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U.S. PRESENTATION ON U.S. CIVIL AGENCY FUTURE LAND  
REQUIREMENTS IN THE MARIANAS

TALKING POINTS

1. Current Situation

- At the present time only two U.S. federal agencies (besides DOD) are leasing land in the Marianas for program purposes: the U.S. Coast Guard and the Postal Service (Coast Guard on military retention land and PO on public land).

- ACTION leases office spaces only. (In post-trusteeship period Marianas no longer eligible for Peace Corps).

- CAA and Micronesia Legal Services are incorporated in Micronesia and lease only office space.

- Weather Service does not now operate. Functions provided by Coast Guard.

- (See attached fact sheet for specifics).

- Coast Guard (part of Department of Transportation in peacetime) plans to terminate its LORAN "A" operations in Marianas in December of 1977.

- However, Saipan Coast Guard complex includes LORAN "C" type monitor station which must be kept operational to complement LORAN "C" coverage of Western Pacific area.

- Weather service is now being provided by Coast Guard station. If this service is terminated in December of 1977, service would be picked up by Isley Airfield operations and later be complemented by Tinian Base operations. Weather information would continue to be made available to public at no charge.

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2. Future requirements.

A. U.S.P.S. will continue its operations after change in political status.

- Land now used by Post Office will pass to Marianas District land entity when land legislation is passed, subject to existing lease agreements with U.S.P.S. Post Office and Commonwealth Government can work out own arrangements to continue lease or purchase in post trusteeship period.

B. Coast Guard LORAN "C" Monitor requirement will continue.

- U.S. Coast Guard will need continued use of present 22.6 acres.
- Suggest that after public land legislation is passed TT Government be asked to transfer title to this military retention land to Marianas legal entity which will take it subject to existing lease.

C. Other U.S. Federal Civil agency land requirements.

- Impossible at this time to predict what these might be.
- Under terms of U.S. draft Covenant, Marianas would be eligible for full range of federal programs.
- If any of these would require land, U.S. would assume that lease or purchase agreements would be negotiated with Commonwealth Government as appropriate.

- If, under terms of specific program, U.S.G. required to own land,
  - federal government would attempt to purchase land at fair market value (See Section 704 of draft Covenant).

- failing this, U.S. would exercise eminent domain.

- provisions for this spelled out in draft Covenant (See Section 704).

Do not feel, however, that exercise of eminent domain would be necessary by U.S.G. since Commonwealth Government would be requesting the program and would undoubtedly do its best to help.

- Conclusion

- Future foreseeable U.S. land requirements in the area are very minimal.

- Sections 703 and 704 establish procedures for meeting new requirements.

FACT SHEET OF U.S. CIVIL AGENCY LAND INTERESTS IN  
MARIANAS DISTRICT

1. Coast Guard LORAN "A" Station

Location: Saipan - Military Retention Area No. 4 and Housing Area,  
San Antonio Village.

Acreage: 22.6 acres

Term: Indefinite - commenced 7-1-71.

Cost: \$1.00

- \$40.00 per acre was paid into the Saipan Trust Fund at the time the DOD use right agreements were entered into.

- Use and occupancy agreement superceded agreements of 7-9-44 for Area No. 4 and of 7-18-64 for Housing Area.

2. Post Office

- Main Saipan Post Office.

Location: Chalan Kanoa Village

Acreage: 0.252 - TTPI Public Land.

Parties to Agreement: TTPI and U.S.P.S.

Date of Agreement: 10-19-70

Cost: - 0 -

Term of Agreement: 20 years with three 10 year options.

- No rental is paid to TTPI as U.S.P.S. constructed the facility and pays for personnel and provision of service.

3. Weather Service.

In the Marianas, there is no Commerce/NOAA Weather Station. The functions of a Weather bureau are presently provided by the Coast Guard some operation of which station is scheduled to close in December of 1977.

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