

JMW:ml: 11/4/74

*Represented later*

MAJOR ISSUES IN DRAFT LAND REPORT FOR DISCUSSION WITH PRINCIPALS

October 26, 1974

1. San Jose Harbor - Areas reserved for civilian use.
  - MPSC alternative No. 1, still under U.S. consideration would give civilians complete control of easternmost parcels in area adjacent to harbor and 600 feet of adjoining pier space, and joint use of common facilities.
  - Alternative No. 2 would omit pier and give civilians "first scheduled, first served" use of any pier space in the harbor and U.S. would pay for rehabilitation of wharf.
  - Under No. 1 U.S. might want 9 acres somewhere else in harbor area.
  - U.S. still studying and hopes this can be solved without major trouble.
  
2. Tinian Commercial Airport - Construction of Parking Area
  - MPSC wants parking space for 50 cars built free along with paved apron.
  - U.S. could probably waive current regulations which would otherwise would make this type of assistance very difficult, but a specific line item for this purpose would cause trouble with Congress.
  - If nothing specific is said however, the relatively small amount of concrete involved could probably be thrown in as an afterthought or minor change-order in the overall contract at no additional cost to anyone.

- Recommendation: suggest discreetly to Eddie that they drop it and ask later for it as an afterthought during construction.
  - Alternatively, we can explore it with the FAA, but this will cost the Marianas some money though only a fraction of the estimated total of \$100,000 or less.
3. Tinian Commercial Airport - Landing Fees.
    - Pangelinan should be reminded that fees in Guam go to maintenance not to local government, they would be used in essentially the same way - though indirectly as payments to U.S. Treasury - at West Field and would be the same sort of service charge collected in most civilian or military airports.
  4. Joint Uses - Utilities
    - Should be no real problem after further studies have been completed.
  5. Joint Uses - Roads in San Jose Village
    - U.S. cant go beyond Marianas IV, on access road.
  6. Joint Uses - Other recreational facilities.
    - General rule is that joint use of these facilities could follow same rules as in continental U.S. for facilities built for military personnel with military money.
  7. Leasebacks
    - Indicate willingness to look further into leasebacks for Tanapag and Isely.
    - Short term leases directly to individual owners from U.S. should apply in maneuver area where regular military usage is contemplated.

8. Price of Land

- Awaiting Marianas counter-offer.

9. Method of Acquisition - Lease vs. purchase.

- Hold fast for now on purchase, but hint at possible give if long-term lease with automatic renewal and one-shot payment equal to fee purchase price can be negotiated.

10. Method of Payment

- Hold out for lump sum as above.