

SUMMARY OF
UNITED STATES LAND REQUIREMENTS
IN THE MARIANAS

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OFFICE FOR MICRONESIDAN STATUS NEGOTIATIONS
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SUMMARY OF U.S. LAND REQUIREMENTS IN THE MARIANAS

As part of the Marianas political status negotiations, the United States is asking for certain land in the Marianas for the use of the military forces that are assigned peace keeping and security missions in this part of the Pacific. This land will be an important contribution by the new Commonwealth of the Marianas to the defense needs of the American family which it will soon be joining. Here is a summary of the U.S. requests as stated recently to the Marianas Political Status Commission:

1. TINIAN

a. The U. S. Government wants to establish on Tinian what it calls a joint service military base. This would be open for use by all branches of the military forces but would be operated under U.S. Air Force supervision. So much is involved that the northern approximately 2/3 of the island will be needed for the base, including the port of San Jose and the immediately surrounding area. The greatest part of this land is already public land or military retention land. Private land within this area, including land already homesteaded, would be acquired only after making payment to the owner at fair market value or by exchanging the land for another piece of land somewhere else.

b. The southern part of the island would remain as it is, with ownership either in private hands or in the Marianas Government. Persons who live there including those who have homesteaded land would keep their land titles.

c. The village of San Jose presents a special situation. The port would be greatly improved and expanded by the military forces and would be open for joint use by the military forces and by the people of Tinian for fishing boats, small craft, commercial vessels, etc. But the military forces also want to unload ammunition at the port from time to time. If this happens it would be necessary for safety reasons to clear an arc around the port in which no one would be able to have homes. This safety area would include the village of San Jose and the land around it. Within this safety area, however, many activities could still be conducted so long as they could be discontinued during the period ammunition was being unloaded. These include farming and port related businesses.

d. Accordingly, the U.S. Government is asking the people of San Jose to agree to move the village at U.S. expense to any location in the southern part of the island which they choose. The U.S. (through the Air Force) would then build a new village there with new houses (such as those shown in the slides at the meeting last June), a school, new church, stores and also roads, sewerage, and utilities making the new San Jose an up-to-date and attractive village. In

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addition the present church and several other public buildings would remain available for use in the old village.

e. Over the next ten years the base on Tinian would include:

- (1) An airfield capable of handling all types of U.S. aircraft, with a runway of at least 12,000 feet on a general east to west orientation. This can only be accommodated in the present West Field area.
- (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.
- (7) Military training area.
- (8) Port facilities and warehousing.

f. In addition the U.S. has said that:

- (1) Construction will begin approximately one year after land is made available. Preliminary planning has already begun, financed by an allocation of \$297,000.
- (2) There will be access through the base area to the northern beaches for civilian recreation and fishing.
- (3) Fencing on the base will be limited and will be confined principally to those areas where safety and security are important (for example, runways, fuel and ammunition storage sites, Communication or radar antennas).

2. SAIPAN

a. The U. S. Government has said it needs to continue its present right to use Isely Field/ ^{for military aircraft} jointly with civilian aircraft and wants to retain only a very small part of the 4,640 acres it now holds in military retention lands around Isely Field.

- (1) The area to be retained is located immediately south of the runway and within the south boundary road of the airport, equalling approximately 500 acres.
- (2) Although there are no present plans to develop

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this area for military use any time in the near future, it might be used later for such purposes as:

- (a) Defense-related industries employing skilled labor, like inspection and repair facilities for military equipment.
 - (b) Training and supply activities connected with other military activities on Tinian and Guam.
 - (c) Temporary or permanent storage of materiel and supplies, not including munitions.
 - (d) Establishment of a military air cargo terminal for emergency or peacetime use.
- (3) In the meantime, arrangements would be made to make the land available for non-conflicting civilian uses (agriculture, temporary storage or other activities that would not interfere with possible future military use).

b. The United States has also said it needs to keep a little less than half of the 640 acres it now holds in military retention land around Tanapag Harbor.

- (1) This is the southern portion of the current retention area, extending from south of "C" Dock around to Micro Point. The rest of the military retention land would be released to be handled as public land.
- (2) Most of the land to be retained would be used for a "living memorial" park to be developed by the United States as a recreation area for the people of the Marianas as a memorial to those who lost their lives here in World War II.
- (3) The rest of the retained area might be used sometime in the future for such things as:
 - (a) Defense-related industries which require a nearby port, like the rehabilitation of vehicles.
 - (b) The establishment of port supply and storage activities.
 - (c) A support location for ship and small craft repair.
 - (d) The establishment of a ship bunkering facility.

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(4) The U. S. has also agreed that:

- (a) Some land (south of "C" Dock to the north side of "A" Dock) may be released for non-conflicting harbor related uses.
- (b) Land in the remaining area outside the memorial park could be leased back for public or civil uses.

3. FARRALLON DE MEDINILLA

a. The U. S. has asked that it be allowed to continue its present use of the island for naval shore bombardment and aerial bombing practice.

b. Farallon de Medinilla is the only available site in the Marianas that will adequately satisfy training requirements of Air Force, Navy and Marine Corps units based on or operating from Guam or Tinian. This is particularly true for radar directed practice.

c. The U.S. is preparing for circulation this spring an environmental impact statement on the use of this island.

METHODS OF ACQUISITION AND COMPENSATION

1. The United States would like to lease all land needed with an option to purchase after termination of the Trusteeship Agreement.

a. The U. S. has offered to pay fair market value for all public and private lands which it acquires.

b. The U. S. will, in addition, make a fair payment for the residual rights to all military retention lands to be used to meet its present requirements. All remaining retention lands will be released to the Government of the Marianas.

2. On Tinian, where all private and public lands in the northern part of the island are needed, the U.S. has suggested either outright acquisition or as an alternative an exchange of other land for the privately owned land.

a. In lieu of cash payment, and at the discretion of owners being displaced, including owners of any homesteads, the U.S. proposes to acquire equivalent lands in the southern one-third of the island to exchange for these privately owned lands.

b. The benefits detailed in paragraph 3 below would also be available.

3. Also on Tinian, if the people of San Jose agree to relocate

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the village to a new site of their choosing on the island, the U. S. is willing:

a. Instead of making a cash payment, to build a new home on an equivalent lot, to which full title will be given.

b. Instead of making a cash payment, to 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. To build a school as well as other government and community buildings.

d. To build all of the above as part of a new village that is planned and is designed, taking into consideration the desires of the Tinian people. This village will be constructed on a site of their choice, and would include:

- (1) All utilities, including sewerage.
- (2) Telephone service.
- (3) Streets, sidewalks and paved access roads.
- (4) Recreational areas.
- (5) Community facilities, including medical and dental clinic.
- (6) Church.

e. To assure continued use of the present church, historical sites, and the southern beaches located within the safety arc.

f. Additionally to assure that the development of a base on Tinian will include the construction of extensive road, utility and sewerage systems with links to the port area and new village without cost to the new government of the Marianas.

OTHER BENEFITS TO THE MARIANAS GOVERNMENT AND THE PEOPLE

1. The payment for the land used to meet U.S. military needs would constitute a substantial fund that could be used by the new Government of the Marianas to assist future economic development of the Marianas.

a. Through assured investment income.

b. As collateral for development loans.

2. Base development and construction will cost the U.S. Government approximately \$150 million. From this expenditure, benefits will

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accrue to the Government of the Marianas, businesses and the public in the following manner:

a. Hire of local workers would provide heretofore unequaled job opportunities.

b. Training programs that will be established for local workers will provide new opportunities for changing or upgrading the careers of these people.

c. Local business would be spurred by giving special consideration to bids of local contractors for such things as:

(1) Quarrying.

(2) Transportation.

(3) Maintenance.

(4) Service activities.

d. Demand for rental housing would multiply.

e. Large increase in retail sales and entertainment demand would result from the increased number of construction workers.

f. There would be a substantial benefit from rebate for U. S. income taxes.

3. The establishment of a permanent base with its permanent complement of military personnel will bring a number of direct and indirect benefits to the people of the Marianas.

a. More job opportunities with training and preferential hire.

b. A large increase in revenue through sales and entertainment taxes.

c. New opportunities for local business to operate off the base and to bid for concessions on base.

d. Use of rehabilitated Tinian port facilities.

e. Use of ^{the new} Tinian airfield located on ^{the old West Field site} by civilian aircraft and passengers.

f. A large rebate arising from the U.S. income tax payments by U.S. military stationed locally.

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g. Emergency assistance in case of natural disasters.

h. Enlarging the school system to include children of military personnel.

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- (1) Funds will be generated for local school systems which will provide assistance for improving quality of schools.
 - (2) Qualified U.S. school teachers usually are a part of the U.S. military population and would be available for employment by the local school board.
- i. New incentives for inter-island transportation, communication, and trade.
 - j. A ready market for local farmers and fishermen.
4. The U. S. Government is committed to provide the following support to non-defense activities and development projects in the Marianas:
- a. Full and active participation on a Joint Community/Military Planning Committee.
 - b. Assistance in certain farmland reclamation efforts on Tinian.
 - c. Construction of a Memorial Park in the Micro Point area of Tanapag Harbor, to include:
 - (1) Cleared beaches and possibly a public marina.
 - (2) Shelter area and facility for changing clothes.
 - (3) Arboretum.
 - (4) Swimming pool, ball fields and athletic courts.
 - (5) Picnic tables and parking area.
 - (6) Monument to U.S. servicemen and archway/gate.
 - d. Assistance to commonwealth government in planning for Tanapag Harbor development.
 - e. Assistance in planning for a 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 that may, over time, be displaced by U.S. base development activities.

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