



Office of the Governor  
**DEPARTMENT OF  
PUBLIC LANDS**



**ANNUAL  
REPORT  
2019**

# Table of Contents

## GENERAL INFORMATION

Contact Information	1
Governor's Message	2
DPL Secretary's Message	3
Public Lands Advisory Board	4
Highlights and Accomplishments	5

## DIVISIONS & PROGRAMS

DPL Personnel	8
2019 Employees of the Year	9
Divisions & Programs	10

## IMAGES & CHARTS

Land Compensations	23
Public Land Inventory	26
Public Land Lessees	33
DPL 2019 Team Photos	39
Organizational Chart	50

### DPL Mission

The mission of the Department of Public Lands (DPL), as trustees for the public lands in the Commonwealth, is to incorporate our strategic land use plan into effective management, use, disposition, and development of public lands to promote cultural and economic growth for the benefit of our present and future generations of the Commonwealth.

## Contact Information

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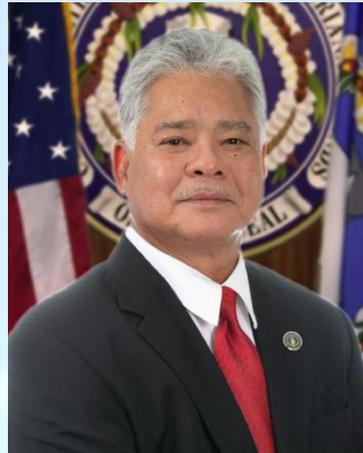
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[www.facebook.com/DPLCNMI](https://www.facebook.com/DPLCNMI)



*Honorable Governor  
Ralph DLG. Torres*



*Honorable Lt. Governor  
Arnold I. Palacios*

## *Protecting Our Most Precious Resource*

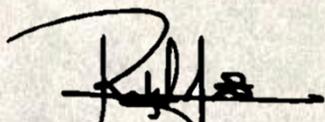
Of all the things that keep us grounded—both literally and symbolically—is our connection with the land we call home. Our public lands are so much more than just the 14 islands of the Northern Marianas. From the ground beneath our feet, we develop our culture, our identity, and our way of life, and it is our duty to protect them now for ourselves and for our children and grandchildren.

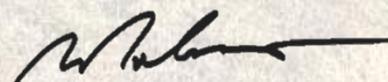
The Department of Public Lands (DPL), under the leadership of Secretary Marianne Concepcion-Teregeyo, continues to make great progress over the last year to effectively fulfill its fiduciary duty to manage and protect our public lands for the benefit of our people of Northern Marianas descent.

In 2019, DPL officially finalized the CNMI Public Land Use Plan, the first update to the plan since 1989. The plan ensures the best use of our public lands by meeting community concerns, identifying opportunities that provide social or economic gains, and addressing needs that may include cultural, historical or environmental preservation.

The past year also saw the reduction of fees for cattle grazing for our farmers, the issuance of 30 new homestead lots, and the development of agricultural and village homesteads in Kastiyu, Tinian and As Gonno, Saipan.

For the third straight year, DPL also received an unqualified opinion in its FY 2018 Financial Audit, a positive sign of financial stability and responsibility. Moreover, the department's commitment to environmental protection has been a guiding force in fulfilling its fiduciary duty. We commend Secretary Concepcion-Teregeyo and the dedicated staff of DPL for working passionately for our lands and our people. We have a lot to do ahead of us, but we will continue to protect the interests of NMDs moving forward.

  
*Ralph DLG. Torres*

  
*Arnold I. Palacios*



Office of the Governor  
Department of Public Lands



**Marianne Concepcion-Teregeyo**  
**Secretary, Department of Public Lands**

In the wake of this new year, I would first like to thank the dedicated Department of Public Lands staff for their tireless efforts to fulfill DPL’s constitutional mandates of Article XI. Though we have faced some difficulty due to the austerity measures that were taken and in the aftermath of Super Typhoon Yutu, I am so proud of the employees of this Department for all that we have accomplished to ensure that we are fulfilling our fiduciary responsibility to the CNMI. This year, we completed the highly anticipated comprehensive Land Use Plan in March of 2019. The plan, as mandated by Public Law 15-02, will serve as a guide for the best possible management, use, development and disposition of public lands. DPL received an unqualified financial audit for the third consecutive year. The Department has never received an unqualified audit prior to 2016 and it is a testament to the outstanding work of the DPL staff to not have any financial demarcations for three years in a row. Through hosting two homestead lotteries in a single year, we were able to award 30 village homestead lots on the island of Saipan for those of Northern Marianas descent who have waited over two decades for an opportunity to be awarded a homestead.

This past year, our Department focused largely on bringing all accounts to a current standing. Through our implementation of Directive 5 efforts and resolute collections, we were able to collect over half a million dollars during this administration alone from debt owed to DPL that has accumulated to since the 1980s. We have implemented several new data tracking systems across our divisions to confirm accountability and continuous progress. We have continued to commission appraisals to process pending land claims and verify that landowners are compensated at the correct appraised fair market value of the land taken, at the time of the taking. The need for remedial action for the state of DPL’s accounts and record keeping from past leadership is warranted and owed to the people of the CNMI.

Our surveyors have worked hard all year to prepare over 300 agricultural homesteads between Tinian and Pagan and over 300 village homesteads in Saipan and the Department is continuously working with the legislature to address the need for infrastructure. We have four new 25-year commercial leases, one 40-year commercial lease, and one commercial lease renewal that all require public benefits. We have worked hard to redirect public benefits from leased public land to directly affect citizens of Northern Marianas descent. Our employees received WGI’s and have been given opportunities to travel for training this year. It has been three years since my appointment and in this small amount of time and we have upheld DPL’s constitutional mandates on remitting to MPLT. Since the creation of DPL in 2006, DPL has remitted a total of \$21,549,384.39. From 2016 to current, we have remitted a total of \$9,485,532.39. In 2019 alone, we have remitted \$6,327,685.23 to the MPLT as a result of our financial audits for the benefit of NMDs.

I want to extend my utmost appreciation to the Governor and Lieutenant Governor for my reappointment this year to continue to serve as the DPL Secretary and their continuous support, to the public lands advisory board for their counsel on behalf of their respective Mayors here in the CNMI and to the DPL staff as we continue to strive to put our public lands to its best use.

Humbly, un quinaiya’ yan kon respetu’,

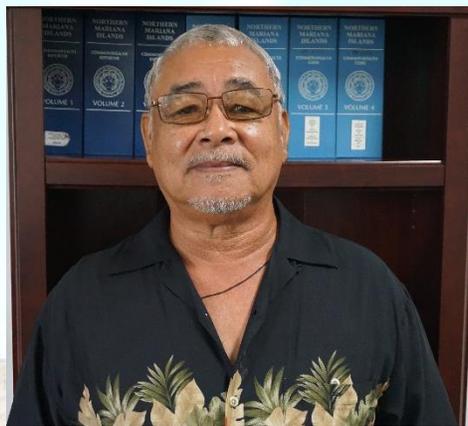
Marianne Concepcion-Teregeyo  
Secretary, Department of Public Lands

# PUBLIC LANDS ADVISORY BOARD

The Department of Public Lands – Public Lands Advisory Board (PLAB) is the product of PL15-02 created by the 15<sup>th</sup> Northern Marianas Commonwealth Legislature. The Public Lands Advisory Board works with DPL on important public land matters that reflect the concerns of our people of Northern Marianas descent. The function of this Advisory Board is to advise the Secretary on DPL business as outlined in PL15-02. The Board was organized in June 2016 to be representatives for their respective Mayor’s Office and be their Mayor’s liaison on DPL matters. Each member is of Northern Marianas descent and represents each island senatorial district’s Mayor and one was appointed by the Governor. The Board meets on a monthly basis with the DPL Secretary with a minimum of three members required in order to conduct a meeting.



**FELICIDAD OGUMORO**  
Representative of the  
Northern Islands Mayor



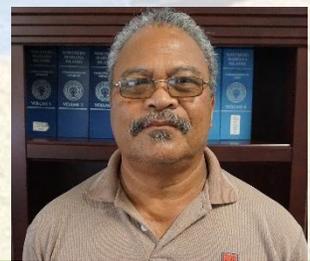
**ANTONIO QUITUGUA**  
PLAB Chairman  
Representative of the Rota Mayor



**DAVID EVANGELISTA**  
Representative of the Tinian  
and Aguiguan Mayor



**HENRY HOFSCHEIDER**  
Representative of the  
Saipan Mayor



**MANUEL MANGARERO**  
Representative  
appointed by the Governor

# 2019 HIGHLIGHTS AND ACCOMPLISHMENTS

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Department-wide highlights and accomplishments from 2019 include the following:

- Completed FY 2018 Financial Audit Report by Deloitte and Touche LLC. with an unqualified opinion for the third consecutive year
- Finalized the CNMI Land Use Plan on March 2019
- Amended DPL's regulations to significantly reduce fees for cattle grazing, to define commercial use and require phases of building fees to commercial projects that take two years or longer to construct
- Collected \$4,801,801.83 in total leases and permit fees, 5.5% higher than the annual projection
- Remitted \$6,327,685.23 to the Marianas Public Land Trust for FY 2019
- Continued to develop over 300 Agricultural Homestead lots in Kastiyu, Tinian
- Continued to develop over 300 Village Homestead lots in As Gonno, Saipan
- Awarded 30 homestead village lots in Saipan through two lottery drawings
- Certified \$402,251.65 in partial payments and \$384,574.52 in full payment to land compensation claimants in 2019
- Finalized a 15-year lease extension for Mobil Oil Marianas Rota in November 2019
- Executed a long-term lease contract of 40 years with Devi's Corporation
- Executed four 25-year leases with Saipan Stevedore Company, Inc., Vertical Aviation LLC., Bibong Corporation and H & C International, LLC.
- Advertised RFPs for Kan Pacific properties to attain the best value and greatest return
- Collected a total of \$1,514,160.00 in tourist landing fees for the island of Managaha in FY 2019
- Reclaimed public lands to DPL's inventory
- Granted 11 Designations of Public Domain for public purposes
- Completed Phases I and II of the Brownfields Site Assessment for affected areas in Saipan
- Organized and held a Third Annual Professional Development training for all Saipan, Tinian and Rota DPL staff
- Successfully trained and converted two Workforce Investment Agency (WIA) trainees to full-time DPL employees
- Selected the DPL Employees of the Year for 2019
- Purchased 3 ATV's and 5 government vehicles to increase efficiency for inspection, survey work and department needs
- Brought legal action for unpermitted and/or non-compliant use of public lands
- Conducted Administrative Hearings for Village and Agricultural Homesteaders upon appeal requests
- Completed a Citizen-Centric Report on October 2019 to adhere with Public Law 20-83
- Complied with PL 15-02 by holding Public Land Advisory Board meetings monthly

## DIRECTIVE 5



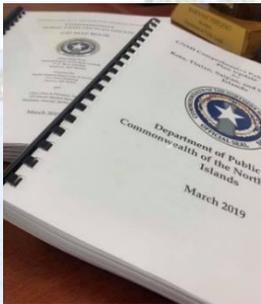
In 2015, the accumulated debt to the Department of Public Lands reached \$12,400,000.00. Directive 5 was one of six directives created by Secretary Concepcion-Teregeyo in 2017 to address delinquent accounts of companies and individuals that date back to the 1980s.

The Directive 5 requires mandated staff comprised of the DPL Secretary, the Director of Accounting, the Director of Compliance, the Director of Real Estate, the Internal Auditor and the Special Assistant. They created a single master list of all overdue leases and permits including the status of inspection reports and account updates. They then implemented a more aggressive billing strategy in March of 2018 and hold monthly meetings to discuss the progress and necessary actions to be taken.

To date, DPL has billed over one million in delinquent leases and permit charges and has collected half a million through this directive alone.

## CNMI PUBLIC LAND USE PLAN

The first Land Use Plan was adopted in 1989. Upon the creation of DPL in 2006, Public Law 15-2 section 105(f) mandated that DPL create and adopt a new land use plan (LUP) that was finally fulfilled in 2018 and published in 2019. The LUP identifies current land issues, opportunities, needs, and organizes DPL's priorities in a manner that puts public lands to its best use. The plan identifies issues such as community concerns, opportunities that provide social or economic gains and needs that may include cultural, historical, or environmental preservation. The 300-page LUP was officially adopted by the Public Lands Advisory Board on March 2019 and serves as a guide for DPL in the ongoing process of decision and policy making to be updated every five years.



The plan includes updated GIS maps of all public lands in the CNMI, identifying lands suitable for homesteads, land exchange, private developers, government buildings, lands that may need special handling and lands that may contain critical resources, among other public land needs and uses.

SSFM CNMI, LLC was awarded the opportunity to update the plan on August 11, 2017. SSFM also hired sub-consultants John Knox & Partners to conduct the economic analysis and Chris Hart & Partners to perform the GIS data and land planning. The Land Use Plan can be found on <https://www.dpl.gov.mp/wp-content/uploads/2019/03/DPL-Plan-3.13.2019.pdf> or on this QR code:



# ADOPTED REGULATION AMENDMENTS

In 2019, DPL amended and adopted two regulations to better serve the needs of the Commonwealth. DPL's Notices of Intent to propose these regulation amendments were published in July and the regulations were adopted and published in September.

## 2019 Regulation changes-

- **PL §145-70-21 Agricultural and Grazing Permits-** DPL reduced the annual grazing application fee from \$225.00 to \$150.00 and the fee per hectare from \$25.00 per hectare to \$10.00 per hectare. The amendment also expands the limit of public land for cattle grazing from 5 hectares (50,000 sqm) to 25 hectares (250,000 sqm), followed by livestock and/or goat grazing at 5 hectares and confined livestock at 2 hectares. The regulation was amended to address concerns from the Saipan Ranchers Association, the Tinian Cattlemen Association and comments made on the excessive increase of Agricultural Grazing Permit fees in 2016. DPL then corresponded and met with the SRA, TCA, local grazing permittees and ranchers to address the fees.
- **PL §145-70-005 Temporary Occupancy Agreements** – DPL now requires that if a commercial property is estimated to take more than two years to be constructed and is projected that it will be constructed in phases by certified engineers, lessees are required to deposit 5% of the total cost of production for each phase unless a percentage is mutually agreed upon with DPL. The previous regulations for projects that take over two years required set a cap of \$4 million in base rent and \$5 million in additional rent. This regulation amendment now stipulates the condition that the project's capital investment is no less than \$36 million and will benefit the economic development of the Commonwealth. Historically, no CNMI commercial lease project that exceeded two years has ever exceeded \$2 million in base rent or additional rent, but this precautionary measure ensures the financial buffer for the lessees, increases public welfare well before the completing of the structure and better accounts for both the decline in contract workers in the CNMI and the effort to deter construction delay.

### How DPL Regulations are Updated:

1. DPL drafts new regulations or changes to existing regulations.
2. A Notice of Intent to propose a new or amended regulations is submitted to the Attorney General's office and published to the CNMI Register.
3. **The public has 30 Days to comment on the published proposals.**
4. DPL adjusts proposed regulations based on public comments.
5. A Notice of Adoption is submitted to the AG's Office.
6. AG approves or denies regulations.
7. Adopted amendments get published to the CNMI Register.

For a detailed guideline of amending regulations under the Attorney General's Administrative Code, please visit:

<http://www.cnmilaw.org/pdf/admincode/T05/T05-10.pdf>

DPL works continuously to ensure that all changes to regulation are necessary, constitutionally sound, beneficial to those of Northern Marianas descent and prudent to the CNMI's prosperity and posterity. The department highly encourages CNMI citizens to comment on any and all DPL regulation proposals during the 30-day period for public comment. The Commonwealth Register is issued on the 28<sup>th</sup> of every month from the Office of the Attorney General. All published updates of DPL regulations as well as other government departments can be found on the CNMI register, <http://cnmilaw.org/cnmiregister.html>.

QR code for register:



## DPL PERSONNEL

All the accomplishments and progress that DPL has made this past year are a result of the dedicated efforts of the staff. The Department of Public Lands has an office on the islands of Rota, Saipan and Tinian. There are currently 80 personnel positions including the Secretary, 9 directors, and 70 support staff. Divisions within DPL include Accounting, Administrative Services, Compliance, Homestead, Land Claims, Planning and Real Estate.



In Fiscal Year 2019, the number of full-time employees increased from 75 to 80 personnel. Three additional employees were hired for the Planning Division to establish another surveying team and two for the Compliance Division to conduct more inspections and reduce non-compliance and unauthorized use of public lands, both with the goal of improving overall efficiency for the Department. Six temporary security guard positions were opened to assist in monitoring and securing the public lands in Marpi. The temporary positions will be eliminated once the properties are awarded to and finalized with an investor that will lease out the former Marianas Resort & Spa and Kan Pacific Golf Course.

The DPL staff have attended monthly trainings offered by the Office of Personnel Management. Employees have also attended off-island trainings this year such as the Association of Pacific Islands Public Auditors (APIPA) Conference and the Administrative Professionals Conference (APC). The Department supports staff who wish to pursue higher education opportunities and offers any assistance possible to promote employee success. Any opportunities that can be provided or DPL staff wish to pursue to increase their knowledge and skills to perform in their positions, are encouraged. The goal is for the Department to invest in the betterment and welfare of their staff which, in turn, will increase productivity and quality of work, improve morale and increase the retention rate and capacity of our employees.



In addition, DPL hosted its 3<sup>rd</sup> Annual Professional Development Day on August 23, 2019. Professional Development Day helps promote a work culture that fosters teamwork, integrity, good work ethics, open communication, transparency, and professionalism. All DPL staff from Saipan, Tinian, and Rota attended the one-day training. Ashley Kost from the Office of the Public Auditor gave a presentation on ethics and Bobby Cruz and Jonathan Aguon from Edvance Pacific presented on how to shift your mindset for professional success. The day also consisted of DPL updates, in-house training and team building exercises.

## 2019 EMPLOYEES OF THE YEAR



The Department of Public Lands' overall 2019 Outstanding Department/Agency Employee of the Year is Ms. Mai Chong from the Administrative Division.

Mai is the Executive Secretary and has been working for DPL since May of 2017. She is responsible for all appointments and assigned tasks to staff so timely responses are prepared and reminders and follow-ups are routinely exercised.

Mai was selected by the division directors and by the DPL Secretary for her trustworthiness and reliability. In Mai's employee evaluation, she was regarded as extremely conscious with the quality of her work and strives to produce efficient and effective work. Other evaluations mentioned, "Her excellent work ethic is proof of her deep commitment to her job," "Her consistent performance of her job and excellent quality of work production as a professional is unquestionable," and "She is a model that our government employees should emulate." Mai was awarded DPL's Administrative Division Employee of the Year during Public Service Recognition Week in May and DPL's Overall Employee of the Year during the 2019 Labor Day celebration in August.

## DPL's 2019 DIVISION EMPLOYEES OF THE YEAR



**MELBEINA CHONG**  
Homestead Division  
Homestead Specialist III



**ABIGAIL BORJA**  
Real Estate Division  
Lease/Permit Technician



**MAI CHONG**  
Administrative Division  
Executive Secretary



**ALVA FLORES**  
Accounting Division  
Accounting Technician I



**JUDE DICKINSON**  
Planning Division  
Planner II



**SOPHIA FLORES**  
Compliance Division  
Compliance Specialist I

# ACCOUNTING DIVISION

The Accounting Division is responsible for the preparation of the fiscal year budget and the detailed accounting of the financial position of the Department of Public Lands. The Accounting Division oversees the daily financial activities for each division of the Department.

**Financial Audit-** The Accounting Division ensures that a financial audit is performed annually by a certified auditing firm to verify the accuracy of our financial records and to properly account for how much



Accounting Division Director, Evelyn Sablan

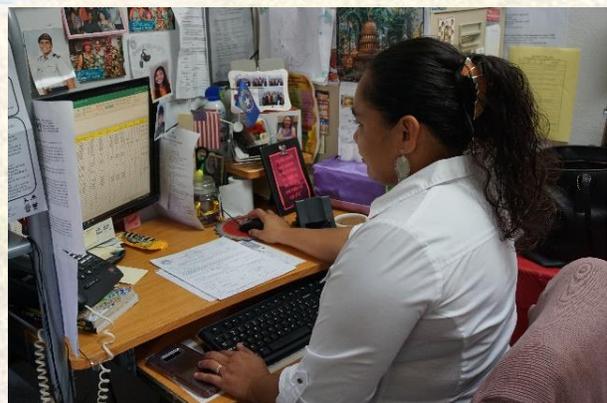
funds remained until the end of the year to remit to MPLT. In Fiscal Year 2019, DPL successfully completed the 2018 Financial Audit Report by Deloitte and Touche with an unqualified opinion. A Request for Proposal (RFP) for the DPL Single Audit for Fiscal Year 2019 is in process as it is necessary for the audit to be performed early to meet the June 30, 2020 submission deadline.

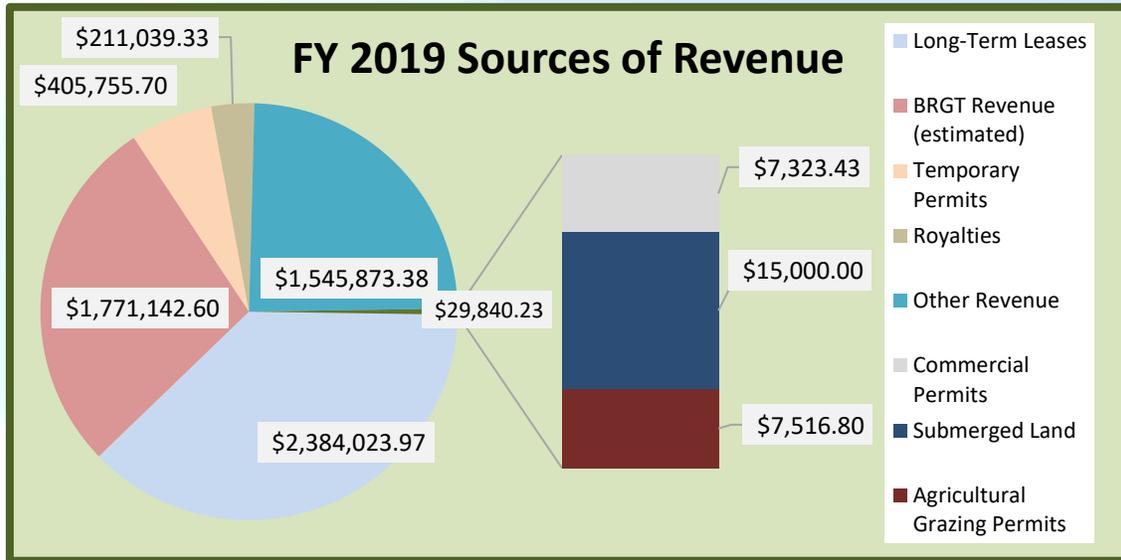
To ensure the Department successfully meets the audit requirements for the upcoming FY 2019 audit, the Accounting Division has been reviewing and following the Standard Operating Procedures that were updated in 2018, they have been working with the Administrative Services Division to review all files, the Director of Accounting has begun the implementation of the newly installed SAGE 50 software to use as a financial tracking system for all collections to be available for viewing between divisions, and DPL's Directive 5 allows the Accounting, Compliance, and Real Estate Divisions to concentrate their efforts to clear all longstanding debt to DPL owed by clients.

## Fiscal Year 2019 Revenue-

Revenue	FY 2019
<b>Total Leases/Permits Collected</b>	<b>\$4,801,801.83</b>
<b>Annual Budget</b>	<b>\$ 4,550,453.00</b>
<b>Surplus</b>	<b>\$251,348.83</b>

Each year, DPL's actual collections continue to surpass its forecasted revenue predicted in the annual budget. Since 2016, revenue has increased and in 2019, factors such as the expenses of creating the Land Use Plan, the large remittance to MPLT and other general operating expenses contributed to the revenue decrease which are particular to this year. Actual collections exceeded the Department forecast for the fiscal year by \$251,348.83. This does not include collections received in Fiscal Year 2019, which are for FY 2020 revenues (deferred revenue) in the amount of \$1,144,641.38 and other revenues.





DPL’s revenue totaled \$6,347,675.2 prior to interest income. Figures for FY 2019’s adjustments and accruals are still estimated until the 2019 audit is calculated to show final revenue.

**Fiscal Year 2019 Expenditures-**

Expenses	FY 2017	FY 2018	FY 2019
<b>Total Payroll</b>	\$ 2,263,712.00	\$ 2,519,327.00	\$ 2,498,532.53
<b>Accounts Payable</b>	\$ 1,044,522.00	\$ 1,119,152.00	\$ 1,108,972.49
<b>Homestead Development</b>	*	\$ 602,871.00	\$ 180,532.89
<b>Travel</b>	\$ 108,958.00	\$ 191,582.00	\$ 173,589.88
<b>Total</b>	\$ 3,417,192.00	\$ 4,432,932.00	\$ 3,961,627.79

Since March 2019 and through the whole year of 2019, the Planning Division staff took weekly trips between Saipan and Tinian to survey land for 100 agricultural homestead lots with a crew of approximately 6 surveyors per trip. Surveyors also traveled to Rota in early 2019 to begin surveying the Finafa area.

\*In 2016 and 2017, DPL’s Planning Division used their previously allocated funds for the homestead development on the different islands for expenses such as surveying, transportation and equipment that were already allocated elsewhere in the budget. Homestead Development costs usually consist of contracting outside design services.



**Staff Training-** From August 26<sup>th</sup> through 30<sup>th</sup>, four of DPL’s accounting staff attended the Association of Pacific Islands Public Auditors (APIPA) 2019 Annual Conference in Guam. This year was the 30<sup>th</sup> Annual Conference of Professional Development in Public Accountability. The conference included courses that pertain to auditing, audit supervision, finance and advance finance & management. The conference was informative and after attending, it enriched the knowledge of the staff for professional growth and for the benefit of the entity.

# REMITTANCE TO MPLT

Article XI of the CNMI constitution requires that at the end of each fiscal year, the Department remits all remaining funds to the Marianas Public Land Trust (MPLT) except the amount necessary to meet “reasonable expenses necessary for the accomplishment of its functions.” Reasonable expenses include administrative and management expenses, land surveying, and homestead development, but under Civil Action Case 84-119, Marianas Public Land Trust vs. Marianas Public Land Corporation, (MPLC being the pre-successor of MPLA and DPL), reasonable expenses does not include capital expenditures or capital improvements such as constructing roads, water lines, sewers, etc. on public land designated within the homestead program. Therefore, DPL cannot use revenue collected to create infrastructure.

MPLT and DPL have a longstanding relationship of receiving and managing funds from public lands as mandated under Article XI of the CNMI Constitution, MPLT receives the revenue as a trustee for the people who are of Northern Marianas descent. Article XI can be found at <http://cnmilaw.org/articlexi.html>.

## All MPLT Remittance-

09/19/07	Check	\$1,250,000.00
08/04/08	Check	\$3,500,000.00
11/23/11	Fund Transfer to BOG Account	\$1,000,000.00
12/31/13	Fund Transfer- FY2012 Audit result	\$307,109.00
06/06/14	Fund Transfer- FY2013 Audit result	\$996,743.00
12/29/14	Fund Transfer- (PL #18-71)	\$5,000,000.00
04/11/16	Fund Transfer- Closed BOS Account	\$800,334.16
02/06/18	Fund Transfer- FY2016 Audit result	\$866,339.00
09/14/18	Fund Transfer- FY2017 Audit result	\$1,501,174.00
05/03/19	Fund Transfer- FY2018 Audit result	\$3,345,700.00
05/13/19	Fund Transfer- FY2018 Audit result	\$2,414,477.23
08/19/19	Fund Transfer- FY2018 Audit result	\$567,508.00
<b>Total Remittance</b>		<b>\$21,549,384.39</b>



Link to Article XI of the  
CNMI Constitution



Funds remitted since 2016 \*

The 2017 remittance for Fiscal Year 2016 was pushed until after DPL’s financial audit, remitting both 2016 and 2017’s post-audit revenues of \$2,367,513.00 in 2018, and in 2019, DPL remitted \$6,327,685.23 for the 2018 audit. Since the inception of DPL in 2006, \$21,549,384.39 has been remitted to MPLT.

\*Since the initial appointment of Secretary Marianne Concepcion-Teregeyo in 2016 under the Torres-Hocog Administration and later under the Torres-Palacios Administration, \$11,265,922.55 has been remitted to MPLT, \$9,495,532.39 was remitted between March 2016 and September 2019 and \$1,770,390.16 of the December 2014 advance was credited on 9/30/2016, which is 52% of the total remittance.



DPL staff meet with House of Representatives Speaker BJ Attao and MPLT Trustees

# ADMINISTRATIVE SERVICES DIVISION



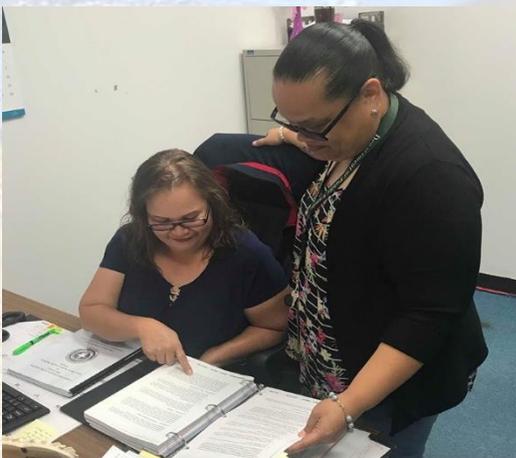
The Administrative Services Division enforces Department policies and procedures and provides administrative support to the Secretary of DPL to ensure that the mission and vision of the Department is reached. The Administrative Services Division is also tasked with all human resource duties including interviewing, recruiting, orientation, training, recognition and addressing personnel matters to provide a competent and committed workforce.

Additional duties of the Administrative Services Division include contract processing and asset and inventory control accountability. The Administrative staff was able to process multiple contracts throughout the year, and given the disciplined spending of the department's annual budget, the Division was able to process the purchases of three all-terrain vehicles and five government vehicles that were much needed for survey work and inspections. Most of the previous DPL vehicles were purchased around fiscal year 2000.



DPL also supports the Workforce Investment Agency (WIA) program every year to interview and provide opportunities for trainees to gain work experience and transferrable skills. WIA trainees normally work under DPL for six months with the opportunity to extend their internship. In 2019, two WIA trainees became full-time DPL employees, one working in our Compliance Division as a Managaha Ranger and another in our Real Estate Division as a Lease/Permit Technician.

Staff recognition and appreciation events are coordinated through the administrative division. They are also responsible for distributing and collecting all employee evaluations to select the division employees of the year and the overall employee of the year that is announced during Public Service Recognition Week. They also coordinate staff gatherings, holiday events and monthly birthday recognition celebrations.



Administrative staff are also flexible in their duties throughout the year to assist different divisions and additional tasks as requested by the Secretary to reach Department goals. In preparation for the 2019 audit, the Administrative Services staff reviewed paperwork from all divisions and went over filing methods with the staff. Administrative staff can also be detailed to a division if the division is short staffed or working on a larger project.

## EXECUTIVE HIGHLIGHTS

The following executive positions play an instrumental role in the progress of the Department. The Internal Auditor, the Hearing Officer and the Financial Advisor ensure that policies, procedures and regulations are being complied with.

**Internal Auditor-** The Internal Auditor's primary responsibility is to ensure that corrective actions are taken when performing audits, reviews and evaluations within the Department. Auditing is integral in determining land value when executing a lease and/or permit, and processing land claims and land exchanges. The values in the report are used as a basis for negotiating rent and land exchanges. In addition, DPL's Internal Auditor, Elenita Gutierrez, co-conducted an internal study with select DPL staff to assess the leases for Hyatt and Fiesta Resort which will be the first forty-year leases in DPL and its predecessor's history to expire which will be in 2021. DPL used the study to calculate fair lease renewal rates and new regulation standards for matured leases.



**ELENITA GUTIERREZ**  
Internal Auditor

**Staff Appraiser-** This year, Elenita also served as the Staff Appraiser and completed 159 appraisals for individual lessees/grantees/claimants or third-party appraisers and reviewed 47 lease permit files as of December 15, 2019.



**RAMON DELA CRUZ**  
Hearing Officer

**Hearing Officer-** The Hearing Officer conducts all administrative hearings and issues final written findings, orders or decisions on claims that are timely appealed in writing by any aggrieved claimant who disputes a division director's final written determination.

DPL's Hearing Officer, Ramon Dela Cruz, conducted several hearings this year on homestead permit revocation appeals, noncompliance of village homesteaders, noncompliance of agricultural homesteads, and noncompliance of public lands permits or leases. The outcome of those hearings varied from orders to grant extensions, orders to fully comply, and in some cases, complete revocation of the property. All hearings are solely based on claimant appeals so Ramon also assists in the drafting of Department regulation, letters, and legal administrative documents when there are no current hearings.

**Financial Management Advisor-** The Financial Management Advisor is responsible for managing and supervising the financial affairs of DPL including designing, developing, maintaining, and implementing financial procedures for fiscal operations and enhancement of financial management systems. DPL's Financial Management Advisor, Richard Villagomez, works closely with division directors to assure accurate and timely preparation of the monthly financial statements, daily operating reports, and other required financial reports.



**RICHARD VILLAGOMEZ**  
Financial Management  
Advisor

Richard compiles and interprets data and financial information including providing financial forecasts of resources and requirements to aid management for long-range operating and capital plans and offers recommendations and guidance to help assure that DPL achieves its financial goals.

## COMPLIANCE DIVISION

**COMPLIANCE** – Compliance Division is the official custodian of all public land records for long-term leases and temporary occupancy agreements (TOA). Its primary duties and responsibilities are to stringently enforce the terms and conditions of all public land leases and TOAs. This process is achieved through regular on-site inspections and audit reviews of all lease and TOA premises and record files to

Types of Temporary Occupancy Agreements	Expiration Dates
Beachfront Concession <i>(moratorium)</i>	December 31 <sup>st</sup>
Agricultural and Grazing Permit <i>(moratorium)</i>	January 31 <sup>st</sup>
Parking Permit	February 28 <sup>th</sup>
Signboard and Maintenance	March 31 <sup>st</sup>
Encroachment, Container Storage and Staging	April 30 <sup>th</sup>
Roadside Vendor, Telecommunication Tower, Rock Quarry, Others	May 31 <sup>st</sup>

ensure the following: i) premises are used pursuant to the stated purposes clause of their respective agreements; ii) timely remittance of lease rental and TOA fees; and iii) submission of all requisite documents.

Compliance staff also perform on-site inspections to ensure all lease and TOA permittees are in full compliance with their respective contract terms and provisions. Three days’ notice is usually given to leaseholders and permittees of inspection dates, times and requisite documents that need to be submitted. Inspectors also verify that accounts are up-to-date. The Compliance staff also periodically patrol around the island for encroachments illegally utilizing public land for commercial and/or personal use.

When public land accounts become delinquent or non-compliant, DPL reclaims these properties and returns it back into its inventory of public lands suitable for lease or TOA once again. DPL will continue to proactively complete inspections, identify encroachments and take appropriate actions.

There are currently 81 long-term leases and 125 TOA permittees. The TOAs are issued on a temporary basis and categorized by the following types of activities: Managaha Concession (1); Beach Concessions (7); Agricultural Grazing or Livestock & Agricultural Farming (52); Parking (5); Encroachments (15); Maintenance (19); Roadside Vendors (7); Container Storage (2); Quarry (4); Repeater Communication (7); and Staging (6). The bulk of DPL’s TOAs are within the public rights-of-way (ROW). However, since House Bill No. 20-53 was enacted and became Public Law No. 20-52 in April 2018, this enactment stripped DPL’s authority to issue agreements and permits on ROWs. The law reduced the number of DPL’s TOAs significantly, totaling in a \$227,000.00 loss in TOA revenue. DPW now assumes this responsibility.

For more information on reclaimed public lands, please call Mr. Gregory Deleon Guerrero, Compliance Director, at (670)234-3751 or [greg@dpl.gov.mp](mailto:greg@dpl.gov.mp).

The following are photos of leases on public lands:



Cargo Express in Lower Base



IT&E in Garapan



VC Enterprises Inc. in San Roque

Public lands can be used for commercial or agricultural grazing permits. The following are various types of activities operated on public lands which include beach concessions, staging construction equipment, quarries, roadside vendors, vehicular parking spaces, using fallow land for agriculture farming or grazing and telecommunication towers:



**AGRICULTURAL**



**BEACH CONCESSION**



**ENCROACHMENT**



**FIBER OPTICS**



**GRAZING**



**MAINTENANCE**



**PARKING**



**QUARRY**



**ROADSIDE VENDOR**



**STAGING**



**STORAGE CONTAINER**



**TELECOMMUNICATION**

# MANAGAHA



**Managaha**– The Managaha Rangers from the Department of Public Lands’ Compliance Division are stationed on Managaha seven days a week during normal business hours to ensure visitor arrival to Managaha is documented and fees are collected. Rangers are also responsible for verifying the headcount of tourists arriving on large commercial vessels and patrolling the island to ensure safety regulations are adhered to. All tourists and non-resident visitors embarking on Managaha Island are required to pay a \$5.00 landing fee. All CNMI residents that present a valid local ID (CNMI driver’s license, Mayor’s ID, local company ID or local student ID, etc.) upon arrival are exempt from paying the landing fee.

In FY19, DPL collected a gross total of \$1,514,160.00 in Landing Fees and after expenses, Tasi Tours has remitted its net of operation for FY 2019 in the amount of \$378,054.33. A portion of the revenue collected was used for the maintenance and upkeep of the existing infrastructure, pavilions, and personnel costs for the benefit of the public as allowed by the Agreement for Special Recreational Concession dated August 31, 2001 (as amended) between the Department of Public Lands and Tasi Tours and Transportation, Inc., Managaha’s Master Concession Operator.



DPL Rangers



## HOMESTEAD DIVISION

DPL Homestead Division oversees the management of the homestead program. As stated in Article XI of the CNMI constitution, the program was created to provide eligible persons one village homestead and one agricultural homestead lot. The Homestead Division is accountable for the process of homestead applications, the standards of eligibility, the process and procedures for issuing homestead permits, quitclaim deeds, notices and appeal rights as per the Rules and Regulations under the Village Homestead Act of 1979, as amended.



In 2006, the homestead program was placed under moratorium for Saipan, which means that the Homestead Division is not accepting any new village and agricultural homestead applications in Saipan.

With the assistance of the DPL Planning Division, there are proposed homestead areas that are still being cleared, surveyed and prepared for both village and agricultural lots throughout the CNMI. Saipan's As Gonno area is the future homestead subdivision with over 300 proposed lots. In Rota, DPL has started surveying the Finafa area, and in Tinian, the selected subdivision for village homesteads is in Marpo Heights while over 300 agricultural lots are being cleared in Kastiyu. There are agricultural lots in the Northern Islands, specifically located in Regusa, Pagan, and amendments to PL 16-30 and 16-33 is currently with the CNMI legislature, and if passed, the Pagan lots will become available to eligible permittees.

Although these homestead projects are already underway, infrastructure for these projects need to be funded from other sources due to Civil Action Case 84-119, preventing DPL from allocating any revenue to creating infrastructure. DPL must look to the legislature for funding or a constitutional initiative to use DPL funds to pay for infrastructure.

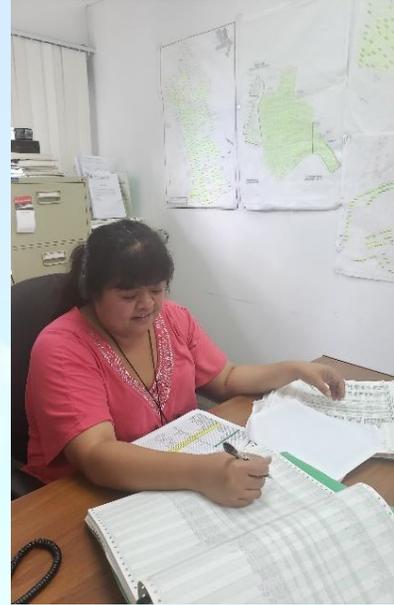
The homestead program procedures are heavily monitored by the Homestead staff to ensure that the permittees are in compliance with all regulations. The division's standard operating procedures are always updated and followed to ensure compliance of the requirements.



DPL Homestead Director Irene Torres and Mayor of the Northern Islands, Vincent Santos Jr., discuss agricultural homestead lots on Pagan.

**Homestead lotteries-** Before DPL conducts lotteries, the Homestead Division actively monitors currently permitted village lots that are neglected or abandoned through inspections and reports. Permit holders that are not in compliance with the permit regulations are advised to surrender their homestead lot if they are unable to fulfill the permit's conditions. If surrendered, those permittees are automatically placed back to the applicant status and can participate in a future lottery again, should lots still be available. Surrendered or revoked lots are then included for distribution through lottery.

Once DPL has identified available lots from those that have either been surrendered or revoked by previous homestead permit holders, the staff then collects applicants from the database, conducts land interest research, and finalizes names of those that are eligible for the lottery. Then the eligible applicants are contacted to participate in the lottery. All applicants are advised to continuously update their contact information if changes occur.



In April 2019, DPL issued 19 village homestead lots through lottery to applicants that have applied since 1992 and 1993. The second lottery in November issued 11 lots which covered 1993 and 1994 applicants.



During a lottery orientation, the DPL Secretary and the Homestead Director announce the areas of the available lots, the process and timeframe of the permit, the rules and regulations of the program and what it takes to acquire a quitclaim deed upon maturity of the permit. Also discussed during the orientation are the process when permittees fail to comply with the permit guidelines, the revocation of the homestead lots and the appeal process with the DPL Hearing Officer.





Those that participated in the lottery are given a homestead permit with a full description of the pulled lot. They are briefed once again with the conditions and are shown the actual boundaries of the lot.

**Inspections-** DPL staff conduct routine on-site inspections on all lots that are under permit and submit inspection reports. Any permittees that are non-compliant with the permit requirements are informed through non-compliance notices and are advised on what actions to take. All permittees are given the chance for deadline extensions to comply with the permit requirements to avoid the revocation process.

If a permittee continues to show no attempt to improve the homestead lot or comply with the permit regulations after several non-compliance notices are issued, their permit is revoked. Permittees are given the opportunity to appeal to the DPL Hearing Officer who decides whether the permittee should be granted another chance to fulfill the permit requirements or to be issued a final order of revocation. Any revoked homestead lots are placed back into the list of vacant lots for lottery.



Homestead Site Inspection

Those that have fulfilled all requirements of the permit are given a Certificate of Compliance and a Quitclaim Deed.

For more information, contact the Homestead Division at (670) 234-3751.



Homesteaders being awarded Quitclaim Deeds by DPL Staff for fulfilling all homestead requirements.

## LAND CLAIMS DIVISION

The Land Claims Division's purpose is to accomplish the processing of land exchange and land compensation settlements and to conduct research and an investigation of disputed public lands including public lands in connection with title determination of pre-war properties. The mission of the Land Claims Division is to manage and resolve pending land claims for qualifying landowners in a prudent, equitable, and timely manner.

### **Land Compensation (Saipan and Rota)-**

The Land Compensation Program under the Land Compensation Settlement Act of 2016, under PL 19-81, provides for payment to private landowners whose properties were acquired by the Commonwealth, the value of which was appraised on the time of taking and agreed to by both the landowner and the government. There are currently 184 pending monetary compensations, an increase from last year of 163 claimants due to newly identified wetlands, ponding, and right-of-ways.



The Department of Finance has disbursed a total of \$402,251.65 in partial payments and \$384,574.52 in full payments to landowners whose lands will be used as rights-of-ways and easements for Commonwealth primary roads, beach parks/recreational areas, secondary roads, and other land takings on Saipan.

Public Law 19-87 appropriated \$3,000,000.00 for land compensation payment to landowners for primary roads on Saipan with the current remaining balance of \$2,756,709.00. Public Law 20-61 appropriated \$3,000,000.00 for secondary roads and other land takings on Saipan, with the remaining balance of \$1,900,243.00. Public Law 20-42 appropriated \$600,000 for the payment of land compensation on Rota including roadways, easements, right of ways, ponding basins, storm drainage, and wetlands. Twenty-one Rota landowners were paid a total of \$588,542.00 with the remaining balance of \$11,458.00. All remaining balances from the appropriated funds will continue to be distributed for land compensation payments until the funds are exhausted or a new appropriation occurs.



Landowner receiving a check for land compensation from Land Claims Acting Director Terry Guerrero and DPL Secretary Marianne Concepcion-Teregeyo.

**Land Exchange-** The Land Exchange Program was established by Public Law No. 5-33 as the Public Purpose Land Exchange Authorization Act of 1987. The purpose of this act is to facilitate obtaining land necessary for public purposes by authorizing DPL to enter into written agreements with private landowners where the government obtains freehold interest in a once privately-owned land. The monetary compensation of land exchanges are the preferred means of obtaining private lands for public purposes and of providing compensation for public purposes. In 2019, there were 17 land exchanges in Saipan and 1 in Rota.



**Land Claims, Research & Investigation-** Land Claims Division continues to review, research, investigate, and affirm the validity of disputed land claims on a sound and authoritative basis including claims involving public land in connection with pre-war properties and government land taking. The Land Claims Division also reviews and investigates all claims for land exchange and land compensation to ensure validity and legal title to land ownership and other land matters.



Land Claims meeting with Chief of Staff, Angel Demapan, to discuss ROWs and wetlands.

# LAND COMPENSATIONS

## PARTIAL PAYMENTS TO LANDOWNERS

No.	Name of Land Owner	Property Data	Area	Principal	0.03% Interest	Total	1st Partial Payment	2nd Partial Payment	3rd Partial Payment	Final Payment	Total	Balance
1	BABAUTA, SHAWN	LOT 3171-3-1R/W	966	\$67,000.00	\$77,714.11	\$144,714.11	\$26,048.53 01/31/2018	\$23,992.19 9/18/2018	\$13,514.60 9/26/2019		\$63,555.32	\$81,158.79
2	CAMACHO, JUAN N. ANNIE PICKLESIMER-ADMINISTRATRIX	LOT 014 B 37	478	\$121,000.00	\$136,650.77	\$257,650.77	\$76,690.01 07/24/2019				\$76,690.01	\$180,960.76
3	CASTRO, JOAQUIN V.	LOT 3043 R/W	2,423	\$133,000.00	\$153,548.04	\$286,548.04	\$51,578.65 9/18/2018				\$51,578.65	\$234,969.39
4	HAN, KWAN JIN	H 316-1-R/W	718	\$52,500.00	\$69,508.33	\$122,008.33	\$34,178.57 CK# 498704 08/01/2019				\$34,178.57	\$87,829.76
5	MENDIOLA, JUAN M. IKE MENDIOLA- ADMINISTRATOR	LOT 044 R 19 R/W LOT 044 R 21 R/W	15,388 20	\$39,000.00 \$74,000.00	\$43,281.32 \$42,264.69	\$82,281.32 \$116,264.69 \$198,546.01	\$27,818.14 CK# 499120 8/13/2019				\$27,818.14	\$170,727.87
7	MENDIOLA, ALEJO JR.	LOT 044 R 19 R/W LOT 044 R 21 R/W	591 695	\$82,000.00	\$95,112.79	\$177,112.79	\$31,880.30 02/29/2018	\$29,363.58 9/18/2018	\$112,660.36 4/8/2019		\$173,904.24	\$3,208.55
8	OGOMURO, JOAQUIN AND PAUL	TR 22595-2	2,742	\$233,000.00	\$6,078.29	\$239,078.29	\$71,253.34 6/24/2019				\$71,253.34	\$167,824.95
9	SABLAN CONSTRUCTION CO.	H 316-1-R/W	718	\$71,300.00	\$92,398.29	\$163,698.29	\$51,103.88 11/6/2019				\$51,103.88	\$112,594.41
10	TENORIO, THOMASA C.	LOT 3171-2-1 R/W	1,060	\$75,000.00	\$84,998.63	\$159,998.63	\$29,757.35 09/14/2017	\$26,660.91 09/13/2018	\$15,032.75 10/03/2019		\$71,451.01	\$88,547.62

\$621,533.16 \$1,127,822.10

Partial payments made 2017-2018: **\$219,281.51**

Partial Payments made in 2019: **\$402,251.65**

All land compensation payments listed were paid during this current administration totaling \$2,024,376.48 in partial and full payments. These lists do not include land compensations that were distributed through the Department of Finance based on court judgements.

Any land compensation payments made that are under \$50,000.00 per landowner will be paid in one full payment. Any land compensation payment that exceeds \$50,000.00 will be paid to each landowner in installments. Landowners awaiting compensation may not have been compensated for land takings for public purposes yet due to various factors such as a lack of probate, encumbered land, required court order or settlement claim, etc.

For more information about your land compensation or land exchange status, please contact the Land Claims Division at (670) 234-3751.

## FULL/COMPLETED PAYMENTS TO LANDOWNERS

No.	Name of Land Owner	Location	Property Data	Area	Exchange Purpose	Total	Type of Documentation
<b>2017</b>							
1	TENORIO, ROSITA A.	AS LITO	LOT 496 NEW-4-1R/W	91	RIGHT-OF-WAY	\$ 18,713.51	LAND COMPENSATION SETTLEMENT AGREEMENT WARRANTY DEED
2	VILLAGOMEZ, RAFAEL G.	CHALAN PALE ARNOLD	H 261-13-R/W	110	RIGHT-OF-WAY	\$ 21,859.29	LAND COMPENSATION SETTLEMENT AGREEMENT WARRANTY DEED
<b>Total:</b>						<b>\$ 40,572.80</b>	

<b>2018</b>							
1	APATANG, DAVID M.	ROTA	LOT 3171-4-1 R/W	905	RIGHT-OF-WAY	\$ 109,060.79	LAND COMPENSATION SETTLEMENT AGREEMENT WARRANTY DEED
2	ATALIG, HENRY S.	ROTA	TR 22016-1R/W	274	RIGHT-OF-WAY	\$ 18,492.06	LAND COMPENSATION SETTLEMENT AGREEMENT WARRANTY DEED
3	CABRERA, SOLEDAD Q.	AS PERDIDO	H 399-R/W	289	RIGHT-OF-WAY	\$ 36,988.21	LAND COMPENSATION SETTLEMENT AGREEMENT WARRANTY DEED
4	CABRERA, VICTOR B.	AS PERDIDO	LOT NO. 466-H-7R/W	11	RIGHT-OF-WAY	\$ 921.31	LAND COMPENSATION SETTLEMENT AGREEMENT WARRANTY DEED
5	CALVO, CHARLES M.	ROTA	LOT 201 R 23 R/W	181	RIGHT-OF-WAY	\$ 19,797.38	LAND COMPENSATION SETTLEMENT AGREEMENT WARRANTY DEED
6	CALVO, DANIEL M.	ROTA	LOT 201 R 19 R/W	545	RIGHT-OF-WAY	\$ 60,637.80	LAND COMPENSATION SETTLEMENT AGREEMENT WARRANTY DEED
7	CALVO, DAVID M.	ROTA	LOT 201 R 29 R/W	214	RIGHT-OF-WAY	\$ 22,939.51	LAND COMPENSATION SETTLEMENT AGREEMENT WARRANTY DEED
8	CALVO, VICENTE M.	ROTA	LOT 201 R 31 R/W	182	RIGHT-OF-WAY	\$ 19,413.17	LAND COMPENSATION SETTLEMENT AGREEMENT WARRANTY DEED
9	CALVO, GERALD M. CALVO, GERALD M.	ROTA	LOT 201 R 17 R/W LOT 201 R 21R/W	353 196	RIGHT-OF-WAY RIGHT-OF-WAY	\$ 54,694.49	LAND COMPENSATION SETTLEMENT AGREEMENT WARRANTY DEED
10	CASTRO, JOAQUIN V.	ROTA	LOT 3043 R/W	2423	RIGHT-OF-WAY	\$ 51,578.65	1ST PARTIAL PAYMENT
11	CASTRO, JOSEPH M	ROTA	LOT 3171-5-1 R/W	835	RIGHT-OF-WAY	\$ 100,636.24	LAND COMPENSATION SETTLEMENT AGREEMENT WARRANTY DEED
12	CASTRO, RODRIGO M.	ROTA	LOT NO. 3171-1-1 R/W	472	RIGHT-OF-WAY	\$ 56,711.61	LAND COMPENSATION SETTLEMENT AGREEMENT WARRANTY DEED
13	MENDIOLA, HARRY M.	ROTA	TR 22041-1R/W	281	RIGHT-OF-WAY	\$ 16,493.95	LAND COMPENSATION SETTLEMENT AGREEMENT WARRANTY DEED
14	MENDIOLA, ALEJO JR. M.	ROTA	LOT 044 R 19R/W LOT 044 R 21R/W	591 695	RIGHT-OF-WAY 1st payment 2nd payment	\$ 112,660.36 \$ 31,880.30 \$ 29,363.58	LAND COMPENSATION SETTLEMENT AGREEMENT WARRANTY DEED
15	PETERSON, JESS C.	SADOG TASI	H-74-1-R/W	111	RIGHT-OF-WAY	\$ 12,211.49	LAND COMPENSATION SETTLEMENT AGREEMENT WARRANTY DEED
16	SABLAN, LUCYANN T. SABLAN, LUCYANN T.	AS PERDIDO	H-317-2-R/W H-317-3-R/W	38 661	RIGHT-OF-WAY	\$ 121,064.05	LAND COMPENSATION SETTLEMENT AGREEMENT WARRANTY DEED
17	SANTOS, ANNABELLE A.	ROTA	LOT 325 R 33 R/W	59	RIGHT-OF-WAY	\$ 3,887.84	LAND COMPENSATION SETTLEMENT AGREEMENT WARRANTY DEED
18	SONGSONG, NICOLAS A. & MARY GRACE L.	ROTA	LOT 045 R 21 R/W	171	RIGHT-OF-WAY	\$ 27,629.31	LAND COMPENSATION SETTLEMENT AGREEMENT WARRANTY DEED
19	TAIMANAO, EPHREM S. & LUCIA M.	ROTA	TR 22185-1 R/W	24	RIGHT-OF-WAY	\$ 1,740.43	LAND COMPENSATION SETTLEMENT AGREEMENT WARRANTY DEED
20	VILLAGOMEZ, JOSHUA S.	IDENNI	LOT H 34 NEW-3-1-R/W	180	RIGHT-OF-WAY	\$ 4,478.46	LAND COMPENSATION SETTLEMENT AGREEMENT WARRANTY DEED
21	VILLALUZ, IGNACIA B.	AS PERDIDO	LOT 462NEW-R1-R/W	405	RIGHT-OF-WAY	\$ 64,415.01	LAND COMPENSATION SETTLEMENT AGREEMENT WARRANTY DEED
<b>Total:</b>						<b>\$ 977,696.00</b>	

<b>2019</b>							
1	ADA, VICTOR C.	KANNAT TABLA	LOT 1699 SOUTH R/W	555	RIGHT-OF-WAY	\$ 37,214.87	LAND COMPENSATION SETTLEMENT AGREEMENT WARRANTY DEED
2	BORJA, WILHEMINA S.	DANDAN	LOT 225-4-1 R/W	311	RIGHT-OF-WAY	\$ 14,370.91	LAND COMPENSATION SETTLEMENT AGREEMENT WARRANTY DEED
3	CALVO, DANIEL M.	ROTA	LOT 201 R 35R/W	74	RIGHT-OF-WAY	\$ 3,129.51	LAND COMPENSATION SETTLEMENT AGREEMENT WARRANTY DEED
4	CAMACHO, ELLEN Q.	GUALO RAI	LOT 1877-2-2R/W	488	RIGHT-OF-WAY	\$ 67,237.35	LAND COMPENSATION SETTLEMENT AGREEMENT WARRANTY DEED
5	CAMACHO, FRANCISCO A.	CHALAN GALAIDE	LOT 001 E 06 R/W	827	RIGHT-OF-WAY	\$ 67,748.21	LAND COMPENSATION SETTLEMENT AGREEMENT WARRANTY DEED
6	INOS, ELOGIO S.	KANNT TABLA	TR 22888-8-R/W	31	RIGHT-OF-WAY	\$ 2,390.85	LAND COMPENSATION SETTLEMENT AGREEMENT WARRANTY DEED
7	MENDIOLA, JOHN A.	SIYAN GAGANI	LOT 206 R 16 R/W LOT 206 R 20 R/W	460 365	RIGHT-OF-WAY RIGHT-OF-WAY	\$ 26,757.12	LAND COMPENSATION SETTLEMENT AGREEMENT WARRANTY DEED
8	PANGELINAN, MARIA A.	NAVY HILL	E.A. 445-1-R/W	330	RIGHT-OF-WAY	\$ 35,452.71	LAND COMPENSATION SETTLEMENT AGREEMENT WARRANTY DEED
9	SABLAN, LUCYANN T.	CHALAN KIYA	EA 110 "B" -1-R/W	162	RIGHT-OF-WAY	\$ 21,141.93 \$ 4,711.21	LAND COMPENSATION SETTLEMENT AGREEMENT WARRANTY DEED
10	TOMOKANE, TRICIA C. ROSA C. SISAYAKET AND MELISA BABAUTA	TAPOCHAO	Lot 1479-1-D-1	93	RIGHT-OF-WAY	\$ 1,999.00 \$ 1,999.00 \$ 1,999.00	LAND COMPENSATION SETTLEMENT AGREEMENT WARRANTY DEED
11	CASTRO, MARIA C.	ACHUGAO	LOT 07 B 49 R/W LOT 07 B 50	135 28	RIGHT-OF-WAY	\$ 5,972.62	LAND COMPENSATION SETTLEMENT AGREEMENT WARRANTY DEED
12	CASTRO, JOSEPH M.	ROTA	LOT 3317-1	329	EARLY WARNING SYSTEM	\$ 7,194.23	LAND COMPENSATION SETTLEMENT AGREEMENT WARRANTY DEED
13	MOORE, DOLORES S. TOMOKANE, NIEVES S. PALACIOS, MARIA S. DIAZ, TRINIDAD S. QUITUGUA, ASUNCION S. SABLAN, FELIPE C. PALACIOS, LOURDES C. PALACIOS, MANUEL C.	TAPOCHAO	TR 21913 R/W	934	RIGHT-OF-WAY	\$ 10,657.00 \$ 10,657.00 \$ 10,657.00 \$ 10,657.00 \$ 10,657.00 \$ 10,657.00 \$ 10,657.00 \$ 10,657.00	LAND COMPENSATION SETTLEMENT AGREEMENT WARRANTY DEED
<b>Total:</b>						<b>\$384,574.52</b>	

**Grand Total: \$1,402,843.32**

# PLANNING DIVISION

The Planning Division is responsible for homestead development, land use planning, surveying and maintenance of land information functions. Land use reviews are performed for either government, commercial, or private land use requests. General mapping and land research review, certification of cadastral survey plats and identification of public land appropriate for homestead development are among the many duties of the Division.



## Projects-

- Tinian – Kastiyu Agricultural Homestead for over 300 lots is now ongoing.
- Saipan – As Gonno Village Homestead Subdivision for over 300 lots is now ongoing.
- DPL continues to work with U.S. Army Corps of Engineers, contracted by the Department of Defense, in prioritizing our submissions of priorities on Formerly Used Defense Sites (FUDS) in the assessment and clean-ups of unexploded ordinances and possible contaminants on public lands. Currently, Marpi North Field and Naftan Point are being conducted.
- A total of 11 Grants of Public Domain Designations for public purposes including the proposed NMTI campus, youth soccer field facility, and Susupe Cultural Center were completed.



Youth soccer field facility in Koblerville



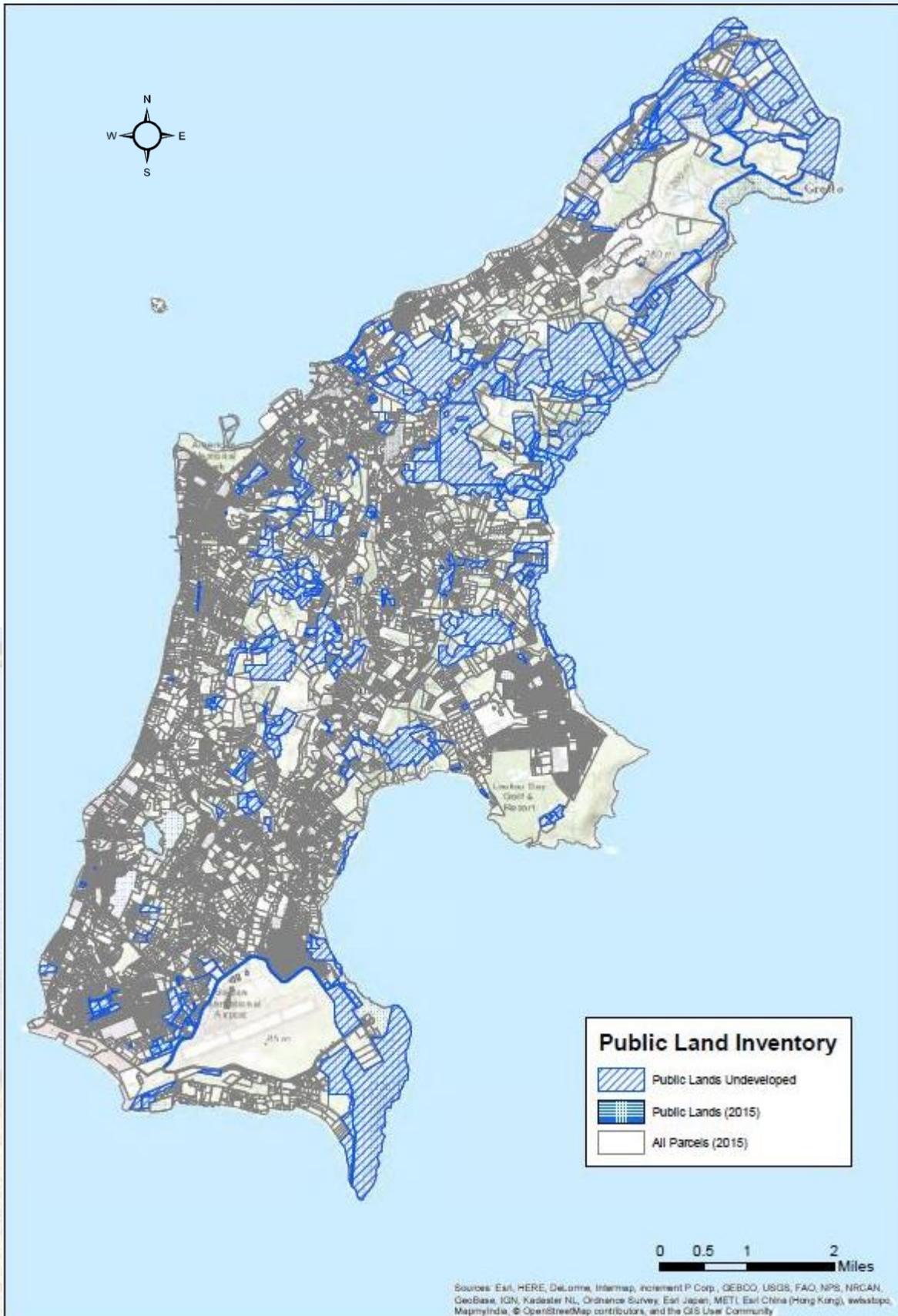
Cultural Center in Susupe



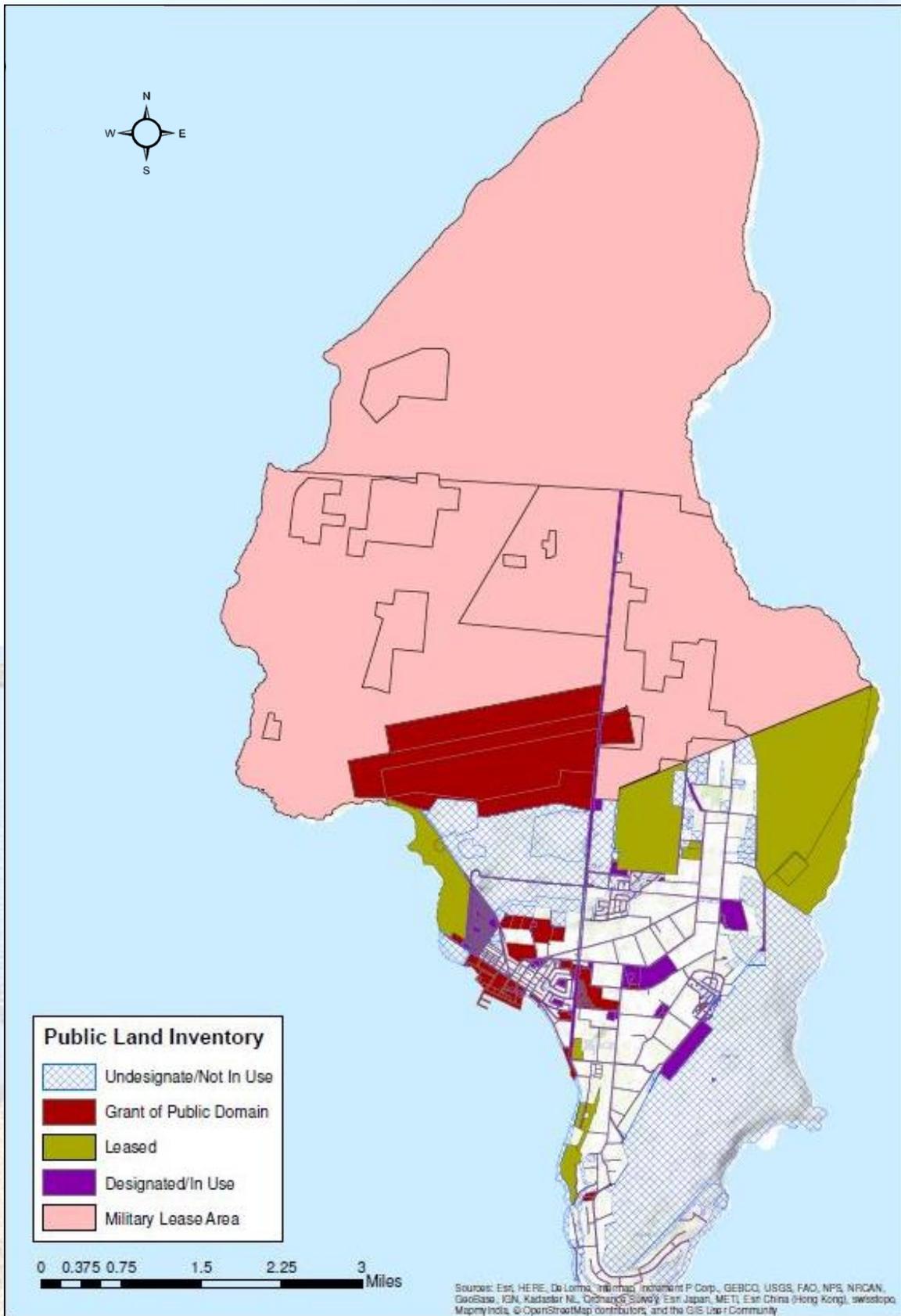
Proposed NMTI location in Koblerville

The Geographical Information System (GIS) section of the Planning Division continues to update information on a daily basis to ensure full accountability that all public land inventory, land exchanges, right-of-ways and easements are 100% updated for Rota, Saipan and Tinian.

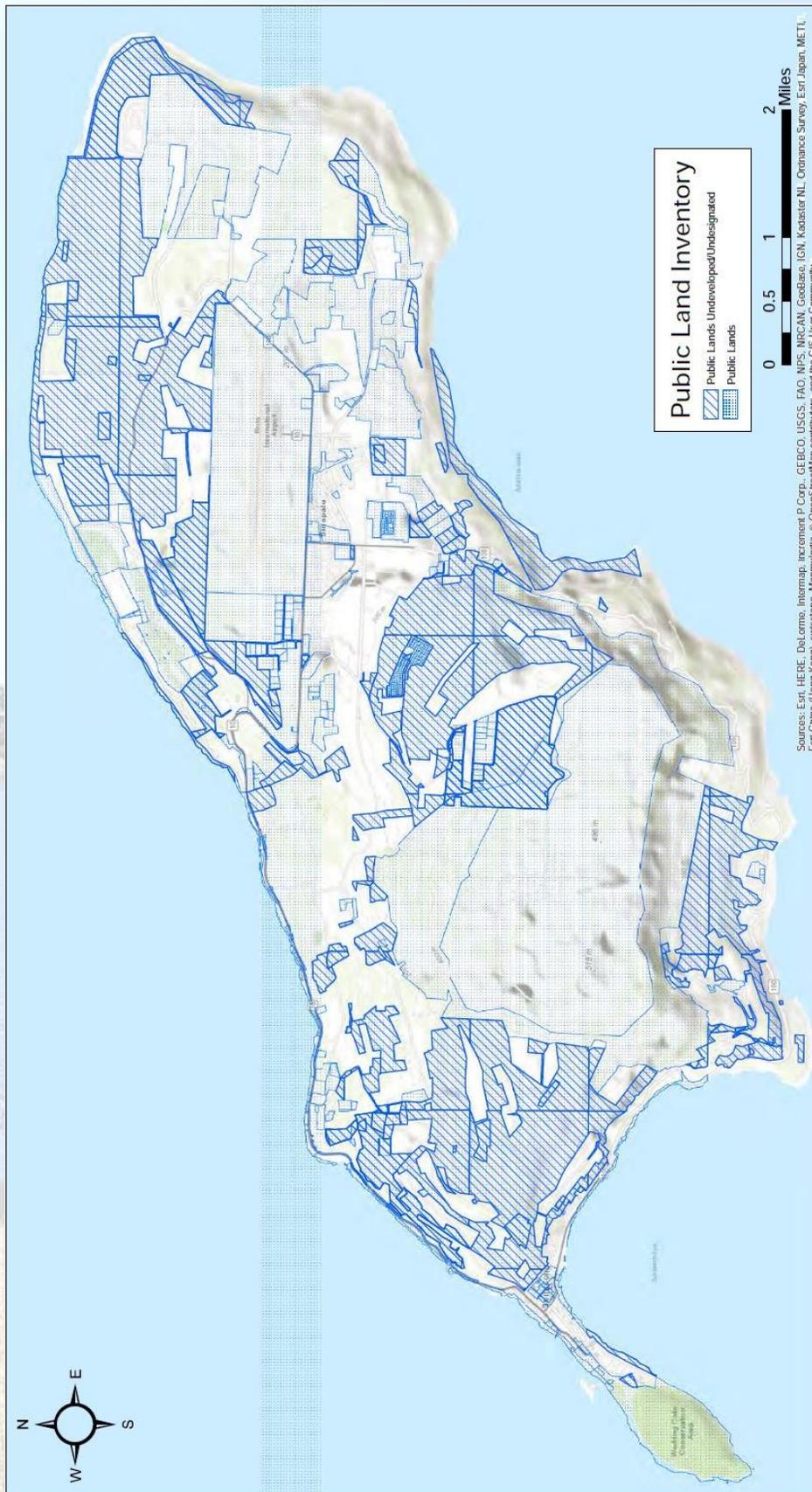
# Public Land Inventory- Saipan Map



# Public Land Inventory- Tinian Map



# Public Land Inventory- Rota Map



# BROWNFIELDS

DPL was granted \$500,000.00 through the U.S. Environmental Protection Agency (EPA) for the Brownfields Community-wide Hazardous Substance Assessment in 2016 and the Grant was extended in 2018. Within this time frame, DPL completed a Phase I and Phase II assessment for three sites in the CNMI.

**Brownfields Community Wide Petroleum Assessment Grant-** Two sites located on the Northern Side of Saipan were assessed under the Brownfields Grant funds for Oil and Petroleum contamination: the former Radar Station in As Matuis and the former Cowtown site in Marpi. The third site is located in Pina Ridge, Tinian located on the western side of the island. This site was a former ammunition depot utilized during World War II.



Assessing the Cowtown site in Marpi



After completion of both the Phase I & II assessments, it was found that the sites in Saipan had subsurface contamination and would require at least six months to a year to clean, contingent upon EPA funding for the clean-up. Both locations on Saipan currently have huge potential for future development and have been a priority for DPL to clean to maximize the development potential while keeping the best interest of NMDs.

**Brownfields Site Specific Hazardous Substance Assessment Grant-** Myounghee Noh and Associates, L.L.C. recently conducted an Alternative Clean-up Analysis for the Pina Ridge site in Tinian. The site contains 30 hectares of land and a 360-degree ocean view. The report revealed ammunition .38 mm in size located about 3 feet deep and would require a minimum of \$1.8 million to clean up, including the removal of a 500 lb bomb located at the entrance of the subject lot. This area was initially intended as a future homestead site or a potential landfill as requested by the Tinian Delegation. However, due to the previous purpose of the site, experts have advised that the use of the subject property for future village homestead would not be recommended. This site would be best suitable for commercial developments. The request to utilize the lot for a landfill would also be feasible, however, given the subject lot's terrain, view and size, the internal appraiser suggests it would be in the best interest for NMDs if the lot was converted into a commercial-type development to be put to its best and highest use.



Brownfields Hearing on Tinian

The grant expired on December 31, 2019 and DPL completed its purpose of finishing all assessments for all three sites including an Alternative Clean-up Analysis for the Pina Ridge site in Tinian. DPL also attended the 2019 Pacific Island Environmental Conference in Guam and the 2019 Bi-annual conference in Los Angeles, California and met with EPA grantors and grant officers. The conference was beneficial to DPL and its stakeholders, as EPA was in favor of the clean-up plan and are anticipating a grant request for the clean-up of all Brownfield sites.



(L-R) DPL Secretary Marianne Concepcion-Teregeyo, DCRM Administrator Eli Cabrera, DPL Internal Auditor Elenita Gutierrez, DPL Planning Director Pat Rasa and US EPA Grant Administrator Noemi Emeric-Ford at the 30<sup>th</sup> Pacific Island Environmental Conference.

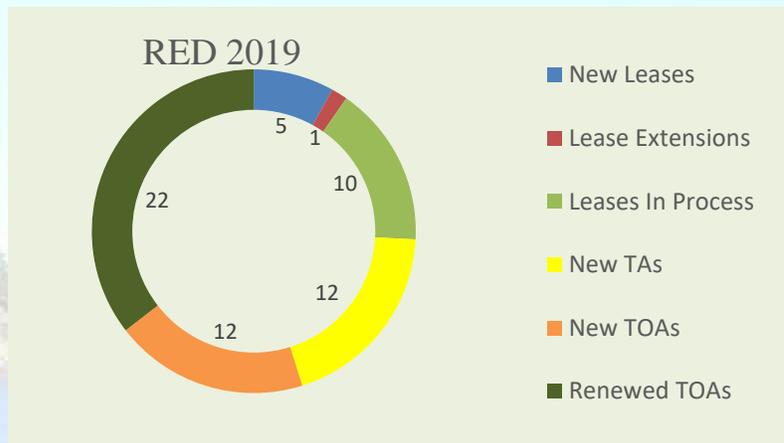
# REAL ESTATE DIVISION

The Real Estate Division (RED) executes leases and permits such as temporary occupancy agreements (TOA), temporary authorizations (TA), authorization letters and filming licenses for various uses on public lands. Such leases and permits generate money for the Department of Public Lands operations, maintenance and administrative costs.



In 2019, there were 5 new leases executed, 1 lease extended, 10 leases in process, 12 TAs, 12 new TOAs, 22 renewal TOAs and 6 authorization letters issued.

RED also processed a total of 44 Filming Licenses and 76 approved applications to camp on the island of Managaha.



**Moratoriums-** The moratorium for Beach Concessions and Agricultural Farming and Livestock including Agricultural Permits are still in place since 2006.

**Public Rights-of-Ways-** On April 7, 2018, Public Law 20-52 granted the Department of Public Works exclusive authority over all rights-of-ways. DPL no longer accepts or processes new requests or applications for any activities within the public right-of-way. Any interests or inquiries will be directed to the Department of Public Works for further processing.

**Temporary Occupancy Agreements-** The temporary occupancy of public lands or properties may be authorized via temporary occupancy agreements, concession agreements, permits, temporary authorizations, and other agreements appropriate for the activity to be conducted. TOAs shall be used for the temporary occupancy of certain unused public lands at the time of application where no proposals have been received by DPL for the long-term lease of those lands. In any case, TOAs do not in any way grant an interest in the land, written or implied, and new construction of permanent structures on the occupied land shall not be allowed. Allowable purposes include short-term agricultural use, temporary livestock grazing, sporting or social events, or planning activities in anticipation of a lease.

**Leases-** Public lands are only leased for commercial use. No right or interest in public lands are created verbally. Any right to use, access or enjoy public lands must be in writing and signed by the DPL Secretary, in full compliance with DPL regulations and depending on the size of the land, may require approval from three-fourths of the CNMI Legislature. Consideration and preference are given to non-productive developed public land or underutilized public land first before undeveloped land is considered for development. DPL always bases their consideration for entering into a lease on its fiduciary duties to its beneficiaries.

**Fully Executed New Leases and Lease Renewals-**

**Devi's Corporation's** lease was approved for a term of 40 years in June 2019. Portions of Devi's Corporation's existing building situates on public land as well as its parking lot. Devi's Corporation's public benefit is a \$1,000.00 donation every five-year period for a private or public community improvement project or homestead project.



**Saipan Stevedore Company, Inc.'s** 25-year lease took effect in June 2019 for chasis, equipments and storage. Saipan Stevedore Company's public benefit includes an annual donation of \$1,000.00 towards a specific project or program for the benefits of those of Northern Marianas descent and no charge to the CNMI Government for disaster response or recovery shipment stored on the premises.

**Vertical Aviation, LLC's** lease was approved in October of 2019 for a term of 25 years for the construction and development of a Heliport for a commercial helicopter tour operation. Vertical Aviation, LLC.'s public benefit includes a 15% discount for CNMI Government assistance and transportation needs and an annual donation of \$5,000.00 to the Division of Parks and Recreation under the Department of Lands and Natural Resources for playground equipment and maintenance costs

**Bibong Corporation's** lease to restore the Navy Hill Lighthouse to operate as a restaurant, souvenir shop, coffee shop and an additional tourist attraction site was approved in November of this year for a 25-year lease. Bibong Corporation's public benefit includes a 10% discount in the restaurant and the coffee shop for locals, in-house job training, and an annual donation of \$2,000.00 to the CNMI Scholarship Office for eligible NMD recipients.





**H & C International, LLC.**'s lease was approved in November 2019 for 25 years to pave the adjoining property for customers and employee parking. Their public benefit includes a 10% local discount on the menu for Eté Cafe, fifteen individual LED street lights around the premises every five years and to install state-of-the-art surveillance cameras to monitor nearby premises to include the basketball court in front of the Carolinian Affairs Office.

**Mobil Oil Mariana Islands, Inc.**' Rota station's 15-year extension was approved on November 8, 2019 through a joint session with the 22<sup>nd</sup> CNMI Legislature. Their public benefits include \$1,000.00 worth of fuel for government use annually, eight drums of firefighting foam worth \$20,000.00 for use during fire drills and training or other purposes as needed every year for the duration of the lease and other benefits.



The DPL staff meeting with Land and Natural Resources Committee to discuss the Mobil Oil Rota station extension.

#### Advertised Request for Proposals (RFPs) for 2019-

- RFP19-DPL/RED-012 – Manage and Operate Facilities on Public Lands for the Marpi Race Track, Swimming Pool, and Driving Range Management Services in Marpi, Saipan Former Marianas Resort and Spa/Kan Pacific containing approximately 49,368 sqm
- RFP19-DPL/RED-013– Manage and Operate Facilities on Public Lands for the Marpi Golf Course Management Services in Marpi, Saipan Former Marianas Resort and Spa/Kan Pacific containing approximately 758,450 sqm



A portion of the Kan Pacific Property in Marpi

## LIST OF PUBLIC LAND LESSEES

No.	Lessee	Lease Date	Term of Lease		Location	Area (Sqm)	Purpose
			Yrs.	Exp.			
1	A & M Corporation	12/14/1990	25 yrs.	11/31/2014	Lower Base	6,573	Warehouse/Repair Shop
2	Advance Marine Saipan Corporation	11/2/2018	25 yrs.	11/1/2043	Lower Base	5,472	Boat Repair Facility/Parasailing Services
3	Alter City Group, Inc. -Tinian	9/25/2014	25 yrs.	9/24/2039	Puntan Diablo	1,505,955	Golf & Casino Resort
4	American Trading Saipan Corp.	2/12/2007	25 yrs.	2/11/2032	Garapan	3347	Commercial Complex
5	Artman Corporation	6/11/2008	25 yrs.	1/10/2033	Lower Base	5,875	Scrap Metal/Recycling
6	Asia Pacific Hotels, Inc. dba Fiesta Resort Hotel	10/1/1971	50 yrs.	06/30/2021	Puntan Muchot	30,740	Hotel Resort
7	Asia Pacific Hotels, Inc. dba Saipan Grand Hotel	6/16/1975	50 yrs.	6/15/2025	Susupe	30,899	Hotel Resort
8	BankGuam Properties, Inc.	1/12/2018	25 yrs.	12/31/2031	Garapan	524	Parking Lot
9	Bibong Corporation	10/30/2019	25 yrs.	10/29/2044	Navy Hill	4,240	Restaurant/Coffee Shop/Tourist Attraction
10	Brilliant Star Montessori School	6/01/2001	25 yrs.	5/31/2026	Navy Hill	4,596	School
11	Broadcasting Board of Governors	5/1/1986	25 yrs.	10/31/2011	Agingan	31,453	Communication
12	Cargo Express (Saipan), Inc.	4/9/2009	25 yrs.	4/8/2034	Lower Base	4,809	Warehouse/Container Storage
13	Construction & Material Supply, Inc. (CMS)	1/12/2017	25 yrs.	1/17/2029	Dandan	15,358	Asphalt Batching Plant
14	Consultant Int'l., Ltd. dba Pacific Islands Club	10/1/1986	40 yrs.	12/31/2027	Afetna	29,788	Hotel Resort
15	Coward, Ken	5/10/1994	25 yrs.	5/10/2019	Lower Base	4,230	Repair/Sales/Warehouse
16	Creative Capital Corporation	1/14/1997	25 yrs.	5/31/2022	Navy Hill	4,449	Educational Facility
17	D&W Saipan, Inc.	10/04/1995	25 yrs.	9/30/2020	Gualo Rai	3,000	Automotive/Gas Station/Office/Warehouse
18	Devi's Corporation	6/21/2019	40 yrs.	6/20/2059	Chalan Kanoa	481	Commercial Building & Parking Lot
19	Docomo Pacific Inc.	1/13/2017	25 yrs.	1/12/2042	Saipan/Tinian/Rota	5,022	Telecommunication/Cable Landing Stations
20	FSM Recycling Corporation	6/28/2013	25 yrs.	6/27/2038	Lower Base	10,021	Scrap Metal/Recycling
21	Grace Christian Academy (LA86-22S)	4/27/1984	40 yrs.	4/26/2024	Navy Hill	14,255	School
22	Grace Christian Academy (LA94-02S)	12/01/1993	31 yrs.	4/26/2024	Navy Hill	2,610	School
23	H&C International	11/1/2019	25 yrs.	10/30/2044	Garapan	605 & 175	Parking
24	Healthy Farmers LLC	10/19/2015	25 yrs.	10/18/2040	Obyan	30,248	Aquaponics /Agricultural
25	Hong Kong Entertainment (Overseas) Investment, Ltd.	3/19/1996	40 yrs.	3/19/2036	Tinian	46,675	Parking/Landscaping
26	HPIL Limited	7/9/2014	25 yrs.	7/8/2039	San Antonio	40,827	Hotel Resort
27	HS Lee Company, Inc.	7/1/2015	25 yrs.	6/30/2040	Garapan	446	Parking/Landscaping
28	Immanuel United Methodist Church	8/15/2007	25 yrs.	4/14/2032	Chalan Kanoa	1,435	Religious Services
29	Imperial Pacific International (CNMI) LLC	4/29/2015	25 yrs.	4/28/2040	Garapan	19,154	Hotel Resort
30	Jinam Saipan Corporation	2/12/2007	25 yrs.	2/11/2032	Garapan	3,347	Commercial Complex
31	JL Reyes Incorporated	3/26/1986	40 yrs.	9/26/2026	Lower Base	4,530	Warehouse/Office Space/Barracks
32	Joyful Hope Ventures, LLC.	4/3/2018	25 yrs.	4/2/2043	Lower Base	19,968	Housing or Dwelling
33	Kautz Glass Co.	1/18/1989	25 yrs.	1/17/2014	Lower Base	2,909	Glass Manufacturing/Warehouse
34	L&T Group of Companies, Ltd.	1/1/1997	25 yrs.	12/31/2022	Lower Base	11,144	Garment Manufacturing/Warehouse
35	Manbao Corporation	1/30/2012	25 yrs.	1/29/2037	Garapan	951	Restaurant and Tour Agent
36	Marianas Baptist Church	9/11/2007	25 yrs.	9/10/2032	Dandan	3,730	School
37	Marianas Fitness, Ltd.	8/1/2009	25 yrs.	7/31/2034	Garapan	3,000	Fitness Gym
38	Marianas Meat Harvesting Corporation	10/26/2012	25 yrs.	10/25/2037	Lower Base	5,751	Slaughter House Facility
39	Mobil Oil Mariana Islands, Inc. -Rota	10/8/2019	15 yrs.	10/7/2034	Rota	2,503	Industrial
40	MTC - Rota, Sabana	9/13/1986	40 yrs.	6/30/2026	Sabana	8,049	Communication

No.	Lessee	Lease Date	Term of Lease		Location	Area (Sqm)	Purpose
			Yrs.	Exp.			
41	MTC - Rota, Sinapalo	6/22/1992	25 yrs.	6/21/2017	Sinapalo	2,090	Communication
42	MTC - Rota, Songsong	11/1/2008	25 yrs.	10/30/2033	Songsong	929	Communication
43	MTC - Saipan, As Gonno	6/1/2015	15 yrs.	5/31/2030	As Gonno	929	Communication
44	MTC - Saipan, Garapan	6/1/2015	15 yrs.	5/31/2030	Garapan	929	Communication
45	MTC - Saipan, Kagman	6/1/2015	15 yrs.	5/31/2030	Kagman	929	Communication
46	MTC - Saipan, Susupe	11/08/2008	25 yrs.	11/07/2033	Susupe	1,051	Communication
47	MTC - Saipan, Susupe	12/06/2006	25 yrs.	12/05/2031	Susupe	5,728	Satelite Station
48	MTC - Tinian, San Jose	11/1/2008	25 yrs.	10/31/2033	San Jose	929	Communication
49	MTC (underground cables)	12/06/2006	25 yrs.	12/05/2031	CNMI	N/A	Underground Cable Lines
50	Niizeki Int'l, Saipan Co., Ltd.	6/24/1991	40 yrs.	10/23/2031	Talafofo	362,054	Golf Course/Resort
51	NMI Buddhist Association	8/08/2007	25 yrs.	8/08/2032	Marpi	5,354	Temple Prayer
52	Northern Marianas Trades Institute	12/09/2008	25 yrs.	12/09/2033	Lower Base	2,528	Trade School
53	Pacific Marine Enterprises	12/11/2016	25 yrs.	12/10/2041	Puerto Rico	4,299	Vessel Drydock & Repair
54	REM Int'l, Corp./L & T Group of Companies	2/13/1986	40 yrs.	2/12/2026	Lower Base	12,225	Warehouse
55	Rigel Corporation	8/11/2011	25 yrs.	8/10/2036	Garapan	707	Auto Shop/Parking
56	Saipan Adventure Tours LLC.	11/19/2014	25 yrs.	11/17/2040	Marpi	35,000	Zipline/Café/Photo booth
57	Saipan Cellular and Paging	7/28/1998	25 yrs.	6/30/2023	Marpi	625	Telecommunication
58	Saipan Community Church	7/29/1969	99 yrs.	7/29/2068	Susupe	10,212	Church
59	Saipan Laulau Development, Inc./Dae Woo Engineering and Construction Co., Ltd.	12/6/2007	40 yrs.	12/5/2047	Kagman	1,615,053	Golf Resort/Hotel Resort
60	Saipan-Palau Evangelical Church	8/4/1986	25 yrs.	2/03/2012	Navy Hill	14,207	School
61	Saipan Portopia Hotel Corp. dba Hyatt Regency Hotel	7/01/1971	50 yrs.	6/30/2021	Puntan Muchot	47,000	Hotel Resort
62	Saipan Shipping Co., Inc.	5/1/2007	25 yrs.	4/30/2032	Lower Base	5,000	Repair/Fabrication Shop
63	Saipan Stevedore Company, Inc.	6/27/2019	25	6/26/2044	Puerto Rico	15,426	Chasis/Equipment/Container Storage
64	Saipan Triple Star Recycling, Inc.	10/4/2007	25 yrs.	10/3/2032	Lower Base	8,038	Scrap Metal/Recycling
65	Saipan Unicorn Corp.	10/24/1995	25 yrs.	12/31/2021	Lower Base	5,361	Hollow Block Manufacturing Plant
66	SNM Corp.	10/28/1989	40 yrs.	2/28/2031	Rota	1,500,000	Golf Course/Resort
67	South Pacific Lumber	4/26/1990	40 yrs.	3/31/2030	Lower Base	3,245	Warehouse/Show Room
68	South Pacific Lumber	12/14/1990	40 yrs.	11/30/2030	Lower Base	3,245	Manufacturing/Storage/Warehouse
69	Success International Corporation	7/14/2011	25 yrs.	7/13/2036	Lower Base	6,800	Auto Repair Services
70	Suwaso Corp. (Coral Ocean Point)	2/10/1986	40 yrs.	2/09/2026	Agingan	735,023	Hotel Resort
71	Tano Group Corp.	3/22/1984	25 yrs.	2/28/2019	Lower Base	3,000	Waste Oil Recycling
72	Triple J Saipan, Inc.	7/13/2012	25 yrs.	7/12/2037	Lower Base	8,362	Automotive
73	Unity Trade Services, Inc.	1/18/1989	25 yrs.	1/17/2014	Lower Base	2,877	Metal Shop
74	U.S. Military - Farallon De Medinilla	1/1/1983	50 yrs.	1/5/2033	Farallon De Medinilla	833,652	Military Use
75	U.S. Post Office - Chalan Kanoa	7/9/1997	25 yrs.	7/8/2022	Chalan Kanoa	4567	Postal Service
76	U.S. Saipan-China Hotel Co., Ltd., dba Summer Holiday Hotel	3/21/2014	25 yrs.	3/20/2039	Garapan	743	Staff Housing/Plant Nursery/Warehouse
77	V&C Enterprises, Inc.	4/10/1986	40 yrs.	2/26/2027	San Roque	1,981	Commercial
78	Vertical Aviation LLC.	10/16/2019	25 yrs.	10/15/2044	Puerto Rico	6292	Heliport Tour Operations
79	Waki, Ana LG.	1/17/1997	25 yrs.	3/1/2022	Susupe	307	Restaurant
80	World Corporation dba Saipan World Resort	6/01/1965	75 yrs.	5/20/2040	Susupe	40,598	Hotel Resort
81	Wushin Corporation	5/14/2007	25 yrs.	5/13/2032	Lower Base	5,235	LP Gas Plant

## ROTA DISTRICT OFFICE



The Department of Public Lands Rota District Office (RDO) is located at the De'Ana Building in Songsong Village, Rota. The office is staffed by 4 personnel; a Resident Director, a Homestead Technician, a Compliance Specialist and a Land Claims Investigator.

Some of the RDO programs include the CNMI Village and Agricultural Homestead Program, temporary land use permits, long-term leases, land claims and public purpose land acquisition, conservation of natural resources and as well as other functions and duties for the island of Rota.

**Village Homestead Program-** Under the Rota Village Homestead Program, there are a total of 352 inactive and 347 active applicants. Inactive applicants consist of those applicants who did not respond to DPL notices requesting them to update and complete their files. These inactive applicants' files will be returned to active status once they submit any missing documents and update other pertinent information.



There are currently 322 active Village Homestead Permits on the island of Rota; 9 in Sinapalo I, 88 in Sinapalo II, 83 in Sinapalo III and 142 in Dugi. The issuance of permits for the new Finafa Village Homestead Subdivision is currently on hold due to lack of infrastructure and the opening of right-of-ways on island. As DPL is currently prohibited from using its funding for infrastructure, funding must come from other sources.

A cost estimate breakdown for the installation of the needed infrastructure, for both Finafa and Dugi has been submitted to the legislature to request the possible funding of these projects, unfortunately, due to the current financial situation of the CNMI government at this time, funding has yet to be found. Once infrastructure has been installed and the right-of-ways opened in the Finafa subdivision, DPL will be able to re-confirm the eligibility of those applicants who previously drew lots in this area as well as lottery any remaining available lots.



Village Homestead lots



**Village Homestead Inspections-** Inspections are done on a regular basis to determine compliance with the Village Homestead Rules and Regulations and permit requirements. As such, a number of permittees are non-compliant and their files are currently under review for possible revocation of their lots. Permittees in the Dugi subdivision are exempt from revocation at this time due to the lack of infrastructure as per Public Law #14-43.

**Agricultural Homestead Program-** The Rota Agricultural Homestead Program has 659 pending applicants, some of which are also inactive due to the lack of response to requests to update their files. We currently have 99 active permittees under our agricultural homestead program. Inspections are conducted to monitor the permittees progress and compliance with the Agricultural Homestead Rules and Regulations and permit requirements. Any homesteader not in compliance with the stated requirements will be informed of the compliance violations and actions needed to correct said issues, if the homesteader continues to be non-compliant, their lots could be revoked.



Agricultural Homestead lots

**Leases and Temporary Permits -** DPL currently has 6 long-term leases on the island of Rota; Docomo Pacific Inc., Rota Resort and Country Club, IT&E (3 sites, one of which is under review for renewal) and Mobil Oil Mariana Islands Inc.'s Rota Bulk Plant whose fifteen-year lease extension was approved by the legislature in November 2019.

There are 5 active Temporary Permits; 1 for agricultural and grazing and 4 signboard permits. RDO has received 2 new temporary permit applications and 1 new lease application that are currently under review. Regular site inspections as well as file audits are conducted quarterly on short-term and long-term leases to ensure compliance with lease and permit requirements. Any lessee or permittee who is not in compliance with any of the requirements will be issued a Notice of Violation and given time to correct said issues before a follow up inspection is conducted. These reports and audits will assist DPL in determining whether a lease or permit should be renewed.

**Land Claims-** The Rota District Office continues to review unsettled land claims cases in the effort to get them settled as soon and as suitably as possible. A number of our cases are pending probate settlements, appraisal reports or submissions of other pertinent documents by the claimants in order to finalize our assessment before it gets forwarded for legal review.

If anyone has any questions relating to public land matters on the island of Rota, please contact our staff at (670)532-9431 or via e-mail at [dplrota@dpl.gov.mp](mailto:dplrota@dpl.gov.mp).

## TINIAN DISTRICT OFFICE

The DPL Tinian District Office (TDO) operations include the administration of homestead (agricultural and village) distribution, enforcement and inspections. Daily tasks include revenue collection, temporary authorization agreement documentation, homestead matters, timekeeping and other DPL related issues such as inspections and report write-ups. TDO personnel consists of a Resident Director, a Compliance Specialist and two Homestead Technicians.

**Accounting-** The DPL Tinian District Office's total collections for FY 2019 is \$39,196.65. Collections from beach concessions, quarry rentals, royalty fees, filming/photography fees, AGP fees and copies of maps are collected on a daily basis and deposited and recorded accordingly.

**Agricultural Homestead lots-** From October 23<sup>rd</sup> through 24<sup>th</sup>, a total of 15 Agricultural Homestead lots were inspected. TDO will continue to conduct inspections on all active permittees to ensure compliance with DPL's Rules and Regulations. As of December 15, 2019, there are currently 509 applicants for the Agricultural Homestead program.

**Compliance-** Inspections have been conducted for all the long-term leases such as Mobil Oil, Docomo Pacific Inc., and FPA Pacific Corp. Quarry. Beach concessions and AGP clients are also inspected to be sure that they are in compliance.



Docomo Pacific Inc.



FPA Pacific Corp. Quarry

**Inspections-** From March 13<sup>th</sup> through 15<sup>th</sup>, a total of 17 village homestead lots were inspected at Carolinas Heights and 40 lots were inspected at Marpo Heights Expansion. From December 3<sup>rd</sup> through 5<sup>th</sup>, a total of 138 lots were inspected in West San Jose. Of the 138 lots inspected, 76 lots were identified as not cleared, 30 lots were partially cleared and 32 lots were all cleared.



Village homestead lot inspections



## Planning-

- Ongoing project- Surveying of the proposed agricultural homesteads at the Kastiyu area resumed on March 4, 2019.
- In October, the DPL Planning Division surveyors mapped out boundary markers at the West San Jose area for CUC.
- An as-built survey was done in December for Mr. Jose M. Dela Cruz, a permittee under the AGP program.



Survey work for the Kastiyu Agricultural Homestead Lots

Survey work on an as-built projects

## Real Estate, Leases and TOAs-

- Beach Concessions- Tinian Express Corporation, Blue Ocean Tinian Corporation and Star Fish Marine Sports
- Agricultural Grazing Permits- In the 1/3 area of Tinian, there are 8 active permittees and 1 pending permittee
- Quarry- FPA Pacific Corp. quarry located in Marpo Valley
- Filming and photography- MK Tours NHR Term: 6/14/2019-6/20/2019, MK Tours/RyuKyu Filming 8/28/2019
- Temporary authorization- MOOT Lot 076 T 01 Term 12/2019-1/2020 Municipal Tree Lighting, TA 18-006 JARRWC Term 4/2019-03/2020
- Long-term Leases- Docomo, IT&E (MTC), Alter City Group, Mobil, Dynasty

**Revoked lots-** From March 13<sup>th</sup> through 15<sup>th</sup>, 11 Village Homestead permits were revoked at Marpo Heights Expansion and Carolinas Heights. The permits were revoked because they failed to comply with the DPL homestead rules and regulations and the provisions of their permits.

**Village Homesteads-** To date, TDO has received 225 village homestead applications. There are 182 active village homestead permittees. There are 28 permittees at Marpo Heights Expansion, 16 permittees at Carolinas Heights and 138 permittees at West San Jose.



Shown on the left is an abandoned lot in Marpo Heights Expansion.

Shown on the right is a village homestead lot that is cleared. The homesteader will need to show improvements and build a dwelling place to reside in to be awarded a Quitclaim deed.



# DPL 2019

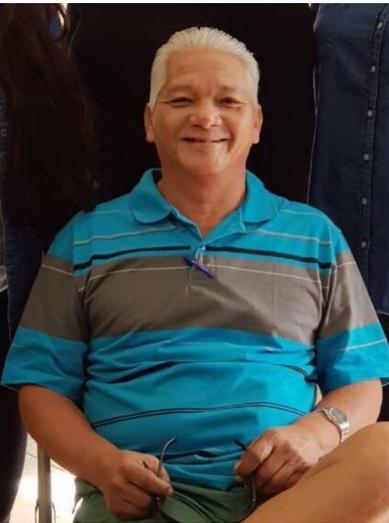


“In our office it’s a little easier because we work as a team. Nobody feels like things are too above or below their pay grade. We just get it done.”

-Jude, Planning Division



# TEAM PHOTOS



“I like our division because everybody knows the job. Even when I’m not there, once people come in, they’ve got the answer. When there’s something going on, we all chip in and find an answer.”

-Sophie, Compliance Division





“The DPL staff are always close to each other like a family and everybody just helps each other out.”  
-Antonia, Rota District Office

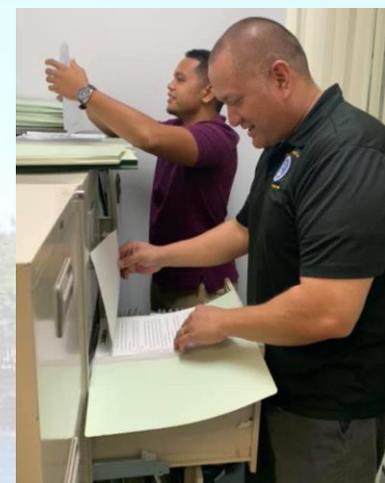




“I can help people firsthand and I feel so accomplished when people can have land. We’re here to serve, we’re trying our best and we’re here to do the hard work for the people.”

-Joe,  
Homestead Division





"It feels like I've been working here longer because of how fast they accepted me as part of the family."

-Mai, Administrative Division





"They have really good energy here and have great hospitality. I know it's weird to say about a government office, but they do."

- Vic, Compliance Ranger

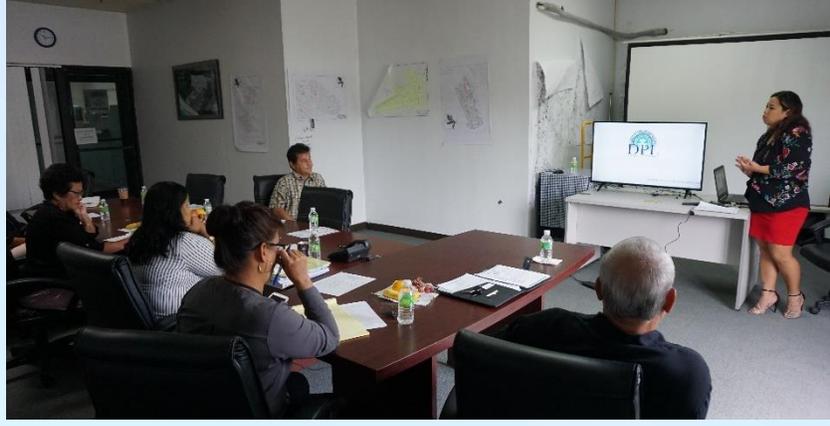




"Every week I come across a new challenge here and new challenges mean new skills. It's a good way to test yourself."

-X, Administrative Division





"Moving around to different divisions is fun for me because I really want to keep learning new things instead of staying in a routine."

-Frances, Administrative Division





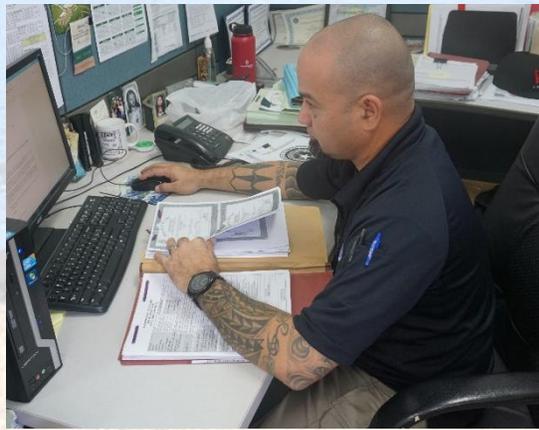
"I feel great about DPL, the people here are outstanding."  
-Anthony, Land Claims Division





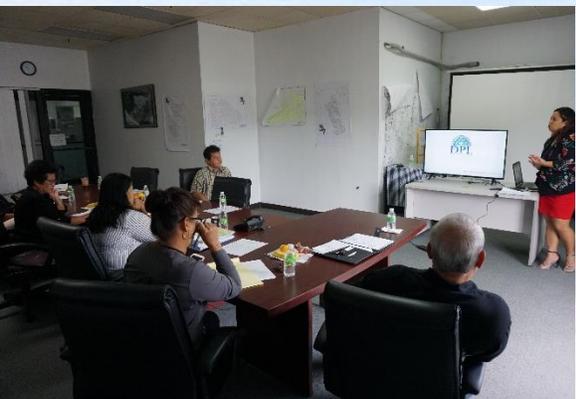
"I enjoy the people around me. They accept new and young hires and they're like a family so I feel comfortable with the Department."

-Daniel, Real Estate Division



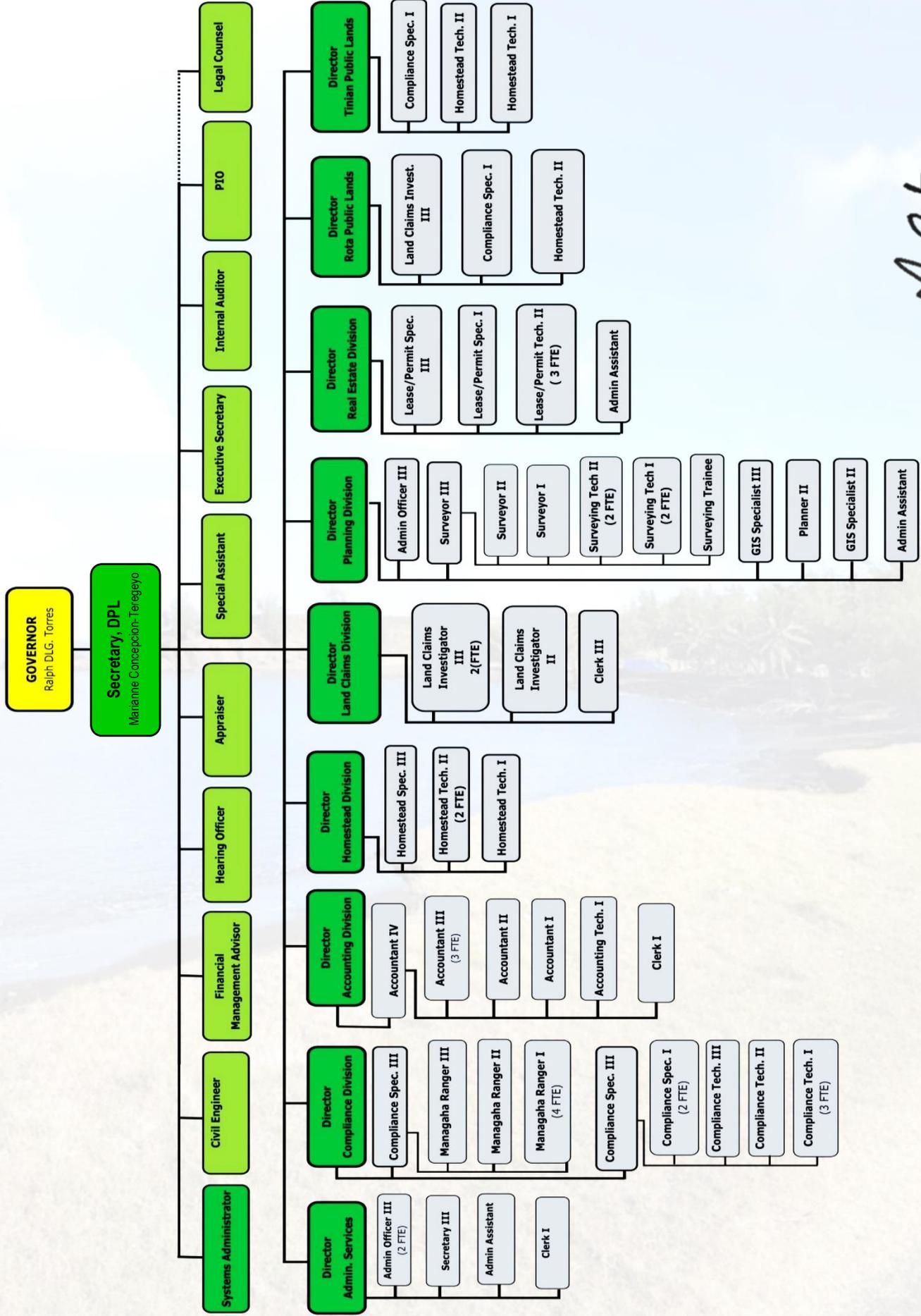


"The work was intimidating but everyone made me feel welcome. If I have questions, they all respond quickly. I'm still learning but I'm super excited to be part of this awesome team."  
 -Cathy, Real Estate Division



# DEPARTMENT OF PUBLIC LANDS

## Organizational Chart



*Mest*

