



Kumision Inangokkon Tano' CHamoru (CHamoru Land Trust Commission)

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CLTC PUBLIC HEARING MINUTES

For

Designation of Lot 10125-R12-1, Municipality of Dededo For Commercial Use

Dededo Senior Center

335 Iglesia Circle, Dededo, Guam 96929

Saturday, June 14, 2021; 1:00PM

Public Notice: The *Guam Daily Post* on June 7, 2021 and June 10, 2021

Program Coordinator III Joey Cruz: The time is 1PM. Before we begin, we would like to acknowledge the attendance of our Commissioners. Commissioner Bordallo and Commissioner Santos, thank you. Thank you, also to the Dededo Mayor, Ms. Melissa Savares for providing us a venue to host our public hearing. Today, is the public hearing on the designation of Lot 10125-R12-1, Municipality of Dededo For Commercial Use.

This public hearing was published in the Guam Daily Post on June 7th and June 10, 2021, it was also published on CLTC Facebook page on June 8th, 2021; CLTC's Website, June 9, 2021; and published on the Government of Guam Notices Portal on June 10, 2021. The Governing Directives of the Public Hearing is Public Law 33-95 which is also known as the Chamorro Land Trust Rules and Regulation – Commercial Rules and Regulations. And Subsection 75122 (b) Chapter 75, Title 21 of the Guam Code Annotated. A brief description of Lot 10125-R12-1 is entering from Route 3 into Hahasu Drive, it is located about 470 feet on the left side of Hahasu Drive. The area is about 232± square meters, the zoning is agriculture and the previous commercial lease that was awarded to IT&E was for an antenna site. Also, please note that through this process the Chamorro Land Trust will be publishing a Determination of Need for an exceptional lease term, the initial lease term will be for fifty years with an option to renew for an additional forty-nine years. We can also see the property location on the screen if anyone has any questions or... So now we'll open the floor for public comment. Today, the first person in the sign-in sheet for public comment is Mr. Steve Carrara from IT&E, he had submitted a written testimony via email and he would also like to make an oral testimony. Mr. Carrara.

Mr. Steve Carrara, IT&E Representative: Thank you, Mr. Cruz. Good afternoon, Mr. Cruz. Usually no one has trouble hearing me so because I'm always so loud, mostly because I'm deaf in one ear. Thank you. We've been a long time lessee of the property we submitted written comments today, obviously, we would like to try to work with the Land Trust to try to renew the lease through the legislative action. But *inaudible* that we intend to participate in the process. It's a small piece of property we don't

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believe there's much use for it. The best use for it is in its current form and we provide service to the community all the surrounding houses as well as the traffic that goes by on Route 3. I mean this lease has been in effect for twenty years or so... with the former owners of IKB and transferred to us when we acquired the company. We think it's the best use of the property. We think the current arrangement is presents fair value both to Land Trust and to us based on a percentage of the market value and that gets adjusted through time and time with appraisals. Again, I reiterate what I said before, hearing when this process started again we'd like to try to continue that. If... this eventually goes down to the commercial type of arrangement we would like some flexibility in the lease though; we don't know if we would need it for fifty years but we would like to structure it in maybe five year increments up to fifty years or perhaps up to the hundred. I think in order to encourage investment in public lands, a lessee needs to be able to make sure that their investment as well as CLTC get their value of the property. The property is really no different than the one to the left to the right the only thing is that we could lease another piece property from you guys but that would cost just money to move the tower from one place to the other which I think we would all like to try to avoid. But other than that, I can answer any questions. Again, we'd like to resolve and it works out... we have *inaudible* other leases coming up another lessee like the same circumstances and we realize that your hands are tied by the new legislation and we would like to try to work with that.

Program Coordinator III Joey Cruz: Thank you, Mr. Carrara. At this time we have no other attendee who would like to make a presentation whether it's orally or written. We would just hold until we another attendee who would like to make oral or written testimony. On a side note, we would like acknowledge the presence of our Chairman, Mr. Reyes.

Also just some housekeeping rules, the Public Hearing is intended for us to gather information, they'll be no discussion or anything of that nature. Thank you.

Program Coordinator III Joey Cruz: Right now, we will call another attendee, Ms. Elo... Ms. Flores who would like to make and oral testimony regarding the Designation of Lot 10125-R12-1 for Commercial Use.

Ms. Flores: Hi Everybody, I'm Elsie Flores. I know Hahasu Road very good because I have a lot of friends there but I'm not part of Hahasu Road. I'm up at the NCS area, Castro Street. And maybe you should give this guy a chance to put up the thing because of the reception is very bad not only them other... and I bad situation where I constantly go back and forth to my father and every time I'm at my father and I call up the ranch at NCS where I'm at to tell them can cut this can you get this ready it's very bad. And then I go there and I say, how come you don't answer their phone they say, oh, our reception is really really bad up here and I know that because I lived there for almost thirty years. But in time for emergency so I don't have to drive up there, I

cannot contact, I still have to go drive up there. I have a ninety year old father that I take care of and I go from my ranch to here. In fact right now, I have somebody staying there and I know Lorraine and Joann was there and there was some body there they can catch me because if I'm not there then I'm up at my father and I spend time more there because I have to clean his house and cook and all and then I go up there back and forth. But when there's times that I cannot do that I have to call them the reception is real bad. They cannot and they give me that excuse and I always told them their phone is bad go change it or your liar and all that. But I make them stay there to take care of the property while I'm up there taking care of my father back and forth. But that's the problem, the phone. But it'll help me a lot because I just call them and the reception is good and say okay cut the front bush cut... I have to there and bush cut this and that somebody's coming up there and this and that. And we were just talking that on the way over because I'm going to go up there sometime this week and check if there cleaning up the place and all that you know because I don't have time to do it. I'm very exhausted and I'm a cancer person I'm very sick and I'll be dead in two years and I want to clean my ranch good but I cannot do that driving up and down up and down. I have a driver today to take me here because but that phone is good or they have good reception and they have Docomo phone I tell them to change it to IT&E they got a big antenna up there that we can you know get better reception after that and I'm gone I don't care if *inaudible* but I need the contact I need it because of the situation I'm in. I cannot go back and forth it's hard. But is this what this is all about? IT&E putting in radar whatever.... put it up.

Program Coordinator III Joey Cruz: It's about the designation of Lot 10125-R12-1 for commercial use. IT&E had previously had a valid commercial license on the property.

Ms. Flores: Land Trust you make money out of him put it up that's what it's all about. And it gives us good service. A lot of this Land Trust owners out there you have a lot of senior citizen out there they need this good reception I need a good... I know it's further down but they can do something further up too because that's all I hear is, oh we didn't hear you, can you hear me oh, we have no reception and I'm always calling you guys a bunch of liars get a better phone it is true I need to be in contact with my grands and my father. My father too is a Land Trust owner I do take care of him and he's ninety and I go back and forth most of the time I'm with him and most of the time up there. These people that I make them stay there they take care and clean up the place while I'm over there and then over there we have somebody cleaning my father and then I go back there. But boy do I have a lot of gingers up a lot of red ginger and I'm over here and death in the family and cannot afford flowers all they do is just call me and I just call the ranch and say cut down some the gingers and get it ready so they can pick it up and go and they use it for the dead person arrangement. But I'm tired I cannot call them so I have to go up there it saves me time. Technology is good yes and

all but not all the time because I'm not a computer cell phone person but the telephone is real good it saves a lot of time. Put it up.

Program Coordinator III Joey Cruz: Thank you, Ms. Flores.

Ms. Flores: You're welcome. Thank you.

Program Coordinator III Joey Cruz: At this there is no new attendees that had signed in to provide written or oral testimony. Thank you.

Program Coordinator III Joey Cruz: The time is 2:01 p.m. and there is no new attendee who has signed in to provide written or oral testimony. The community and the public is still allowed to submit in written testimony via email at cltc.admin@cltc.guam.gov
*correction email to submit written testimony should be cltc.admin@cltc.guam.gov

With no new attendees who would like to submit written or oral testimony we will conclude this Public Hearing on the Designation of Lot 10125-R12-1, for Commercial Use. Thank you.

End Time: 2:01 p.m.

Transcribed by Land Agent I Tina Tainatongo

Approved by Motion in meeting of: August 19, 2021

Chairman John F. Reyes, Jr.:  Date: 8/23/21