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Relocation of San Jose Village

- If the people of San Jose agree to relocate the village to a new site of their choosing on the southern 1/3 of the island, outside of the safety zone the US will:

- Under Public Law 91-646 pay up to \$15,000 to a single family (over and above any payments for the original land and improvements to obtain sanitary and adequate replacement living quarters. These funds are in addition to reimbursement to owners and tenants for the cost of moving. Relocation assistance services will also be provided.

-- In lieu of a cash payment, build a new home for each displaced resident on an equivalent lot, to which full title will be given. (See TAB A for example of type of home to be constructed).

-- In lieu of cash payment, build new business facilities within the new village for each business displaced, and compensate the owner, based on his daily average profit, for any business losses incurred by the actual relocation.

- Assist the Tinian representatives in determining site suitability from an engineering standpoint and consult with them during the design and planning phase to accommodate the desires of the people as much as possible.

- Build new replacement facilities for schools as well as other government and municipal buildings.

- Build all of the above as part of a new village, planned and designed according to the desires of the Tinian people, on a site of their choice. The new village would also have:

--- All utilities, including sewage.

--- Telephone service.

--- Streets, (paved) sidewalks, and (paved) access roads, to the harbor area and adjoining the main road to the airport.

--- Recreational area.

--- Community facilities, including medical and dental clinic.

--- Church.

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- Continued use of the present Church, historical sites; and the southern beaches located within the safety arc will be assured.

- A large portion of the land within the ammunition safety arc may be leased-back for non-residential civil purposes (agriculture, recreational and port oriented commercial) to be used except during periods when ammunition is actually being unloaded. (See TAB B for portion of land available for lease back).

-- Continuing use rights to the rehabilitated Tinian port facilities will be assured. (Details to be negotiated seperately with the Department of Defense).

-- Assist in the planning for a public marina development in the port area.

- If the people of Tinian agree to relocate the village to a new site of their choosing, they will not have to move until the new village and its infra-structure are completed.

- Relocated village will provide Tinianese the finest, most modern village in Micronesia.

- Additionally, the development of a base on the northern 2/3 of Tinian will include the construction of extensive road, utility, and sewage systems with links to the port area and new village.

- If the people of Tinian do not agree to relocate the village to a site of their choosing then the US will not build them new homes, a new village, and associated infra-structure and utility systems as described above.

Future of land development in southern 1/3 of Tinian

- The southern 1/3 of Tinian will remain under private and Marianas government ownership and control and will be used for civil purposes.

- US Government is committed to full and active participation on a Joint Community (Military Planning Committee)

- US Government will assist in certain farmland reclamation efforts.

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Methods of Acquisition and Compensation for Military Land Requirements

-U.S. wants to purchase. A lease (until termination of the trust) with an option to purchase, is satisfactory for initiating U.S. base development.

-U.S. will pay fair market value for all public and private lands.

-U.S. will make a fair payment for the residual rights to all retention lands it plans to keep.

-U.S. will release all remaining retention lands to the government of the Northern Mariana Islands.

-On Tinian, all private land (as well as public land) in the northern 2/3 of the island must be acquired. There, in lieu of cash payment, and at the discretion of owners being displaced, including owners of any uproven homestead, the U.S. will acquire equivalent lands in the southern 1/3 of the island to exchange for these privately owned lands.

Other Benefits to the Marianas Government and the People from Satisfaction of US Military Land requirements and Base Development on Tinian

-The fund resulting from the payment for the land would constitute a reservoir of income to the GOM for future economic development.

-Base development and construction will cost the U.S. Government approximately \$150 million. Therefore, benefits will accrue to the Government of the Marianas, business and the public in the following manner:

- Preferential hire of local workers would provide unequalled opportunities
- Training of local workers would provide new career opportunities.
- Local business would be spurred by preferential consideration to local contractors for subcontracting such things as:
 - Quarrying.
 - Transportation
 - Maintenance.
 - Service activities.

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- Schools would be expanded to provide for military dependents and impact funds generated for local school systems would provide assistance for improving quality of schools.
- Demand for rental housing would multiply.
- Large increase in retail sales and entertainment demand would result from the influx of construction workers.
- There would be a large benefit from rebate of U.S. income taxes.

Other Direct and Indirect Benefits from a Permanent Military Presence on Tinian

- A large increase in permanent employment opportunities.
- Job training
- A large increase in sales and entertainment taxes.
- New opportunities of local businesses both off base and concessions on base.
- Continuing use rights to the rehabilitated Tinian port facilities.
- Use rights to Tinian airfield. (Details to be negotiated seperately with the Department of Defense)
- A large U.S. income tax rebate arising from the tax payments of permanent U.S. military.
- Emergency assistance in a variety of natural disasters.
- Improvement in schools and scholastic programs.
- New incentives for inter-island transportation, communication, and trade.
- A ready market for local farmers and fishermen.
- A recognition of the importance of the Marianas by their neighbors in the Pacific.
- Continued access to the northern beaches on Tinian for fishing and recreational purposes would be assured.

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- Continued access to the waters surrounding the northern 2/3 of the island for fishing or recreational purposes would be assured.

- Assistance in development of a commercially operated ferry system between Saipan and Tinian and perhaps Rota.

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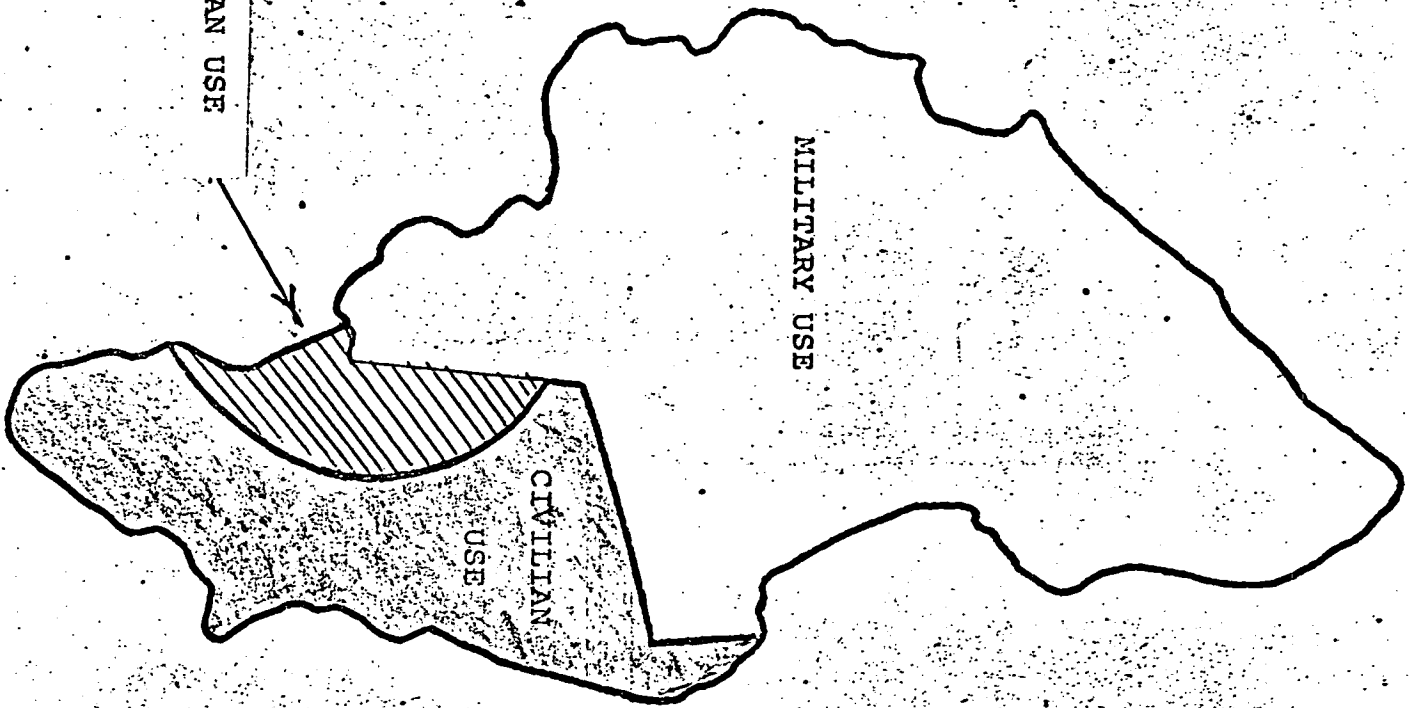
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