



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

P.O. Box 2950 Hagåtña, Guåhan 96932

Phone: 649-5263 Ext. 400 Fax: 649-5383

*Lourdes A. Leon Guerrero*  
Governor

*Joshua F. Tenorio*  
Lieutenant Governor

*Commission Members*

*G. Pika Fejeran*  
Chairwoman

*Joseph I. Cruz*  
Vice-Chairman

*Amanda L.G. Santos*  
Commissioner

*Austin J. Duenas*  
Commissioner

*Shawntel L. Techaira*  
Commissioner

*Jack E. Hattig III*  
Administrative Director

## **ADMINISTRATIVE DIRECTOR'S REPORT** **OF CLTC REGULARLY SCHEDULED MEETING** **Thursday, July 18, 2019 at 1:00PM**

### **I. APPROVAL OF MINUTES**

1. Pending changes due to typo errors. Motion to approve Work Session of April 4, 2019. Motioned by Austin Duenas and Seconded by Amanda Santos. All in favor. **APPROVED.**
2. Pending changes due to typo errors. Motion to approve Meeting Minutes of April 4, 2019. Motioned by Austin Duenas and Seconded by Amanda Santos. All in favor. **APPROVED.**
3. Pending changes due to typo errors. Motion to approve Meeting Minutes of April 18, 2019. Motioned by Austin Duenas and Seconded by Amanda Santos. All in favor. **APPROVED.**

### **II. OLD BUSINESS**

#### **1. Pre-Moratorium Lease List**

- a. Gregory Aguon – **TABLED**
- b. John Patrick Aguon – Motion to approve lease issuance for Lot 15, Block 3REM, Tract 100C, Dededo containing an area of 1,872± sq.meters. Motioned by Austin Duenas and Seconded by Amanda Santos. Pending survey completion. **APPROVED.**
- c. Joseph Perez Babauta – Motion to approve lease issuance for Lot 5382-13-2 Barrigada containing an area of 1,911± sq. meters. Motioned by Austin Duenas and Seconded by Amanda Santos. Pending survey completion. **APPROVED.**
- d. Cynthia C. Lujan – Motion to approve lease issuance for Lot 1, Block 3Rem, Tract 100C, Dededo containing an area of 2,057± sq.meters. Motioned by Austin Duenas and Seconded by Amanda Santos. Pending survey completion and DRT verification that "A" is not a homeowner. **APPROVED.**
- e. Therese M. Muna – Motion to approve lease issuance for Lot 7160-165 Yigo containing an area of 2,015± sq.meters. Motioned by Austin Duenas and Seconded by Amanda Santos. Map pending final approval. Submitted to DLM Survey Division. **APPROVED.**
- f. Jesus Quidachay Ninete – Motion to approve lease issuance for Lot 1-12, Block 8, Tract 10121 Yigo containing an area of 1,949± sq.meters. Motioned by Austin Duenas and Seconded by Amanda Santos. Pending survey completion. **APPROVED.**

- g. Mary Ruth Phillips – Motion to approve lease issuance for Lot 1, Block 16, Tract 10316 Dededo containing an area of 2,023± sq.meters. Motioned by Austin Duenas and Seconded by Amanda Santos. Pending survey completion. **APPROVED.**
- h. Coleen Grace Quinata – CLTC staff to look back at survey pending completion. Motion to revert CLTC application back to Sandra Mesa Quinata. Motion to approve lease issuance for Lot 10171-15 Dededo containing an area of 4,047± sq.meters. Motioned by Austin Duenas and Seconded by Amanda Santos. **APPROVED.**
- i. Delores Taitano Quinata – Motion to approve lease issuance for Lot 8-33-10 Inarajan containing an area of 1,858± sq.meters. Motioned by Austin Duenas and Seconded by Amanda Santos. Pending survey completion. **APPROVED.**
- j. Robert C. Quintanilla – Motion to approve lease issuance for Lot 3 and 4, Block 5-B, Tract 15344 Mangilao containing an area of 1,850± sq.meters. Pending consolidation survey. Motioned by Austin Duenas and Seconded by Amanda Santos. **APPROVED.**
- k. Michael Wayne Reyes – Motion to approve lease issuance for Lot 6-6, Block 13, Tract 2831 Talofofa containing an area of 1,997± sq.meters. Motioned by Austin Duenas and Seconded by Amanda Santos. Survey completed. **APPROVED.**
- l. Alberta Rose Santiago – Motion to approve lease issuance for Lot 10171-84 Dededo containing an area of 1,878±sq. meters. Motioned by Austin Duenas and Seconded by Amanda Santos. Pending survey completion. **APPROVED.**
- m. James Santos Mafnas – Motion to approve lease issuance for Tract 100C, Block 3REM, Lot 3 Dededo containing an area of 2,242±sq. meters. Motioned by Austin Duenas and Seconded by Amanda Santos. Pending survey completion. **APPROVED.**

## **2. Switched and Transferred Leases**

- a. Gisela RC Acfalle – Per board, need to get in touch with “A” and Scotty Peter C. Aguon to appear before the board. **TABLED.**  
**CLTC ACTION ITEM:** *Contact “A” and present again when “A” is present*
- b. Maria Dolores Camacho-Gacgacao – Motion to approve Maria Dolores Camacho-Gacgacao as benefactor to Juan A. Jr. Camacho on Lot 5382N-21 Barrigada containing an area of

2,092± sq.meters. Motioned by Austin Duenas and Seconded by Amanda Santos. Pending survey completion. **APPROVED.**

- c. Juan Diaz Muna – Motion to approve Juan Diaz Muna as benefactor to Moises Diaz Muna and approval of lease issuance on Lot 480-71 Agat containing an area of 4,047± sq.meters. Motioned by Austin Duenas and Seconded by Amanda Santos. **APPROVED.**
- d. Mavreen Jean Muna – 1) Motion to designate Mavreen Jean Muna as benefactor of Juan S.A. Mendiola; 2) Motion to approve lease issuance for Lot 10125-11-39 Dededo containing an area of 4,047± sq.meters. Motioned by Austin Duenas and Seconded by Amanda Santos. Property survey completed. **APPROVED.**
- e. John Christopher Unpingco, Mark Andrew Unpingco, and Meg-Anne Cecilia Unpingco – Per Legal Counsel – Need to issue lease to one (1) individual; Tabled by board; need to get in contact with lessees. **TABLED.**  
**CLT ACTION ITEM:** *Contact “A” and present again when “A” is present*
- f. Matilde Castro Mercado – Motion to revert CTLC Application back to original applicant, Lola Wusstig Agero. Motioned by Austin Duenas and Seconded by Amanda Santos. Pending survey completion. **APPROVED.**

### 3. Land for Landless Assessment

- Chairwoman needs more time to look at Land for Landless reports.
- Report to include more information regarding developable lands.
- Some property areas have infrastructure – survey to identify which properties have infrastructure nearby.
- Pending completion of SOP for Land for Landless.

### 4. Guam Raceway

- Follow commercial rules and regs;
- Mr. Simpson is on a fold over tenancy, month to month.  
**DIRECTOR ACTION ITEM:** *Commission requesting for Acting Director to get in touch with Mr. Simpson*

### 5. UOG Hatchery

- Chairwoman had met with Senator Terlaje’s Staff member;
- 61.7 acres was transferred to the Trust;
- Bill to be revised;
- Request from Survey to indicate property area for UOG.  
**DIRECTOR ACTION ITEM:** *Acting Director to reconfigure survey to include additional area of the cliff line.*

6. Inadahen I Lina'la I Kotturan CHamoru  
Revisit lease draft at later date. Pending lease completion.

### III. NEW BUSINESS

1. Commercial Leasing – **TABLED.**

2. ReMax – Request for Easement – **TABLED.**

3. Constituent Matters

- a. Frank LG Castro – Motion to approve authorization for building permit for Francisco LG Castro on Lot 7066-5 Yigo. Motioned by Austin Duenas and Seconded by Amanda Santos. All in favor. **APPROVED.**
- b. Valerie T. Guerrero – Decline on L5-1, B9, T15213 Mangilao – pending decline issuance; Motion to approve issuance of lease for L18, B9, T15213 Mangilao. Motioned by Austin Duenas and Seconded by Amanda Santos. All in favor. **APPROVED.**
- c. Albert Jesus Lizama Sr – Request for Christy-Lynn Nicole Lizama to be designated successor to her father, mother named Christy-Lynn and brother on request of take-over; Commission requesting an affidavit from brother in Philippines to relinquish his rights to Christy-Lynn; need to verify the SBA Loan because if she is to take over then she has to incur the debt from this loan – pending submittal of affidavit from brother; Motion to approve Christalyn Nicole Lizama Cepeda as “B” to Albert Jesus Lizama Sr upon submission of affidavit from brother. Motioned by Austin Duenas and Seconded by Amanda Santos. All in favor. **APPROVED.**
- d. Sanonie Salas Melia – Tabled; CLTC to contact “A” again; did not appear at board meeting. **TABLED.**  
**CLTC ACTION ITEM:** *Contact “A” and present again when “A” is present*
- e. Chrissy Jean Quinata – 1) Motion to approve change of application type from Agriculture to Residential under Chrissy Jean Quinata. Motioned by Austin Duenas and Seconded by Amanda Santos. All in favor. **APPROVED.**;  
2) Motion to grant a Survey Retracement for Tract 2831, Block 9, Lot 1 Talofoto (A=980±sq.meters) identified for Ms. Chrissy Jean Quinata. Motioned by Austin Duenas and Seconded by Amanda Santos. All in favor. **APPROVED.**; 3) Motion to approve a Residential Lease for Chrissy Jean Quinata upon completion of a Survey Retracement for Tract 2831, Block 9, Lot

*This report does not constitute meeting minutes and is intended only as an administrative reference document.*

1 Talofoto (A=980±sq.meters). Motioned by Austin Duenas and Seconded by Amanda Santos. All in favor.  
**APPROVED.**

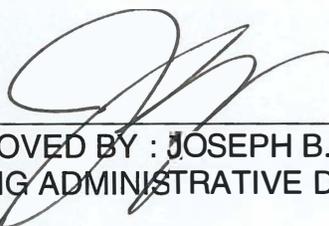
- f. Christine Diane Roberto – Tabled; get letter regarding reduction and represent case. **TABLED.**  
**CLTC ACTION ITEM:** *Contact “A” and present again when “A” is present*
- g. Annie LG Santos (dec) – Son coming in to request for take over as the “B” with letter of relinquishment; find an area within a portion of L439; per survey division they will inspect the area. Motion to name Patrick James Santos as successor to Annie L.G. Santos. Motioned by Austin Duenas and Seconded by Amanda Santos. All in favor.  
**APPROVED.**
- h. Elizabeth Ann Unchangco – Motion to terminate the lease and application of Elizabeth Ann Unpingco and provide tax abatement to Department of Rev and Tax. Motioned by Austin Duenas and Seconded by Amanda Santos. All in favor. **APPROVED.**
- i. Felix S. Muna – Jocelyn Pangelinan and Tomasa Aguon appearing before the board to voice their concerns of the Aguon family. Tomasa Aguon asking for her property area back as a Land Use Permittee however per Legal Counsel, they abandoned their area prior to 1995 therefore Gregory Aguon and family can stay on property as “preoccupiers”  
**DIRECTOR ACTION ITEM:** *Commission requesting for Director and Legal Counsel to work with Aguon family and all those in the area.*

#### 4. PUBLIC COMMENTS

- a. Gabriel Guerrero c/o Kenneth Guerrero – CLTC Staff to compile a staff report for August 2019 meeting regarding Gabriel Guerrero; Kenneth Guerrero claiming preoccupancy of son Gabriel Guerrero; research more regarding all within Lot 5-R2, Block 9, Tract 15213 Mangilao. **CLTC STAFF ACTION ITEM:** *Work with “A” and complete staff report for upcoming meeting*
- b. August C. Guerrero – Preoccupier on L5-2, B9, T15213 Mangilao; request for lease issuance for power and water. CLTC Staff to compile a staff report for August 2019 meeting. **CLTC STAFF ACTION ITEM:** *Work with “A” and complete staff report for upcoming meeting*

- c. Elizabeth Manibusan Camacho – Applied in 1996; part on unpaid list; Motion to accept payment for Elizabeth Camacho's 1996 application. **APPROVED.**
  
- d. Ivan Shiroma – Making a follow up regarding Rugby. Indicating that a cease and desist was issued however the Rugby club has not budged. CLTC to follow thru with course of action. **DIRECTOR ACTION ITEM:** *Commission requested more information about cease and desist towards Guam Rugby*

**IV. ADJOURNMENT**

  
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APPROVED BY : JOSEPH B. CRUZ, JR.  
ACTING ADMINISTRATIVE DIRECTOR

7/25/19  
\_\_\_\_\_  
DATE



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## AMENDED ADMINISTRATIVE DIRECTOR'S REPORT OF CLTC REGULARLY SCHEDULED MEETING Thursday, July 18, 2019 at 1:00PM

### II. OLD BUSINESS

#### 2. Switched and Transferred Leases

f. Matilde Castro Mercado – ~~Motion to revert CTLC Application back to original applicant, Lola Wusstig Agero. Motioned by Austin Duenas and Seconded by Amanda Santos. Pending survey completion. APPROVED.~~ 1) Motion to ~~approve~~ terminate lease for Lot 10122-56 in Dededo, Document Number 889546. Motioned by A. Duenas, Seconded by A. Santos. Motion has been made and passed; 2) Motion to approve lease issuance for Lola Wusstig Agero, Lot 10122-56 Dededo. Motion made by A. Duenas, Seconded by A. Santos. Motion has been made and passed. **APPROVED.**

**\*\*NOTE: Corrections made 08/20/2019 based on audio recording**

APPROVED BY: JACK E. HATTIG, III  
ADMINISTRATIVE DIRECTOR

22 Aug 19  
DATE