION

VIII. NEXT MEETING DATE

IX. ADJOURNMENT

Chamorro Land Trust Commission

(Kumision Inangokkon Tano' Chamoru)

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COMMISSION MEETING MINUTES
Guam Ancestral Lands Commission Conference Room, Anigua
August 11, 2006

I. CALL TO ORDER

Meeting was called to order at 4:10pm by Chairman Delfin Damian. Present were Commissioner Annie Perez, Commissioner David Matanane, Commissioner Oscar Calvo and Administrative Director Thomas Elliott.

Before proceeding Chairman commented that an item that was accidentally left out on the agenda is the selection of legal counsel. Also the public would like to indulge in public comments early because they have to leave to attend other commitments.

II. APPROVAL OF MINUTES (June 28, 2006 & August 2, 2006)

Commissioner Matanane moved to approve the minutes of June 28, 2006 and August 2, 2006 subject to corrections. Commissioner Calvo seconded the motion. There were no objections, MOTION PASSED.

III. PUBLIC COMMENTS

Vicente Garrido (Magalahi Nasion Chamorro) – Thank you for my request to speak with you before you discuss any of your topics or whatever you are going to discuss this that you are going to employ a lawyer. But before I go further I heard you on the radio Mr. Calvo last week and I didn't catch all of what you had to say on the radio sir but with respect to you I believe you mentioned my name that what I've been telling out there in the public is that I was sending the wrong message about the hiring of the legal counsel. Can you sir, with respect to you again, I ask you, can you give me a clear definition of what you are trying to tell the public too about what I had said either in the pocket meeting or anything I had said on the radio?

Commissioner Calvo – Actually Mr. Garrido what I stated on the radio was basically saying that when we hire this legal counsel the reason for it is that there are problems that we have in this organization that we need to clarify. As you know in our last meeting, before we held the meeting, we were constantly on the point of why do we need legal counsel? We need legal counsel because there are so many issues that we need to clarify. I myself for one want to make sure that we do things the right way and if I don't have legal counsel beside me telling me and guiding me on what is the proper and better procedure because if there are times that I have to go to court or if the Board has to go to court at least I can feel comfortable of having someone sitting next to me. That is the whole rational reason of why we wanted to hire legal counsel. It has nothing to do where we didn't believe on

the constitutionality or whatever that was. We have never stated that on this board and I wanted to clear that. We want to work together and we are sending out the wrong message, let's just work together. The legal counsel is basically to provide services for you people not for us. Basically to provide the better service to the people on how we can better service you guys. There are things that needs to be done by legal counsel because I am not a legal counsel nor is the rest of the board members or the Director and I don't want to be going to court and have someone suing me or the board for reasons that we don't even know but at least I will be comfortable of having legal counsel.

Vicente Garrido – Okay so you're saying Mr. Calvo that you are expecting the Chamorro Land Trust Commission is going to be taken to court possibly regarding the constitutionality of this?

Commissioner Calvo – I don't know that Mr. Garrido, I can't honestly say. All I am saying is that I want to be prepared when that time comes and if someone wants to challenge it I have someone to protect us.

Vicente Garrido – Okay Oscar I respect you for that. I don't think it is proper for you too to be telling the people out there that I am telling the people the wrong things of what I had said about the legal counsel.

Commissioner Calvo – I never said that Mr. Garrido, I've got to rephrase that statement back because I didn't say that. What I simply said in the radio was that the reason why we wanted this legal counsel is to clarify to make you people understand why we need legal counsel. I never pin pointed the Chamorro Nation or any other organization.

Vicente Garrido - The reason that we came up to this point is from my understanding isn't it the Attorney General who is supposed to be representing the Chamorro Land Trust Commission or did the Government of Guam allow the Chamorro Land Trust to hire a legal counsel on the side?

Chairman Damian - The Attorney General during recent court cases lost some key battles with respect of his ability to be the legal counsel for all government agencies. It also allowed us to hire our own legal counsel outside the Attorney General due to recent court cases and judgments that had been passed on regarding this issue. We felt that we need to hire our own legal counsel and we did not have very favorable results from the legal counsel from the Attorney General. As a matter of fact we were all very dismayed and disappointed with the lack of amount of work that the Attorney General's office had provided to this Trust. We need to hire our own legal counsel that will address our issues 24/7 when we need to and one that will be ready to do all the legal work that is necessary when that time does arrives.

Vicente Garrido – So that is all I have to say. Please I am just asking if we can understand one another. If someone comes forward and asks about the constitutionality I ask you and I'm going to tell you with respect, already we have met here before not too long ago, first with Attorney Troutman. You already know what he said that we are unconstitutional and he's not the attorney anymore. So the Attorney General has made a statement that if we are being challenged then the Attorney General is ready to go to court. So this all I am asking from you please do not if someone that is white says something out there and

comes in and makes a statement that this is wrong and that this Commission is not legal let them take us to court because the Attorney General will seek and defend us. Also we the Chamorro Nation we will stand up and protect this. Don't accept if one out there says something that the Chamorro Land Trust is only for Chamorros. Stand up and defend it that yes it is for Chamorros only. Now if they have a problem with it, tell them to take it to court and complain. But we are going to stand here and that Chamorros are going to be here together that is why there is a Chamorro Land Trust Commission. This case has already been implemented by Judge Cruz and Governor Gutierrez and made it known that it is a law. This is has been law for more than 10 years already. So let us be strong and protect the Chamorro Land Trust Commission. If there is any other cases you are doing on the side other than this unconstitutionality issue then I understand what you are doing Oscar. But if there is like a said a white person, one that likes to talk, Davis, he likes to write and likes to talk about us. One other thing watch yourself on Tom Sheldon. Have you ever heard of that guy? Watch yourself because he likes to bring up issues about Chamorro Land Trust and all of us who are Chamorro that are protecting our land. That is all I am asking from you, please stand up and protect the Chamorro Land Trust Commission because it is the same that you protect the people of the land on our island. That is all I am asking from you.

Chairman Damian – Please believe that we are together in that cause that we are going to stand together and sustain the livelihood of the Chamorro Land Trust Commission whoever is going to come in and challenge we will hold hands together and be ready to challenge them and tell them that this Land Trust is true and it's land for the people of the island. Thank You for that information that you've given us.

Josephine Jackson - Where is the lawyer?

Chairman Damian – We will cover that in new business.

Josephine Jackson – But where is your lawyer now?

Chairman Damian – We don't have a legal counsel.

Josephine Jackson – What happened to Mr. Gumataotao? He was here Wednesday.

Chairman Damian – We didn't have a quorum and we were supposed to explain and make it clear what the issues are for legal counsel.

Danny Jackson - As Oscar said earlier without the attorney to protect him so we cannot start this because there is no attorney. Where's the lawyer?

Chairman Damian – Mr. Jackson please give us time to explain and make clear and if you want we can recognize you in public comments.

Josephine Jackson – Okay, yes Mr. Jackson is right. Yes, the Attorney General said and here in this paper that Land Trust is constitutional and that he also said that our office has no intent and I must inform the Commission that we have a duty and responsibility if the Attorney General believes that a statute is unconstitutional he has the duty and responsibility and right to go to court and find it if it is unconstitutional. But the Attorney

General said that their office at this time has no plan to take this to court. This is good because the Attorney General Moylan said that the Chamorro Land Trust is constitutional. I would like to see that guy, who ever he is to come down here to your office and say in front of you people that the Chamorro Land Trust is unconstitutional. That guy is hiding behind doors that's what he's doing, he's hiding behind closed doors. I don't know whose door he's hiding about but he's on Chamorro Land, this is not a U.S. property. In this paper the United States refuse on any Chamorros on Guam in 1941 before the Japanese invasion, the US military excavated all their independents from the island. Wives and children of Chamorro servicemen were not allowed to be evacuated. This is why this is bad. This person said that he enlisted in the Navy and was going to take his family but couldn't because he was told that only white dependents were being evacuated. That is why this is bad at this time. The Chamorro Land Trust is only for Chamorros. I know that there are Tagalogs married to Chamorros or Japanese married to Chamorrros. The kids yes but their spouses who are Japanese or Korean or whatever can't. Right, is that the truth? If my husband passes away and I am a Japanese and we don't have any dependents I am not eligible for that property anymore am I? I have to be evicted right there and then. How many days eviction do they have? Can you give me a rough estimation?

Commissioner Matanane - That is why we need legal counsel.

Josephine Jackson – That's why I asked you where is the legal counsel? That's the question I want to ask him.

Chairman Damian – We will be giving out information on what is going on with legal counsel.

Josephine Jackson – But when you have the next meeting is the legal counsel going to be here?

Chairman Damian – Yes.

Josephine Jackson – Because I want to bring up this question to him again and I want to show him this paper that you guys did this in September 30, 2005 with the Attorney General. Thank you very much for this information and we know that the Chamorro Land Trust is not unconstitutional it is constitutional.

Commissioner Matanane – We never said that it was unconstitutional. This thing was brought up because I send out a question to all the attorneys who were applying for Chamorro Land Trust and I impose that question to kill two birds with one stone because there was a letter that was sent in here concerning the two gentlemen that you guys mentioned that the Chamorro Land Trust is unconstitutional. Rather than having the attorney come in he better state to us to make sure that he will defend the Chamorro Land Trust. Is the organic act unconstitutional?

Josephine Jackson – No, that's only to cover the white people not the Chamorros.

Robert Benavente (Rumbo, Spokesman for Nasion Chamorro) – Thank you for giving us the opportunity. I want to touch on this old business of the partnership of CLTC and UOG. Is this for farming?

Administrative Director – Yes.

Robert Benavente - I was speaking with one of our brothers and propose that if you guys have ideas, it's real nice to put ideas under the Chamorro Land Trust to benefit the farmers. Something to give the local farmers in the Chamorro Land Trust a program which is beneficial for our people. But the thing is let's put it where the mouth is right now. If the farmer is sincere with farming, put them in the program. You guys decide after a year, you guys make an assumption that yes he or she is suitable for that, I agree with that 100%. To me I'll just make that very brief. The other thing is the school up at Adacao. I don't if you guys are still persisting on that. What are you guys going to do if you do get in there and compensate those that are staying there? Where are you guys going to get the financial? I really want to know with the people who are subject to this evacuation, is it to their liking of their place in the first place? If they are willing for that then make it happen for them please. Another thing, I have said it before here and I've asked each one of you is there's such things as emergency programs. I don't know if you guys have been through that emergency program. We have Mr. and Mrs. Aguero here who have been evicted and these are not the only families that are being put out. If the Chamorro Land Trust will consider having a small hectare in an area that they provide for the services of temporary basis until they stand up and get their feet on the ground. We'll try to help them out as a team under Chamorro Land Trust because these are the people who have good assurance that they'll be in the Chamorro Land Trust for the future. They have kids that are sick and they are being evicted. When they came to the house they told me that they came with Mayor Nito Blas and they went to Pagat, Mangilao and they were pointing that is going to be the area and he said I'll take care of the people who are staying there. I think it is just Nito who put these people there (non-chamorros) and he has the right to chase them out anyways. The thing is, I spoke to Mr. Calvo before, and one thing about it is that there is a land agent or agents out there who are doing their own thing. I don't know if you guys are aware or just don't want to admit it that there is something happening out there and I really don't want to know that you guys know about it. When he came over he said to the Mayor no, no this is reserved for my friend. That's where I stop the line right there. I don't know if you guys know anything about that but I'll mention the name Quan. I've heard so much about him and the next meeting I want him to be here in respect to the rest of the people that he put in a bind. He even told my first cousin Joe Leon Guerrero this from here to here and all you have to do is get it surveyed. When he did the survey and paid about $2,500 he was told that it was wrong. You know you don't get wrong there in the Chamorro Land Trust. Don't get me wrong Mr. Chairman and Mr. Director and Commissioners that land agent is wrong. I accept something that probably when you hire a lawyer, I accept that for reasons. I always have the benefit of the doubt that you guys are doing something right. The thing is lets work together because you know there's some land agents that are putting the best interest for their family or who they know. I don't like that that's a no-no for me. When I come into the conversation I talk about what is true. You know for a fact I don't talk bs, I talk in reality that this is happening now. When there was a ruckus between Debbie and Tom things do happen. When I came into your office that is why things happen like that because that man you are talking to he is the one that says you can't do this, you can't do that. Wait a minute because the land agent is just to show you the place and the location. He has no right making commitments. Am I right or wrong? It is not for his decision, it's for you.

Chairman Damian – Right. That is new information and thank you for letting us know. The Director is making note of that and we will be expecting a report back from Tom regarding that issue as we continue to look into those issues that are out there. Those things that are coming in we need to document and to follow what the law says. Tom I know you've already heard the information. Please go ahead and look into that if in fact those things are happening number one we cease immediately and if disciplinary action based on the evidence that we find we will take disciplinary action on that employee or whoever is involved.

Robert Benavente – Thank you Mr. Chairman.

Commissioner Cavlo – That itself is why we need legal counsel. It's easy for us to hear it but we need someone like you protesting the issue that it is happening. Since we have been in this organization I have never micromanaged Mr. Elliott's position on his job. We tell him what to do and that's it. But its people like you guys coming in now and making it clear to us. Now we have a foundation, grounds to work on because if I don't have anything in written statement that's a challenging issue for me and if the guy was to take me to court for that matter and I don't have anything to defend myself but it's a good thought that you brought that issue now.

Robert Benavente – I have plenty witnesses. I want to ask the Commission and Tom what we are going to do to help this family here right now because today is their last day. There is an area on Lot 5402 where a Korean business to going to go in, if we can permit them temporarily please because this family has a kid that is sick. We are willing to help them, the Nasion Chamorro likewise with you the Commission, give them the opportunity to make them stay in an area today. Right now the Mayor is willing to make it possible for them but Quan said no that is for my friend. I want to help this family. To me right then and there I know you guys are going to do your best, your job. One more last question, how much are you guys paying the legal counsel right now?

Chairman Damian – I believe the RFP was calling for $150 per hour, Tom is that right?

Administrative Director – In our RFP there were no amounts specified at this point, it would have been subject to negotiations.

Robert Benavente – So the RFP is not stating any kind of amount?

Chairman Damian – There is no set amount however, what government agencies are using as a price quote based on practices current and before is approximately $150 an hour. It could be less and it has been more for many other agencies.

Robert Benavente – Is that the best we could do for Chamorro Land Trust? Right now Mr. Chairman with all due respect, the thing is the Chamorro Land Trust Commission has a problem with doing the surveying out there. Do we have enough funding in terms that we are having problems with legalities? The Chamorro Land Trust Commission, I don't know how much you guys have in the bank right now but could we afford it hiring a lawyer? Now we have money? Do you guys have money for surveys?

Chairman Damian – We have money for surveys as a matter of fact we are putting together a plan to put into practice what Senator Leon Guerrero put in as law but without any appropriation. This is called the revolving fund. We will be looking at if not this meeting no later than the next meeting on how much we can put in there so that anybody who is not able to come up with the necessary funding for surveying we would be able to pay for the surveying as long as they pay back whatever the amount is in a year's time. That is what the law is stating.

Robert Benavente - So the funding is in the revolving fund now?

Chairman Damian – No there is a law but there is no appropriation. We were waiting for the Legislature to appropriate the money but then the money was never deposited or put into the account. This Commission will be addressing that.

Robert Benavente – I'll give you the benefit of the doubt that you will do it the right way but there is also a question too towards us and we expect a logical answer and we do have a lot of respect but when it comes terms to hiring a lawyer a lot of us when up in arms. But you know we'll see if it works out.

Commissioner Matanane – I would like to impose a question to the Chamorro Nation. Are you against for us to hire an Attorney?

Vicente Garrido – We are not against you guys hiring an attorney but we are against an attorney that is going to come up and say that the Chamorro Land Trust is unconstitutional. We'll fight for this if any attorney came up.

Robert Benavente – We will like to consider that as one of our jobs, as a Commission and also for the Chamorro Nation to help and that's our mission.

Chairman Damian – There are laws in the books that we have to follow however, there is some flexibility with respect to the Commission handling on humanitarian levels and that's what we are here for today. If we could we still need to identify the parcel where that family can move into temporarily due to the emergency issue. I'll need to have Tom look into that if the Board so decides. If it's contrary to any law we have no legal counsel to date to say otherwise so we are going to go with what the Board seems fit and proper and if that is the feeling of the Board that these people need to be in an emergency area for now until things get settled and they are ready to move on we will do that because we don't have legal counsel at this time. I can entertain a motion because we do have that flexibility for humanitarian reasons but we don't know exactly what lot.

Administrative Director – I think Mr. Benavente mentioned a lot next to Frank Jackson.

Robert Benavente – The area where Park the businessman is going to be at, it is already cleared.

Administrative Director – Where is this at?

Robert Benavente – Lot 5402 going over to the pump towards Latte Heights about a block away from Frank Jackson. We look eye to eye, heart to heart to settle this matter just for now temporary and we can see how we can help them in the future.

Chairman Damian – Because a lack of legal counsel at this time I will entertain a motion for an emergency declaration so that our families can move in there and I will need to leave that decision up to the Commission on how long that the emergency will last whether it's 30 days or whatever. We can do that now until such time we get legal advice otherwise we have to go on what prerogative the Commission has.

Robert Benavente – I know it's all about legal terms but there's land out there. The issue right now is a necessity now we're going into legality then it is going to prolong the suffering of this family. I am sorry to say but let's help them now.

Administrative Director – Based on Mr. Benavente's description of the location I think we can have a land agent go up there and place the family. I believe there is enough room in the area.

Commissioner Calvo - Mr. and Mrs. Aguero, have you guys seek any other government agencies that can help you guys to move to for emergency?

Mr. Aguero – My daughter is under GHURA and we don't want to stay with her because if they report it in.

Commissioner Calvo – You can't do that anyway if she is renting because she will loose her housing. Have you taken an initial step to find out from GHURA if there is any other way or any other government agency that can help you out?

Mr. Aguero – It just happened that Thursday, they told us that we have to move out today. I even missed work today trying to find a place for my family.

Chairman Damian – Commission members we can address this issue now because of the time that's at hand, there is an emergency declaration on it. We'll need to find out how long our families and be on that property now that they have to vacate because this is humanitarian. We have to address this on a case by case basis.

Commissioner Matanane – Is there a structure on the property that you guys are requesting for?

Robert Benavente – No. It's sad Mr. Chairman that we have to go on a tent basis. It is so sad this is last minute for these guys.

Danny Jackson (Pagat) - --Now can I ask you people now where is the legal counsel? Why is it that Mr. Oscar Calvo earlier said that is why it is good to have legal counsel because if you hire legal counsel and someone takes you to court then you have someone to protect you? Anyway let's just cut this short because I am not just interested in that part. I am also interested in now, I am just going to say that I am not going to challenge you people about the American system. The American system we keep following it, keep following it and we keep saying there is a law, there is a law. But if you look at this law what

is it trying to say? I am going to determine that the language are lies. I would say here that it has been 15 years that the Land Trust was born, it is regretful that I myself have claim that I am one of the godfathers and grandfather for the Chamorro Land Trust. I was happy in 2005 when they appointed Tom Elliott for the Director of the Chamorro Land Trust. The Land Trust moved forward better because back at the time during Borja and Dungca it was all disarrayed and now there is a clearing and Tom Elliott should follow through and make a trail and go back and clear the trail and make the road straight because since the birth of the Chamorro Land Trust 15 years ago I have yet to hear any Chamorro been given a piece of land. Back in those times they were saying that agriculture is for 21 acres, residential for 1 acre but maybe we shouldn't be greedy as Chamorros because the 21 acres is big and there are many that need the land. But I'm lucky, maybe I'm lucky because since 1976 I held on to my arrendo and nobody from Land Trust can come in between and Quan made trouble when he started giving out pieces of information to Mr. Elliott about the problems with my area. A problem on a person is his personal problem. But there are times when it is good to let it out and express it so that it can take out the hurt from inside. So sirs if you can just consider me and I'll just end this short, if you can just take into consideration Mr. and Mrs. Aguero and their children, please. I know what area they are talking about because I am the one that asked the Korean what is he doing here. I brought this thing up to Tom Elliott. The Korean told me that he is clearing his area. Mr. Park told me for $300 a month, $3,000 a year. I asked him where is leasing the land from. He said from the Chamorro Land Trust and I looked up and I said please take note of what you're saying so when the Korean said Land Trust I let him go. That area, they are not bothering the Korean and I heard that they are now clearing it up and I told them to go ahead and continue and later on I will ask Tom Elliott the permit for water if they need water and power service . There is no structure, no house just weeds and jungle. Tom this is the blind curve when you're going to Latte Heights.

Francis Munoz informed the Commission that his sister will be the one to speak – This is an issue that is a condemnation of our land at the airport they said homestead so my grandfather was issued 5 acres in Astumbo at the time I believe it was under the federal occupation. The property is located in Astumbo and it was originally 5 acres and it is supposedly for homestead. What is the meaning of homestead? Is it just an occupant who dwells on his own property, is that true? At the time I was doing a little research and it seems that there are either alterations at Land Management because at the time in 1951 when they took my father's land they gave him the original 5 acres up there and somehow throughout the past 50 years I don't know what has changed here. With your position can you tell me how do we stand? Are we still under Land Trust?

Francis Munoz – We are original heirs from the transfer of the federal to GovGuam.

Administrative Director – That is an ancestral lands issue not a Chamorro Land Trust issue.

Francis Munoz – That's one of the reason why we came here because we needed to get the right information. So in other words all those before the arrendo falls under the Ancestral?

Chairman Damian - When the federal government handed it over that came under the purview of the Ancestral Lands. Only those lands that were not registered falls under the Chamorro Land Trust also the arrendo. Was that property under the arrendo?

Francis Munoz – Yes.

Chairman Damian – Because if it is then it would be transferred to the Land Trust.

Commissioner Perez - You mentioned that your grandfather has property at the airport and they exchanged it with property in Astumbo.

Munoz – It was eminent domain when they condemned the property to be used for the airstrip in the process they gave my grandfather Vicente Munoz 5 acres in Astumbo.

Commissioner Perez - Would it be also that you can find that under Land Management? I'm sure Land Management should have that if this is an exchange to your original property because when they condemned your property they gave you another property and that should be registered under Land Management. It is not under Chamorro Land Trust or Ancestral. It should be under Land Management and there should be a tract number, block number and you're the rightful owner. You should have been receiving property taxes.

IV. NEW BUSINESS

A. Legal Counsel issue

The Administrative Director commented that for the record at the time the Board selected Mr. Gumataotao as legal counsel perhaps not more than an hour earlier he had signed a contract with the office of the Attorney General and he is now under their payroll. What that does is that it essentially puts us back to square one where we are having to deal with the office of the Attorney General. Mr. Gumataotao did make it clear at the last meeting that he would prefer to see us get an independent legal counsel someone that can provide this Board the time it needs to examine and perhaps litigate some of the cases that have been sitting. I believe this board does have the flexibility to select from the remaining two candidates.

Chairman Damian commented that we will be able to select today on the remaining two or send out an RFP if the Commission cannot vote or if either one of the remaining does not meet the criteria of the Board.

Board members decided to vote on the remaining two law firms who submitted proposals.

For the law office of John Unpingco & Associates – Commissioner Calvo voted in favor.
For the law office of Lujan Aguigui & Perez – Commissioner Matanane voted in favor.
Commissioner Perez abstained from voting.
Chairman Damian voted in favor of the law office of Lujan, Aguigui & Perez.

Chairman Damian stated that the law office of Lujan Aguigui & Perez has been chosen. There is also a time period that if any of the other legal counsel wishes to challenge the ruling of this Commission that also needs to take place.

Chairman Damian instructed the Director to inform Mr. Unpingco and Mr. Lujan.

B. Public easement opening – Carlos Camacho

Carlos Camacho - Thank you for allowing us on the agenda today. I am with Ironwood Manor Guam, LLC. We're the housing developer for the low income housing project situated in Machanao, Dededo. This is our second project in the area. We have done the first project which is 108 houses which about a year ago I came to you for the assistance on a temporary staging area for the homes and the construction. Today we are doing our second phase which is 111 units. We went through the Guam Land Use Commission process. We did a traffic study and impact study for the neighborhood and fortunately with the work with TG Engineers Mr. Thor Goodsman we found that in 1974 Governor Ricky Bordallo had provided an easement exiting Chalan Lumaso to Route 3.

Thor Goodsmanson with TG Engineers commented that they had provided the engineering work for the second subdivision and the one that had the approval of the Land Use Commission including this access road. There are two subdivisions and the first one was a separate project actually designed quite a few years ago and then approvals were renewed by Mr. Camacho which is under construction. The ones that we are working on now is the second subdivision.

Carlos Camacho informed the Commission that for Phase I the name of the project is called Ironwood Estates which is 108 units. 70 units of the 108 is already up and is being finalized for occupancy and utilities.

Commissioner Calvo inquired if these are one to two bedroom units.

Carlos Camacho stated that these are three and four bedroom units. The phase we are talking about today is Ironwood Manor which is 111 units. There are 75 three bedrooms and the remaining are 4 bedroom units. The only point of reference that he can use here is the point of entry, the easement in question is the closest to the Dededo Game Club. Beside Fern Terrace to the right there is a 50 foot easement that is already designated and signed in 1974. This is the road that they are proposing to open. The reason we're here is that when we open this road we will be bringing in the water and sewer lines because we do not want to impact the neighborhood in the area. By bringing in the water and sewer lines to the project we are going through the authorized easement but it would be benefiting Lot No. 10148 which belongs to the Chamorro Land Trust which is adjacent to our easement. We will be providing a 50 foot paved access and when we do the paving, TG Engineers had advised us that when we start paving the new road there will be a lot of water run off and may cause some floods to the neighboring lots or to the Chamorro Land Trust property. This is why we have to include a ponding basin. The ponding basin will be sitting on the Chamorro Land Trust lot. This ponding basin I'm assuming will benefit the families in that area because if you look at the topography of the property it is all angling towards Fern Terrace. When we raise the roads it might cause some floods to the existing leasehold tenants in that area from the Chamorro Land Trust families. This ponding basin will do one of two things, one it will alleviate based on engineering design the potential rain flood from the new road and two it can also provide future benefits for the families if Chamorro Land Trust wants to develop this property for the families that are there because we will finally open up a road access to the property.

Chairman Damian inquired on what kind of a timeframe are we looking at.

Carlos Camacho commented that right now they are in the permitting stage for the clearing and grading. We've worked with Mr. Garrido from the Historical Preservation of Parks and Recreation. We wanted to make sure that we got the archeological clearance because we didn't want to disturb any archeological finding if any that are there within that easement. We've got all the clearance the only clearance is the EPA clearance and that's where EPA wants to make sure that we do not cause any flood problems to the neighboring properties. This is why TG Engineers had recommended a certain area and certain size based on the flow of water on their calculation of a ponding basin. The timeframe is right away. We've started already on the clearing and grading of our phase II. Part of the Guam Land Use Commission notice of action for us to get the final approval is we must open the road to Route 3. We are in the stage of applying for permits. Our permit number is T6060096. It already went through four government agencies pending EPA. EPA will not move forward unless we have a full civil design on drainage calculation. This is why we are here again today because the ponding basin is the key equation of making sure that we do not cause any floods to the adjacent lots.

Chairman Damian commented that the reason why he is asking is because you start an end date with respect to the actual construction of that ponding basin. Right now we are looking at rainy season number one and of course during the construction time there is going to be some run off due to the construction and also delays cause by tremendous amount of rain. Also the impact that it is going to have on the surrounding areas, those who are already on Land Trust property. That's the only concern I have on taking some timelines, some start and end dates with the actual construction of the ponding basin.

Carlos Camacho commented that the government agencies are concerned with any run off when you clear shrubbery to the adjacent lots and this is why we also have to submit to EPA the silk plan. This is where we put a silk fence so that we don't affect the other neighbors. But there is a pre-construction remedy prior to the ponding basin.

Commissioner Calvo inquired on how wide is the ponding basin going to be.

Carlos Camacho commented that it looks like a little over a quarter acre.

Thor Goodsmanson commented that they are expecting the size to be at least 13,125 square feet.

Commissioner Calvo inquired if the ponding basin will benefit the other houses in the outskirts.

Thor Goodsmanson commented yes because it makes sure that the drainage plan that we have with the road brings the storm water to the ponding basin and collects and percolates it there rather than discharging on any other property. Our concern was that with the road going in we are creating a new paved surface and so we are increasing the run off and we want to make sure that we are not putting that run off on the neighboring properties. Here it is fortunate that there is government land available to consider for the ponding basin.

Commissioner Calvo commented you stated that when you open this road it will benefit other people around the area and hypothetically lets say that you guys are going to put all the infrastructure in now in the long run if some of the Chamorro Land Trust would have to be there would they be eliminated from tapping into the resources that you guys had just put in?

Carlos Camacho commented that the utilities are public utilities just like the ponding basin. We will be dedicating those things back to the government. It is our understanding that when we met with Guam Waterworks that's the reason why they asked us to build the sewer line direct to Route 3 so that way for future growth and development people can tap into that. The government of Guam with the support of Mayor Savares they were actually going to pave this naturally as we speak. We would have just benefited as a developer for that project. What TG Engineers did is that they wanted to make sure that we work with the government so that we do the design correct instead of just paving over. We're working with Dept. of Public Works and the Mayor's office to say that we will provide the design at our expense, we'll provide the cost of bringing in the utilities through there and at the same time we want to work with the government on a partnership in that sense.

Chairman Damian commented that we want to make sure that our lessees or future lessees for the Chamorro Land Trust are going to be able to reap the harvest and your help with the infrastructure there because that has always been the dilemma for subdivisions and the opening up of more lots for our lessees. We want to make sure that we are going to be able to tap in for any future lessees under the Chamorro Land Trust.

Carlos Camacho commented that once we give the utilities back to GWA it will be government owned utilities.

Commissioner Perez commented that if that is the direction it is going to go that it is going to benefit not just your development but it is also going to benefit our tenants, our future tenants, I think it is a plus for us all.

Commissioner Calvo inquired on how deep is the ponding basin going to be and will it be well secured.

Carlos Camacho commented that it will follow the UBC codes and the designs.

Commissioner Perez inquired if there is a property procedure that Land Trust would have to deed that quarter acre of land because then it will not be anymore subject to our inventory. Are we then saying that we are going to deed that for that purpose?

Administrative Director commented that we don't deed it for that purpose what happens is that after the surveyor completes the survey and submits the map to us there is also a form where in essence we are deeding as a grant deed of easement. So we're deeding the easement to government of Guam.

Commissioner Perez made a motion to approve the request for the ponding basin that is necessary for the easement. Commissioner Matanane seconded the motion. There were no objections, MOTION PASSED.

C. Subdivision of Lot 7022, Yigo – Survey

The Administrative Director informed the Commission that this would be a very appropriate pilot project for the idea of putting some funds into the survey revolving fund. If we were to design on this particular lot which consists of 30 acres if we were to have a surveyor come in to design and cut this area we could essentially end up with 52 half acre residential lots. Once it gets cut up and designed before the map even goes through Land Management for recordation we can begin to place people in. This will help us speed up the process and give us an idea of the procedures that we need to put in place to speed up our leases. The other issue is that it is also a good pilot project for us to use once we implement our GIS because it would provide us our first survey for the system. The lot mentioned is in Yigo. I've only received verbal estimates on the survey. Obviously on behalf of the Commission I would like to negotiate the lowest survey rate possible so that we can extend the life of our survey revolving fund if we were to go that route.

Commissioner Calvo inquired on what is the timeframe on this.

The Administrative Director commented that he is told by two surveyors that it can be completed in a matter of 30 to 60 days.

Chairman Damian inquired on the status of access to infrastructure.

The Administrative Director commented that there is infrastructure. The area is right by F.B. Leon Guerrero and Simon Sanchez schools. It's a residential area, the roads are paved, there is sewer, water and power. This is probably one of the best options we've got as far as opening it up as soon as possible.

Commissioner Perez commented that so when we do the survey and mark off all the properties if you give to a person who has applied so they have one year to pay for the survey and that you give them right away all clear and just ready to build and in that way they can go right into the housing plan. This is good.

Commissioner Calvo commented that if you do this would the lots in the back have access?

The Administrative Director commented that the surveyors have assured him that however it is designed

Commissioner Perez inquired on who clears the property.

The Administrative Director commented that it would be the responsibility of the client. The markers will be visible. As far as design wise both surveyors are aware that what ever design is implemented it would have to be effective that there will be minimal amount of easements and clearing needed for the easements.

Commissioner Calvo inquired if the lots in the back would have access to the infrastructure.

The Administrative Director commented yes.

The Administrative Director commented that both surveyors had assured him that in this case there would be a significant discount on the amount of the survey and it would not be over a $1,000 per lot.

Commissioner Perez commented that before we commit ourselves into this can we have on our next meeting an estimated amount so that we can base it on that and that's when we could decide.

Commissioner Calvo commented that we would be looking somewhere between $45,000 to $50,000 if it is going to be about $900 per lot.

Chairman Damian commented that once we get more information and better figures on this then we would need to entertain motions to transfer funding source to cover the surveys. The Commission would need to decide how the clients would pay amortized.

Commissioner Perez commented that we have to have almost like a basic price because this one would probably be less cost because of more property but if we are looking at using it as a revolving for other projects it will be the cost of it. We need to almost set a price if they charge us $800 per property then we could have more than just $800 per customer because of the use of the money. We're going to use for revolving and if we're going to use it for revolving we want to make sure that what we give out is going to come back the same amount.

Commissioner Calvo commented that we can set up a payment plan for a year and if they are late in their payments we can charge them interest or a late payment fee.

The Administrative Director commented that maybe we could use the survey cost as a basis for what to charge and prorate it among everyone that we place in there. I can't imagine the cost per lot exceeding $700. If we set a cost for reimbursement from our clients and then use that as our limit on what we would pay for the survey maybe I can present that to the surveyors as a cap.

Chairman Damian commented that is something that you can negotiate.

Commissioner Perez commented that you don't want to charge them at the low price and then another client will borrow through this revolving and pay the $1,500 and complain about those that only paid $800 as an example with the same lot size. So that no one will complain that we favor one over the other that we should have a standard price.

Commissioner Calvo commented that it can have a crashing point because if we do set a standard on that but then that depends on the surveyors. We can come up with the same surveyor and does the same thing then we can stick to the same concept.

Commissioner Perez commented that you cannot charge the individual the discount price that you get because we are using the multitude land.

Commissioner Calvo commented that he understands about using the big land portion but hypothetically if we have a small portion in Dededo that only has to be cut up in 10 lots you can't use that same concept.

Commissioner Perez commented that the reason why I said that we have to have a standard price for survey is because we want that money to continue to go back into the funding.

Commissioner Calvo commented that he understands that portion. In big chunks of properties yes but if we are going to do odds and ends that is where the price is going to change.

The Administrative Director commented that he tends to agree with Commissioner Perez because when these surveyors do the subdivisions they also have to cut out an easement to access that property. I often get stuck with the situation where the applicant gets the lot surveyed but there's no easement and we end up having to pay another surveyor cut up the easement.

Commissioner Perez commented that for a 10 property place we don't need to be the one to have it surveyed we can inform the client to survey it themselves. They can come to us to borrow the money but it will be at the price that we set in the beginning.

Chairman Damian commented that our main thing here is that we get the money back with whether flat or with interest in 12 months so that the next applicant can access that.

Administrative Director commented that it was mentioned previously by one of our public comments regarding an individual in our office that's creating problems for us in this particular case only myself and the maps guy Desmond knows that we are looking at this property to do a subdivision on it. For good reason we don't want anybody else in the office to know about it yet until we commission the survey. I'm asking this Commission to allow me to go ahead and commission the survey. The other surveyor who is interested in is one who works closely with the individual in our office and that may put us at a disadvantage.

Chairman Damian commented that the Commission can put a hold on any kind of negotiations with this parcel of property and leave the entire negotiation left to you to your approval. If and when that individual's name pops up in this particular parcel then we would need to go to executive session.

Chairman Damian commented that it is the position of the Commission to put everything on hold subject to the Director's negotiation and then report back to the Commission.

Commissioner Perez commented that we trust you that you would make a good negotiation.

V. OLD BUSINESS

A. Collaborative Partnership – CLTC & UOG Cooperative Extension Service

Jeff Barcinas (Vice-President for the University and Community Engagement of UOG as well as the Director for the Cooperative Extension Service) commented that the University of Guam Cooperative Extension Service is a partner with the federal agency. It is a mandate that gave the University of Guam a status meaning that it is one of the flags of institution similar to many of the states where they do a lot of research and a lot of service orientation for it's community and making the University a relevant public service institution

for the people that it serves and especially for the people of Guam. We are very fortunate that we have the willingness of you the Commission and especially the people of Guam to enter into a partnership with the University of Guam where hopefully the resources of the faculty members and the intellectual individuals up there could be brought in to the table so that we could be able to serve our people. At the same time it brings the resources of the US Dept. of Agriculture. In my role I am the appointed by the President of the University of Guam but also I'm an appointed Administrator by the Secretary of Agriculture meaning I'm the authorized person who can enter into relationship for the federal agency on behalf of the University of Guam and of this partnership. This is a system that connects over 102 institutions across the nation with the resources of the US Dept. of Agriculture as well as other resources that we can possibly enter into with the US Government. With that it provides us an opportunity to enter into this partnership which I think gives us many opportunities. Our opportunity has been provided in a grant that comes from the Natural Resource Conservation Service which is another arm of the US Dept. of Agriculture to the farm services agency. With that Mr. Bob Barber who is an extension specialist in agriculture he has been the key instrument in terms of developing this thought and ideas in terms of making it possible in submitting this grant funding opportunities to enter with you the Chamorro Land Trust Commission. What I would like to bring forward is where I think we could envision this partnership. I'm looking at this partnership from a long term point of view that hopefully that the resources of the Chamorro Land Trust could find some leveraging with the resources that comes from the University of Guam and through the Cooperative Extension Service and it's partnership with the US Dept. of Agriculture. Because of the great land resources or the limited resources that we got in land and the environment that we have here on Guam that I think we have to find the optimum fit not only for Guam but also for our people in terms of what we could expend on in the opportunities that are before us. So this program through the grant that we received and thanks to the involvement of the Chamorro Land Trust Commission it's now opening up a door that I think we can learn from and expand on so that we could look at other areas that we could provide the capacity not only to the Chamorro Land Trust Commission but perhaps also leave behind some capacity for people who occupy the Land Trust Commission property and properties. They would be able to turn that property into something that would make a return on investment or at least bring back some investment not only to the Commission but also to the people of Guam. In other words it could be an economic investment, it could be a family investment, it could be an agricultural activity, it could be an environmental opportunity, stewardship and so forth. This is where I think we could look at all angles but this pilot program is just I think a start of a bright future of a relationship that I think would be around for a long time. I am just delighted that this would be a very key monumental relationship that the University of Guam could say that it is really entering into with the Chamorro Land Trust Commission because we have been involved with other government agencies but the Commission is a little different and especially one who controls the large resources of the people of Guam especially the Chamorro people.

Bob Barber as Jeff said we have a grant right now but let me back up to a year and half ago under our sustainable live program. A year and a half ago we started bringing together various groups involved in agricultural on island. One of the groups that I was working with was that I wanted to bring all government agencies that in some way or another had an impact on agriculture. The three local agencies, the Chamorro Land Trust, Dept. of Agriculture and the Cooperative Extension in that within our CS and Farm Service Agency that provide advice on the outside that being federal agencies placed here we set that and

we looked at some news that we all have on the island. In this process we identified areas that we all three don't have the resources to fully implement our programs. At the same time we have identified areas where each of us have resources that the other does not that can help them. Out of that we decided to try to engage in a long term partnership. This is at the staff level with the administrators providing support. Director Elliott and I had many conversations. This is a three way partnership with Dept. of Agriculture, Cooperative Extension and the Chamorro Land Trust and the first initial effort of this partnership is being funded by the federal agency, the Natural Resource Conservation Service who have both the local office and a Pacific Basin office. One of the things we decided to do was try to identify some key needs and then we looked for funders who could do it and the trick to doing this is to look at why do the funders won't come and how could we bend this to address our local needs. We found in our CS conservation programs that wants to promote farm programs. We've managed to get what is in the books at $512,000 grant but what it really is now is a $269,000 federal grant to us with with three organizations providing the rest. Realize the Chamorro Land Trust is still working out your finances and that you really haven't implemented your big commercial leases, we see in the future, we see you with your land resources when you fully start realizing the income that they'll bring you could step up and cover more. Right now in terms of the matching funds the Guam Dept. of Agriculture and Cooperative Extension Service are covering the vast bulk of the match in this grant hoping that in two years down the road you guys would be able to step in and pick up more and more. The CIG grant directly addresses issues of the soil conservation and promoting their programs and developing new innovative practices that will allow their programs to be more effective on our island. It also does several things for us, it sets up and funds three interagency managed farms. Two of these are being done by the Dept. of Agriculture, one is Mangilao the organic farm they have behind them where Dept. of Agriculture is putting the vast majority of manpower we're providing funds for new installations on that farm and then they formed a live stock breeding station up in Dededo. There they have the land and the utilities but we in Cooperative Extension are providing most of the man power to redevelop that facility. It has dwindled down to where basically they have no livestock and just a man there who was limited in his ability to do things. We're trying to provide that as a demonstration on showing how animals and crops can be integrated on our islands and using methods to effectively manage waste from our operations. The third part we are proposing in this is one that belongs in your land. Tentatively we have identified a plot in Chalan Pago where you have a 100 plus acres, a chunk of that had already been earmarked by GovGuam for public health. But there is still you have one existing farmer who is requesting for about 20 acres. That is an ideal site for a demonstration site in the center of it and the development of an agricultural community, subsistence agriculture, commercial agriculture leases all through the rest of that land once infrastructure can be brought in to demonstrate sloping land agriculture technology because it's not flat land. You're dealing with erode able sloping up and down land and yet it is some of the most fertile soil on Guam. These soils we really like to see protected and we're proposing to set up a site there, it is yours, that we would under this grant bring into management for two years. We would love to see a long term lease or some form of arrangement between the University and the Land Trust for joint management of it. These details we are going to leave to work through your director on how we could do it. That we have money to start developing that site, taking raw jungle and start bringing it in and work with the people that start to come in as you start issuing agricultural leases around it so they're implementing good conservation practices. More important and more of direct benefit to you guys is we're looking at shared extension associates. These are like county

agents and we have two of our best graduates, Marvin Acosta and Justin Santos and we've brought them on to this grant. Jeff has thrown in one-third of their salary right now and the grant is matching the other two-third. The final thing is we want to develop an educational curriculum and we're targeting your limited resource farmers who have not yet been able to bring their agricultural lands in production and a mini grant program with about $500 to $2,000 with all kind of matching things that we can throw in like plants and other stuff to help these farmers get started on getting fruit trees and other stuff onto their farms so they meet the requirements of bringing their land to 75% production. You have a 1,000 plus agriculture land leases, commercial and subsistence, many of which have not yet been utilized by agricultural production. This is a problem because your rules require that within three years of having infrastructure, primarily water, the land has to be brought in to 75% production or you're in the position of having to revoke their leases. This under utilized land may be due to lack of technical or physical resources. Our job at Cooperative Extension and to a lesser degree the Chamorro Land Trust is to identify why these lands are not being brought in to production and help them. That's why I'd like to use these shared agents with you guys to start working with them. We will depend on you to identify people who you need us to work with and these guys will be working with them. Throughout our needs assessments there is a major concern among the agriculture community farmers, our farmer leaders and our government agencies that the primary agricultural lands be used for agricultural purposes. That's an underlying issue that sits behind everything when we meet with the farmers. In order to ensure that when you release agriculture lands you need objective criteria that's easily checked off and followed to screen for your commercial agriculture leases. One acre subsistence leases are not so critical but when you start giving out 20 acre chunks, 7 acre chunks this is significant resources and it is very significant for environmental damage and misuse. Many people with no documented agricultural experience are requesting these leases from you. We hear randomly the perception that many people are going there and are just trying to grab land for other purposes. Agriculture is a small business the failure rate of small business with people without experience in what they go into is extremely high. If we don't have good training and screening criteria and experiential things so they know what they are getting into before they get started you're going to have a high failure rate. What happens to these leases if these people fail at agriculture and decide two years later that they are not into it? The agriculture community is terrified of the situation that happened with the former Dept. of Agriculture leases in Astumbo and other areas where these leases many of which were productively used for agriculture but many of them became stalling unplanned residential housing. Particularly with watershed this is a very great concern. We would like to see methods help them and we are willing to provide both Dept. of Agriculture and the Extension Service to help you try to develop criteria to look at that. We think some of this lye in aggressive education programs to both people who have leases and people who are considering leases. We feel that we need to work on your screening criteria and make it so that it looks at business production and end in really solid environmental criteria for people to follow when their going to the lease and make sure they have it in their planning and then good follow up monitoring. Another thing we think that you may want to consider and we're happy to develop proposals for you is the possibility of some of these larger commercial leases will get incremental leases. In other words put a chunk of the land in option reserved for the farmer. If he thinks he needs 20, reserve 20 but incrementally release the land. Our concept is taken from the agricultural bankruptcy laws where there is a home site protected so that the person in the very beginning gets a site that is always theirs, a subsistence type agriculture lease. As they develop that they can double their property. We're quite willing

to help you work up a criteria for this and we are going to demonstrate through this demonstration farm that you put under our control. We will show how you could set aside 5 acres and we don't know how much the University can manage. We don't have a lot of money to pay for this but we would like to demonstrate. We'll start with one acre, we'll develop that and then see if we are ready to go beyond meanwhile you hold a couple of acres reserved that if the University can do it and it's meeting your needs and our needs we would expand beyond it. So you can actually say here is something that you have in place and you can show how it will work. Most likely we won't expand to the whole thing and then you would take that back and it will fall right back into the pool. Another issue you all face is you control virtually all the agricultural lands on this island and yet you have a very limited staff in terms of agricultural training. We want to help you with that. At the same time the University Cooperative Extension and Department of Agriculture have an enormous agricultural expertise. But our outreach and field staff has been dwindling with the cuts and the government budgets, we've faced federal and local cuts. One of the things that Jeff is committed to is that we are going to build up the field agents within the extension so that we can reach out. I would like to see us try a model with you guys we could possibly expand to the Mayor's offices, religious groups and other groups also where we could share instead of using all of our limited funds to do it we look at other ways of funding which we can place directly in the agency much like county agencies. That's what we are talking about with the shared extension associates. We have the initial funding with this grant to fund two of them with us putting up one-third and grant covering the other two-thirds. I gave you a summary that actually goes into far more detail but about how the concept in the land grade institutes in the United States and the most successful states operates with their county extension agents. In a county the University has an outreach and every county in all the major states and some cases they actually have some from more than one university if they have a black land grant or native American. They have both the 1862 the traditional land grant. We're under a different one for the territories and insular regions but we operate the same. But what happens is in a county agent he's placed under the county commissioners more recently they've tried other models that are under the urban planning groups and urban settings and others but they are placed with a county organization, traditionally a county commission. They provide the office, the clientele, introduction to the community, administrative support and in some cases they provide the vehicles and in other cases the extensions does it. They provide a portion of the salary anywhere from 50% to as low as 25%. With the extension they pay the rest of the salary, all of the benefits and they're actually extension employees so they receive the full fringe benefits of an extension employee. In other words the retirement and medical. The extension provides the training, supervision, all the support that they need in terms of technical resource because what they are is the county commissioners link to the expertise at the university. In any case we would like to try this and we've managed to do this with two extension associates, they are field agents. We have two that we would like to offer you to share. The way this grant is set up is we would like to propose a 25% of their time to be directly here with you addressing your clients and listening to you guys as you identify needs. The needs that they can identify go far beyond just your agricultural clients. As they hear needs like maybe surveyors or others we can talk with the University about linking with people who do GIS stuff, linking with the University and the small business development center to help develop business plans in making commercial leases. There's other things the University does it's not just agriculture. These guys will be listening but their primary goal is to address the limited resource Chamorro Land Trust clients. 50% of their time is going to be working and managing this model farm. The other 25% of their time is going to be dealing with

paperwork and following up at administration. At the same time Jeff decides 25% of my time to this proposal for the next two years so I will be here with them meeting with you. We hope that after two years we'll show you what we can do and you'll want to buy in and hopefully by that time you would have the resources to where we can work out an arrangement where Chamorro Land Trust shares in some of the cost of their actual salaries. It's not committed we're doing a demonstration and hope to sell you on an idea. I firmly believe in what is called the states county delivery system of having field agents link to faculty who then bring in the resources of the university in. In our discussion with Dept. of Agriculture and Director Elliott and NRCS Farm Services Agency we believe you have the best commercial farmers on Guam under your Land Trust program. We feel there are a lot of people out there in both your subsistence lease programs and the ones coming in my office asking for help in this way and many who have gone for commercial lands or many who are trying to go. They are unique, they are not lying, the Bernard Watson or Ernie Wusstig who are full time farmers. There are still many young families who are struggling with an income they have a job. They have it most 20 a week to give to their farming. 20 hours a week can bring in a significant amount of income and can develop a significant amount of land if done properly with good advice on how to do it. Frequently they have less than $5,000 capital that they can draw and if they are lucky through some of the micro-lending opportunities on island. They have little or no farming equipment. What they do have is their willingness to work and a large family pool of labor that they can draw on. There is no demonstration models. Farmers learn best from farmer to farmer contact and from demonstrations that they can get. There is no demonstration model anywhere in the pacific addressing this group of farmers. They are not just unique to us on Guam they are throughout the US many people have 5 or 10 acres in the mainland who also want to operate. What we believe and I should note that as I looked at these resources I firmly believe that going back to what was probably true traditional farming practices of agri. forestry but not just utilizing what we know on island but international agri. forestry practices as they exist now I believe that these hold the key to successful farming for this time of clientele. They can provide the forest, they can provide food for livestock, the forest can provide value added products and to establish tree crops would take much less work. What we are proposing on the demonstration farms is to model this. These guys are being limited to the same amount of labor with the University. What I am proposing on the farm that we co-manage with you guys is to limit the resource that is allowed in that farm, limit the amount of labor that can go in that farm and limit the amount of equipment to what a limited resource farmer can actually do and then work and develop a system that matches this and at the same time teach them. We mentioned that we will be promoting conservation practices right now and the first workshop we'll hold on this program is going to be farming the government programs. There is a program out there called EQUIP Environmental Quality Incentive Program which is the NRCS program that funded this. This provides 90% repayment of cost for farmers to put in conservation practices. This covers so many things from roadways on the farm, barriers, wind barriers, livestock waste management system, etc. One of the things we are promoting is we've been planning for years the pine trees you see all over the island as wind breaks and yet the farmers have not adopted it because that does not get them any money for the land they give up. Approved under the wind break practice list I know mango, jackfruit, avocado are all approved plants they can be planting. If you plant a hundred feet of mango you only have to plant 10 mango plants in a hundred feet a farmer will be paid $500 to do that. It is the same thing with filter strips, contour plowing with all these practices there are funds. What this grant is doing in some cases the amount they are paying is too low an example is water catching. We're

going to document the real cost to Guam so that farmers can go back. But as the farmer does this they can charge a real salary $10 or more for putting these practices in place that farmers need to do to farm and yet it just cost them money they don't get it back. What we are going to do is we're going to show how this farm makes income by us paying into the farm management through this grant the amount of money that a farmer would get by going to the EQUIP program. I believe the farmer can create for 3 to 5 years part time job for their farm production just farming this one program. There are many others there's the farmer rancher grant out there that we have a high successful rate with. In this program we want to do that. This is what we are proposing to do, the details would have to be worked out, I hope you go with it. At the last page there are some issues that you guys face that are a little beyond this thing but we and Agriculture have agreed to work with you on it. We're willing to help you and Agriculture develop the criteria. We believe we can help you look at environmental sustainability, criteria, business confidence, production, technical knowledge and experience. Our role is to develop educational programs and we've already started and are about ready to kick it off and start it. We are going to ask you to identify some farmers who need help in getting their farms up and running. We have a whole series of farmers who are probably willing to help us mentor. We also have a mini grant program with this to try to help some of your farmers do some of these practices because some of the government programs require them to do things up to a year before they can start being funded. We have the ability to step in to try to help them do some of the things right away so they establish their one year mark so that next year they can step in and go under EQUIP. One of the criteria we are going to be evaluated under in this is not just the demonstration we set up, or the workshops we held but the quality of the number of applicants who start applying for these federal incentive programs. I think there are a lot of opportunities and as Jeff said what we are doing here is the tip of the iceberg. The University in my opinion is one of the under utilized resources particularly by GovGuam.

Chairman Damian commented that he knows that there will be a lot more subsequent meetings with the Director and Mr. Barber and all the other people involved. We will be doing a lot of reading and because this program is something that the Trust needed for a long time and of course we understand moving from small pot of growing tomatoes to actually doing a lot more particularly with the issue of utilization of land that has already been leased out to those on the Chamorro Land Trust. We'll be receiving reports from Tom as the months and time go by but I would like to ask that you provide the Commission time to review this and as needed we will meet with you. It doesn't have to be in a meeting setting like this Commission. What also concerns me about these things is sometimes it becomes a plus and sometimes it becomes a minus when you're involved in this particularly when there is a typhoon. So many of our farmers get nervous about trying to over utilize land that they have access to because of the loss from mother nature and the inability of some of those crops to be recouped because of federal guidelines or a program that they are in doesn't qualify them for any damage from typhoons. This is not something new for the Commissioners. We've been looking at this and started work with Department of Agriculture. I know you are anxious to begin in the fall.

Bob Barber – Maybe late September early October we can start with trainings and stuff.

Commissioner Calvo commented that he doesn't foresee anything wrong in showcasing a demonstration.

Commissioner Perez commented that I think that I like the idea that we don't just issue land for farming but then we could be assured that farming has taken place. Many times our clients would request for many acres of land and I could recall many instances where we asked have we gone back to the same tenant and check what kind of farming do they have. I believe that if you want something done right then you have to educate them. I think this will be a good or a plus to the Commission so that we no longer just issue land but at least there is somebody that will help them to begin their farming. I wish that through this kind of program that the Commission can use you people where they go through for planning before they could even make an attempt to lease land. If they go through the planning stage then we'll know they are ready for farming.

Commissioner Calvo commented that if person comes in and says that they want to farm we can send them to your program for assistance.

Jeff Barcinas – Similar to the way how we've done work with GEDCA where people are going to borrow money of course the capacity is always the important whether you could prove you can make payment. Of course with land you have to prove the capacity to do what you say you're going to do and then show that you can maintain or sustain all the land. If you say that you are going to use 5 or 10 acres then is the plan all in place? This is where the extension not that we are going to do because we have to help not only you the Commission but we also have to help your clientele help themselves. We have to give them the capacity and this is all what it is it's an educational program. Where we take the resources where we realize that they have to be given the capacity and provide them all the necessary tools to know how to deal with the risk of farming, how to make the adjustment with farming and then be able to realize the return on the risk of farming. Which means it relates not only to the science of farming but it also deals with the economics of farming. We have farmers who have turned science and have adapted well that they are making very good returns even during the times of typhoons like now. When they know that the storm is coming they don't wait for that plant to be turned over, they are planting already seeds so that when the storm passes that new seed is growing already to replace that crop that is damaged. The ones that we receive the complaints are those that do not have the capacity but are trying to ride on the goodness of many individuals and that's where you find many of the subsidies programs and that's what gives agriculture a bad name. What used to be 100 or 200 all of a sudden we have a 1,000 farmers and that the same thing now with you and the Chamorro Land Trust Commission. All of a sudden they see land because land is a value that when held has distinctive opportunity for return and an asset for the family but the problem with that is a lot it are not necessarily going back to help the family it becomes a cost and they do not realize that holding that becomes a cost. We need to realize that these individuals need to start thinking that this is not just now a hobby but there is an obligation that also comes with the Chamorro Land Trust Commission. Not only does the Chamorro Land Trust Commission needs to realize something the individuals that are being given the opportunity of the land needs to learn that they have a responsibility to have a return on that otherwise they are using it for the wrong reason.

Commissioner Calvo commented that it is important that if we design that program is to make it a ruling where we can implement that where if you signed up and you want 4 or 5 acres hypothetically then what we will do is have them go through the extensive program.

Chairman Damian commented that the Commission is going to take its queue from the Administrative Director and the subsequent meetings that are going to be coming up. For example we will look at the first steps of implementation or the first few steps that need to happen whether it's a MOU or just logistical considerations. We will be meeting because we are interested. Education is critical.

Jeff Barcinas - You have to understand that with the Cooperative Extension there is a lot more than just the agriculture. We not only cover the farmers we deal with families, we deal with policy, we deal with issues surrounding the whole community and issues that face us. This is why I am saying this partnership is only the beginning. But if your resources are going to increase then the leveraging at the table needs to also be made then it could allow me to bring what Congress would bring its resources to Guam and by the authorization we could enter into a match or agreement that will only increase your resource. So not only do we have to deal with the educational but we could also enter into a greater agreement where lets say you have resources in terms of a match to increase not only for field agents but the capacity to deal with. To deal with land issues, planning land issues or dealing with land policy or even related to how do we deal with indigenous people with issues surrounding land. Those are related issues that could then come forward an extension can also participate on that so what I'm doing here and I'm being very humble in a sense to not bringing all the things to the table but I'm not saying that I could provide everything either because we have to do an assessment. What you have is a cooperative extension system. When I say a system this is a federally funded billions of dollars that Congress has given us in a system and agriculture is only one issue. We're dealing with food, nutrition, low income, under served people, under privileged people, we're dealing with legislators, policy makers, businesses, we're dealing with all sorts of people. When we come to the table we're saying you have in this partnership now an opportunity to expand through your governments so to speak of the issues surrounding the Chamorro Land Trust Commission. The university's resources are one resource where we deal directly with the issue and this is why the pilot is so important with the farmers. But there's more to that and there is going to be further discussions that Mr. Elliott and I would have to enter into. I think we are going to be bringing forward some issues that I think in terms of what you bring to the table then I can come to the table. I know your resources are not as great and neither are my resources but when we combine our resources I think we can produce the results that we need because by the interactions that we have it gives justification also where we could deal with the legislature and the Governor in terms of how an opportunity like this could go further. I think it's a plus, it's an advocacy for change.

Commissioner Perez commented I think so too because when we join in that partnership the two entities can sit down and draft up a good policy so that our future farmers or lessee would be more clear on how and when and what to do with the property. So I think in the long run this is a very good venture and it's an educational not just for us but for all those that are applying for these properties.

Jeff Barcinas – In the early years with the Late Quitugua and the Late Tydingco I was the person behind this so you can see the history and the tie of cooperative extension with the Chamorro Land Trust for a long time.

Bob Barber – Education is the magic bullet but it won't do everything. It's a closing comment I want you to think about. I think it is critical that you educate these people before

they go through the program. I can't guarantee you that these people will a year later continue in agriculture. With Dept. of Agriculture development staff and a couple of lead farmers we're drafting a position paper on the incremental for commercial lease that I would suggest that as you integrate educational programs you might consider this. In some of these areas we can provide initial position papers that you can work through the system and this is one that we have in draft.

Chairman Damian commented that they will digest the information and will be having subsequent meetings either individually or as a group.

B. Rural Housing Service (USDA) – MOU

The Administrative Director commented that he received an email in July 24 from USDA regarding the Memorandum of Understanding which references page 8 of the MOU. Page 8 talks about the miscellaneous provisions under Item 4 and then under sub-item A. Escrow account. It talks about an amount to be deposited in an escrow account to be a minimum of $500,000. Apparently according to the MOU this $500,000 will be used strictly for Land Trust applicants who go through the USDA home loan programs through the efforts of the Guam Housing Corporation. This is something that needs to be done before they can begin processing CLTC loan applications. They've also included a recommended modification to the CLTC lease which is just a one page amendment.

Chairman Damian commented that the account has to have no less than $200,000 in it. They're asking if we could put in $300,000 or the max $500,000 into that account. I

The Administrative Director commented that when funded with the full $500,000 we can split the moneys into two accounts. One is an interest bearing account where the funds are readily available totaling $200,000 and the other is a bank certificate of deposit not to exceed $300,000 with no longer than a one year maturity date.

Commissioner Calvo commented that you can probably just cover 2 applicants with the entire $500,000.

Chairman Damian commented that the good thing about that money that we are in partnership with interest bearing accounts are still going back to us.

Commissioner Calvo commented that he wants to make sure that we are going to get our money back if the applicant defaults.

Chairman Damian commented that the default clauses are included.

Commissioner Matanane inquired on what modifications did they do from the original lease.

The Administrative Director commented that this is what they titled the document just to clarify the responsibilities of the lessor and the lessee.

Commissioner Matanane commented so in the phase mentioned in the modification is that going to protect us in getting our money back?

The Administrative Director commented that item #2 it almost identically reads like one of our clauses in the Chamorro Land Trust Act particularly the part that states "subject to the Rural Housing Service Mortgage for Guam with Assignment of Rents, to an eligible transferee who qualifies as an eligible Native Chamorro."

Commissioner Matanane commented that it brings to mind now that all our funds have to be diverted to DOA how are we going to put aside $500,000?

Chairman Damian commented that it is going to revert back at the end of the fiscal year and if the money has already been obligated we aren't returning $500,000 to the general fund it has already been obligated.

Commissioner Matanane inquired if we have enough now?

Chairman Damian commented that even with the removal of the $500,000 we are still about $300,000 or $400,000 left between now and September 30. If we don't encumber this money that's when that mechanism steps in, the Bureau of Budget and DOA. When we encumber these funds whatever is not encumbered is what goes back. It's just like lapse but it cannot be identified as lapse that's why you can't say it's lapse funding. It hasn't been specified under the budget bill as lapse funding it just says at the end of the fiscal year whatever money is there henceforth will go back to DOA as part of the budget bill.

Commissioner Matanane inquired if we have used up all our allotments in those now?

Chairman Damian commented no I think there is still a balance of $300,000 or $400,000 left even after we remove the $500,000.

Commissioner Perez inquired if the $500,000 is a yearly amount that we have to give.

Administrative Director commented no that is just a one time amount that has to be maintained.

Chairman Damian commented that we will need to entertain a motion to sign over the money. This is a signed document that went into effect between the Chamorro Land Trust with the consent of the Governor and also with the Rural Housing Service from the Dept. of USDA.

Chairman Damian commented that when we do the interest bearing account we will decide which banking institution to go with.

Commissioner Calvo commented that we are looking in terms of how many years is this to be paid.

The Administrative Director commented that the principle here is not touched it is merely a guarantee in the event that there is a foreclosure of one of Land Trust applicants then that is when they will touch these amounts.

Commissioner Perez clarified then that it is just for security.

Chairman Damian commented that we in conjunction with USDA can put in the next available recipient, it's an assumable mortgage.

Chairman Damian instructed the Director to look at what lending institution to open the account.

The Administrative Director informed the Commission that he will be meeting with Joe Diego and Mary Guerrero to finalize the mechanisms.

Commissioner Matanane made a motion to make the $500,000 deposit. Commissioner Perez seconded the motion. There were no objections, MOTION PASSED.

C. Adacao School Site Relocation – Status update

The Administrative Director informed the Commission that all authorized occupants and lessees have been notified several times. The Chamorro Land Trust and Dept. of Land Management are collaborating to clear all exceptions to title,such as obtaining signatures of lessees on a portion of Lot 5402. As of August 8 seven signatures were remaining that needed to be acquired. Areas have been identified for relocations of all those individuals in Adacao. The Director was informed by Joe Borja of Dept. of Land Management that he anticipates completion by August 31st. Eileen is tasked to work with Dept. of Land Management to do all this.

Commissioner Calvo inquired in who is going to cover the cost of relocations.

The Administrative Director commented that the individuals who only had shacks and wood are not a problem. We have lots available for them and they are very eager to move. There is only perhaps one individual with a semi concrete home and another with a concrete pad. Those are the only two individuals that are left there and I am waiting for Joe Borja to come back to me on his recommendations as to how those two issues should be handled.

Commissioner Calvo inquired if they are happy to go to where they are to be relocated to. Are we tearing their shacks down and carrying it to the other lot?

The Administrative Director commented no. When they signed the document that says that they are not claiming any title to the lot in question that absolves us of any responsibilities and therefore they are placed in the alternate lot.

Commissioner Perez commented that I'm sure they would ask for payment for their semi concrete structure, wouldn't the Governor or the Legislature have to say something about that since they are the ones that are causing the relocation because of the school?

The Administrative Director commented that there are two other issues that are involved with that. One is that there is a question as to was that house properly permitted? Did the owner obtain permits to build the house and if not then that house is illegal. That absolves us in that event. There are also two occupants who seem to be illegal occupants.

Commissioner Perez commented that is why we need to constantly be updated if they are registered and if they are not then they should be issued a notice. If you're making a monthly check on who we issued and you find that someone else is residing then that's when action should be taken.

Administrative Director commented that these things come up as we stumble onto them.

Chairman Damian commented that when legal counsel steps on board then we'll utilize the manpower of the court systems to take care of that because we don't have the manpower to do that.

Commissioner Perez commented that with the illegal occupants that should have been caught.

The Administrative Director commented that it would have been caught if the land was surveyed.

D. Geographic Information Systems (GIS) update

The Administrative Director commented that he had been in contact with Jim Lacson and Vic Torres at Bureau of Planning and had been talking to people at Dept. of Land Management and we're going to get together in the near future to formulate the strategy for implementing the GIS. One thing was suggested that perhaps we can just access Bureau of Planning's website and begin to utilize the information that they have. Bureau of Planning will follow up with the Commission's request for quotation with ESRI on that issue.

Chairman Damian commented that we are going to get our own GIS and then network with these guys. Sometimes that when they see that the funding is there and we're getting an updated version of GIS sometimes they want to piggy back on our funding. Even if we now piggy back on Bureau of Planning we are limited with the amount of tailored software work just for Land Trust something that does not fit in the scheme of things for Bureau of Planning or Land Management. Make no mistake about it we will need to network. If we have our running GIS and have the forms in place for land registration that can be done through the computer. One of the reason why they are also in that scenario is the government is going into GIS. When we put on our GIS there is going to be other agencies that are going to want to piggy back to cut costs. We can do that only in the networking stage of the game.

Commissioner Matanane commented that since we initiated the GIS if they want to piggy back they would have to pay a fee.

Chairman Damian commented that is right.

The Administrative Director commented that if we had pursued the idea with collaborating with F.F. Cruz through Butch Bernabe in Manila I think we would have already had our system in place. We would already have had our data up and running.

Chairman Damian informed the Director to get the RFP out for the GIS system.

The Administrative Director commented that the high end software is about $13,000. The cheapest is around $4,000 to $5,000.

Commissioner Calvo inquired that if we stick to the $4,000 cost would that accommodate all the work that we can do?

Chairman Damian commented absolutely not.

E. Office Space
Commissioner Calvo inquired on the status of office space for the Commission.

The Administrative Director commented that he had met with a realtor on a couple of occasions regarding the former credit union building The building is 2 stories, 2,500 square feet per floor, it's a lot of room for expansion for us however I am told that they would not like to lease it below $1.50 per square foot which would put it at about $7,000 a month as far as rent. I opposed a suggestion to the Chairman about us remodeling two or three units at Ypao Point. Those houses up there are structurally sound they just need to be refurbished, renovated and I believe those could be permanent offices for us and certainly we won't have to be paying rent. It would also allow us to keep an eye on any future development at Ypao Point. I am sure that there will be others that will believe that it is a really bad idea.

Commissioner Calvo inquired if there is activity going on there on the portion where the old housing is where the doctors stayed on Ypao Point.

The Administrative Director commented that is the cultural group. The Director commented that he is talking about the area farther above them but within the same area.

Commissioner Perez inquired on how much repair is needed.

The Administrative Director commented that if we were going to go in there and stick to the basics we probably could repair 3 units at about $250,000 possibly less.

Chairman Damian commented at just ready to move in less collateral equipment just structure.

The Administrative Director commented yes. Each unit is about 2,000 square feet.

Commissioner Perez inquired if we can go through Public Works for repair.

Chairman Damian commented that we can but that's if we don't need the place for another 6 years we might be able to use Public Works.

Chairman Damian commented that even without GIS we are slowly running out of room, we are already out of room first of all.

Commissioner Perez commented that if we do think about the GMH housing for repair and just for structure that you're going to cost can you begin to see some estimation as to how much it is going to cost?

The Administrative Director commented yes. He can ask for proposals on the renovation cost.

Commissioner Perez commented that so we can have an idea on how much money we are looking at and if that is more feasible for us and if it is more cost savings to own it rather than to continue to rent.

Chairman Damian commented that the Government right now both the executive and legislature has asked all government to move into the direction of owning right now and you'll see many of the agencies that can do that do own the place.

Commissioner Perez commented that Dept. of Land Management was supposed to help us build.

Chairman Damian requested the Director to get some estimates on the cost of renovations.

Commissioner Perez inquired if there are other places here that is open for rental like in the GCIC building.

The Administrative Director commented that GCIC I believe does have some vacancies but I don't think they have enough vacancies on one floor for our needs.

Chairman Damian commented that the $1.50 per square foot is too high.

The Administrative Director commented that if we were to look at Ypao Point and the stand point of an investment going into the property if we were to amortize $250,000 over the next 10 years for example that will $25,000 a year.

Chairman Damian commented that he likes the idea of owning.

Commissioner Calvo commented that we would need to get good civil engineers because the buildings were built 50 years ago.

Commissioner Perez commented that even 50 years ago the structures are good.

VI. ADVISORY

A. Financial Report – July 2006

Provided to the Commission was the revenue accounts list along with the appropriations and expenditures statement for July.

B. Lease/awards statistics

The Administrative Director informed the Commission that there is a decline on the number of leases issued. In 2003 there were 418 residential leases issued and 150 agricultural leases. Those numbers declined in 2004 and by 2005 there was only 6 residential and 8 agricultural and in 2006 we've have 18 residential and 4 agricultural. As far as the Notice of Intent to Award in 2004 when this concept began there were 57 residential awards and 68 agriculture awards. In 2005 it went up to 207 for residential and 40 for agriculture. In 2006

as of July 31 there were 40 residential and 35 agricultural awards. The big difference between the two is that starting from 2004 and on we are addressing resolving all the non-surveyed lands that were thrown out there in 2003 to the tune of 418 residential and 150 agricultural. I'm not saying that all of that land is not surveyed but a bulk of them are because we are faced with those issues on a daily basis and we are having to get them surveyed so that we can alleviate, mitigate and eliminate arguments between and among our Land Trust applicants relative to boundary issues.

Chairman Damian commented that with the Yigo area with respect to the 50 plus lots are you also going to look at central and southern subdivisions.

The Administrative Director commented yes. We have identified preliminarily lots down south and there is not much that we have been able to identify in the Mangilao area which is our central area. We are faced with just Yigo and down south. We are not using Dededo because the programs that Guam Housing has in place do not allow loans for Dededo lots because of its status of the population density.

Chairman Damian commented that in line with that we have been meeting with the Office of Veteran's Affairs both at the executive level and legislative level. There is some substantial amount of money that the Chamorro Land Trust can access for infrastructure based on the occupancy of Chamorro Land Trust veterans. We're talking at approximately $34 million dollars that is available for Land Trust to leverage for infrastructure as long as the lots are being occupied by veterans.

Commissioner Perez inquired if there is any registered Land Trust property in the Chalan Pago area so that would be your central area also.

The Administrative Director commented that it is not registered and they are also small parcels.

Commissioner Matanane commented that even in Dededo if the Veteran administration is not too picky about the Dededo we can always have the veterans move in there the infrastructure is in there already.

The Administrative Director commented that he will follow up with Mary Guerrero and verify that.

Chairman Damian commented that all we need to do now is meet and provide the MOU and the mechanisms to transfer those funds.

Commissioner Matanane commented that if we do have the veterans on Chamorro Land Trust property and the Veterans Affairs gives the money to Chamorro Land Trust it would support for the total operations of the Chamorro Land Trust or specifically indicated by BBMR.

Chairman Damian commented that when the money gets released to Chamorro Land Trust it is not just for veterans. When they put the infrastructure in on the lots as long as there are veterans in there that infrastructure money will be provided for all to access so it is not just based on one individual veteran. It is covering all the infrastructure work.

Commissioner Matanane inquired on what does Chamorro Land Trust get out of the veteran loan.

Chairman Damian commented that we don't have to worry about funding infrastructure for any of our lots as long as there is a veteran they pay for all the infrastructure.

Commissioner Matanane inquired if we still have the lease for 99 years.

Chairman Damian commented yes it doesn't change any of what we have in agreement with the veteran.

Commissioner Matanane inquired on what happens if the veteran defaults.

Chairman Damian commented that the Veteran's Affairs guarantees their loan but they can't take the infrastructure back.

Commissioner Calvo commented that going back to Lot 7022 as pilot case for a subdivision this would be a perfect ideal place to receive the negotiation on this with the veterans.

Chairman Damian commented that when we meet with Veteran's Affairs, there is no reason why we can't use this particular lot as a testing ground.

Commissioner Calvo commented that it is a good thing

Commissioner Calvo inquired if it is safe to say that Tom can begin the negotiations on it.

Chairman Damian commented yes.

VII. ADJOURNMENT

Meeting was adjourned at 8:10pm.

TT