



Office of the Governor Department of Public Lands



FY 2021 Citizen-Centric Report



OFFICE OF THE GOVERNOR DEPARTMENT OF PUBLIC LANDS CITIZEN-CENTRIC REPORT FISCAL YEAR 2021



About DPL

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DPL Secretary

Sixto K. Igisomar

The mission of the Department of Public Lands, as trustees for public lands in the CNMI, is to provide for the efficient and effective services in the management, use, disposition and development of public lands for the economic and social betterment of individuals of Northern Marianas Descent and to implement the strategic Land Use Plan to promote cultural and economic growth for the benefit of our present and future generations.

DEPARTMENT OF PUBLIC LANDS (DPL)

In 2006 when Public Law 15-2 was signed into law, it created the Department of Public Lands (DPL) under the Executive Branch. The enactment of DPL absorbed the obligations and responsibilities of the former Marianas Public Land Corporation which was established in 1979 under Article XI of the Northern Mariana Islands Constitution.

KEY SERVICES:

The DPLs overall responsibilities include ongoing programs such as homesteading, the commercial leasing and permitting of idle public lands, the settling of land claims and designation of public land parcels to other government agencies for the fulfillment of public purposes. Revenues generated by DPL activities, less allowable expenses by statute, are remitted to the Marianas Public Land Trust to continue to benefit the CNMI. Furthermore, the new law (PL 15-2) clarified the key mission and services of the DPL, inclusive of, but not limited to the following:

- 1.) creation of the following: a.) an Operations Fund under the Department of Finance, b.) an Advisory Board to the Secretary, and c.) developing a Comprehensive Land Use Plan; 2.) executing fundamental policies for Agricultural/Village Homestead and Lease Leases.

OPERATIONAL STRUCTURE:

To implement and enforce the missions and services of DPL in our CNMI, the following are divisions and offices, filled with hard-working government employees, tasked with providing the best government service to our NMDs and the public.

- OFFICE OF THE SECRETARY**
- Mai Mendiola, Executive Secretary
 - Mark O. Rabauliman, Special Asst.
 - Richard Villagomez, Financial Management Advisor
 - Xerxes Mangarero, System Admin.
 - Ramon Dela Cruz, Hearing Officer

- ROTA DISTRICT OFFICE (RDO)**
- Antonio Quitugua, Director

- TINIAN DISTRICT OFFICE (TDO)**
- Bernadita San Nicolas, Director

- ADMIN DIVISION**
- Margarita "Peggy" Salas, Director

- PLANNING DIVISION**
- Patricia S. Rasa, Director

- HOMESTEAD DIVISION**
- Irene T. Torres, Director

- REAL ESTATE DIVISION**
- Bonnie T. Royal, Director

- COMPLIANCE DIVISION**
- Greg Deleon Guerrero, Director

- ACCOUNTING DIVISION**
- Evelyn Sablan, Director

- LAND CLAIMS DIVISION**
- Terry Guerrero, Director

40 employees temporarily detailed to DPL were reinstated and detailed back to Department of Lands and Natural Resources



PUBLIC LANDS ADVISORY BOARD:

- HENRY HOFSCHEIDER, CHAIRMAN (REPRESENTATIVE, SAIPAN MAYOR'S OFFICE)
- MANNY MANGARERO, BOARD MEMBER (REPRESENTATIVE, OFFICE OF THE GOVERNOR)
- FELICIDAD OGUMORO, BOARD MEMBER (REPRESENTATIVE, NORTHERN ISLANDS MAYOR'S OFFICE)

Staff Demographics

| | |
|-----------------|---|
| Total employees | • 65 (Saipan, Tinian, and Rota) |
| Gender | • Female: 32 • Male: 33 |
| Age Range | • 51+ = 23 • 31-50 = 36 • 18-30 = 6 |





Our Progress

The Department of Public Lands staff takes pride in ensuring the fulfillment of our constitutional mandate to the CNMI. Although the COVID-19 pandemic continues to have a great impact on department operations this year, DPL is continuously working on leases and permits while implementing safety procedures by providing and requiring face masks and disinfecting stations so our employees can work safely.

Leases and Public Benefits

2021 Lease Agreements

- 1- year lease extension-FEMA (GSA Koblerville)
- New 25-year lease-A&M Corporation
- New 40-year Lease-Hyatt Regency Saipan



There are currently **77 Active Leases** (Saipan, Tinian, and Rota)

DPL secured over \$3.6 million in Public Benefit contributions:

- » Westlake Motors: rebuild of San Roque Fire Station
- » Asia Pacific Hotel, Inc. \$3.5M for Garapan Revitalization Project, Beautification Projects on tourist sites, homestead infrastructure, Oleai Sports Complex and Sports Association funding and Educational scholarship
- » Mobil Oil (Rota): \$1,000 monthly fuel expense for Municipality of Rota for 15-year lease extension
- » \$6,000+ educational scholarship (A&M Corporation, Bibong Corporation, Saipan Stevedore, Ken Coward, APHI dba Fiesta Resort, etc.)

Planning



in the last 12 months, 405 survey work, 65 Land Use Reviews (LUR), 20 Temporary Authorizations, and 10 designations were performed by DPL's Planning Division.

Agreement for designations include (but are not limited to):

- DCCA (Marianas Racing Association)
- CUC (Kagman water tank)
- NMTI (Lower Base)
- Superior Court (Adult Probation Services Supervision Facility)
- Office of the Governor (Substance Abuse in-patient treatment facility)
- CHC (Transitional Living Center and Community Guidance Center, Main Office)
- CNMI Judiciary (Courthouse, Tinian)

Homesteads & Permits

Saipan Village Homestead applicants:

2,138



Quitclaim Deeds were awarded to qualified homesteaders

| | | |
|---------------|-------|-------------------------------------|
| SAIPAN | ----- | 6 (Village) |
| TINIAN | ----- | 104 (Village) & 11 (Agr) |



A Saipan Village Homestead lottery is tentatively scheduled for May 2022

Homestead Infrastructure

DPL, in collaboration with Infrastructure Recovery Program (IRP) and CUC, was approved funding for the ongoing homestead infrastructure projects.



\$15,701,655.40



\$69,124,337.10

Land Compensation

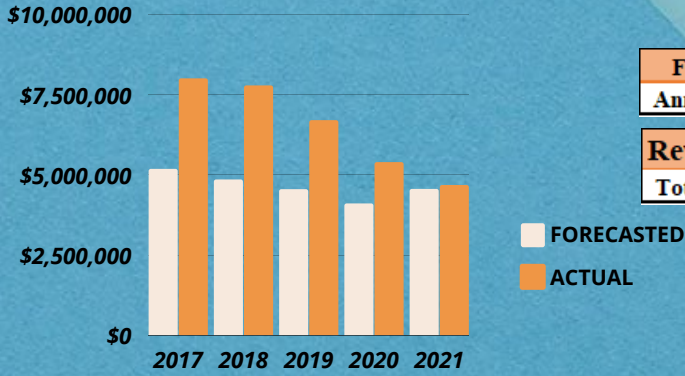
Over the past year, DPL issued and paid out approximately **\$834,911.00** for land compensation.

\$115,980.00 in partial payments

\$718,931.00 in full payments

Revenues and Expenses

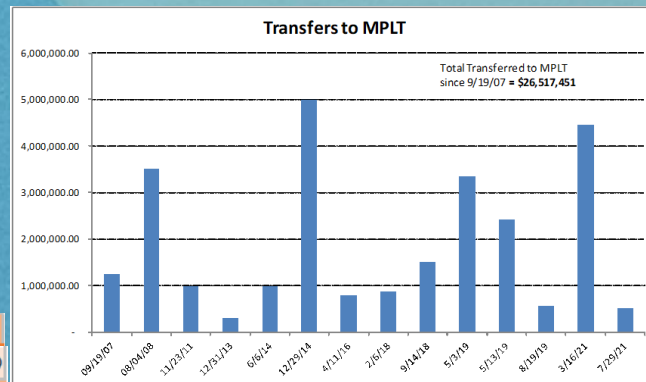
REVENUE FORECASTED V. ACTUAL



| Fiscal Year | 2017 | 2018 | 2019 | 2020 | 2021 |
|----------------------|-------------|-------------|-------------|-------------|-------------|
| Annual Budget | \$5,184,376 | \$4,854,044 | \$4,550,453 | \$4,103,865 | \$4,556,166 |
| Revenue | | | | | |
| Total Revenue | \$8,007,437 | \$7,787,100 | \$6,702,777 | \$5,392,254 | \$4,677,303 |

Revenues

DPL continues to satisfy its constitutional obligation by remitting money to the Marianas Public Land Trust (MPLT).



DPL experienced a drastic downward trend in revenue for 2020 and 2021 as a direct result of the COVID-19 global pandemic.

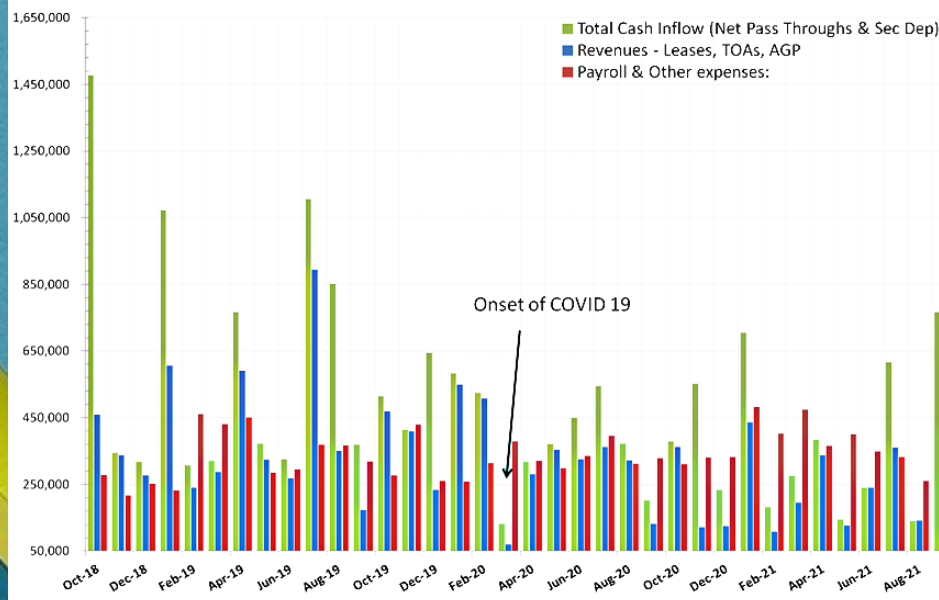
Expenses

| | 2017 | 2018 | 2019 | 2020 | 2021 |
|---------------------------------|--------------------|--------------------|--------------------|--------------------|--------------------|
| Payroll | \$2,263,712 | \$2,519,327 | \$2,498,533 | \$2,768,427 | \$2,771,829 |
| Operating Expenses | | | | | |
| Accounts Payable | \$1,044,522 | \$1,119,152 | \$1,108,972 | \$978,837 | \$1,561,798 |
| Homestead Development | ** | \$602,871 | \$180,533 | \$116,477 | \$95,054 |
| Travel | \$108,958 | \$191,582 | \$173,590 | \$45,496 | \$17,958 |
| Total Operating Expenses | \$1,153,480 | \$1,913,605 | \$1,463,095 | \$1,140,810 | \$1,674,810 |
| Total Expenses | \$3,417,192 | \$4,432,932 | \$3,961,628 | \$3,909,237 | \$4,446,639 |

** In 2017, DPL Planning Division used their previously allocated funds for the homestead development on the different islands for expenses such as surveying, transportation and equipment that were already allocated elsewhere in the budget. Homestead Development costs usually consist of contracting outside services.

DPL remitted \$5,000,000 in 2014 as an advance payment to future net of operations covering 2015's remittance and requiring a reduced payment of \$800,334.16 in 2016. In 2018, \$2,367,513 was remitted for FY 2016 and 2017 post-financial audit. In 2019, DPL remitted \$6,327,685.23. In FY 2021, DPL remitted \$4,968,067 as a result of FY 2019 audit.

DPL Cash Inflows, Revenues, and Expenses FY19 - FY21



Total Cash Inflows:

- October 2018 spike due to receipt of \$1M settlement related to RFP for Marpi Properties.
- January and July 2019--Large cash inflows from Managaha Landing Fees net of expenses. Landing fees are paid by tourists visiting the island.

Revenue-Leases and TOAs:

- March 2020--Economic effects of COVID-19 results in drastic reduction of rents attributable to a percentage of BGR. As BGR declines, so do DPL rents.
- Trend line declining for the period.

Payroll and Expenses:

- Trend line increasing for the period mostly because of additional expenses DPL is incurring to directly maintain/preserve the value of Marpi properties until a new lessee is in place.



Challenges



Moving Forward

- DPL continuously tries to adjust day-to-day operations for the safety of DPL staff and clientele amidst the COVID-19 pandemic
- DPL continues to collect rent, BGR, and interest from lessees, permittees, and clientele that are also affected by the economic impact of COVID-19
- Limited in-person and department-wide training opportunities last year and partially this year; DPL staff attended trainings internally and through virtual conferences
- Address unfilled vacancies due to COVID-19. There are currently 18 FTE vacancies



We want to hear from you! Let us know if you have any questions about the DPL Citizen Centric Report and if there is any additional information you think we should include.



Goals



- complete the As Gonno Homestead Subdivision Project by the end of this year
- complete the homestead subdivision projects for Tinian and Rota
- conduct homestead lottery on Saipan, Tinian, and Rota
- begin the Agricultural Homestead Program for the Northern Islands
- work with lessees, permittees, and homesteaders to improve DPL regulations
- secure more public benefits for Northern Marianas Descent
- find permanent location for DPL office space
- promote and entice the CNMI as a safe tourist destination site
- amend and renew the Comprehensive Land Use Plan for 2022 (current LUP accessible via QR code -->)

CLUP Resources



RFP21-RED005

“MANAGAHA ISLAND MASTER CONCESSION OPERATOR”

Extended and Revised

SUBMISSION DEADLINE: NOVEMBER 25, 2021



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Si Yu'us Ma'ase, Olomwaay, Thank you