

File (7)
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July 29, 1974

MEMORANDUM FOR HOWARD WILLENS

Subject: Military Land in Marianas

Attached is an outline of the terms of a potential land agreement with the United States. As you will see, there are a number of decisions to be made and several delicate issues to be resolved before a final agreement can be reached. Do you understand that these issues are within the jurisdiction of the Land Negotiating Committee, and if so, when and how should we bring them up?

Michael S. Helfer

Attachment

0-18

DRAFT:

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LAND DEAL

Public Land

- title transferred to Marianas at or before signing status agreement
- to extent that leases or other interests in public land created before transfer of title to Marianas have to be removed to make land available to U. S., U. S. either does it itself or through TTPI, (or reimburses Marianas [leases on other public land?])
- upon approval of status agreement, Marianas makes public land available to U. S. in accordance with the agreement

*Don't delay transfer
admin
include admin costs*

*in accord w/ agreement
not before payment*

Military Retention Land

- title now in TTPI [?]; (to be transferred to Marianas at or before signing status agreement)
- to extent military retention land not to be made available to U. S. for military purposes under new status, use and occupancy agreements to be terminated at or before signing
- to extent military retention land to be made available to U. S. for military purposes under new status, use and occupancy agreements remain in effect until approval of status agreement
~~[alternative: make U. S. start paying new rate/acre for this land upon signing status agreement and give them a proportionate credit for prior payments]~~
- upon approval of status agreement, use and occupancy agreements superceded by new agreement

Not so; effectiveness?

US may just be waiting until approval - surely nothing beyond this

fall back no title here

Private Land

- Marianas will acquire title at own expense [U.S. loans if needed] and make land available to U. S. upon approval of status agreement

- at appropriate time - reimburse

*- double payment
- not sure to fund
- resources*

09819

Reimburse

*TTPI
Bargaining title*

*- title thru TTPI to
- even better views
of double pay*

Agreement

US -
BLOW UP
approval



- between approval and termination, U. S. pays \$4 million/year less credit for prior payment for military retention land (U. S. paid \$40/acre for use rights for assumed 37 years; credit is approximately \$1.08/acre of military retention land/year until termination)
- at termination U. S. makes \$40 million payment for 50 year lease with option to renew for 50 years, with price for second 50 year period to be determined then
- reversion for non-use; joint use and leaseback; U. S. occupancy to continue if option exercised until new price determined; other provisions

option in lease

no personal
acquisition?