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Complete summary - but not
Good P.R. "Poles" document.
Get problem in Tinian - MPSC will be
going there on Feb 9.
Will discuss with JW
on Thurs Jan 24.

Rec'd Jan. 20, 74
mmr

SUMMARY OF U.S. POSITION ON U.S.
LAND REQUIREMENTS IN THE MARIANAS

NEEDED
LANDS REQUIRED AND JUSTIFICATION

MPSC

1. TINIAN (~~Tinian~~)

- a. The U.S. needs the northern 2/3 of the island for a joint service military base. This includes San Jose port, and an ammunition loading safety arc centered on the port.
- b. Since this is the limit of known future operational requirements, the U.S. has agreed to limit its land needs to the northern 2/3 of the island.
- c. The southern 1/3 would remain under private and Marianas government ownership and control and would be used for civil purposes.
- d. It would be necessary to relocate San Jose Village to a new site, selected by the people, outside the ammunition loading safety fan, but not until the new village is completed.
- e. 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.
- f. Base facilities planned for Tinian during the next ten years include:
 - (1) An airfield capable of handling all types of U.S. aircraft.
 - (2) Logistic and fuel storage facilities and ammunition storage areas.
 - (3) Administrative and operational support facilities.
 - (4) Troop housing.
 - (5) Family housing.
 - (6) Military and family support activities (exchanges; commissary; and post recreational facilities).
 - (7) Military training area.
 - (8) Port facilities and warehousing.
- g. Construction begins approximately one year after land acquisition.
- h. Preliminary planning has already begun, with \$297,000 allocated.

2. SAIPAN (820 acres)

a. Approximately 500 acres of the current 4,640 acres held in retention around Isely Field will be required, together with continued joint use rights of the airfield.

(1) The 500 acres are located immediately south of the runway and within the confines of the south boundary road of the airport.

(2) The area is needed for a number of contingencies such as:

(a) Defense related industries such as inspection and repair facilities.

✓ (b) Training and supply activities - ancilliary to Tinian and Guam.

(c) Storage of non-munition material.

(d) Military air cargo terminal.

(3) There are no near-term plans for development, however, and lands may be leased back for non-conflicting uses (agricultural, temporary storage or airfield compatible activities).

b. Approximately 320 acres encompassing the southern portion of the current 640 acre retention area in Tanapag Harbor, south of "C" Dock to Micro Point will be required.

(1) Area is needed for a number of contingencies.

(a) Defense related industries requiring nearby port, such as vehicle rehabilitation.

(b) Port supply and storage activities.

(c) Ship and small craft repair.

(d) Ship bunkering facility.

(2) No near-term defense related development is planned.

✓ (3) Some land (south of "C" Dock to north side of "A" Dock) may be released for non-conflicting harbor related uses.

(4) U.S. would like to develop most of the retained land as memorial park to be used for public recreation.

(5) In the remaining area current public/civil uses could continue (subject to contingency needs).

3. FARALLON DE MEDINILLA (229 acres)

- a. Continued use of the island is required indefinitely for naval shore bombardment and aerial bombing practice. (Chemical, biological and radioactive weapons will not be used.)
- b. Present use is light, but it is anticipated that it will be used at least 50% of the time in coming years, particularly with the activation of the Tinian base.
- c. Only available site in the Marianas that will adequately satisfy training requirements of Air Force, Navy and Marine Corps units based or operating from Guam or Tinian or for radar directed practice.
- d. A draft environmental impact statement is being prepared for circulation this spring.

METHODS OF ACQUISITION AND COMPENSATION

1. 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.
2. U.S. will pay fair market value for all public and private lands.
3. U.S. will make a fair payment for the residual rights to all retention lands it plans to keep.
4. U.S. will release all remaining retention lands to the government of the Northern Mariana Islands.
5. 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 unproven homesteads, the U.S. will acquire equivalent lands in the southern 1/3 of the island to exchange for these privately owned lands. The benefits detailed in PP6 below would also be available.
6. Also on Tinian, if the people of San Jose agree to relocate the village to a new site of their choosing on the island, the U.S. will, in addition to the above:
 - a. 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.
 - b. 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.

- c. Build new replacement facilities for schools as well as other government and municipal buildings.
- d. 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:
 - (1) All utilities, including sewage.
 - (2) Telephone service.
 - (3) Streets, sidewalks, and (paved) access roads.
 - (4) Recreational areas.
 - (5) Community facilities, including medical and dental clinic.
 - (6) Church.
- e. Continued use of the Church, historical sites, and the southern beaches located within the safety arc will be assured.
- f. Build a complete modern road system, sewer system and utility system for the northern 2/3 of Tinian, the port and the new village without cost to the new government of the Northern Mariana Islands.

OTHER BENEFITS TO THE MARIANAS GOVERNMENT AND THE PEOPLE

- 1. The fund resulting from the payment for the land would constitute a reservoir of income to the GOM for future economic development.
- 2. Base development and construction will cost the U.S. Government approximately \$150 million. Therefore, benefits will accrue to the Government of the Marianas, businesses and the public in the following manner:
 - ✓ a. Preferential hire of local workers ~~would provide increased opportunities.~~
 - b. Training of local workers would provide new career opportunities.
 - c. Local business would be spurred by preferential consideration to local contractors for subcontracting such things as:
 - (1) Quarrying.
 - (2) Transportation
 - (3) Maintenance.
 - (4) Service activities.

- d. 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.
 - e. Demand for rental housing would multiply.
 - f. Large increase in retail sales and entertainment demand would result from the influx of construction workers.
 - g. There would be a large benefit from rebate of U.S. income taxes.
3. All elements of Marianas society would realize a great number of direct and indirect benefits from the permanent military presence:
- a. A large increase in permanent employment opportunities.
 - b. Job training.
 - c. A large increase in sales and entertainment taxes.
 - d. New opportunities of local businesses both off base and concessions on base.
 - e. Continuing use rights to the rehabilitated Tinian port facilities.
 - f. Use rights to Tinian airfield.
 - g. A large U.S. income tax rebate arising from the tax payments of permanent U.S. military.
 - h. Emergency assistance in a variety of natural disasters.
 - i. Improvement in schools and scholastic programs.
 - j. New incentives for inter-island transportation, communication, and trade.
 - k. A ready market for local farmers and fishermen.
 - ✓ 1. A recognition of the importance of the Marianas by their neighbors in the Pacific.
4. Non-defense related assistance to which the U.S. Government is committed includes:
- a. Full and active participation on Joint Community/Military Planning Committee.
 - b. Assistance in certain farmland reclamation efforts on Tinian.

- c. An American Memorial Park in Tanapag Harbor, envisioned to include:
 - (1) Cleared beaches and possibly a public marina.
 - (2) Shelter area and facility for changing clothes.
 - (3) Picnic tables and arboretum.
 - (4) Swimming pool, ball fields and athletic courts.
 - (5) Parking area.
 - (6) Monument to U.S. servicemen and archway/gate.
- d. Assistance in planning for Tanapag Harbor development.
- ✓e. Assistance in planning for public marina development in Tinian port.
- f. Assistance in development of a commercially operated ferry system between Saipan and Tinian and possibly Rota.
- g. Assistance in continuing existing farm enterprises.

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The above summary is not inclusive but rather outlines the highlights of the U.S. land proposal. As such it should be useful to all parties that may be involved in responding to public questions on the scope of the U.S. land proposal.