

July 1974

I. Agenda

A. Survey

- Exchange of letters on starting survey
- Provision of rights of entry
- Selection of contractor by OICC Marianas
- Appointment of MPSC observer
- On the ground inspection by JLC
- Delivery of survey results
- Agreement on boundaries and acreage by JLC

B. Joint Use and Lease Back

← Consideration of joint use requirements

① Tinian

① Harbor

- GOM requirements
  - Docks
  - Warehousing and storage
  - Roads
  - Fuel storage and distribution
- Areas for exclusive civilian use
- U.S. limitations
- Responsibilities of civilian authority relative to use of land in harbor area.
- Elements of joint use agreement
- Interim arrangements

② West Field

← COM Requirements

- Terminal
  - Hangars
  - Parking and taxiways
  - Fuel and distribution
  - Access roads
  - Power, light and sewage
  - U. S. operational limitations
  - (2) - Elements of joint use agreement
  - (3) - (Other military installations) *from the [unclear] for cover of [3"]*
  - (4) - (Saipan - Isely Field Joint Use Agreement)
- 2 - Consideration lease back arrangements
- 2 - Tinian
- Consideration of possible parties to lease back arrangements
  - Areas on Tinian
  - (1) - Harbor area
    - Identification of possible warehousing and storage areas
    - Consideration of terms of leases including limitations on use
  - (2) - West Field (Southeast runway area)
    - Consideration of possible uses
    - Determination of terms of leases
      - Limitation on use
      - Covenants
      - Price
      - Interim arrangements
  - (3) - Maneuver area
    - Consideration of possible agricultural uses
    - Identification of possible areas
    - Nature of use arrangements that might be entered into

## Conditions of reversion

## B - Areas on Saipan

- (1) - Tanapag Harbor (military area outside park)
  - Consideration of possible holdings and facilities
  - Development of lease back laws *agreements*
  - Discussion of reversion conditions

## (2) Isely Field

- (Same as Tanapag)

## C. Acquisition, Price and Method of Payment

1. - Acquisition methods (Lease vs. Purchase)
  - Review of respective U.S. and Marianas positions
  - Deferral of conditions until end of session
2. - Discussion of role to be played by Marianas Land Corporation vis-a-vis U. S. military installations
  - Role in acquisition of land
  - Role in settlement with private owner
  - Role in arriving at settlements with private leases
  - Possible role in lease back arrangements
3. - Determination of Fair Market Value
  - Review of factors and conditions in negotiated contract
  - Review of necessary elements of appraisal process
  - Determination of method to be followed
  - Delineation of categories of land to be distinguished
4. Method of Payment
  - Discussion of installment payments versus lump sum
  - Possible accounts on the above including timing
  - Determination of method of payment and timing

Proposed Schedule of Meetings

Schedule		
July 15-17	Organizational Meeting	Saipan
July 18-30	Internal Preparatory Work and Travel	Saipan/Washington
July 31 - Aug 8	Discussion of Joint Use and Lease Back	Saipan/Hawaii
Aug 10 - 31	Acquisition, Price Survey Results	Saipan
Sept 1 - 12	Final Report	Saipan

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