



FY 2022 Citizen Centric Report





Office of the Governor Department of Public Lands Citizen-Centric Report Fiscal Year 2022

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About DPL

In 2006, Public Law 15-2 was signed into law which established the Department of Public Lands (DPL) under the Executive Branch. The enactment of DPL transfers the obligations and responsibilities of the former Marianas Public Land Corporation which was established in 1979 under Article XI of the Northern Mariana Islands Constitution.

KEY SERVICES:

The DPL's overall responsibilities include ongoing programs such as the issuance of village homesteads, the commercial leasing, permitting of public lands, the settling of land claims and designation of public land parcels to CNMI government agencies for the fulfillment of public services. Surplus revenues generated by leasing public lands, less operational expenditures, are remitted to the Marianas Public Land Trust (MPLT) for the benefit of the CNMI. Public Law 15-2 further provided powers and duties of DPL, inclusive of, but not limited to the following:

- 1.) creation of a [DPL] Operations Fund under the Department of Finance, Advisory Board to the Secretary, and the development of a Comprehensive Land Use Plan; 2.) implementing fundamental policies for Agricultural/Village Homestead Programs, and Lease extensions and renewals.

OPERATIONAL STRUCTURE:

The Department of Public Lands office in Saipan along with its regional district offices in Rota and Tinian are structured with the following division which carries out the duties and responsibilities of the Department pursuant to its constitutional and statutory mandates



DPL Secretary Sixto K. Igisomar

The mission of the Department of Public Lands, as trustees for public lands in the CNMI, is to provide for the efficient and effective public services in the management, use, disposition and development of public lands for the economic and social betterment of individuals of Northern Marianas Descent and to implement the strategic Land Use Plan to promote cultural and economic growth for the benefit of our present and future generations.

OFFICE OF THE SECRETARY

- Mai Mendiola, Executive Secretary
- Mark O. Rabauliman, Special Advisor
- Richard Villagomez, Financial Management Advisor
- Ramon Dela Cruz, Hearing Officer

ROTA DISTRICT OFFICE (RDO)

- Antonio Quitugua, Director

TINIAN DISTRICT OFFICE (TDO)

- Bernadita San Nicolas, Director

ADMIN DIVISION

- Margarita "Peggy" Salas, Director

PLANNING DIVISION

- Patricia S. Rasa, Director

HOMESTEAD DIVISION

- Irene T. Torres, Director

REAL ESTATE DIVISION

- Bonnie T. Royal, Director

COMPLIANCE DIVISION

- Greg Deleon Guerrero, Director

ACCOUNTING DIVISION

- Evelyn Sablan, Director

LAND CLAIMS DIVISION

- Terry Guerrero, Director

PUBLIC LANDS ADVISORY BOARD:

- HENRY HOFSCHEIDER, CHAIRMAN (REPRESENTATIVE, SAIPAN MAYOR'S OFFICE)
- MANNY MANGARERO, BOARD MEMBER (REPRESENTATIVE, OFFICE OF THE GOVERNOR)
- FELICIDAD OGUMORO, BOARD MEMBER (REPRESENTATIVE, NORTHERN ISLANDS MAYOR'S OFFICE)
- MELANIE CRUZ, BOARD MEMBERS (REPRESENTATIVE, TINIAN MAYOR'S OFFICE)



Staff Demographics

Total employees	<ul style="list-style-type: none"> • 58 (Saipan, Tinian, and Rota) • 27 (Temporary)
Gender	<ul style="list-style-type: none"> • Female: 38 • Male: 47
Age Range	<ul style="list-style-type: none"> • 51+= 32 • 31-50 = 36 • 18-30= 17

DPL hired 27 temporary staff to assist with daily operations, including the maintenance and upkeep of former Marianas Resort and Managaha Island



Our Progress

The Department of Public Lands staff takes pride in ensuring the fulfillment of our constitutional mandate to the CNMI. Despite the COVID-19 pandemic which continues to have a great impact on department operations this year, DPL is continuously working on new and renewal of leases and permits while implementing safety measures by providing the required gears (face masks and disinfecting stations) so our employees can work safely.

Leases and TOAs

2022 Lease Agreements

- Hyatt Regency Saipan-took effect on January 1, 2022 with a term of forty (40) years with an option to extend for another fifteen (15) years
- FEMA-GSA (Koblerville) was extended another six (6) months and expired on April 30, 2022
- Jicheng (USA) Corporation was approved for a 25-year lease effective Feb.1, 2022
- D&W Saipan, Inc. secured another 25-year lease which took effect on April 1, 2022
- Saipan Palau Evangelical Church-on holdover since 2012. Renewal of lease executed on August 1, 2022 for a 25-year term
- Creative Capital-renewed their lease for another forty (40) years

Currently, we have **79** long term leases and **95** new and renewal permits; To date, there are **149** active Temporary Occupancy Agreements (TOAs)

Planning

Through the efforts and collaboration of DPL, IRP, CUC, and the Office of the Governor, we were able to secure \$80M+ for water and sewer for the ongoing homestead infrastructure projects

Survey and Mapping	7
Parcel Survey	1
Survey Plat	1
Retracement Survey	11
Stakeout	22
As-Built	9
Severance Survey	2
Topographic Survey	1

Village Homesteads that have been surveyed and are ready for distribution once we have water infrastructure:

- As Gonno, Saipan-330 lots
- Marpo Heights, Phase II, Tinian-456 lots
- Finafa, Rota-125 lots
- Dugi, Rota-145 lots

Homesteads and Permits



Sept. 14, 2022-Ribbon Cutting Ceremony for Plumeria Estate in As Gonno, Saipan
Thank You to our Governor, The Honorable Ralph DLG. Torres, for providing us with the needed water and sewer infrastructure funds, via IRP, to make this lottery issuance possible.

32 Quitclaim Deeds were awarded to qualified homesteaders Saipan (17), and Tinian (13-Village/2-Agricultural)

Miscellaneous



This past summer, DPL participated in the Governor's Summer Youth Employment Program (GSYEP) and hosted student workers for about 6 weeks to help influence and develop the competencies of our future workforce. (above)



On February 4, 2022, the Department of Public Lands (DPL) held its 2nd Annual 2021 DPL Scholarship Award Ceremony. (Pictured are Real Estate Director Bonnie Royal (L) and Secretary Igisomar (R) with some of the awardees)

DPL's Compliance Division collected approximately \$344,350.00 in landing fees for the period of Oct.01, 2021-Sept.30, 2022-a total of 34,435 tourists visited Managaha Island

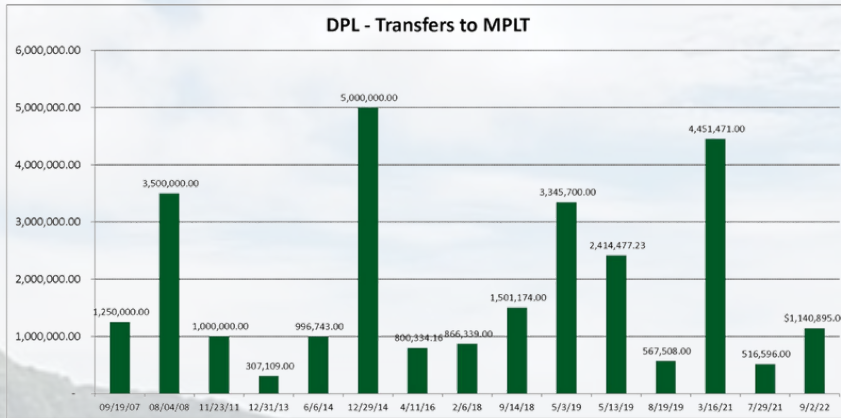
To date, DPL's Land Claims Division achieved a payout of over \$3,108,845.00 in land compensation settlement to 17 claimants

DPL anticipates a second lottery for the As Gonno-Plumeria Estate by mid-Spring 2023

Over \$18,500 in scholarship funding secured through new and renewed leases



Our Finances

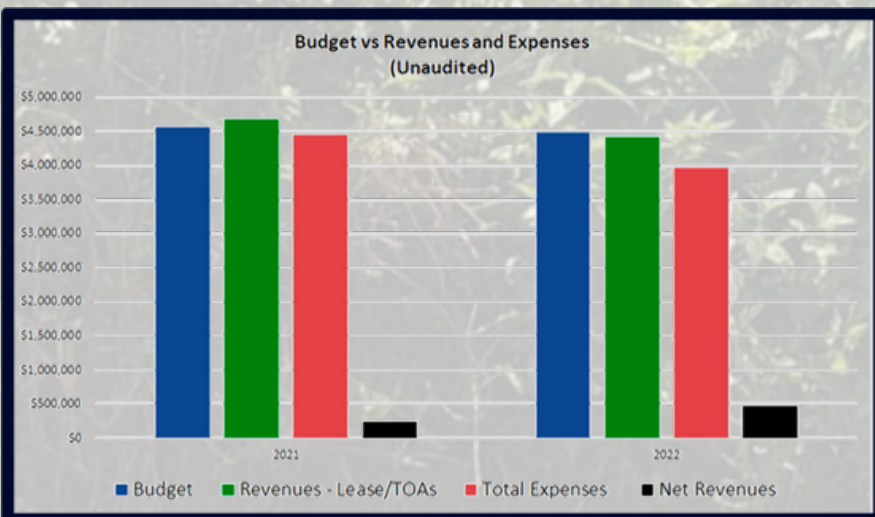


The chart above illustrates the amounts DPL remitted to MPLT since 2007 and the corresponding dates the transfers were made. Since September 2007 through September 2022, DPL remitted a total of \$27,658,346.00. Article XI of the CNMI Constitution requires DPL to remit to MPLT after each fiscal year all remaining funds net of amounts necessary to meet "reasonable expenses necessary for the accomplishment of its functions."

MPLT and DPL have a longstanding "co-fiduciary" relationship of receiving and managing funds from public lands as mandated under Article XI of the CNMI Constitution, MPLT receives and invests the revenue as a trustee for the people who are of Northern Marianas descent.

(Unaudited)	2021	2022
Budget	\$4,556,164	\$4,487,022
Revenues - Lease/TOAs	\$4,677,303	\$4,418,053
Total Expenses	\$4,446,639	\$3,954,277
Net Revenues	\$230,664	\$463,776

DPL adjusted its budget down by 1.5% in 2022 to match reduced revenue projections. Total revenues decreased by 5.5% which was more than expected. However, total expenses decreased by 11.1% due to conservative spending practices. As a result, net revenues in 2022 were actually higher versus 2021. The graph "Budget vs Revenues and Expenses" below illustrates this based on the table.



DPL successfully received an unqualified audit for the **6th** consecutive year!

*DPL commissions an audit after the end of every fiscal year; we are always hopeful that we come out with no major audit citations



SOURCES OF REVENUE

Long-term Leases	\$2,182,316.60
Est. Revenue BGRts	\$295,364.31
Royalties	\$246,424.43
Temporary Permits	\$241,079.96
Commercial Permits	\$900.00
AGPs	\$8,663.36
Submerged Land	\$70,000.00
Revenue Collections	\$3,044,748.66
Non-A.R. Collections	\$1,373,303.84
Total Revenue	\$4,418,052.50

Moving Forward

We want to hear from you!

Let us know if you have any questions about the DPL Citizen Centric Report and if there is any additional information you think we should include.

Employees of the Year



Melvina Igitol-Concepcion-Planning Division
Jemima Nogis-Admin Services Division
Wence Aquino-Land Claims Division
Shane Lizama-Compliance Division
Queenalyn Itibus-Homestead Division
Abigail Borja-Real Estate Division
Vonnie Sablan-Finance&Accounting Division
Mai Mendiola-Executive Division
Lynda Atalig-Rota District Office



Congratulations Mrs. Mai Chong Mendiola!
DPL's Overall Department Employee of the Year for 2021-2022

Challenges:

- DPL continuously tries to adjust day-to-day operations for the safety of DPL staff and clientele amidst the COVID-19 pandemic
- DPL continues to collect rent, BGR, and interest fees from lessees, permittees, and clientele that are also affected by the economic impact of COVID-19
- Lack of funding for land compensation
- Backlogs that hold up processing of leases and permit renewals due to uncured violations or unmet requirement submissions
- Address unfilled vacancies due to budget shortfall. There are currently 22 FTE vacancies

Goals:

- Find permanent office spaces for DPL Saipan, Rota District Office, and Tinian District Office
- Conduct homestead lotteries for Saipan, Rota, and Tinian
- Be more proactive in collection of current and delinquent accounts to meet or exceed the projected revenue forecast
- Fine tuning DPL's regulations for flaws and redundancy in terms of new leases, permits, homesteads, and land claims
- Successfully complete another unqualified audit
- Promote and entice the CNMI as a safe tourist destination site



Si Yu'us Ma'ase, Olomwaay, Thank you

