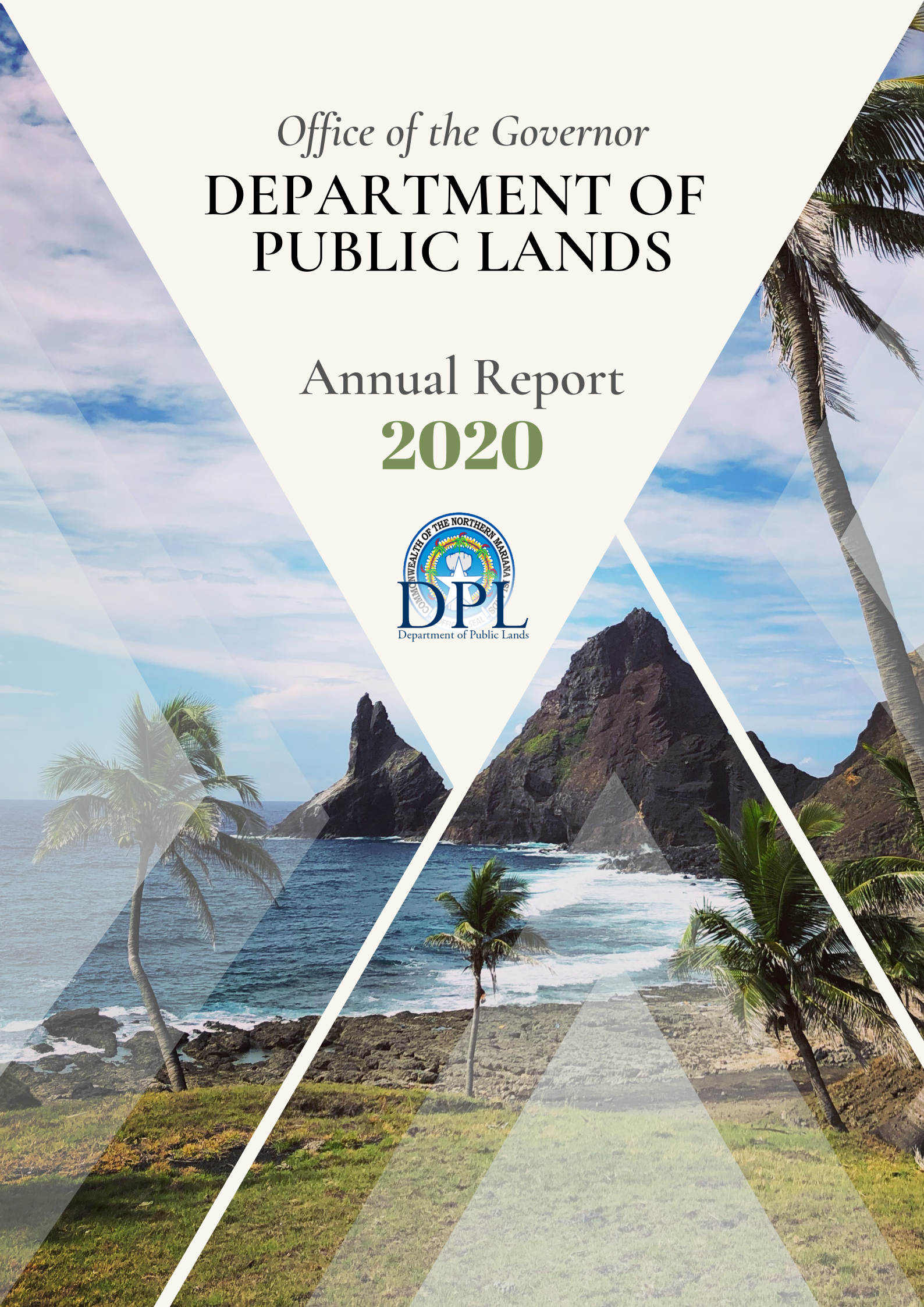


Office of the Governor
**DEPARTMENT OF
PUBLIC LANDS**

Annual Report
2020



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DEPARTMENT OF PUBLIC LANDS



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*Honorable Governor
Ralph DLG. Torres*



*Honorable Lieutenant Governor
Arnold I. Palacios*

For the Betterment of Our People of Northern Marianas Descent

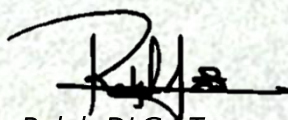
Of all the things that keep us rooted to our indigenous way of life is our connection with the land we call home. From the ground beneath our feet, we develop our culture, our identity, and our stories, and it is our duty to protect them now for ourselves and toward the future for our children and grandchildren. The Department of Public Lands (DPL), under the leadership of Secretary Marianne Concepcion-Teregeyo, continues to accomplish great things to fulfill its fiduciary duty of managing and protecting our public lands for the benefit of our people of Northern Marianas descent (NMD).

In 2020, DPL played a vital role during the CNMI's response to the COVID-19 pandemic by assisting the Governor's COVID-19 Task Force in converting the former Marianas Resort property to be a designated quarantine facility for incoming travelers. This significantly helped in preventing community transmission of the virus, effectively protecting our man'amko and loved ones with preexisting conditions from severe illness.

This past year saw DPL execute a new long-term lease agreement with Fiesta Resort Saipan, which will rebrand as Crowne Plaza and yield a public benefit of \$3.5 million toward the revitalization and enhancement of Garapan, the Oleai Sports Complex, the CNMI Sports Association, and homestead infrastructure for NMDs. DPL also signed a five-year Special Concession Agreement for Managaha with UTOP Investment, Inc. which will generate a higher return for NMDs compared to previous agreements.

DPL collected \$5,392,254.45 in FY 2020, mostly from leases and permit fees. In collaboration with the Department of Finance and the Office of the Attorney General, DPL successfully issued \$2,362,978.29 in certifications for land compensation payments to claimants with executed and completed land exchange documents. Moreover, the department has cleared all audit findings by the Office of the Public Auditor, a positive sign of financial stability and responsibility.

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



A message from the *DPL Secretary*

Humbly, un guinaiya' yan kon respetu,

Secretary Marianne Concepcion-Teregeyo

The staff in this department has been a resilient force throughout 2020. During the COVID-19 shutdown, DPL staff bravely assisted in the preparation of converting the Marpi property into a quarantine site for the CNMI, they followed safety procedures when returning to the office and have worked to accomplish so much. For the fourth year in a row, DPL has received an unqualified financial audit from Deloitte and Touché and resolved all audit citations from the Office of the Public Auditor. The main priority for this year has been to work on two expiring hotel leases, one of which has been renewed and the other is in negotiations.

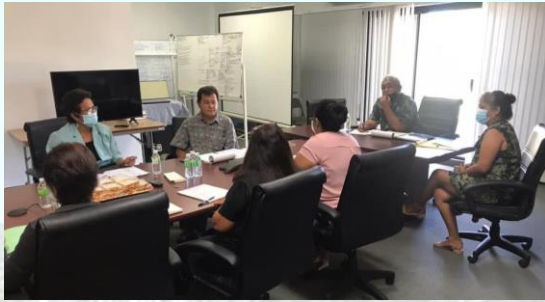
In spite of this pandemic, our Department has prevailed. We earned \$5,392,254.45 in Fiscal Year 2020, issued \$2,362,978.29 in certifications for land compensation payments, awarded 43 quitclaim deeds to homestead permittees who have met all homestead requirements and executed our first matured lease in DPL history with Asia Pacific Hotels, Inc. dba Fiesta Resort and Spa which secured a record-breaking single public benefit of \$3.5 million for a total of \$4.1 million for the year. Under public benefits, DPL held its First-Annual Scholarship Essay Contest for students of Northern Marianas descent. A total of \$4,850 was awarded directly from our public land lessees to the scholarship winners. We also created Directive 7 which identifies unused public lots within pre-existing subdivisions and our Planning Division has been actively reassessing existing homestead subdivision designs to identify additional lots. So far nine new lots have been identified in Kagman III for lottery.

It is important to understand that public land is not government property, it is land that collectively belongs to the people of Northern Marianas descent. Our DPL team works diligently to ensure we receive the best and highest use for public lands. We do everything in our power to work with our lessees to negotiate a profitable yet fair balance, even in these unprecedented times. As I mentioned earlier, for the first time in DPL and its predecessors' history, our administration has experienced 40+ year leases facing the end of their lease terms such as the former Marianas Resort property, Fiesta Resort and Spa and the Hyatt Regency. It was not until the passing of Public Law 20-84 in December of 2018 which allowed DPL to negotiate a new lease up to five-years prior to end of their respective terms. Before then, DPL had to wait for the lease to expire before starting negotiations. Unfortunately for Marianas Resort, we did not have the opportunity to negotiate since Kan Pacific sold their rights to the property without DPL's consent two years before their lease ended. DPL filed an anti-trust lawsuit that resulted in a \$1 million settlement which we received. As of October 2020, DPL received 6 completed proposals for the property and the proposals are undergoing review with a seven-member evaluation team.

In an effort to comply with PL 20-84 for the other expiring leases, DPL created an internal study in 2019 to assess how to calculate basic rent for these "matured leases," we worked with Saipan Portopia, Asia Pacific Hotels Inc., HANMI, MVA and others to amend our regulations, and started the process of receiving proposals from both hoteliers. As a result, DPL created a formula in our regulations to calculate fair rental for these matured leases that is considerate of renovations and improvements. We successfully finalized a new 40-year lease for Fiesta in April of 2020 amidst the pandemic. After receiving Saipan Portopia's proposal in October 2020, we are doing our best to negotiate a new lease for the Hyatt. We understand the importance of these established lessees in our community but we have a responsibility to our NMDs to follow the laws and processes in place to set the same expectation for all of our lessees as well as consider the long-term effect that the pandemic has had on our hoteliers.

I appreciate the community's support for our Department as we strive to always be transparent and accountable to the Commonwealth on all public land matters. DPL documents can be found on our website, www.dpl.gov.mp, including our land claim payments, annual reports, remittance history to MPLT, list of lessees and many other resources. We keep our DPL CNMI Facebook page up-to-date with our latest accomplishments, meetings and projects. Most importantly, we follow all laws, constitutional statutes, and regulations so we encourage anyone with questions to contact our office or let us know what they want to see in our reports. I want to extend my utmost appreciation to the Governor and Lieutenant Governor for their continuous support of our department to reach our objectives, 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 put our public lands to its best use for our Northern Marianas descent.

PUBLIC LANDS ADVISORY BOARD



The Department of Public Lands – Public Lands Advisory Board (PLAB) is the product of PL 15-02 created by the 15th 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 PL 15-02.

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, 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.



PLAB Chairman
ANTONIO QUITUGUA
Representative of the
Rota Mayor



FELICIDAD OGUMORO
Representative of the
Northern Islands Mayor



HENRY HOFSCHEIDER
Representative of the
Saipan Mayor



MANUEL MANGARERO
Representative
appointed by the Governor



Representative of the Tinian and Aguiguan Mayor
This position is currently vacant. DPL is awaiting the appointment of the advisory board member from the Mayor of Tinian and Aguiguan.

2020 HIGHLIGHTS AND ACCOMPLISHMENTS

Department-wide highlights and accomplishments from 2020 include the following:

- Had all DPL audit citations resolved as stated in the Office of Public Auditor's Report No. 21-01.
- Collected \$5,392,254.45 in Fiscal Year 2020. Out of this amount, \$4,018,098.22 is collected from leases and permit fees.
- Remitted \$4,451,471.00 to the Marianas Public Land Trust for FY 2019. DPL has remitted a total of \$26,000,855.39 to MPLT since its inception in 2006.
- Completed FY 2019 Financial Audit Report by Deloitte and Touché, LLC. with an unqualified opinion for the fourth consecutive year.
- Executed a 40-year matured lease with Fiesta Resort and Spa in April with a public benefit of \$3.5 million to go towards the Garapan Revitalization project, the Oleai Sports Complex, the CNMI Sports Association, and homestead infrastructure. Secretary Concepcion-Teregeyo has recently granted the use of \$500,000 towards the Garapan Revitalization project which will significantly enhance the Garapan area.
- Executed a 25-year lease with West Lake Motors in May 2020, with a public benefit of approximately \$500,000 to relocate the San Roque Fire Station to be built in Marpi. Land has already been reserved and blue prints are being executed for the design.
- Finalized a 15-year lease extension with Ken Coward in February and a 1-year lease renewal for GSA in Koblerville, in June.
- Issued \$2,362,978.29 in certifications for land compensation payments, in collaboration with the Department of Finance and the Attorney General's Office. A total of \$391,327.22 in partial payments and \$1,524,022.14 in full and completed payments were issued to land compensation claimants whom have executed and completed land exchange documents.
- Signed a five-year Special Concession Agreement for Managaha with UTOP Investment (Saipan), Inc. with amendments. The new agreement will generate higher return for people of Northern Mariana descent as many operational and administrative fees will be absorbed by the concessionaire, unlike previous agreements.
- Was awarded a \$220,652.00 Maintenance Assistance Program Grant from the Office of Insular Affairs for the Managaha Safety Railing Project to install railing and directional signage on the Managaha Island Pier.
- Converted and has maintained the Marpi Properties as an active COVID-19 quarantine site for incoming passengers. DPL has invested over 2,500 personnel hours to ensuring that the facility is ready for use. The hours worked were reimbursed by the Cares Act.

- Conducted a Saipan Village Homestead lottery in November 2020 and awarded 9 Saipan homestead lots.
- Held DPL's First Annual Scholarship Essay Contest for students of Northern Marianas descent. A total of \$4,850 have been secured annually for student scholarships for a minimum of 15 years through public benefits from public land lessees. This amount will continue to increase as DPL executes future leases.
- Amended DPL regulations to reduce the percentage of Fair Market Value (FMV) for matured leases from "5%" to "up to 3%" to account for the necessity of capital improvements needed for structures 40 years or older and to account that the fee simple appraisal on raw land with improvements. DPL also amended regulations to increase the administrative processing deposit fee for lease applicants from the greater of \$2,500 or 0.25% of the estimated value of the subject property to the greater of \$5,000 or 0.5%.
- Commissioned an internal study to establish a realistic and fair baseline in assessing rent for matured leases. This is an approach to being investor and business friendly while making an informed decision on current market values for public lands.
- Absorbed forty DLNR Division of Parks and Recreation Employees to be detailed to DPL on March 2020. This helped continue the Parks and Recreation Division and ensured that public beach sites, community basketball courts, and tourist sites remain maintained.
- Awarded 43 Quitclaim Deeds to qualified homesteaders, 35 in Tinian and 8 in Saipan.
- Granted 14 Designations of Public Domain for public purposes: Marpi Fire station, Tanapag Youth Center, Northern Marianas Trades Institute technical amendment, DCCA Off-road Race Facility, DOF Procurement and Supply Administrative Office, IAO Institution of Traditional Learning Facility, Fernando M. Benavente Memorial Library in San Antonio, Tinian Children's Park, Tinian Municipal Office Building, As Rosalia Agricultural Substation and land reconveyances from prior designations to HSEM, Mayor's Office, DOF and DLNR.
- Created Directive 7 on May 15, 2020 to review the status of all pending public land lots that have not been issued monthly and determine any possible encroachments or misuse of public lands. To date, a total of approximately 30 additional plots have been identified and will be offered by the end of the year for subsistence farming.
- Lowered the Village homestead applicant list on Saipan from 3,182 in 2016 to 2,148 in 2020.
- Advertised Request for Proposals for Kan Pacific due on October 16, 2020 and the Department received 6 complete proposals that are currently under review.
- Brought legal action for unpermitted and/or non-compliant use of public lands.
- Complied with PL 15-02 by holding Public Land Advisory Board meetings monthly aside from the mandatory government shutdown.
- Successfully returned to normal operations after the mandated government shutdown, retained enough staff for operations exempt from austerity measures, and recalled all but

9 DPL employees from furlough.

MEASURES TO IMPROVE INTERNAL PROCESSES

DIRECTIVE 5



In 2015, the accumulated debt to the Department of Public Lands reached \$12,400,000.00. Directive 5 was created by Secretary Concepcion-Teregeyo in 2017 to address the longstanding delinquent accounts of companies and individuals.

Directive 5 is comprised of the DPL Secretary, the Director of Accounting, the Director of Compliance, the Director of Real Estate, 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.

DIRECTIVE 7

Directive 7 was instituted on May 15, 2020 as a diligent effort to achieve accountability of all public lands. As DPL manages and distributes public land with accountability measures already in place, Directive 7 will ensure that public land already designated to other government agencies remain consistent with its purpose. Public lands are added back to DPL land inventory from permittees, designees or encroachers.



Directive 7 requires the DPL Secretary, the Director of Planning, the Director of Land Claims, the Director of Homestead, the Director of Compliance, and the Special Assistant to review their land inventory listings and ensure that public lands that have not already been issued through a grant of public domain, grant of designation/assignment, homestead, lease, etc., are all accounted for. The Planning Division was tasked with maximizing existing subdivisions where water and power are already in place to find additional homestead lots.


Through Directive 7, DPL has identified 9 additional Saipan Village Homestead lots in Kagman III and sites for other potential public land projects and designations.



ADOPTED REGULATION AMENDMENTS

In 2020, DPL amended and adopted two sections of the temporary occupancy agreement rules and regulations to better serve the needs of the Commonwealth and proposed regulation changes for the commercial use of Managaha to be adopted in 2021.

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 posted on the 28th 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 at <https://cnmilaw.org/reg.php#gsc.tab=0>.



The Administrative Act gives the public 30 days to comment on all published proposals.

Scan following QR codes to see the amendments:

Adopted Regulations-



▪ **CMC §145-70-10 Matured Leases-** On December 2019, DPL proposed regulations to distinguish "Matured Leases" from "New Leases" as leases that have exhausted its maximum term in accordance with DPL Policies and Regulations and Public Law 20-84. The regulations also reduced the fee from "5%" of Fair Market Value to "up to 3%" of Fair Market Value as a basis for rent calculations for matured leases. DPL later modified the proposal to include a formula to calculate the lessee's cost of capital improvements when determining the rental rate for matured leases.

The regulation changes were the result of an internal study that DPL conducted to address the concerns of hoteliers whose leases were reaching maturity. The internal study reviewed DPL's current regulations on determining rent, analyzed the hotel occupancy rates in contrast with historical financial statements and budget as well as examined audited financial statutes from Hyatt and Fiesta from the last 15 years. DPL used market scenarios from neighboring islands such as Guam, Palau and Hawaii and recognized that leases in the CNMI must comply with Article XI of the CNMI Constitution. The regulations were officially adopted on the February 2020 Register.



▪ **CMC §145-70-005 Lease Application Fees-** On June 2020, DPL prosed to increase the administrative processing deposit fee for lease applicants from "the greater of \$2,500 or 0.25%" of the estimated value of the subject property to "the greater of \$5,000 or 0.5%." The proposed regulations were adopted on August 2020.

Proposed Regulations-



▪ **CMC §145-30-100 Commercial Use of Managaha Island Rules and Regulations-** On December 2020, DPL proposed to amend the Managaha Rules and Regulations to include an increase in landing fees for tourists and non-residents, camping regulations, and safety regulations in the event of typhoons and tropical storms among other changes.

OPA AUDIT

On Thursday, March 11, 2021, Public Auditor Kina B. Peter issued the Office of Public Auditor's Report No. 21-01 "Report on CNMI Agencies' Implementation of Audit Recommendations". These OPA Reports track the status of how CNMI Departments implement OPA's suggested corrective actions to resolve their audit findings. Report No. 21-01 clears the Department of Public Lands of two citations from previous reports:

- Report No. 19-02 issued on April 19, 2019 "Inspection of the Assessment and Collection of Fees for Lease No. L91040S. Three recommendations from this audit have now been "resolved" by OPA, as stated in page 14 of OPA's Report No 21-01. Corrective actions included:
 - ✓ working with the newly assigned Assistant Attorney General to reach a settlement agreement
 - ✓ providing a copy of the settlement and related documents to the OPA
- Report No. 18-01 issued July 17, 2018, "Audit of the Management of Land Leases and Temporary Permits." Two recommendations from this audit have now been "resolved" by OPA, as stated in page 16 of OPA's Report No 21-01. Corrective actions included:
 - ✓ A full review and revision of all Standard Operating Procedures for each DPL division
 - ✓ Formal re-training for all DPL personnel on Standard Operating Procedures
 - ✓ Hiring of staff and implementation of new accounting software (Sage 100) to refine internal processes
 - ✓ Implementation and monthly recurrence of Directive 5 meetings to discuss lease and temporary permit matters for delinquent public land accounts
 - ✓ Implementation and prioritization of tracking systems for all DPL divisions
 - ✓ The collaboration of the Real Estate, Compliance, and Finance Division to ensure leases and permits are processed in a timely manner

Resolving these audit findings and updating key department operations has been a huge accomplishment for the department thanks to the help of the Office of the Public Auditor, the Office of the Attorney General, and the joint effort of all DPL staff and management. DPL continues to assess and implement strategic internal improvement processes to maximize department operations.

The full OPA Report No. 21-01 can be found on the following link and QR code:

[Report-on-CNMI-Agencies-Implementation-of-Audit-Recommendations-OPA-Report-No.-21-01.pdf \(opacnmi.com\)](https://opacnmi.com/Report-on-CNMI-Agencies-Implementation-of-Audit-Recommendations-OPA-Report-No.-21-01.pdf)



DPL says it has resolved all audit findings

(DPL) — Public Auditor Kina B. Peter on Thursday, March 11, 2021 issued the Office of Public Auditor's "Report on CNMI Agencies' Implementation of Audit Recommendations."

The report cleared the Department of Public Lands of two citations, one is Report No. 19-02 issued on April 19, 2019 which was regarding the "Inspection of the Assessment and Collection of Fees for Lease No. L91040S. Three recommendations from this audit have now been "resolved" by OPA, as stated in page 14 of OPA's Report No 21-01.

OPA also cleared DPL of Audit Report No. 18-01 which was issued in July 2018 regarding "Audit of the Management of Land Leases and Temporary Permits" and is now "resolved by OPA, as stated in page 16 of the report. DPL has continuously main-

tained that it acted in line with its policies on Lease L91040S, and has tightened SOPs to ensure that we remain compliant with collection of fees.

DPL has also successfully received an unqualified audit from Deloitte and Touche for the fourth consecutive year.

DPL commissions an audit after the end of every fiscal year. DPL publishes a bid every year for interested firms to perform the audit, DPL is now processing the documents for selection of the firm to perform the audit for Fiscal Year 2020. This is a testament to DPL's hard work and fiscal responsibility to ensure proper procedures are in place when managing public lands. Coincidentally, the Constitution requires that after operational expenses is deducted from all lease revenue, money remaining must be remitted to Marianas Public

Land Trust.

DPL remitted \$4,451,471.00 for remaining funds from Fiscal Year 2019. This is in line with the Constitution. (A separate press release will be issued on this matter).

Since 2016, DPL has also maintained an unqualified audit for DPL's financial audits. DPL has NEVER had unqualified audits prior, and unqualified audits four years in a row, for Fiscal Year 2016, 2017, 2018 and 2019 attests to the entire department's staff and management's efforts to ensure that all rules and regulations are followed.

The audits can be found on OPA's website at: <https://www.opacnmi.com/ooekuvooa/2021/03/Report-on-CNMI-Agencies-Implementation-of-Audit-Recommendations-OPA-Report-No.-21-01.pdf>

The Department of Public Lands is located on the 2nd Floor of the Joeten Dandan Commercial Building and can be reached at 234-3751. Feel free to visit its website www.dpl.gov.mp or like its Facebook page at www.facebook.com/DPLCNMI



OPA: DPL has taken 'corrective actions' in land lease deal

By Emmanuel T. Erediano
emmanuel@marianavariety.com
Variety News Staff
THE Department of Public Lands has taken "corrective actions" to address concerns regarding its land lease deal with A&M Corp. which is

■ CONTINUED ON PAGE 2

OPA...

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owned by Lt. Gov. Arnold I. Palacios.

In her report submitted last week to the Legislature, Public Auditor Kina B. Peter said the corrective actions taken by DPL include "working closely with the newly assigned assistant attorney general," and meeting with the lessee's counsel to reach a resolution to address the audit finding and the concerns" of the Office of the Attorney General.

The land lease contract between DPL and A&M Corp., or Lease No. L9104S, involves 2,813 square meters of public land in Lower Base,

In April 2019, OPA made a determination that DPL had failed to fulfill its duty on the property leased by Palacios.

Based on OPA's assessment at the time, DPL failed to properly assess and collect the lease rental fees in accordance with the terms of the lease and its amendments by not enforcing the timely submission of required documents; and by not taking into account the date that an adjacent parcel was physically utilized or encroached upon by the lessee prior to the second amendment to the lease agreement.

This encroachment, was known to DPL and its predecessor, the Marianas Public Land Corp., according to then-Public Auditor Mike Pai.

In a report last week, Peter said OPA's audit recommendations regarding the land lease issue have been resolved.

On Oct. 28, 2020, she said, DPL provided OPA a copy of the executed settlement agreement and release agreement for Lease No. L9104S. According to the agreement, DPL and the lessee reached a settlement agreement amount for the intermittent use of the adjacent parcel prior to Oct. 31, 2014.

OPA said the agreement was approved by the attorney general on June 1, 2020.

OPA's recommendation on the

■ CONTINUED ON PAGE 3

OPA...

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encroachment issue was to "reach concurrence with the [Office of the] AG as to the physical usage date

of the adjacent parcel."

On Dec. 19, 2019, OPA said, DPL worked closely with new assistant AG and met with lessee's counsel "to reach a resolution, to address the audit finding, and concerns of [the Office of the] AG." OPA likewise recommended the

creation of "a proper invoice for the lessee to avoid loss or revenue."

OPA said it also encourages DPL to properly enforce its regulations and land lease agreements to avoid similar issues in the future and mitigate the risk of revenue loss to the CNMI.

March 15, 2021 Marianas Variety Article

Click QR code below to view the article:



March 19, 2021 Marianas Variety Article

Click QR code below to view the article:

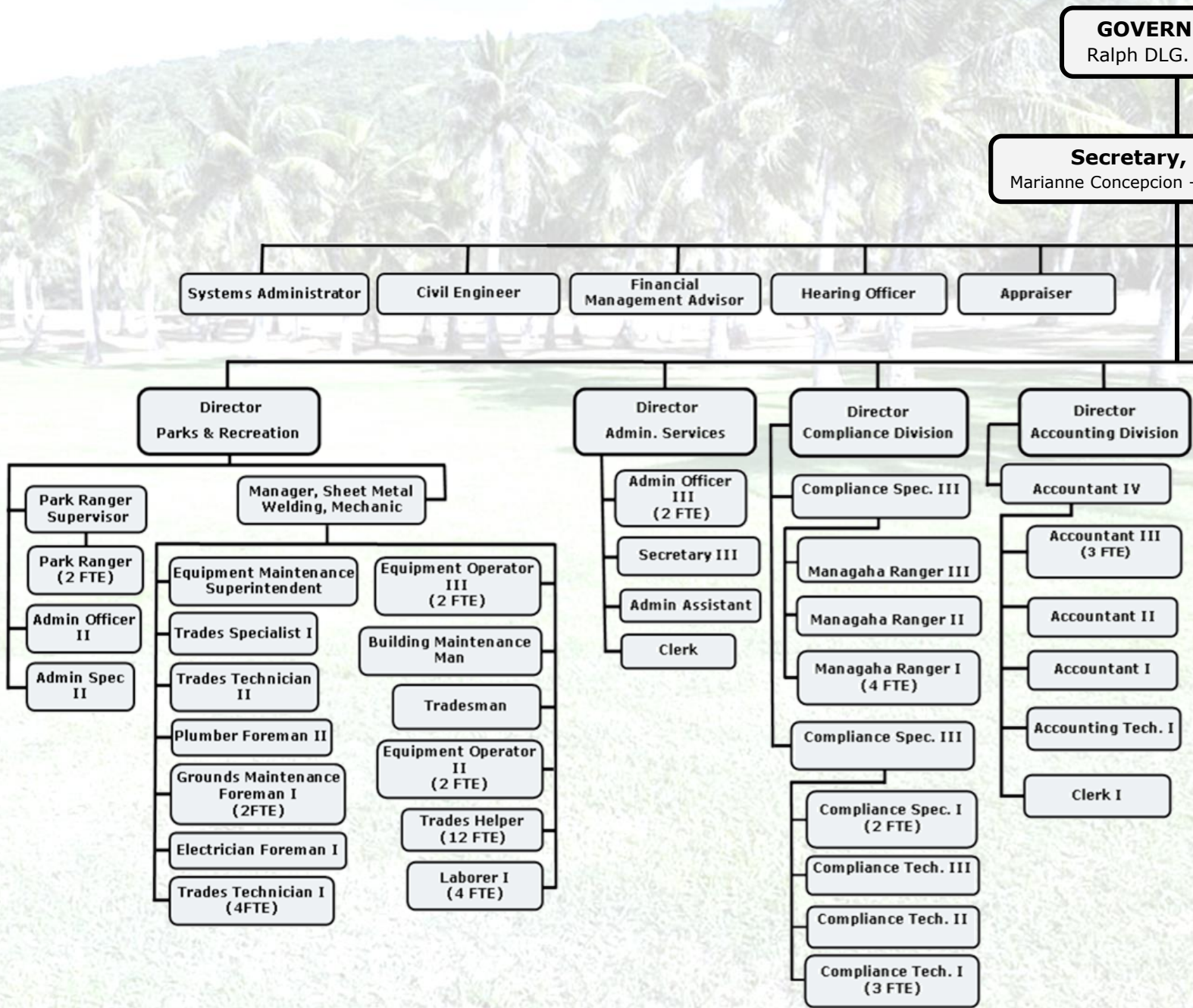


Status of OPA Audit Recommendations

OPA tracked a total of 36 audit and inspection recommendations as of December 31, 2020. Of the 36 audit and inspection recommendations, 9 were resolved. The table below presents the status of OPA's audit and inspection recommendations.

Audit and Inspection Reports	Report No.	Report Date	Unresolved	Resolved	Unresolved
<i>New</i>			<i>New</i>		
DOF – Audit of Hotel Occupancy Tax	20-07	9/2/2020	9	0	9
DOF – Audit of the CNMI Government Travel Policy	20-06	8/18/2020	3	1	2
<i>Previously Tracked</i>			<i>From Previous ARTS</i>		
DOF – Audit of Government Vehicles	20-03	2/26/2020	2	0	2
DOF – Audit of Fuel Contract	20-02	1/28/2020	5	0	5
DPS – Inspection of CI Fund	19-06	9/24/2019	1	1	0
CEC – Inspection of Ballot Accountability	19-04	6/18/2019	3	0	3
DPL – Inspection of Lease No. L9104S	19-02	4/11/2019	3	3	0
DPL – Audit of Land Leases and Temporary Permits	18-01	7/17/2018	2	2	0
CHCC – Audit of Patient Revenue Cycle	17-01	3/16/2017	2	1	1
DLNR – Audit of the Outer Cove Marina	15-03	10/5/2015	3	0	3
DPS – Audit of Evidence Facility	15-01	3/11/2015	1	1	0
DOF – Audit of Excise Taxes	14-01	9/29/2014	2	0	2
Total			36	9	27

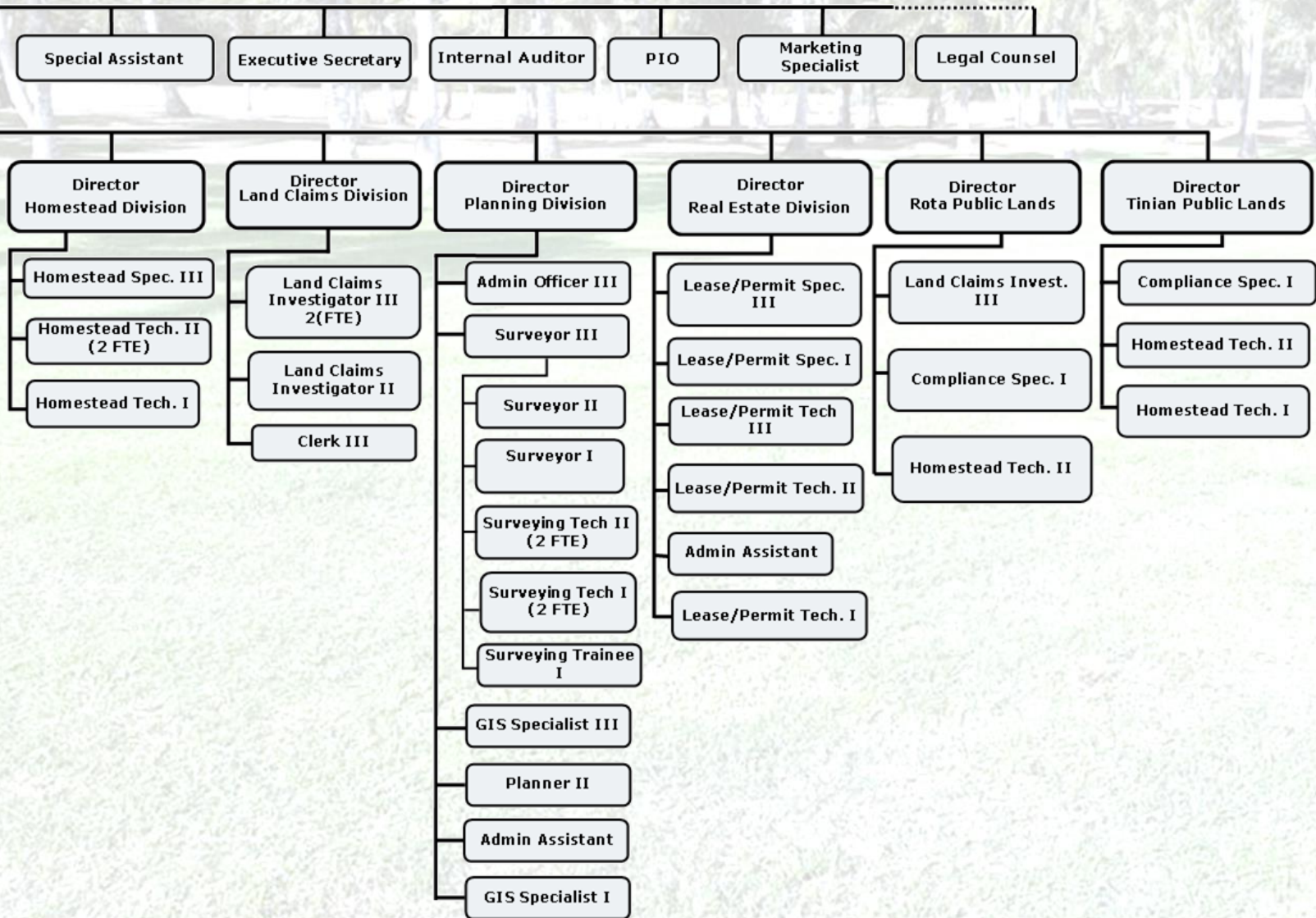
ORGANIZATIONAL CHART



OR
Torres

LIEUTENANT GOVERNOR
Arnold I. Palacios

DPL
Teregeyo



EXECUTIVE STAFF

The following executive positions play an instrumental role in the progress of the Department. The Executive staff ensure that policies, procedures and regulations are being complied with and work with the Secretary and DPL divisions to complete the necessary tasks required to keep the department running.



Deveney Dela Cruz // Special Assistant to the Secretary

Deveney assists the DPL Secretary in completing all projects, correspondence, and tasks. Deveney is responsible for reviewing and amending DPL regulations and creating press releases, the DPL Employee Spotlights, the department's Annual Report, and Citizen-Centric Report. This year, Deveney chaired of the DPL Scholarship Committee.



Mai Mendiola // Executive Secretary

As the Executive Secretary to the DPL Secretary, Mai maintains the DPL Secretary's calendar, schedules her appointments, connects with DPL divisions directors to ensure all pending tasks are completed, and tracks all incoming and outgoing documents for the Department.



Richard Villagomez // Financial Management Advisor

Richard advises the department on strategic business planning and financial analysis. He manages DPL's financial affairs by designing, developing, implementing, and maintaining procedures for fiscal operations and the enhancement of financial management systems. This year, Richard played a key role in formulating regulation amendments for a new category of leases known as matured leases, and the analysis for its lease negotiations.



Ramon Dela Cruz // Hearing Officer

Ray conducts all administrative hearings and issues final written findings, orders or decisions on claims that are timely appealed in writing by any claimant who disputes a written determination. Hearing outcomes vary from grant extensions, orders to fully comply, and in some cases, complete revocation of the property.



Xerxes Mangarero // Systems Administrator

Xerxes is responsible for all IT-related duties in the department. Xerxes also manages the DPL website and is the custodian for the department's electronic data.

ADMINISTRATIVE DIVISION

The Administrative Division is responsible for providing administrative support for human resources, contract acquisition, communication, and inventory. The goal of the administrative division is to keep all divisions within the Department operating at maximum capacity. The divisions keep an effective communication channel open so everyone is informed of new changes and how the changes may affect the department.

The biggest change the past year was a result of COVID-19 pandemic. DPL furloughed 26 employees following EO 2020-4 and the advisement of Governor Torres to all Department Heads to furlough civil service employees. DPL was able to recall 9 employees to return to work by December 2020. In line with Governor's COVID-19 Task Force, the Administrative Division procured a front office enclosure for the safety and protection of the employees and clients. Employees are now required to have daily temperature checks, wear masks, social distance and reminded to sanitize the office often. Five DPL employees were detailed to the Department of Labor for 30 days to assist in processing pandemic assistance under the PUA program.



PEGGY SALAS
Administrative Division Director

Most significantly, DPL staff assisted with the preparations for COVID-19 alternative quarantine site in Marpi. The Administrative Division processed paperwork to procure necessary supplies and equipment and assisted in cleaning and preparing rooms. The related costs from the pandemic were submitted for reimbursement and approved under the Cares Act.



Staff trainings, Employee of the Year Awards, and the 4th Annual Professional Development Day, were all cancelled as result of COVID-19. The Administrative Division is preparing to resume these important activities for the next fiscal year within all required health and safety guidelines.

The Administrative Division completed a physical inventory and reconciliation of capital items conducted by the DOF Division of Procurement and Supply.

DPL completed the inventory without any issues and submitted its final report.

DPL has 81 full time positions plus 40 new transfers from the DLNR Parks and Recreation. An additional 11 temporary positions were created to assist in maintenance and security of the Marpi properties. The division's goal to continuously retain and recruit top talent is challenged with the pandemic. However, as DPL works aggressively to meet its budget, we hope to fill 14 pending vacancies to provide a competent and committed workforce.



COMPLIANCE DIVISION



GREGORY DELEON GUERRERO
Compliance Division Director

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 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 verify that accounts are up-to-date including timely submission of financial records. The Compliance staff also periodically patrol around the island for encroachments and unauthorized activities utilizing public land for commercial and/or personal use.

Compliance provides options for remediation for public land accounts that are neglected, delinquent or non-compliant. Accounts still not in compliance are referred to the Office of the Attorney General for collection and further action. DPL may reclaim these properties and return it back into its inventory after exhausting all administrative remedies.

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

There are currently 82 long-term leases and 133 TOA permittees. However, since Public Law No. 20-52 was enacted in April 2018, it stripped DPL’s authority to issue agreements and permits on Right-of-Ways (ROWs) meaning DPL can no longer collect revenue from businesses utilizing public land within the right-of-way for signboards and other fixtures. DPL collected an average of \$272,677 per year prior to PL 20-52. DPL has requested for the legislature to repeal this law.



For more information, please contact Compliance Director Gregory Deleon Guerrero at (670)234-3751 or greg@dpl.gov.mp.

AGRICULTURAL



BEACH CONCESSIONS



ENCROACHMENTS



FIBER OPTICS



GRAZING



MAINTENANCE



PARKING



QUARRIES



ROADSIDE VENDORS



STAGING



STORAGE CONTAINERS



TELECOMMUNICATION



The following are various types of activities operated on public lands:

- Agricultural Grazing or Livestock & Agricultural Farming (51)
- Beach Concessions (8)
- Encroachments (16)
- Maintenance (22)
- Managaha Concession (1)
- Parking (9)
- Quarry (9)
- Repeater Communication (6)
- Roadside Vendors (6)
- Staging (4)
- Storage Container (1)

There are currently 133 TOA permittees in the CNMI.

MANAGAHA

Managaha was closed for public access from March to June 2020, under Governor Ralph Torres's Executive Order 2020-4, Directive 18, in an effort to proactively prevent the spread of the COVID-19 in the Marianas. Managaha reopened in mid-June. The Managaha Rangers from the Department of Public Lands' Compliance Division continue to be stationed on Managaha seven days a week during normal hours of operation and require all patrons on the island to observe social distancing and other COVID safety requirements. There was a total of 61,247 local arrivals on the island in 2020.

On June 2, 2020, DPL submitted a grant proposal to the Office of Insular Affairs (OIA) to install safety



Photo by: Tahj Salas

railing and directional signage on the Managaha Island pier. On August 20, 2020, DPL was Awarded \$220,652 to fund the project. DPL has since been working with the Office of Grants Management, the Department of Public Works, the Department of Land and Natural Resources, and the Bureau of Environmental and Coastal Quality for planning and permitting and will soon be advertising an Invitation to Bid to local contractors for the railing installation and improvement of the pier.

On December 2020, DPL officially proposed regulation amendment for the Commercial use of Managaha to include the increase of the tourist landing fee from \$5 to \$10, safety procedures in the event of storm and typhoon warnings, and regulations for camping, among other changes. Please turn to page 8 to access the link to the Notice for the Proposed Regulation Amendments for the Commercial use of Managaha. 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 and will always continue to be exempt from paying the landing fee.



FINANCE DIVISION

The Accounting Division is responsible in overseeing the financial activities of DPL. It handles the preparation of the annual budget and details the financial position of the department. It ensures that a financial audit is performed annually in conjunction with a certified auditing firm to verify the accuracy of our official financial records. And to properly remit funds to the Marianas Public Land Trust (MPLT) at the end of each fiscal year.

Fiscal Year 2020 was a very challenging year not only for the Department of Public Lands but the whole CNMI and across the globe due to the outbreak of COVID-19 pandemic that affects the worldwide economy. For the fourth consecutive year, DPL received the audit report for FY 2019 with no modified opinion by Deloitte and Touché. A departmental response to minor findings is being finalized by DPL's Compliance, Real Estate, and Finance Divisions.

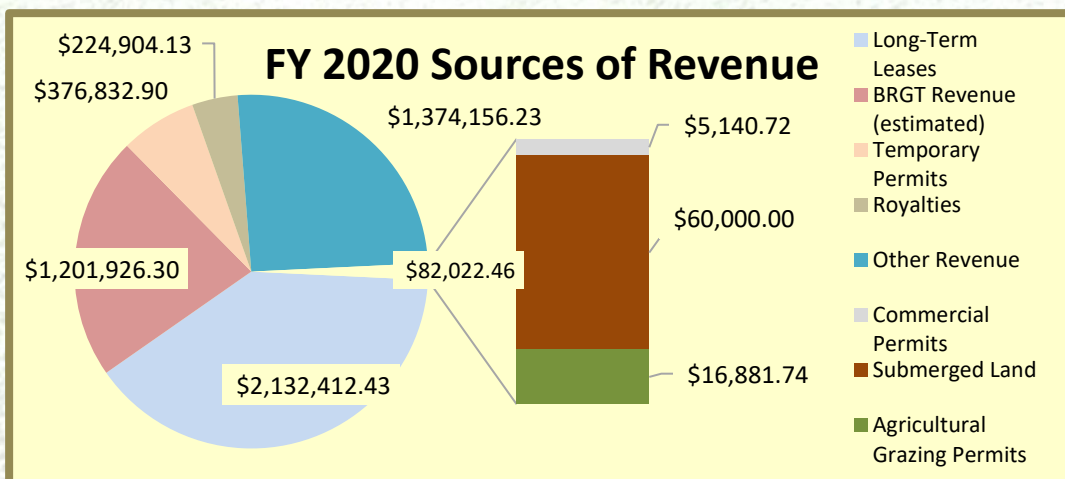


EVELYN SABLAN
Finance Division Director



Fiscal Year 2020 Revenue-

DPL Collected \$5,392,254.45 in Fiscal Year 2020. Out of this amount, \$4,018,098.22 is collected from leases and permit fees. The actual collections of leases, temporary occupancy agreements, business gross revenue and agricultural grazing permits has a shortfall of \$85,766.78 against the department forecast.



Challenges-

- One of the huge factors that affected businesses, especially the hotel industry, was the impacts of the COVID-19 pandemic that affects the reduction of business gross receipts (BGR) revenue and waiving the rental fees of the Beach Concessions and Roadside vendor due to Governor Torres's Directive 2020-4 requiring the temporary closure of public beaches. With this, DPL's revenue continues to decline as majority of BGR revenue derive from the hotel industry.
- The delay in submission of appraisal reports every five (5) year period by the Lessees on the leased property. Updating the leases appraisal reports is essential as it is the basis of determining the rental fees whether it will increase or remain the same.

Expenses-

Expenses	FY 2018	FY 2019	FY 2020
Total Payroll	\$ 2,519,327.00	\$ 2,498,532.53	\$ 2,768,426.60
Accounts Payable	\$ 1,119,152.00	\$ 1,108,972.49	\$ 978,836.63
Homestead Development	\$ 602,871.00	\$ 180,532.89	\$ 116,476.86
Travel	\$ 191,582.00	\$ 173,589.88	\$ 45,496.24
Total	\$ 4,432,932.00	\$ 3,961,627.79	\$ 1,140,809.73

Since the beginning of the Torres Administration in 2016, DPL's revenue has increased, however the downward trend in revenue after 2018 is a result of the Commonwealth-wide recovery from Super Typhoon Yutu in October 2018 and the COVID-19 global pandemic of 2020. The Department's conservative effort to limit expenses and focus on collections continue to take effect, hence reflecting on the continued remittance of funds o MPLT.

Travel- Between May to August 2018, the DPL Planning Division staff took weekly trips between Saipan to Rota to complete various surveying projects. Starting in March 2019 and until the government shutdown, the surveyors staff took weekly trips to Tinian for the Kastiyu Agricultural Homestead project and other Tinian survey needs. The Planning Division surveyors are made up of 6 staff members which accounts for the majority of DPL 's travel costs for the previous years.

Staff Training-

On August 3-14, 2020, five accounting staff attended the 31st Association of Pacific Islands Public Auditors (APIPA) 2020 Annual Conference virtually. The conference includes courses that pertain to Audit, Audit Supervisory, Finance and Advance Finance & Management. The conference was informative and after attending, 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.

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- Advance Payment	\$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
03/11/21	Fund Transfer- FY2019 Audit result	\$4,451,471.00
Total Remittance		\$26,000,855.39



For more on Article XI:
<http://cnmilaw.org/articlexi.html>



Funds remitted since the appointment of Secretary Concepcion-Teregeyo totaling \$13,947,003.39.
 =
54% of all DPL remittance

The 2017 remittance for Fiscal Year 2016 could only be transferred after the completion of DPL’s financial audit, remitting both 2016 and 2017’s post-audit revenues of \$2,367,513.00 in 2018. In 2019, DPL remitted \$6,327,685.23 for the 2018 audit and the remittance of \$4,451,471.00 for FY 2019 was remitted in 2021 after the financial audit was complete.

Since the inception of DPL in 2006, \$26,000,855.39 has been remitted to MPLT. Since the initial appointment of Secretary Marianne Concepcion-Teregeyo under the Torres-Hocog Administration in March of 2016 and later under the Torres-Palacios Administration, \$13,947,003.39 has been remitted totaling 54% of DPL’s total remittance.

HOMESTEAD DIVISION

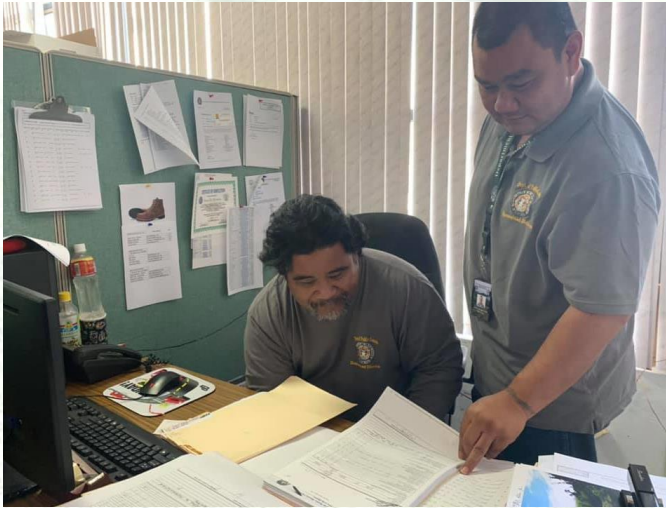


IRENE TORRES
Homestead Division Director

DPL Homestead Division oversees the management of the homestead programs. The homestead program, per Article XI of the CNMI Constitution, 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. In 2020, a total of 9 homestead applicants joined the November 2020 lottery.

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 about 300 proposed village lots. In Rota, DPL has started surveying the Fina’fa 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 88 agricultural lots in the Northern Islands, located in Regusa, Pagan, and amendments to PL 16-50 are currently with the CNMI legislature, and if passed, the Pagan lots will become available to eligible permittees. DPL will continue its work on identifying more suitable homestead lots to accommodate pending applicants.



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, Marianas Public Land Trust vs. Marianas Public Land Corporation, that determined that the funding of infrastructure like construction of roads, waterlines and sewer for the DPL homestead program are not considered a reasonable DPL expense. DPL must look to the legislature for funding or a constitutional initiative to use DPL funds to pay for infrastructure.

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.



Homestead staff also carefully review all applicants for homestead eligibility in preparation for homestead lotteries. Pending village homestead applicants on Saipan reduced from 3,182 in 2016 to 2,148 in 2020 as a result of land interest reviews and applicant file status changes. Current applicants are encouraged to contact the Homestead Division if there are changes to their file and to provide updated contact information.



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.

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 homestead 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.



Three years after issuance of a village homestead permit and all requirements are fulfilled are given a Certificate of Compliance and a Quitclaim Deed. All Quitclaim Deeds are nontransferable or cannot be sold until after 10 years from the date it was issued. This year, DPL issued a total of 43 Quitclaim Deeds, 35 in Tinian and 8 in Saipan.

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



Homestead Division staff issue quitclaim deeds to homesteaders who has fulfilled their homestead requirements.

LAND CLAIMS DIVISION

The Land Claims Division's purpose is to accomplish the processing of land exchanges and land compensation settlements and to conduct research and investigations 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 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 \$391,327.22 in partial payments and \$172,757.47 in full payments in 2020 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.

Saipan Public Law 19-87 appropriated \$3,000,000.00 for land compensation payment to landowners for primary roads with the current remaining balance of \$2,361,525.31. Saipan Public Law 20-61 appropriated \$3,000,000.00 for secondary roads and other land takings, with the remaining balance of \$1,731,342.00.

Rota Public Law 20-42 appropriated \$600,000 for the payment of land compensation in 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.



Theresa Guerrero
Land Claims Division Acting Director



Landowner receiving a check for land compensation from Land Claims Investigator Anthony Tomokane and notarized by Executive Secretary Mai Mendiola

Land Exchanges- 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 2020, there were 16 land exchanges in Saipan and 1 in Rota.



Land Claims Acting Director Theresa Guerrero and Land Claims Investigator Anthony Tomokane discussing land claimant cases with Deputy Attorney General Lillian Tenorio

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 COMPENSATIONS

All land claim compensation payments listed were rewarded during this current administration totaling \$2,362,978.29 from partial and full payments. All land compensation payments made that are under \$50,000 per landowner, will be paid in one full payment. Any land compensation payment that exceeds \$50,000 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.

FULL/COMPLETED PAYMENTS TO LANDOWNERS

2017

No.	Name of Land Owner	Location	Property Data	Area	Exchange Purpose	Total	Type of Documentation
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
2017 Total:						\$ 40,572.80	

2018

No.	Name of Land Owner	Location	Property Data	Area	Exchange Purpose	Total	Type of Documentation
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.	ROTA	LOT 201 R 17 R/W	353	RIGHT-OF-WAY	\$ 54,694.49	LAND COMPENSATION SETTLEMENT AGREEMENT WARRANTY DEED
10	CALVO, GERALD M.	ROTA	LOT 201 R 21R/W	196	RIGHT-OF-WAY	\$ 100,636.24	LAND COMPENSATION SETTLEMENT AGREEMENT WARRANTY DEED
10	CASTRO, JOSEPH M	ROTA	LOT 3171-5-1 R/W	835	RIGHT-OF-WAY	\$ 56,711.61	LAND COMPENSATION SETTLEMENT AGREEMENT WARRANTY DEED
11	CASTRO, RODRIGO M.	ROTA	LOT NO. 3171-1-1 R/W	472	RIGHT-OF-WAY	\$ 16,493.95	LAND COMPENSATION SETTLEMENT AGREEMENT WARRANTY DEED
12	MENDIOLA, HARRY M.	ROTA	TR 22041-1R/W	281	RIGHT-OF-WAY	\$ 12,211.49	LAND COMPENSATION SETTLEMENT AGREEMENT WARRANTY DEED
13	PETERSON, JESS C.	SADOG TASI	H-74-1-R/W	111	RIGHT-OF-WAY	\$ 121,064.05	LAND COMPENSATION SETTLEMENT AGREEMENT WARRANTY DEED
14	SABLAN, LUCYANN T.	AS PERDIDO	H-317-2-R/W	38	RIGHT-OF-WAY	\$ 3,887.84	LAND COMPENSATION SETTLEMENT AGREEMENT WARRANTY DEED
14	SABLAN, LUCYANN T.	AS PERDIDO	H-317-3-R/W	661	RIGHT-OF-WAY	\$ 27,629.31	LAND COMPENSATION SETTLEMENT AGREEMENT WARRANTY DEED
15	SANTOS, ANNABELLE A.	ROTA	LOT 325 R 33 R/W	59	RIGHT-OF-WAY	\$ 1,740.43	LAND COMPENSATION SETTLEMENT AGREEMENT WARRANTY DEED
16	SONGSONG, NICOLAS A. & MARY GRACE L.	ROTA	LOT 045 R 21 R/W	171	RIGHT-OF-WAY	\$ 4,478.46	LAND COMPENSATION SETTLEMENT AGREEMENT WARRANTY DEED
17	TAIMANAO, EPHREM S. & LUCIA M.	ROTA	TR 22185-1 R/W	24	RIGHT-OF-WAY	\$ 64,415.01	LAND COMPENSATION SETTLEMENT AGREEMENT WARRANTY DEED
18	VILLAGOMEZ, JOSHUA S.	I DENNI	LOT H 34 NEW-3-1-R/W	180	RIGHT-OF-WAY	\$ 64,415.01	LAND COMPENSATION SETTLEMENT AGREEMENT WARRANTY DEED
19	VILLALUZ, IGNACIA B.	AS PERDIDO	LOT 462NEW-R1-R/W	405	RIGHT-OF-WAY	\$ 64,415.01	LAND COMPENSATION SETTLEMENT AGREEMENT WARRANTY DEED

2018 Total: \$752,213.11

2019

No.	Name of Land Owner	Location	Property Data	Area	Exchange Purpose	Total	Type of Documentation
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	BABAUTA, MELISA CONCEPCION SISAYAKET, ROSA CONCEPCION TOMOKANE, TRICIA CONCEPCION	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
3	BORJA, WILHEMINA S.	DANDAN	LOT 225-4-1 R/W	311	RIGHT-OF-WAY	\$ 14,370.91	LAND COMPENSATION SETTLEMENT AGREEMENT WARRANTY DEED
4	CALVO, DANIEL M.	ROTA	LOT 201 R 35R/W	74	RIGHT-OF-WAY	\$ 3,129.51	LAND COMPENSATION SETTLEMENT AGREEMENT WARRANTY DEED
5	CAMACHO, ELLEN Q.	GUALO RAI	LOT 1877-2-2R/W	488	RIGHT-OF-WAY	\$ 67,237.35	LAND COMPENSATION SETTLEMENT AGREEMENT WARRANTY DEED
6	CAMACHO, FRANCISCO A.	CHALAN GALAIDE	LOT 001 E 06 R/W	827	RIGHT-OF-WAY	\$ 67,748.21	LAND COMPENSATION SETTLEMENT AGREEMENT WARRANTY DEED
7	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
8	CASTRO, JOSEPH M.	ROTA	LOT 3317-1	329	EARLY WARNING SYSTEM	\$ 7,194.23	LAND COMPENSATION SETTLEMENT AGREEMENT WARRANTY DEED
9	DIAZ, TRINIDAD S. MOORE, DOLORES S. PALACIOS, LOURDES C. PALACIOS, MANUEL C. PALACIOS, MARIA S. QUITUGUA, ASUNCION S. SABLAN, FELIPE C. TOMOKANE, NIEVES S.	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
10	INOS, ELOGIO S.	KANNAT TABLA	TR 22888-8-R/W	31	RIGHT-OF-WAY	\$ 2,390.85	LAND COMPENSATION SETTLEMENT AGREEMENT WARRANTY DEED
11	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
12	PANGELINAN, MARIA A.	NAVY HILL	E.A. 445-1-R/W	330	RIGHT-OF-WAY	\$ 35,452.71	LAND COMPENSATION SETTLEMENT AGREEMENT WARRANTY DEED
13	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

2019 Total: \$384,574.52

2020

No.	Name of Land Owner	Location	Property Data	Area	Exchange Purpose	Total	Type of Documentation
1	CABRERA, JESUSA R.	TAPOCHAO	TR 21862-1R/W TR 21862-2R/W TR. 21862-3R/W	215 207	RIGHT OF WAY	\$ 50,444.40	LAND COMPENSATION SETTLEMENT AGREEMENT WARRANTY DEED
2	CALVO, BEATO M. JR. CALVO, CLAIR A. CALVO, IRIS A. CALVO, JOHN A. CALVO, JULITA SONGAO ATALIG.	ROTA	LOT 201 R 33 R/W	195	RIGHT OF WAY	\$2,792.97 \$2,792.97 \$2,792.97 \$2,792.97 \$11,171.87	LAND COMPENSATION SETTLEMENT AGREEMENT WARRANTY DEED
3	CAMACHO, AUGUSTIN M.	TAPOCHAO	TR 22647-9R/W	244	RIGHT OF WAY	\$16,506.49	LAND COMPENSATION SETTLEMENT AGREEMENT WARRANTY DEED
4	IGITOL, IVAN MUNA IGITOL, PERRY JEROME MU. IGITOL-CONCEPCION, MELVINA PALACIOS, ANNABELL JI. WARREN, LEONORA IGITOL	AS LITO	EA 225-2-1-5R/W	700	RIGHT OF WAY	\$3,155.51 \$3,155.49 \$3,155.51 \$3,155.51 \$3,155.51	LAND COMPENSATION SETTLEMENT AGREEMENT WARRANTY DEED
5	MANGLONA, CARLO R. MANGLONA, CHARLES A. MANGLONA, JOHN A. MANGLONA, NORMA MAE R. MANGLONA, PAUL A. MANGLONA, PRUDENCIO A. JR. MANGLONA, THOMAS A. MANGLONA, VICENTE A. TORRES, PRESCILA M.	ROTA	LOT 3118-1R/W	687	RIGHT OF WAY	\$29,613.85	LAND COMPENSATION SETTLEMENT AGREEMENT WARRANTY DEED
6	SABLAN, MARYLEE	NAVY HILL	EA 445-2-R/W	259	RIGHT-OF-WAY	\$29,239.76	LAND COMPENSATION SETTLEMENT AGREEMENT WARRANTY DEED
7	SABLAN, LUISA R.	DANDAN	TR 22599-1-R/W		RIGHT-OF-WAY	\$8,831.69	LAND COMPENSATION SETTLEMENT AGREEMENT WARRANTY DEED

2020 Total: \$172,757.47

Grand Total: \$1,350,117.90

PARTIAL PAYMENTS TO LANDOWNERS

	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. PICKLESIMER, ANNIE- ADMINISTRATRIX	LOT 014 B 37	478	\$121,000.00	\$136,650.77	\$257,650.77	\$76,690.01 07/24/2019	\$13,567.86 CK#513928 12/30/2020			\$90,257.87	\$167,392.90
3	CAMACHO, JUAN N.	LOT 016 B 84 (Formally Lot 016 B 05)	310 1,004	\$1,302.00 \$263,048.00	\$3,379.77 \$297,072.00	\$4,681.77 \$560,120.00	\$127,249.73 CK# 506017 02/03/2020	\$33,012.52 CK#514616 \$44,193.00			\$160,262.25	\$404,539.52
4	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
5	DUENAS, JOSHUA S.	LOT 1755-6-1 9 (South)	2,693	\$169,659.00		\$325,294.87	\$23,581.57 CK# 514744 12/23/2020				\$23,581.57	\$301,713.30
6	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
7	KALEN, ESTANISLAO N. (Heirs of)	Lot No. 016 B 52 (1,281 sq.m.) Formally Lot 016 B 35	623 658	\$171,738.00 \$2,492.66	\$194,870.70 \$6,493.05	\$366,608.70 \$8,985.71	\$89,793.05 CK#513858 11/16/2020				\$89,793.05	\$285,801.36
8	MENDIOLA, JUAN M. MENDIOLA, IKE- 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	\$27,818.14 CK# 499120 08/13/2019				\$27,818.14	\$170,727.87
9	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
10	OGOMURO, JOAQUIN AND PAUL	TR 22595-2	2,742	\$233,000.00	\$6,078.29	\$239,078.29	\$71,253.34 06/24/2019				\$71,253.34	\$167,824.95
11	SABLAN CONSTRUCTION CO.	H 316-1-R/W	718	\$71,300.00	\$92,398.29	\$163,698.29	\$51,103.88 11/6/2019	\$32,358.55 01/16/2020	\$23,622.19 10/1/2020	23,622.19 CK#514745 12/23/2020	\$107,084.62	\$56,613.67
12	SABLAN, JESUS HEIRS OF	LOT 550NEW-4R/W LOT 550NEW-11R/W LOT 550NEW-6R/W	681 93 687	\$45,152.00	\$62,086.29	\$107,238.29	\$24,519.56 FN. 20-1042 7/16/2020					
13	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
											\$964,718.63	\$2,050,327.68

Partial payments made 2017-2018: **\$219,281.51**
 Partial Payments made in 2019: **\$402,251.65**
 Partial Payments made in 2020: **\$391,327.22**

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

DIVISION OF PARKS AND RECREATION



Raymond Sablan, Acting Director
Division of Parks and Recreation

The Division of Parks and Recreation (DPR) is responsible for maintaining Saipan's public parks, beaches, basketball courts, playgrounds and community facilities. There are thirty-nine employees under this division including an acting director, park rangers, administrative staff, trades specialists, trades technicians, maintenance and repair staff and equipment operators who work together to address the various needs of these public recreational areas.

Previously under the Department of Lands and Natural Resources, the Division of Parks and Recreation was provisionally absorbed by the Department of Public Lands on March 2020 as they were facing a reduction in revenue under the general fund. Due to the funding shortage, DPR would have had to potentially shut down causing concern for the maintenance of public land. DPL agreed to absorb the personnel costs of DPR for the division to remain operational and DPR continues to generate a modest revenue from user permits on public parks and beaches.



Over 2020, DPR issued 493 permits for the use of pala palas, 47 permits for roadside



vending, and park rangers also gave citations to those who do not comply with DPR rules and regulations. With the increase in unauthorized roadside vending along beach road in 2020, DPR consolidated vendors in the Garapan fishing base area to clear the pathways and easily monitor permitted vending. The maintenance of public recreational areas include bush cutting, clearing of unwanted plants, plant sowing, debris removal, trash removal and fixing of park structures, among other duties. DPR was also assigned to assist with the maintenance of Managaha island and public lands in the Marpi area.

DPR has faced many obstacles this year between the pandemic, limited funding, the furlough of employees resulting in a lack of manpower, and heavy rainfall preventing necessary outdoor projects from being completed, however DPR is grateful for the opportunity to retain the division and will continue to do its best to fulfill all public land obligations.

For more information on the Division of Parks and Recreation, please contact (670)-322-9834.

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.



PATRICIA RASA
Planning Division Director

Projects-

- **Rota-** DPL has completed the Fina'fa Village Homestead Subdivision, however, the lack of infrastructure is delaying the issuance of permits. Pending the opening of access road to the As Nieves, Gampa'pa and Dugi areas, Rota's agricultural homestead development retracement is on hold until access to the site is completed. Permit application is being processed at this time.
- **Tinian-**
 - Kastiyu, Tinian: Kastiyu Agricultural Homestead for 100 lots at 10,000 square meters has been completed and another 100 lots is in the plan to total 200 lots. Travel is on hold due to the COVID19 issue. This project will continue to be on hold until further notice.
 - Marpo Heights, Tinian: DPL was just approved for the major siting permit for Marpo Heights Village Homestead Subdivisions. This subdivision consists of over 400 lots and is now waiting for infrastructure before permits are issued.
- **Saipan-**
 - As Gonno, Saipan: As Gonno Village Homestead Subdivision for 342 lots is now ongoing. Pending the Biological Observation from the U.S. Fish and Wildlife, our Notice to Proceed should follow. This will allow the Division to finally complete the As Gonno Village Homestead. Kagman, Saipan: After conducting vacant land inventory in the Kagman area, eight lots have been identified, parceled, and ready for distribution.
 - 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. In 2020, DPL completed a Brownfields Grant Report for Marpi North Field and Naftan Point.



Subdivision map for Marpo Heights, Tinian Village Homestead



Subdivision map for As Gonno, Saipan Village Homestead



Designations- A total of 14 Grants of Public Domain Designations for public purposes:

- Saipan- Marpi Fire station, Tanapag Youth Center, Northern Marianas Trades Institute technical amendment, DCCA Off-road Race Facility, DOF Procurement and Supply Administrative Office, IAO Institution of Traditional Learning Facility, Fernando M. Benavente Memorial Library, land reconveyance from prior designations to HSEM, Mayor's Office, DOF and DLNR.
- Tinian- Tinian Children's Park, Tinian Municipal Office Building
- Rota- As Rosalia Agricultural Substation

COVID-19 Projects- The biggest challenge for the Planning Division in 2020 was the inability to execute the survey requests coming in from Rota and Tinian during the pandemic due to the travel restrictions for all CNMI government employees. Homestead Development Projects on all three islands have been the primary focus of the Planning Division up until the pandemic, but since the outbreak, requests for survey, land use review, maps and the projects below kept the Planning staff busy throughout the year.

- I Naftan, Saipan: Over 200 temporary Farm Plots for subsistence have been parceled. This will help the community to farm for subsistence during the COVID19 pandemic. Permitting application is now being reviewed for opening of the access road processed for regulatory review to comply with regulatory requirements.
- All Surveyors were detailed to Marpi property, former Marianas Resort, to assist in the preparation of the COVID-19 quarantine site. This has drastically held off survey work on all three islands.
- Parcel survey was conducted in Navy Hill, Saipan across the road north of CHCC for additional parking space. Additional request for COVID parking area to conduct a topographic survey.

GIS Mapping- 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 completely updated for Rota, Saipan and Tinian.

The Land Use Review (LUR) section of the Planning Division identifies if the land in questions is a public or private land and if it is suitable for use. This process may also include as-built surveys to determine encroachments and delineate boundary lines.



REAL ESTATE DIVISION

The Real Estate Division (RED) execute leases and permits (i.e. temporary occupancy agreements (TOAs), temporary authorizations (TAs), authorization letter and filming licenses) for various uses on public lands.

In 2020, there were 2 new leases executed, 1 lease renewal, 1 lease extension, 8 leases in process, 44 TAs, 4 new TOAs and 20 TOA renewals. Aside from TOAs, TAs, and Leases, the Real Estate Division also processed a total of 10 Filming Licenses and 23 approved applications to camp on Managaha. The lease renewal for D&W Corporation was submitted to the Legislature on July 14, 2020 and is awaiting approval of its 15-year lease extension.



BONNIE ROYAL

Real Estate Division Director

Moratoriums-

The moratorium for Beach Concessions in 2010 remains in effect.

The Moratorium on the Agriculture Grazing Permit was lifted on October 22, 2020. As of December 31, 2020, seven applications have been submitted.

Subsistence Farm Plots -

The DPL has implemented a new program which provides farm plots for subsistence farming to support access to local food sources. Over 200 lots with an area of 1000 square meters each are available for a \$250 annual fee. The permit is renewable annually and is not for commercial or residential use. As of December 31, 2020, DPL has received twenty-four applications.



The Real Estate Division staff

COVID-19 Consideration-

DPL worked diligently with all clients to address payment solutions for public land leases and permits to address the economic impact of the COVID-19 pandemic. Options included rent deferment, payment scheduling, and in some cases, waiving of fees. Governor's Executive Order 2020-4 restricted public access to beaches for the health and safety of the Commonwealth. Beach concessions and roadside vendors who held public land permits were unable to operate and reached out to DPL for assistance. All concessionaires and vendors that were affected by this directive had their permitting fees waived and any fees paid to the department during the inoperable period were put to future months.

Public Law 20-84- Public Law 20-84 was enacted to amend 1 CMC §2806(c) to increase the term of public land leases up to 40 years plus an extension up to 15 years for a total of 55 years. The law applies to existing public land leases that have an existing school, religious organization, hotel or golf course with five years or less remaining. It also gives authority for DPL to negotiate a new lease under new terms and consideration without publishing an RFP; and for other purposes. The new lease requires two

appraisals of the property(ies) to include improvements; new improvements or development on the property; Public Benefit Contributions; plans to alleviate or lessen traffic or parking congestion.

Two of the leases that fall under PL 20-84 that were working toward a new lease in 2020 are Asia Pacific Hotels, Inc. (APHI) dba Fiesta Resort & Spa and Saipan Portopia dba Hyatt Regency Saipan. DPL approved a new lease for Fiesta Resort & Spa in April and RED is currently working on a new lease with Saipan Portopia dba Hyatt Regency Saipan whose lease expires in December 30, 2021.

Suwaso Corporation dba Coral Ocean Point has communicated their intent to apply for a new 40-year lease before their lease's expiration in February 2026. APHI dba Kanoa Resort also intends to apply for a 40-year lease before their expiration in 2025.



Hyatt Regency Hotel



Coral Ocean Point

Public Benefits-

For fiscal year 2020, DPL secured over \$3.8M in public benefit contributions from new and renewed leases. Public Benefits include financial contributions to infrastructure, improvement or development around a respective lessee's leased area, discounts to products and services, playground equipment, annual educational scholarships, etc.

At all times, base rent determined by appraisals based on the Fair Market Value of the property and Business Gross Receipts (a percentage of any revenue derived from public land) holds precedence in lease negotiations and is never compromised in lieu of public benefit. The Department of Public Lands is mandated to get the best and highest use of public land but DPL still ensures to negotiate public benefits to directly impact the lives of people of Northern Marianas descent such as funding for homestead infrastructures and scholarships for students of Northern Marianas Descent.

Fully Executed New Leases and Renewals-

General Services Administration (GSA), a federal entity, renewed its 1-year lease for another year as projects continue for the recovery of Typhoon Yutu. The lots are being used as storage/staging for materials and supplies being used for the repair of homes damaged by Typhoon Yutu.

Kenneth W. Coward and Concepcion B. Coward's lease was approved and extended for another 15 years. The purpose of the lease is for warehouse space, sales and repair of generators and other related services. The Public Benefit contribution is \$600 annually towards educational scholarship for Northern Marianas descents eligible recipients.

Asia Pacific Hotels, Inc dba Fiesta Resort & Spa is in its final year and will expire on June 30, 2021. They

submitted their new lease application on February 25, 2020, met all the requirements and was approved by DPL and the Attorney General on April 21, 2020. The new lease will take effect on July 1, 2021 for 40 years with the possibility of a 15-year extension. Their Public Benefit contribution of \$3.5 million dollars will go towards the Garapan Revitalization Project (\$1.5M); Public Private Partnership (\$500K) to enhance the tourist sites on Saipan, Tinian and Rota; Sports Association and Oleai Sports Complex (\$1M) to support operations, improve facilities and support programs; and \$500K for Homestead Infrastructure.



Fiesta Resort

Westlake Motor, LLC.'s 40-year lease commenced on May 18, 2020 for a car rental business. The properties are located in San Roque, Saipan where the former DPS Fire Station was situated. Westlake Motor, LLC will build a new fire station as their Public Benefit contribution.



RED Director Bonnie Royal meeting with Tom Liu of Westlake Motor, LLC.

Request for Proposals (RFPs)-

A total of 14 RFPs has been advertised for 2020 to include the former Marianas Resort properties. Several lots are still available for lease in the Lower Base, Puerto Rico, Tanapag, Garapan and Chalan Kiya areas. RFPs can be found under Investor's Resources on the DPL website.

The RFP for the Marpi properties, former Marianas Resort closed on October 16, 2020. The DPL received a total of 8 proposals, however, one withdrew their proposal and one did not pay the required Administrative Processing Fee. Therefore, a total of 6 proposals are certified and will move on to the initial review process.



DPL team assessing for the proposals for the Marpi properties



Former Marianas Resort Property

LIST OF PUBLIC LAND LESSEES

No.	Lessee	Lease Date	Term of Lease		Location	Area (Sqm)	Purpose	Signator	Public Benefit
			Yrs.	Exp.					
1	Advance Marine Saipan Corporation	11/2/2018	25 yrs.	11/1/2043	Lower Base	5,472	Boat Repair Facility/Parasailing Services	Marianne Concepcion-Teregeyo, Secretary, DPL	Contributions equivalent in value to \$5,000 during each five-year period for the term of the lease for goods and services for playground construction, maintenance, or improvement projects.
2	Alter City Group, Inc. -Tinian	9/25/2014	25 yrs.	9/24/2039	Puntan Diablo	1,505,955	Golf & Casino Resort	Pedro A. Tenorio, Secretary, DPL	
3	A & M Corporation	12/14/1990	25 yrs.	11/31/2014	Lower Base	6,573	Warehouse/Repair Shop	Jose I. Guerrero, Chairman, Board of Directors, MPLC	
4	American Trading Saipan Corp.	2/12/2007	25 yrs.	2/11/2032	Garapan	3347	Commercial Complex	John S. DelRosario, Jr., Secretary, DPL	Obligated to improve ingress/egress of its establishment by providing ample space for vehicular traffic. Provide proper lighting & security on premises.
5	Artman Corporation	6/11/2008	25 yrs.	1/10/2033	Lower Base	5,875	Scrap Metal/Recycling	Ramon S. Dela Cruz, Acting Secretary, DPL	Provide recycling and related services to the CNMI residents at reasonable local rates.
6	Asia Pacific Hotels, Inc. dba Fiesta Resort Hotel	10/1/1971	50 yrs.	06/30/2021	Puntan Muchot	30,740	Hotel Resort	Edward E. Johnston, High Commissioner, Trust Territory	Provide proper lighting and security on the premises. By 7/1/2021-Garapan Revitalization-\$1.5M; Public Private Partnership-\$500K; Sports Association and Oleal Sports Complex-\$1M; Homestead Infrastructure-\$500K
7	Asia Pacific Hotels, Inc. dba Kanoa Resort	6/16/1975	50 yrs.	6/15/2025	Susupe	30,899	Hotel Resort	Edward E. Johnston, High Commissioner, Trust Territory	
8	BankGuam Properties, Inc.	1/12/2018	25 yrs.	12/31/2031	Garapan	524	Parking Lot	Marianne Concepcion-Teregeyo, Secretary, DPL	Allow for public parking in designated parking area adjacent to the premises.
9	Bibong Corporation	10/30/2019	25 yrs.	10/29/2044	Navy Hill	4,240	Restaurant/Coffee Shop/Tourist Attraction	Marianne Concepcion-Teregeyo, Secretary, DPL	Provide proper lighting and security on the premises. Donate \$2,000 Educational Scholarship for NMD recipients with an increase of 2.5% annually and in-house training opportunities.
10	Brilliant Star Montessori School	6/01/2001	25 yrs.	5/31/2026	Navy Hill	4,596	School	Tomas B. Aldan, Chairman, Board of Public Lands, Office of Public Lands	Make meeting areas available at fifty percent (50%) discount of listed rates for use by local non-profit organizations. Seminars, lectures, and educational courses designed for parents and other adults available to the local population at a 20% discount.
11	Broadcasting Board of Governors	5/1/1986	25 yrs.	10/31/2011	Agingan	31,453	Communication	Antonio R. Sablan, Chairman, Board of Directors, MPLC	
12	Cargo Express (Saipan), Inc.	4/9/2009	25 yrs.	4/8/2034	Lower Base	4,809	Warehouse/Container Storage	John S. DelRosario, Jr., Secretary, DPL	Provide services to CNMI residents at reasonable local rates, provide proper lighting and security on premises.
13	Construction & Material Supply, Inc. (CMS)	1/12/2017	15 yrs.	1/17/2029	Dandan	15,358	Asphalt Batching Plant	Marianne Concepcion-Teregeyo, Secretary, DPL	
14	Consultant Int'l, Ltd. dba Pacific Islands Club	10/1/1986	40 yrs.	12/31/2027	Afetna	29,788	Hotel Resort	Jose I. Guerrero, Chairman, Board of Directors, MPLC	
15	Coward, Ken W. and Concepcion B.	5/1/2020	15 yrs.	4/30/2034	Lower Base	4,313	Repair/Sales/Warehouse	Marianne Concepcion-Teregeyo, Secretary, DPL	\$600 annually to the CNMI Scholarship for NMD eligible recipients.
16	Creative Capital Corporation	1/14/1997	25 yrs.	5/31/2022	Navy Hill	4,449	Educational Facility	Froilan C. Tenorio, Governor, CNMI	
17	D&W Saipan, Inc.	10/04/1995	25 yrs.	9/30/2020	Gualo Rai	3,000	Automotive/Gas Station/Office/Warehouse	Froilan C. Tenorio, Governor, CNMI	
18	Devil's Corporation	6/21/2019	40 yrs.	6/20/2059	Chalan Kanoa	481	Commercial Building & Parking Lot	Marianne Concepcion-Teregeyo, Secretary, DPL	Provide a one thousand dollar (\$1,000.00) donation to a private/public community improvement project, or a homestead project during each five-year period of the Lease Term as directed by DPL. Any unused benefits in any year shall carryover.
19	Docomo Pacific Inc.	1/13/2017	25 yrs.	1/12/2042	Saipan/ Tinian/ Rota	5,022	Telecommunication/Cable Landing Stations	Marianne Concepcion-Teregeyo, Secretary, DPL	Install and provide buried fiber optic telecommunications infrastructure to homesteads permitted in the CNMI. Bury underground electrical service conduit to CUC's requirements.
20	FSM Recycling Corporation	6/28/2013	25 yrs.	6/27/2038	Lower Base	10,021	Scrap Metal/Recycling	Pedro A. Tenorio, Secretary, DPL	Provide recycling and related services to CNMI residents at reasonable local rates & provide proper lighting and security on premises.
21	Grace Christian Academy (LA86-22S)	4/27/1984	40 yrs.	4/26/2024	Navy Hill	14,255	School	Antonio R. Sablan, Chairman, Board of Directors, MPLC	
22	Grace Christian Academy (LA94-02S)	12/01/1993	31 yrs.	4/26/2024	Navy Hill	2,610	School	Augustin M. Tagabuel, Chairman, Board of Directors, MPLC	
23	General Services Administration	5/2/2020	1 yr.	5/1/2021	Koblerville	14,263	Staging	Marianne Concepcion-Teregeyo, Secretary, DPL	Will work with FEMA to build homes for those affected by Super Typhoon Yutu.
24	H&C International	11/1/2019	25 yrs.	10/30/2044	Garapan	780	Parking	Marianne Concepcion-Teregeyo, Secretary, DPL	Provide 10%discount to all locals on menus at Ete Café. Provide proper lighting and security on premises at an estimated cost \$6,438 for every 5 years thought the term of the lease.
25	Healthy Farmers LLC	10/19/2015	25 yrs.	10/18/2040	Obyan	30,248	Aquaponics /Agricultural	Pedro A. Tenorio, Secretary, DPL	Obligated to provide locally grown products & services to CNMI Residents at reasonable local rates & provide proper lighting and security on premises.
26	Hong Kong Entertainment (Overseas) Investment, Ltd.	3/19/1996	40 yrs.	3/19/2036	Tinian	46,675	Parking/Landscaping	Froilan C. Tenorio, Governor, CNMI	
27	HPIL Limited	7/9/2014	25 yrs.	7/8/2039	San Antonio	40,827	Hotel Resort	Pedro A. Tenorio, Secretary, DPL	Provide protection, maintenance, and public access to major archeological and historic site, shoreline access, provide local rates & accessibility of hotel and related facilities, local employment, job training, management opportunities.
28	HS Lee Company, Inc.	7/1/2015	25 yrs.	6/30/2040	Garapan	446	Parking/Landscaping	Pedro A. Tenorio, Secretary, DPL	Provide local rates & accessibility of hotel and related facilities, local employment, job training, management opportunities.
29	Immanuel United Methodist Church	8/15/2007	25 yrs.	4/14/2032	Chalan Kanoa	1,435	Religious Services	John S. DelRosario, Jr., Secretary, DPL	Allow facility to be utilized for community services such as after school programs, a gathering place for community organizations, storm/disaster shelter, meeting site for rehabilitation groups, health-related events, youth programs & provide proper lighting.
30	Imperial Pacific International (CNMI) LLC	4/29/2015	25 yrs.	4/28/2040	Garapan	19,154	Hotel Resort	Pedro A. Tenorio, Secretary, DPL	Provide protection, maintenance, & public access to major archaeological & historic sites, shoreline access, local rates & accessibility of hotel and related facilities, local employment, job training, & management opportunities.

	Lessee	Lease Date	Term of Lease		Location	Area (Sqm)	Purpose	Signator	Public Benefit
			Yrs.	Exp.					
31	Ju & Han Corporation	12/4/2007	25 yrs.	12/3/2032	Garapan	11	Office Building	John S. DelRosario, Jr., Secretary, DPL	Provide local discounts on automobile and scooter rentals to CNMI residents.
32	JL Reyes Incorporated	3/26/1986	40 yrs.	9/26/2026	Lower Base	4,530	Warehouse/Office Space/Barracks	Jesus G. Villagomez, Executive Director, MPLC	
33	Joyful Hope Ventures, LLC.	4/3/2018	25 yrs.	4/2/2043	Lower Base	19,968	Batching Plant	Marianne Concepcion-Teregeyo, Secretary, DPL	To furnish and in-kind public benefit donation, the value of which totals \$75,000 to be used for the future homestead infrastructure development.
34	Kautz Glass Co.	1/18/1989	25 yrs.	1/17/2014	Lower Base	2,909	Glass Manufacturing/Warehouse	Jose I. Guerrero, Chairman, Board of Directors, MPLC	
35	L&T Group of Companies, Ltd.	1/1/1997	25 yrs.	12/31/2022	Lower Base	11,144	Garment Manufacturing/Warehouse	Froilan C. Tenorio, Governor, CNMI	
36	Manbao Corporation	1/30/2012	25 yrs.	1/29/2037	Garapan	951	Restaurant and Tour Agent	Oscar Babauta, Secretary, DPL	Provide services to CNMI residents at reasonable local rates, provide proper lighting & security on premises.
37	Marianas Baptist Church	9/11/2007	25 yrs.	9/10/2032	Dandan	3,730	School	John S. DelRosario, Jr., Secretary, DPL	
38	Marianas Fitness, Ltd.	8/1/2009	25 yrs.	7/31/2034	Garapan	3,000	Fitness Gym	John S. DelRosario, Jr., Secretary, DPL	Provide membership discounts to residents of the CNMI, provide reasonable ingress/egress of its establishment by providing ample space for vehicular traffic, provide proper lighting & security on premises.
39	Marianas Meat Harvesting Corporation	10/26/2012	25 yrs.	10/25/2037	Lower Base	5,751	Slaughter House Facility	Ramon S. Salas, Acting Secretary, DPL	Provide services to CNMI residents at reasonable local rates, provide proper lighting & security on premises.
40	Mobil Oil Mariana Islands, Inc. -Rota	1/7/2020	15 yrs.	6/30/2033	Rota	2,503	Industrial	Marianne Concepcion-Teregeyo, Secretary, DPL Approved by the CNMI Legislature	Provide \$1,000 worth of fuel monthly; 8 drums of fire-fighting foam every five-year period/10 safety cones each of the fifteen years, one bale of oil spill absorbent booms each three-year period.
41	MTC - Rota, Sabana	9/13/1986	40 yrs.	6/30/2026	Sabana	8,049	Communication	Jose I. Guerrero, Chairman, Board of Directors, MPLC	
42	MTC - Rota, Songsong	11/1/2008	25 yrs.	10/30/2033	Songsong	929	Communication	John S. DelRosario, Jr., Secretary, DPL	
43	MTC - Saipan, As Gonno	6/1/2015	15 yrs.	5/31/2030	As Gonno	929	Communication	Marian Aldan Pierce, Chairperson, Board of Directors, MPLC	
44	MTC - Saipan, Garapan	6/1/2015	15 yrs.	5/31/2030	Garapan	929	Communication	Marian Aldan Pierce, Chairperson, Board of Directors, MPLC	
45	MTC - Saipan, Kagman	6/1/2015	15 yrs.	5/31/2030	Kagman	929	Communication	Marian Aldan Pierce, Chairperson, Board of Directors, MPLC	
46	MTC - Saipan, Susupe	11/08/2008	25 yrs.	11/07/2033	Susupe	1,051	Communication	John S. DelRosario, Jr., Secretary, DPL	
47	MTC - Saipan, Susupe- Satellite	12/06/2006	25 yrs.	12/05/2031	Susupe	5,728	Satellite Station	John S. DelRosario, Jr., Secretary, DPL	
48	MTC - Tinian, San Jose	11/1/2008	25 yrs.	10/31/2033	San Jose	929	Communication	John S. DelRosario, Jr., Secretary, DPL	
49	MTC (underground cables)	12/06/2006	25 yrs.	12/05/2031	CNMI	N/A	Underground Cable Lines	John S. DelRosario, Jr., Secretary, DPL	
50	Niizeki Int'l, Saipan Co., Ltd. dba Kingfisher Corporation	6/24/1991	40 yrs.	10/23/2031	Talafofo	362,054	Golf Course/Resort	Jose I. Guerrero, Chairman, Board of Directors, MPLC	Provide protection, maintenance, & public access to major archaeological and historic sites, shoreline access, local rate & accessibility of golf course & water park.
51	NMI Buddhist Association	8/08/2007	25 yrs.	8/08/2032	Marpi	5,354	Temple Prayer	John S. DelRosario, Jr., Secretary, DPL	Allow members of the community other than Buddhist members to enter the premises for educational purposes and to share Buddhist's religious beliefs to those who are interested in the religion.
52	Pacific Marine Enterprises	12/11/2016	25 yrs.	12/10/2041	Puerto Rico	4,299	Vessel Drydock & Repair	Pedro A. Tenorio, Secretary, DPL	Provide services to CNMI residents at reasonable local rates, provide proper lighting & security on premises.
53	PTI Pacifica, Inc. dba IT&E Pacifica	6/22/1992	25 yrs.	6/21/2017	Sinapalo	2,090	Telecommunication	Augustin M. Tagabuel, Chairman, Board of Directors, MPLC	Provide internet services at no charge to the existing Youth Center in Sinapalo, and to all future Community Centers in Rota and Village Youth Center buildings in the CNMI until the expiration of the term of this Agreement.
54	REM Int'l, Corp./L & T Group of Companies	2/13/1986	40 yrs.	2/12/2026	Lower Base	12,225	Warehouse	Jose I. Guerrero, Chairman, Board of Directors, MPLC	
55	Rigel Corporation	8/11/2011	25 yrs.	8/10/2036	Garapan	707	Auto Shop/Parking	Oscar Babauta, Secretary, DPL	Provide services to CNMI residents at reasonable local rates, provide proper lighting & security on premises.
56	Saipan Adventure Tours LLC.	11/19/2014	25 yrs.	11/18/2039	Marpi	35,000	Zipline/Café/Photo booth	Pedro A. Tenorio, Secretary, DPL	Provide services to CNMI residents at reasonable local rates, provide proper lighting & security on premises.
57	Saipan Cellular and Paging	7/28/1998	25 yrs.	6/30/2023	Marpi	625	Telecommunication	Tomas B. Aldan, Chairman, Board of Public Lands	
58	Saipan Community Church	7/29/1969	99 yrs.	7/29/2068	Susupe	10,212	Church	Beth Yarberrry, Secretary, Trust Territory	
59	Saipan Lulau 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	John S. DelRosario, Jr., Secretary, DPL	
60	Saipan-Palau Evangelical Church	8/4/1986	25 yrs.	2/03/2012	Navy Hill	14,207	School	Jose I. Guerrero, Chairman, Board of Directors, MPLC	
61	Saipan Portopia Hotel Corp. dba Hyatt Regency Hotel	7/01/1971	50 yrs.	12/31/2021	Puntan Muchot	47,000	Hotel Resort	Edward E. Johnston, High Commissioner, Trust Territory	
62	Saipan Shipping Co., Inc.	5/1/2007	25 yrs.	4/30/2032	Lower Base	5,000	Repair/Fabrication Shop	John S. DelRosario, Jr., Secretary, DPL	Obligated to improve ingress/egress of its establishment by providing ample space for vehicular traffic, provide proper lighting & security on premises.
63	Saipan Stevedore Company, Inc.	6/27/2019	25 yrs.	6/26/2044	Puerto Rico	15,426	Chasis/Equipment/ Container Storage	Marianne Concepcion-Teregeyo, Secretary, DPL	Provide \$1000 educational scholarship annually.
64	Saipan Triple Star Recycling, Inc.	10/4/2007	25 yrs.	10/3/2032	Lower Base	8,038	Scrap Metal/Recycling	John S. DelRosario, Jr., Secretary, DPL	Provide recycling and related services to CNMI residents at reasonable local rates.
65	Saipan Unicorn Corp.	10/24/1995	25 yrs.	12/31/2021	Lower Base	5,361	Hollow Block Manufacturing Plant	Froilan C. Tenorio, Governor, CNMI	

	Lessee	Lease Date	Term of Lease Yrs.	Lease Exp.	Location	Area (Sqm)	Purpose	Signator	Public Benefit
66	SNM Corp. dba Rota Resort	10/28/1989	40 yrs.	2/28/2031	Rota	1,500,000	Golf Course/Resort	Jose I. Guerrero, Chairman, Board of Directors, MPLC	
67	South Pacific Lumber	4/26/1990	40 yrs.	3/31/2030	Lower Base	3,245	Warehouse/Show Room	Marian Aldan Pierce, Chairperson, Board of Directors, MPLC	
68	South Pacific Lumber	12/14/1990	40 yrs.	11/30/2030	Lower Base	3,245	Manufacturing/Storage/Warehouse	Jose I. Guerrero, Chairman, Board of Directors, MPLC	
69	Success International Corporation	7/14/2011	25 yrs.	7/13/2036	Lower Base	6,800	Auto Repair Services	Oscar Babauta, Secretary, DPL	Provide services to CNMI residents at reasonable local rates, provide proper lighting & security on premises.
70	Suwaso Corp. (Coral Ocean Point)	2/10/1986	40 yrs.	2/09/2026	Agingan	735,023	Hotel Resort	Jesus G. Villagomez, Executive Director, MPLC	
71	Tano Group Corp.	3/22/1994	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	Pedro I. Itibus, Acting Secretary, DPL	Provide services to CNMI residents at reasonable local rates, provide proper lighting & security on premises.
73	Unity Trade Services, Inc.	1/18/1989	25 yrs.	1/17/2014	Lower Base	2,877	Metal Shop	Augustin M. Tagabuel, Chairman, Board of Directors, MPLC	
74	U.S. Military - Farallon De Medinilla	1/1/1983	50 yrs.	1/5/2033	Farallon De Medinilla	833,652	Military Use	Antonio R. Sablan, Chairman, Board of Directors, MPLC	
75	U.S. Post Office - Chalan Kanoa	7/9/1997	25 yrs.	7/8/2022	Chalan Kanoa	4567	Postal Service	Froilan C. Tenorio, Governor, CNMI	
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	Pedro I. Itibus, Acting Secretary, DPL	Provide proper lighting & security on premises.
77	V&C Enterprises, Inc.	4/10/1986	40 yrs.	2/26/2027	San Roque	1,981	Commercial	Jose I. Guerrero, Chairman, Board of Directors, MPLC	
78	Vertical Aviation LLC.	10/16/2019	25 yrs.	10/15/2044	Puerto Rico	6292	Heliprot Tour Operations	Marianne Concepcion-Teregeyo, Secretary, DPL	Provide proper lighting & security on premises. Local discount on selected flights, 15% discount off emergency services, \$5,000 annual donation to Division of Parks and Recreation for playground equipment and maintenance costs.
79	Waki, Ana LG.	1/17/1997	25 yrs.	3/1/2022	Susupe	307	Restaurant	Froilan C. Tenorio, Governor, CNMI	
80	Westlake Motor, LLC	5/18/2020	40 yrs.	5/17/2060	San Roque		Car Rental	Marianne Concepcion-Teregeyo, Secretary, DPL	Build a new Fire Station in Marpi in accordance with DFEMS specifications valued at \$500,000.
81	World Corporation dba Saipan World Resort	6/01/1965	75 yrs.	5/20/2040	Susupe	40,598	Hotel Resort	John M. Spivey, Contracting Officer for the High Commissioner, Trust Territory	
82	Wushin Corporation	5/14/2007	25 yrs.	5/13/2032	Lower Base	5,235	LP Gas Plant	John S. DelRosario, Jr., Secretary, DPL	Obligated to improve ingress/egress of its establishment by providing ample space for vehicular traffic, provide proper lighting & security on premises.

NMD Scholarship Essay Contest

Throughout the month of November, DPL hosted it's First-Annual Scholarship Essay Contest for students of Northern Marianas descent. Students were asked to write 500-800 words on the prompt, "Why is it important to preserve public lands in the CNMI?" All students are required to be of Northern Marianas descent and must be enrolled fulltime at a U.S. Accredited post-secondary school.

The contest was sponsored by public benefit contributions from DPL's public land lessees totalling \$4,850 in it's first year. Four lessees generously allowed DPL to funnel the their scholarship comitments toward the in-house scholarship essay competition with the winning essays being selected by the DPL Scholarship Committee. All awarded checks from our sponsors were written directly to the five scholarship recipients, and this year, three \$100 additional cash prizes were awarded as a separate donation by Ms. Jo Anna Ada to the next-highest scoring students from Rota, Saipan, and Tinian, bringing the scholarship distribution total to \$5,150. DPL received 51 submissions and held a Scholarship Award Ceremony on December 16, 2020 in the DPL Office.

Thank you to our lessees!

Bibong Corporation - \$2,000

Saipan Triple Star -\$1,250

Saipan Stevedore Company, Inc.-\$1,000

Kenneth & Concepcion Coward- \$600

To see the winning essay submissions, please scan the QR code or enter the following link:

<https://www.dpl.gov.mp/dpl-scholarship/>



ROTA DISTRICT OFFICE

The Department of Public Lands Rota District Office (RDO) is located at the De'Ana Building in Songsong Village, Rota and is currently staffed by 3 personnel; a Land Claims Investigator who is also serving as the Acting Director, a Homestead Technician and a Compliance Specialist.

DPL RDO handles 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- Rota currently has a total of 347 "Active" applicants and 363 "Inactive". Inactive applicants consist of those applicants who did not respond to DPLs requests to update and complete their files within the allotted timeframe.

There are 322 active Village Homestead Permits on Rota. Inspections are conducted every three to four months to monitor the homesteaders progress and compliance to the Village Homestead Rules, Regulations and permit requirements. Over 300 total village homestead inspections have been conducted so far in 2020. Inspection result letters were mailed out to the respective homesteaders informing them of our findings and the actions they need to take in order to be in compliance and eligible for their quitclaim deeds.

A large number of our village homestead permittees have been non-compliant for a number of years and are in danger of having their lots revoked. The list of permits that are up for revocation has been compiled and will be submitted to Saipan for approval to revoke said lots. Once revoked, those lots will then be made available for future lotteries.



LYNDA ATALIG
Rota Office Acting Resident Director



Village homesteads at different phases of development in Sinapalo

Agricultural Homestead Program- The Rota Agricultural Homestead Program currently has 623 pending applicants, some of which are also inactive due to the lack of response to update their files. A thorough review of all of our agricultural homestead files has been underway and all listings associated with this program are being reviewed for accuracy and updated as needed. The accuracy of these lists is crucial in preparing for any future lotteries.

Rota currently has 99 active Agricultural Homestead permits. Inspections are conducted on a regular basis to determine compliance with the Agricultural Homestead Rules, Regulations and permit requirements. Inspection letters are issued after each inspection to inform the homesteaders of our findings and the actions needed to correct any violations they may have. Any homesteader that continues to be non-compliant with the Agricultural Homestead program Rules and Regulations could face the revocation of their lot.

Leases and Temporary Permits - Rota currently has 6 long-term leases on the island of Rota; Docomo Pacific Inc., Rota Resort and Country Club, IT&E (3 sites) and Mobil Oil Mariana Islands Inc.'s (Rota Bulk Plant). Of these 6 long term leases, IT&E's Sinapalo and Mobil Oil's leases have expired and the new leases are currently under review.



We currently have only one active Temporary Permit for agricultural and grazing. The RDO has received 12 new temporary permit applications and one new lease application that are currently under review as well. 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 provisions. 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.

Unauthorized use of Public Lands - Rota has a number of encroachment issues that have been investigated and the inspection reports and photos were forwarded to our Saipan office for further review. Once Saipan has been able to finish their review of those reports we will be better able to determine the next steps to take with regards to these unauthorized uses of public lands.

Land Claims- The Rota District Office continues to work with our Saipan counterparts in the review of unsettled land claims cases in the effort to get them settled as soon as reasonably possible. A number of these cases are pending either probate settlements, appraisal reports or submissions of other pertinent documents by the claimants. Once these pending items have been resolved, the files will be forwarded for legal review. After the legal review has been completed and approved, those for monetary compensation will be forwarded to the Department of Finance for processing of payments while the documents for those under land exchange will be finalized and routed for signatures.

TINIAN DISTRICT OFFICE

The DPL Tinian District Office (TDO) assists the department with the management of the CNMI agricultural and village homestead program, temporary land use permits, long term leases, public purpose land acquisition, and other public land uses on the island of Tinian. Daily operations include revenue collection, timekeeping, and other DPL related issued such as inspectiona, and report write-ups. TDO personnel consists of a Resident Director, a Complaine Specialist, a Homestead Technician, and an MOU support staff from the Office of the Mayor.

Office Relocation– The lease for the Tinian District Office was terminated on September 01, 2020. With the limited space availability on island, the DPL Tinian staff relocated to the PM Building in San Jose village. The emergency procurement request was made on August 05, 2020, and was approved by Acting Secretary Irene Torres. TDO completely moved in to the new office the day before the termination of lease took effect. Department of Public Lands Tinian District Office is now located at the first floor of the PM Building in San Jose Village, Tinian.

Accounting- The DPL Tinian District Office’s total collections for FY 2020 is \$47,496.55. Collections from beach concessions, quarry rentals, royalty fees, AGP fees, quitclaim deed processing fees and copies of maps are collected on a daily basis and deposited and recorded accordingly.

Compliance- Inspections and spot checks have been conducted for all the long-term leases such as Mobil Oil, Docomo Pacific Inc., IT&E,, and FPA Pacific Corp. Quarry. Beach concessions, Star Fish and Blue Ocean, as well as AGP clients are also inspected to be sure that they are in compliance.



BERNADITA SAN NICHOLAS
Tinian Office Resident Director



DPL Tinian District Office in the PM Building



DPL Secretary Concepcion-Teregeyo, Administrative Services Director Salas and Planning Director Rasa and visit RD Bernadita San Nicholas and the DPL Tinian District Office staff.

Planning-

- Projects on hold - Surveying of the proposed agricultural homestead at the Kastiyu area is put on hold due to the COVID-19 pandemic and budget cuts.
- Land designations- Tinian Children’s Park, Tinian Municipal Office Building.

Real Estate, Leases and TOAs-

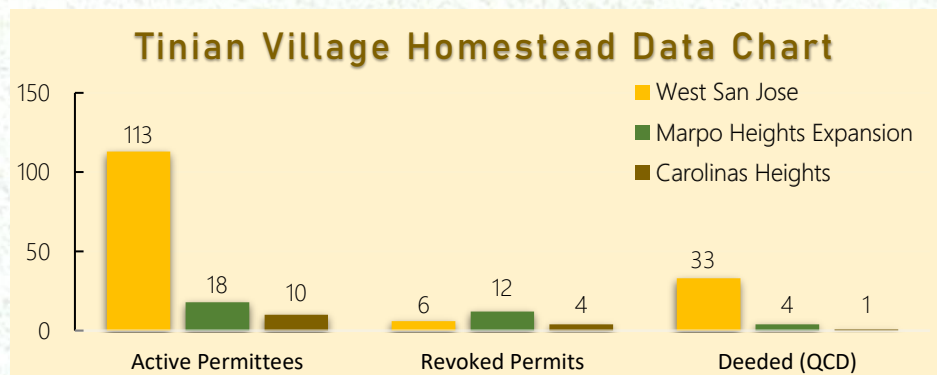
- Beach Concessions- Blue Ocean Tinian Corporation and Star Fish Marine Sports
- Agricultural Grazing Permits- In the 1/3 area of Tinian, there are 5 active permittees and 1 permit in process.
- Quarry- FPA Pacific Corp. quarry located in Marpo Valley and Mariana Growth, LLC. Quarry permit in process.
- Temporary authorization- DPS Lot 130 T 03 Term 03/10/2020-11/10/2020 Tinian DPS Tactical Training
- Long-term Leases- Docomo, IT&E (MTC), Alter City Group, and Mobil

Homesteads-

Agricultural Homestead lots- From October 19th through 20th, a total of 16 Agricultural Homestead lots were inspected. Nine permittees passed the inspections conducted, and are currently being processed for a recommendation to receive their quitclaim deeds. TDO will continue to conduct inspections on all active permittees to ensure compliance with DPL’s Rules and Regulations. As of November 18, 2020, there are currently 517 applicants for the Agricultural Homestead program.



Village Homesteads- To date, TDO has received 275 village homestead applications. There are 141 active village homestead permittees. There are 18 permittees at Marpo Heights Expansion, 10 permittees at Carolinas Heights and 113 permittees at West San Jose.



Inspections- From January 21st through the 22nd, a total of 13 village homestead lots were inspected at Carolinas Heights and 28 lots were inspected at Marpo Heights Expansion. On August 06,2020, A total of 7 village homestead follow up inspections were conducted. 4 are located in Carolinas Heights and 3 are at Marpo Heights Expansion. On October 28, 2020, another inspection was conducted for 8 village homestead lots, 6 located at Marpo Heights Expansion, and 2 in Carolinas Heights.



Revoked lots- A total of 22 lots were revoked from permittees. A total of 7 permittees appealed the revocation notice and are now with DPL's Hearing Officer. The revoked lots that get approved to vacate will be included in the lottery. The revocations are in accordance with DPL's Village Homestead rules and regulations, and laws that pertain to the program.

Quitclaim Deeds – TDO has issued a total of 38 quitclaim deeds in 2020. On June 17, 2020, 13 quitclaim deeds for West San Jose permittees were signed. On September 10-11, 2020, 20 quitclaim deeds were signed for West San Jose permittees, and 1 for Marpo Heights Expansion. On October 9, 2020, 3 quitclaim deeds were signed for Marpo Heights Expansion permittees, and 1 for Carolinas Heights



DPL staff providing Quitclaim Deeds to permittees that have fulfilled their homestead requirements.

LAND USE PLAN

The DPL Comprehensive Land Use Plan was officially adopted on March 2019 to serve as a guide for DPL in the ongoing process of decision making and policy making to be updated every five years. The last Land Use Plan (LUP) was implemented in 1989 and the creation of a new plan was required under PL 15-2.

The mission of the Department of Public Lands (DPL), as trustees for 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.

The 300-page 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.

The CNMI is a finite area of land and it is the responsibility of DPL to manage and dispose of the land in the best interest of those of Northern Marianas descent. With numerous competing interests for the remaining areas of available public land and land that is returned back in to public land inventory, DPL must continue to work closely with the legislature, commercial investors, the community and other departments and stakeholders to update and utilize the plan accordingly.

The Comprehensive Public Land Use Plan indicates:

Rota

- Total land size - 8,693 ha.
- Total suitable public land size- 387 ha.

Saipan

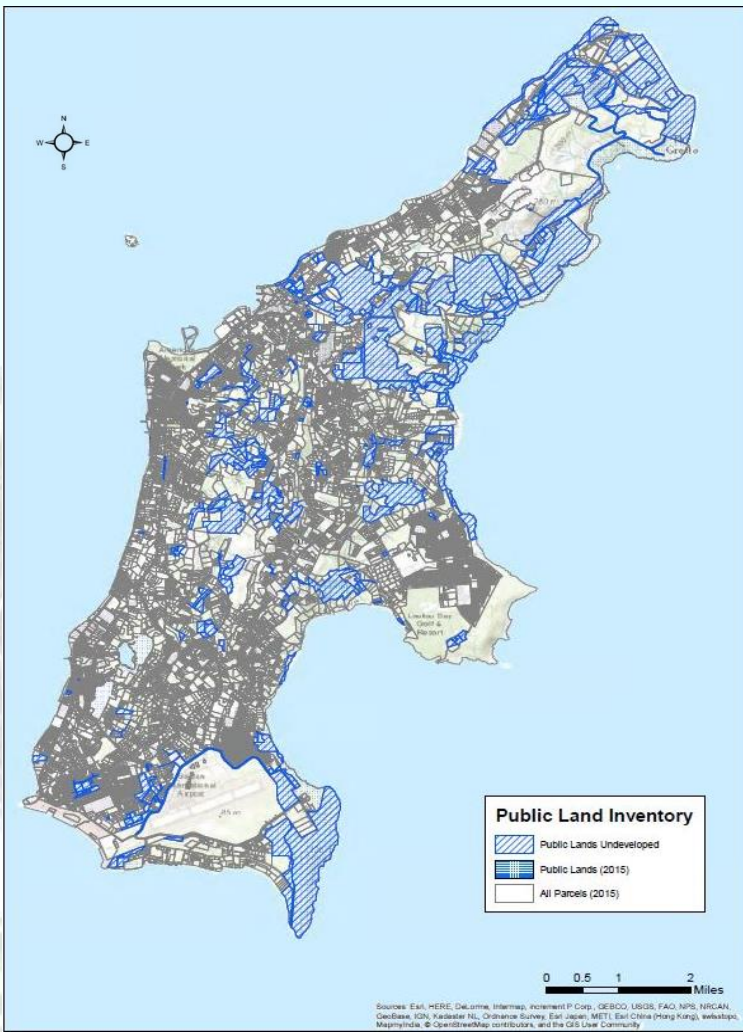
- Total land size - 11,913 ha.
- Total suitable public land size- 564 ha.

Tinian

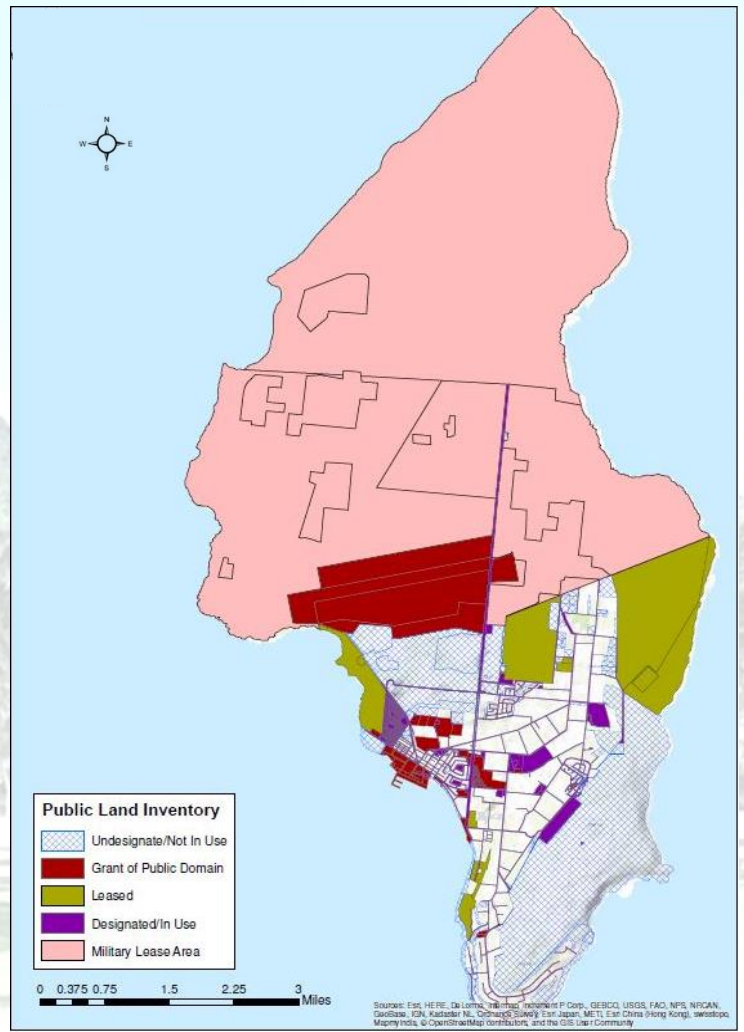
- Total land size - 10,177 ha.
- Total suitable public land size- 627 ha.

The DPL Comprehensive Land Use Plan can be found on this link of QR code:
<https://www.dpl.gov.mp/wp-content/uploads/2019/03/DPL-Plan-3.13.2019.pdf>

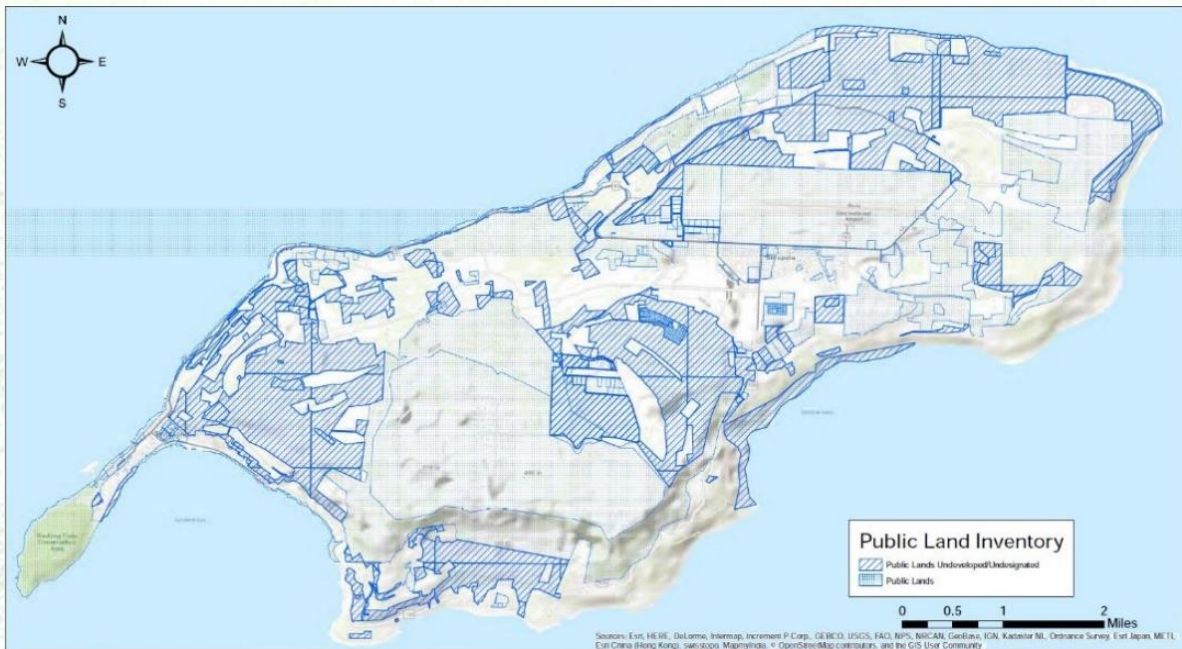




SAIPAN



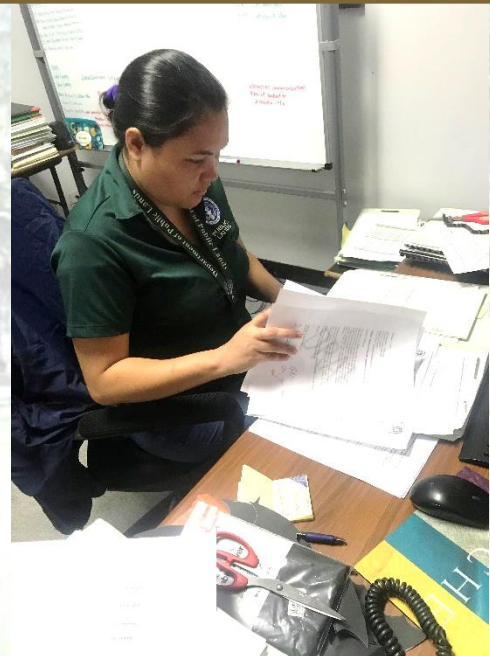
TINIAN



ROTA



D P L Team



“We are all here because we really want to serve our indigenous community. I’m glad I’m here.”
-Irene, Homestead Division Director



2020

Photos



“We learn the process, we follow procedure, we get everyone’s input and we do the right thing. We’re a team and we’re very open to help each other out.”

-Abigail, Real Estate Division

"The difference at DPL is how friendly everyone is. They all work hard and have good intentions. "

- Vonnie, Accounting Division



1979

Creation of Marianas Public Land Corporation

1997

PL 10-57 recreates Division of Public Lands under the Department of Land and Natural Resources under Board of Public Lands

2001

PL 12-71 created the Marianas Public Lands Authority (MPLA) as an autonomous agency

PRESENT

Department of Public Lands under PL 15-2 continues to have an active role in care taking, management and disposition of public lands in the CNMI

1994

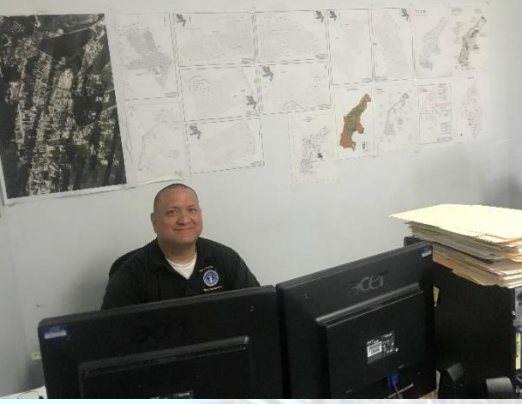
MPLC becomes Division of Public Land under Department of Natural Resources under EO 94-3

2000

PL 12-33 amended PL 10-57 placing the Office of Public Lands as a Independent Agency under the Executice Branch

2006

PL 15-2 Created the Department of Public Lands under the Office of the Governor



"Surveying is not a one-man job, it takes a crew. If you ever go out and see how they work. They work fast, they have fun, and I learn so much from them. They deserve all the credit."

-Joe A., Planning Division

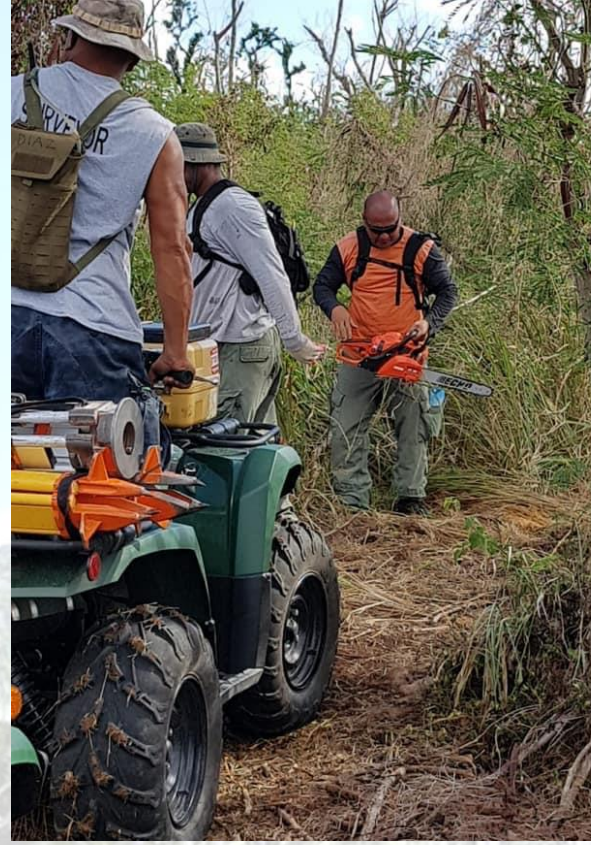




“I like our division because everybody knows the job. Even when I’m not there, once people come in, they’ve got the answer. When there’s something going on, we all chip in and find an answer.”

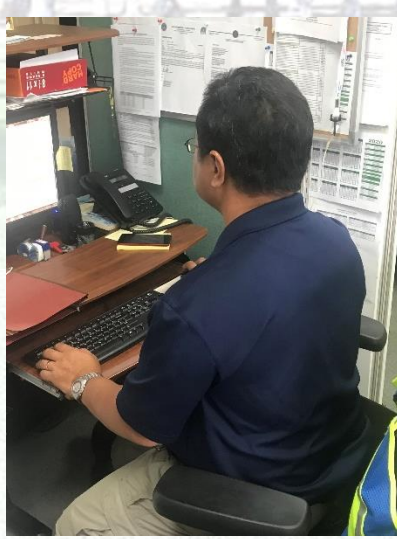
-Sophie, Compliance Division

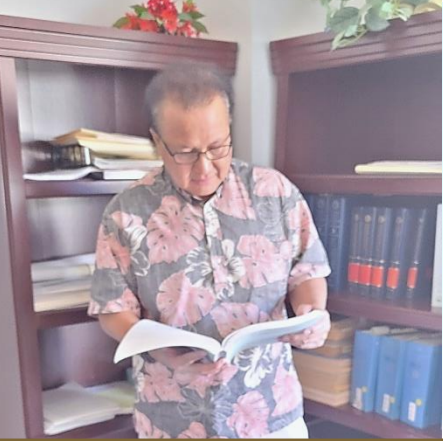




The staff here are like my second family. I look forward to coming to work every day because of the people I work with.

-Jaimie, Administrative Services Division





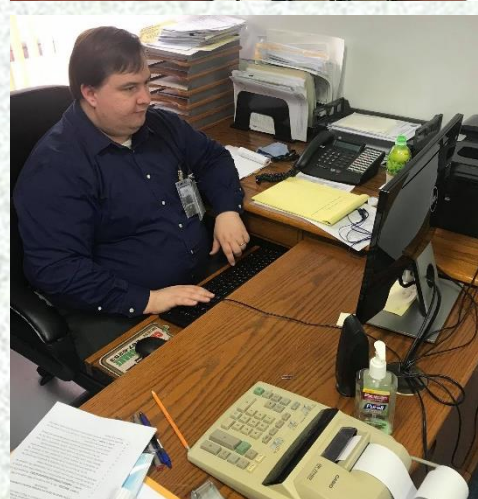
"I stay because I enjoy being here. I love working with new employees and working alongside the employees that have made this place their career. I just love what I do.

-Peggy, Administrative Services Division Director





"I love my staff, especially my surveyors, my boys! They're awesome and they are working their butts off!"
-Melvina, Planning Division

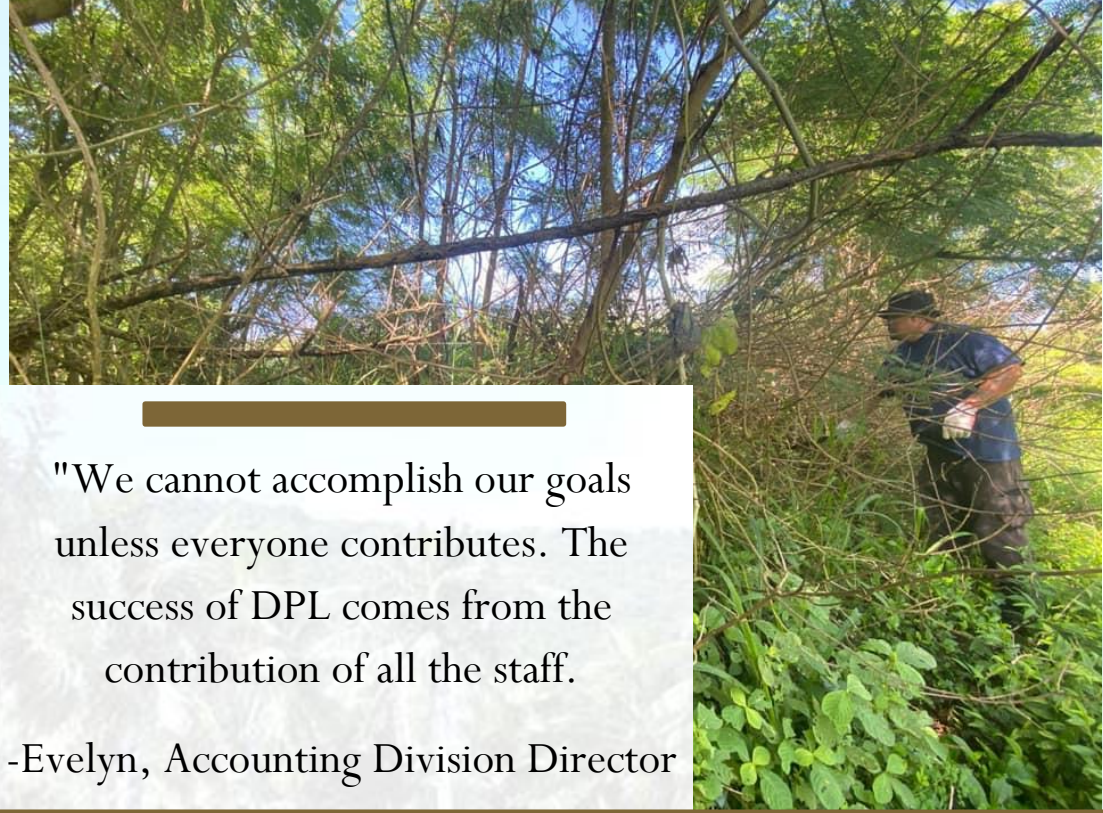




"There is always going to be something that is gonna be a challenge, but in my field, I am willing to help in any way I can."

-James, Compliance Division





"We cannot accomplish our goals unless everyone contributes. The success of DPL comes from the contribution of all the staff."
 -Evelyn, Accounting Division Director



