

JOINT LAND COMMITTEE
PROPOSED AGENDA AND SCHEDULE
July 17, 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

1. Consideration of joint use requirements.

a. On 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

- GOM requirements.
- Terminal
- Hangers
- Parking and taxiways.
- Fuel and distribution.
- Access roads.
- Power, light and sewage.
- U.S. operational limitations.
- Elements of joint use agreements.

2. Consideration lease back arrangements.

a. 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.
- Limitations 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 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:

July 15-17	Organizational Meeting	Saipan
July 18-30	Internal Preparatory Work and Travel	Saipan/Washingto
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