



picture credit: Bill Harwood



# FY2023 Citizen Centric Report





# Office of the Governor Department of Public Lands Citizen-Centric Report Fiscal Year 2023



**DPL Secretary  
Teresita A. Santos**

## OPERATIONAL STRUCTURE:

The Department of Public Lands is composed of Seven (7) Divisions and Two (2) Senatorial District Offices in Rota and Tinian which carries out the duties and responsibilities of the Department pursuant to its constitutional and statutory mandates under Article XI of the CNMI Constitution and Public Law 15-2, primarily to allocate benefits to all persons of Northern Marianas Descent (NMD). As trustees and stewards of public lands in the CNMI, it is imperative that DPL update its strategic land use plan into successful administration in the management, use, disposal, and development of public lands in order to foster cultural and economic growth for the benefit of current and future generations.

## Vision/Mission Statement

As DPL plays an important role in the CNMI's economic development, it is important that we advance our management strategy in terms of streamlining the application process on long term leases and temporary occupancy agreements to augment social and economic benefits for NMDs.

Equally important, we must continue to conduct surveying, mapping, and land use reviews for future homestead developments in order to meet the growing demand of our NMDs. However, DPL is faced with the challenges of issuing homestead permits in the absence of essential infrastructures, including fulfilling all land claimant's monetary compensation due to lack of funding. Determined to resolve this pending issue, dialogues continue in different forms with various agencies, departments as well as the legislature, and the administration. Despite these challenges, DPL will continue to press forward to ensure conformance with our statutory and regulatory mandates.

## CONTENT:

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## Staff Demographics



Total Employees: 69



Saipan: 62  
Tinian: 4  
Rota: 3



Males: 33  
Females: 36



- OFFICE OF THE SECRETARY**
  - Mai C. Mendiola, Manager, Admin Services
  - David C. Sablan, Special Advisor
  - Richard S. Villagomez, Financial Management Advisor
  - Ramon S. Dela Cruz, Hearing Officer
  - Rita M. Celis, Executive Secretary
  - Jovano Q. Taitano, Grant Writer
- ROTA DISTRICT OFFICE (RDO)**
  - Rose T. Ada-Hocog, Director
- TINIAN DISTRICT OFFICE (TDO)**
  - Bernadita San Nicolas, Director
- ADMIN DIVISION**
  - Peggy B. Salas, Director
- PLANNING DIVISION**
  - Patricia S. Rasa, Director
- HOMESTEAD DIVISION**
  - Irene T. Torres, Director
- REAL ESTATE DIVISION**
  - Bonnie T. Royal, Director
- COMPLIANCE DIVISION**
  - Greg P. Deleon Guerrero, Director
- ACCOUNTING DIVISION**
  - Evelyn J. Sablan, Director
- LAND CLAIMS DIVISION**
  - Theresa M. Guerrero, Director



## Leases and TOAs



### 2023 Lease Agreements

- Coldwell Energy 1, LLC is a new lease that took effect on November 1, 2022 for a term of 25 years as a warehouse and storage facility. Public Benefit Contribution is \$1,000 annually for educational scholarship for NMD students.
- Mariana Global Inc. has been awarded the Master Concession Operator for Managaha Island effective June 1, 2023. The Concession Permit is for 10 years and its responsibility is to handle the overall operation and maintenance of Managaha Island.

**\*\*To date, DPL has 78 long term leases**

Temporary Occupancy Agreements (TOAs)	
PARKING	9
ENCROACHMENT	14
MAINTENANCE	26
ROAD SIDE VENDOR	5
CONTAINER STORAGE	2
QUARRY	6
REPEATER COMMUNICATION/SITE TOWER	7
STAGING	6
UNDER GROUND FIBER OPTIC	2
BEACH CONCESSION	2
AGP/AP	62
<b>TOTAL</b>	<b>141</b>

## Planning

\*\* The Survey Crew traveled to Tinian and Rota to perform various survey requests that have been put on hold. With additional teams added and their equipment/tools upgraded, they have been able to perform their survey tasks expeditiously.

Survey and Mapping	32
As-Built	4
Stakeout	22
Severance	5
Retracement	36
Parcel	1



Designations	20
TOA	22
LUR	27
Reconveyance	4

- Completion of 446 lots, Marpo Heights Phase II Village Homestead, Tinian
- Completion of 245 Agricultural Homestead lots in Kastiyu, Tinian
- Managaha Pier Railing project inclusive of the Managaha Ranger's housing ATP is completed
- Upcoming homestead lottery for the 20 various revoked lots on Tinian
- Ongoing retracement survey work on Rota

## Homesteads and Permits

# 23

Permits were given to homestead applicants in Tinian after the August 2023 Lottery



# 46

Quitclaim Deeds were awarded to qualified homesteaders; Saipan (4), Rota (2-village/4-agricultural), and Tinian (35-village/1-agricultural)



### Homestead Lottery (Tinian)

DPL's Tinian District Office successfully conducted the Village Homestead Lottery on August 17, 2023 for 20 Village Homesteads

### Homestead Lottery (Rota)

DPL's Rota District Office successfully conducted the Village and Agricultural Homestead Lottery on September 27, 2023 for 7 Village and approx. 10-15 Agricultural Homesteads

### Land Compensation

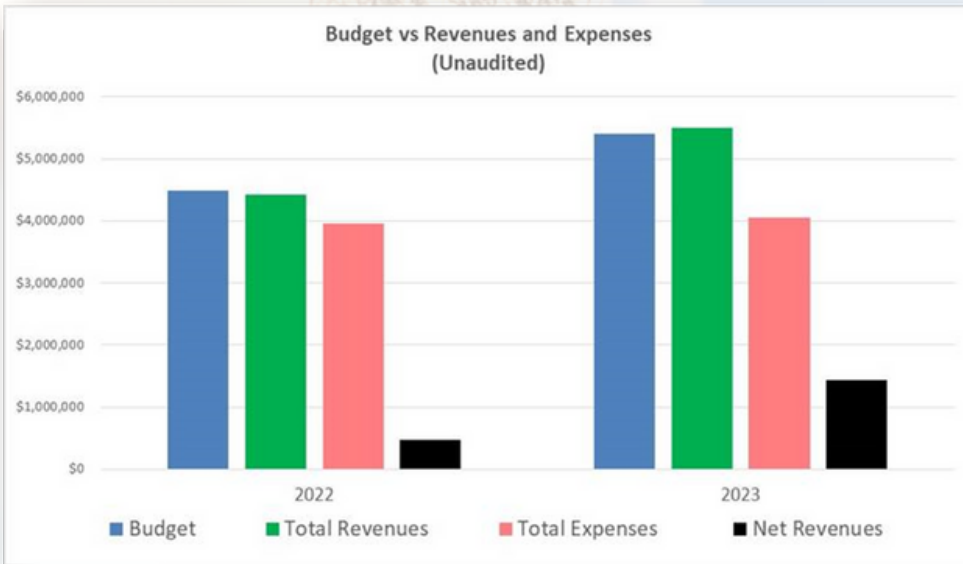
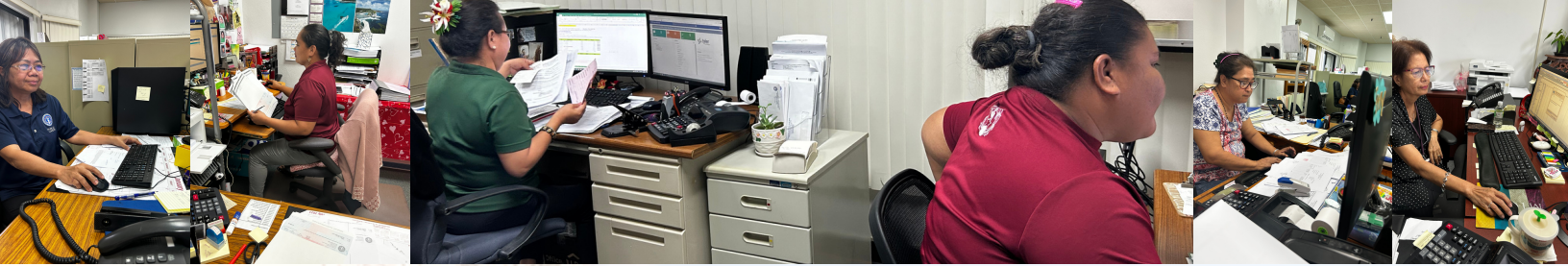
DPL's Land Claims Division achieved a payout of over \$1,218,611.44 in land compensation settlement to two (2) claimants

### Scholarship Program

Over \$18,500 in scholarship funding was secured through the new and renewed leases. Essay contest administered through RED. Essays were reviewed and awarded last December 2022

### Managaha Island

DPL's Compliance Division (Managaha Rangers) collected approximately \$478,480.00 in landing fees for the period of Oct. '22- Sept. '23; A total of 47,848 tourists visited Managaha Island



DPL adjusted its budget up 20.52% in 2023 in anticipation of additional expenses. Total revenues increased 24.49% from FY22 which was more than expected.

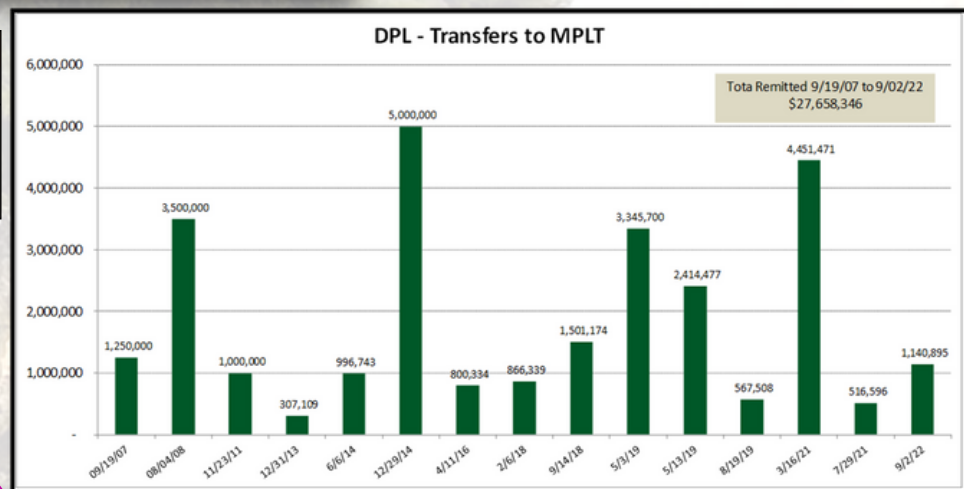
Total expenses increased 21.03% due to additional expenses for maintaining the Marianas Resort and other properties, including but not limited to Managaha Island.

As a result, net revenues were actually higher in 2023 versus 2022.

The picture titled "Budget vs Revenues and Expenses" is a graphical representation of this table.

(Unaudited)	2022	2023
Budget	\$4,487,022	\$5,407,896
Total Revenues	\$4,418,053	\$5,500,219
Total Expenses	\$3,954,277	\$4,785,890
Net Revenues	\$463,776	\$714,329

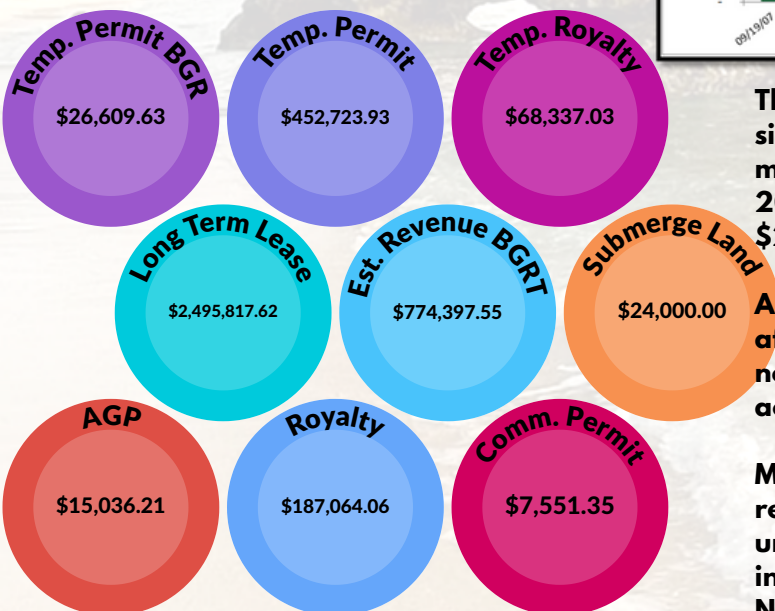
**\*\*Note: All FY2023 figures are unaudited based on management reports**



The chart above illustrates the amounts DPL remitted to MPLT since 2007 and the corresponding dates the transfers were made. Since September 2007 through September 2022, DPL remitted a total of \$27,658,346.00.

Article XI of the CNMI Constitution requires DPL to remit to MPLT after each fiscal year all remaining funds net of amounts necessary to meet "reasonable expenses necessary for the accomplishment of its functions."

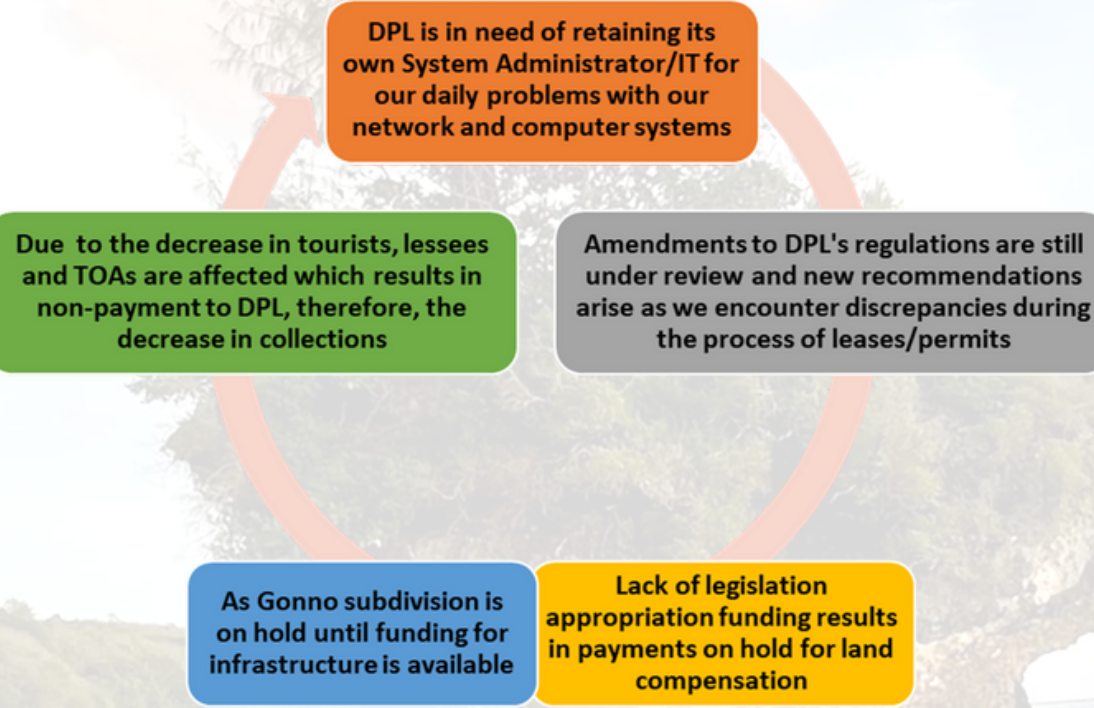
MPLT and DPL have a longstanding "co-fiduciary" relationship of receiving and managing funds from public lands as mandated under Article XI of the CNMI Constitution, MPLT receives and invests the revenue as a trustee for the people who are of Northern Marianas descent.



**Total Collection: \$4,051,537.38**



# CHALLENGES



**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

