

OFFICE OF THE DEPUTY SECRETARY OF DEFENSE

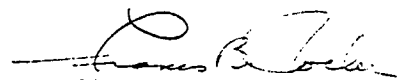
6 November 1974

MEMO FOR OASD(ISA) Capt Whelan
OASD(LA) Col Hammond
OTSATSD Col Kempf

03
512

Subject: Tinian Land Acquisition

The enclosed memorandum to the DepSecDef submitting for signature a letter to Ambassador Williams on the land interest to be acquired for military purposes on the Island of Tinian, Marianas District, T. T. P. I. is forwarded for coordination by your principal. In view of the impending visit of Ambassador Williams to Washington, preferential consideration would be appreciated.



Francis B. Roche
Director, Real Property
and Natural Resources
OASD(I&L)

(6-400214



ASSISTANT SECRETARY OF DEFENSE
WASHINGTON, D.C. 20301

03
5,2

INSTALLATIONS AND LOGISTICS

MEMORANDUM FOR THE DEPUTY SECRETARY OF DEFENSE

SUBJECT: Land Acquisition Alternatives in the Marianas Negotiations -
ACTION MEMORANDUM

An Under Secretaries Committee study, submitted on March 31, 1973, to the White House, proposed Presidential Instructions to Ambassador Williams for the conduct of the Marianas negotiations. Among these instructions was the mandate that "...military and non-military land requirements should be satisfied by arrangements providing for purchase or long-term lease by the U. S. Government..."

In the ensuing 18 months, it has become increasingly apparent that the option to lease is no longer acceptable. Not only are leases becoming more vulnerable to political pressures, but they are restrictive by Economy Act limitations, more costly over the term of the requirement and usually have no residual value. Moreover, it is clear that the sense of Congress favors purchasing land, rather than leasing it, to acquire value for money expended.

Despite earlier statements of Department of Defense desires, there are increasing indications that Ambassador Williams will agree to lease the land on Tinian when he perceives the purchase versus lease issue as the only impediment to successfully concluding an agreement with the Marianas Political Status Commission. For that reason, we believe that a reiteration of the necessity of fee purchase rather than leasing is necessary.

It is also considered appropriate to inform other members of the Under Secretaries Committee (through a courtesy copy of the enclosed letter to Ambassador Williams) should the Ambassador seek their counsel in this matter.

16 400215

Your signature on the enclosed letter to Ambassador Williams is recommended.

Enclosure

Concur:

ASD(ISA) _____

TSATSD _____

ASD(LA) _____

Prepared by: Francis B. Roche, x77227

400216



THE DEPUTY SECRETARY OF DEFENSE
WASHINGTON, D. C. 20301

01
5,2

Honorable Franklin Haydn Williams
United States Ambassador
Micronesia Status Negotiations
Old Executive Office Building
Washington, D. C. 20506

Dear Ambassador Williams:

As you prepare for the fifth, and hopefully final, round of the Marianas negotiations, I consider it appropriate to reemphasize a key facet of the land acquisition arrangements.

Among the various alternatives considered in the question of land acquisition in the early planning of the US-Marianas negotiations was the possibility of leasing the land required by Department of Defense in lieu of a fee purchase. At the time the alternatives were being considered the planning for the project was in the very preliminary stages and leasing was recognized as a last resort alternative. The gathering of additional facts and sampling of attitudes on this particular question make it clear that the Defense Department cannot support this alternative and requests that it be discarded as a fallback position.

Recognizing that whatever arrangements are negotiated must be authorized and funded by an Act of Congress, the history of our land acquisition practices on Guam and in this particular area leads us to a firm conclusion that the majority of Congress expects the United States to receive value for its real estate payments. Considering the fact that fee value was paid for the retention area and that a large portion of the land falls in this category, we could not justify a further payment for merely use and occupancy rights which we already possess in the retention areas. While noting that the release of retention lands on Saipan and the use of the area near Tanapag Harbor as a public park should be balanced against the value of what is being acquired, it would be more appropriate to drop the requirements for land on Saipan than to agree to a lease for the land on Tinian.

16 - 400217

As you indicated in our meeting last June, negotiations with the Marianas are most sensitive in terms of money and interest to be acquired. While I fully appreciate the necessity of compromise to reach an acceptable settlement of the many complex problems relating to these negotiations, we cannot lose sight of U. S. Congressional attitudes and the required ultimate approval by the House and Senate. I am also deeply concerned about the precedential effect of any settlement upon our position with respect to land ownership on Guam and the other U. S. Territories and Possessions.

I trust this issue can be resolved successfully in the negotiations without recourse to further intra-governmental review, and wish you continued success in "Marianas V."

Sincerely,

Copy:
Under Secretaries Committee