

LOURDES A. LEON GUERRERO  
GOVERNOR



JOSHUA F. TENORIO  
LT. GOVERNOR

UFISINAN I MAGA'HÅGAN GUÅHAN  
OFFICE OF THE GOVERNOR OF GUAM

VIA ELECTRONIC MAIL: [senatorterlajeguam@gmail.com](mailto:senatorterlajeguam@gmail.com)

June 10, 2022

Honorable Therese M. Terlaje  
Speaker, 36th Guam Legislature  
Guam Congress Building  
163 Chalan Santo Papa  
Hagatna, Guam 96910

RE: Freedom of Information Act Regarding Return of Eagles Field

*Hafa Adai* Speaker Terlaje:

This letter is in response to your Freedom of Information Act (FOIA) request, dated and received by the Office of the Governor of Guam on June 2, 2022, for the following:

- “Any correspondence between the Office of the Governor, Office of the Lt. GOVERNOR; Department of Land Management; Community Defense Liaison Office (CDLO); any other agency or representative of the Governor; and the Department of Defense regarding any change in the status of the 102.2 acres of Lot A&a & b, Anderson Annex which was placed on a list of properties eligible for return by the Secretary of the Navy. In addition, please provide any documentation that discusses the terms of the lease being negotiated, the return of land, after a potential 99-year lease for the 102.2 acres of Lot A7a & b, Anderson Annex.

Pursuant to the Sunshine Reform Act of 1999 (the Act), 5 GCA §§ 10101 – 10315, please find the attached documents as requested subject to the limitations on disclosure under 5 GCA §10108.

*Senseramente,*

A handwritten signature in blue ink, reading "Jean S. Taitano".

Jean S. Taitano, Special Assistant  
Executive Management Office

cc: Vera A. Topasna, Community Defense Liaison Office Director

LOURDES A. LEON GUERRERO  
GOVERNOR



JOSHUA F. TENORIO  
LT. GOVERNOR

UFISINAN I MAGA'HÅGAN GUÅHAN  
OFFICE OF THE GOVERNOR OF GUAM

December 28, 2021

**HONORABLE Leevin Taitano Camacho**

*Attorney General of Guam*

OFFICE OF THE ATTORNEY GENERAL OF GUAM

590 S. Marine Corps Drive, Suite 901

Tamuning, Guam 96913

**Re: Eagles Field Negotiating Team**

Dear Attorney General Camacho,

As you know, I have requested that the property known as Eagle's Field be made available to the government of Guam by the federal government for our use as a medical complex that will enable our residents to seek essential medical, behavioral, and public health care in a centralized location. We have received word from Joint Region Marianas ("JRM") that the federal government is willing to lease the land to the government of Guam for this particular purpose.

I have assembled a team of negotiators who will begin engaging in discussions with JRM at an initial planning meeting on January 11, 2022. I would like to ask you, or your designee, to be a member of the team for the government of Guam. The point of contact for this matter is Vera Topasna, who serves as the Executive Director of my Community Defense Liaison Office. She can be reached at 671-475-4735 or [vera.topasna@guam.gov](mailto:vera.topasna@guam.gov).

*Senseremente,*

A handwritten signature in black ink, appearing to read "Lourdes A. Leon Guerrero".

**LOURDES A. LEON GUERRERO**

*Maga'hågan Guåhan*

Governor of Guam

cc via email: *Honorable Joshua F. Tenorio, Sigundo Maga'låhen Guåhan*  
*Ms. Vera Topasna, Executive Director, Community Defense Liaison Office*

LOURDES A. LEON GUERRERO  
GOVERNOR



JOSHUA F. TENORIO  
LT. GOVERNOR

**UFISINAN I MAGA'HĀGAN GUĀHAN**  
OFFICE OF THE GOVERNOR OF GUAM

October 5, 2020

The Honorable Kenneth Braithwaite  
Secretary of the Navy  
1000 Navy Pentagon  
Room 4D652  
Washington, D.C. 20350-1200

RE: Potential Land Return for New Hospital

*Håfa Adai* Secretary Braithwaite:

Thank you for your letter dated July 2, 2020, regarding my request that additional properties be added to the net negative list released by the Navy to Congress. I would also like to thank you for Joint Region Marianas' (JRM) assistance in identifying three (3) parcels as potential sites for the new Guam Medical Complex. It is my understanding that these parcels are under review. In planning for the construction of a new hospital, I have established the Guam Medical Complex Facility Taskforce, which will focus on my preferred site for the hospital as well as planning for its development and construction. The taskforce will collaborate with JRM to ensure that the process for identifying potential impacts or encroachment issues are resolved expediently. This collaboration will ensure there are no unnecessary delays in the transfer of the property.

I would like to extend my thanks to Rear Admiral John Menoni and JRM for their partnership in ensuring that the people of Guam and Department of Defense will mutually benefit from this medical complex. Furthermore, while addressing Guam's public health critical needs is my immediate priority, we must continue to collaborate and forge ahead with the return of excess federal lands in accordance with the National Defense Authorization Act for Fiscal Year 2019, Title XXVIII-Military Construction General Provisions, SubTitle C-Land Conveyances, Sec. 2847, Public Inventory of Guam Land Parcels for transfer to the Government of Guam.

I look forward to continuing our partnership in this effort and other Defense Community initiatives for the benefit of "One Guam."

*Senseramente,*

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**LOURDES A. LEON GUERRERO**  
*Maga'hāgan Guāhan*  
Governor of Guam

cc: Guam Buildup Office

LOURDES A. LEON GUERRERO  
GOVERNOR



JOSHUA F. TENORIO  
LT. GOVERNOR

**UFISINAN I MAGA'HĀGAN GUĀHAN**  
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**LOURDES A. LEON GUERRERO**  
*Maga'hāgan Guāhan*  
Governor of Guam

cc: Guam Buildup Office





THE SECRETARY OF THE NAVY  
WASHINGTON DC 20350-1000

January 15, 2021

The Honorable Lourdes A. Leon Guerrero  
Governor of Guam  
Ricardo J. Bordallo Governor's Complex  
P.O. Box 2950  
Hagatna, GU 96932

Dear Governor Leon Guerrero:

Thank you for your October 5, 2020 letter and for taking the time to meet with me during my visit to Guam on October 18, 2020.

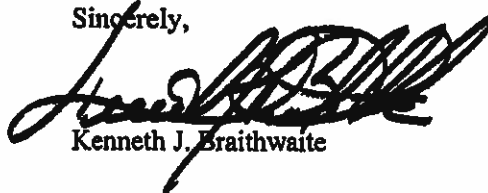
In my July 2, 2020 letter to you, I committed to work with you on determining the viability of returning Department of Defense (DoD) property for a future Guam medical complex. I appreciate our discussion as we balanced the urgent need to support development of such a facility for the people of Guam with the requirements and capabilities of U.S. Indo-Pacific Command and DoD operational components.

I am pleased to now identify the DoD parcel for the medical complex, and add it to the list of parcels eligible for return to the Territory of Guam. The site is one of the three referenced in your October 5<sup>th</sup> letter and is located within parcel number 16, *Lot A7a & b Andersen Barrigada Annex*, as described in the June 2019 Guam Economic Development Authority Report enclosed in your letter of August 18, 2019. My July 2, 2020 letter previously added a 50 acre portion of this site to the Net Negative Inventory, which will now be increased to 102 acres. Attached is an updated version of the comprehensive table and map previously conveyed to you as required by Section 2847 of the National Defense Authorization Act for Fiscal Year 2019. This parcel will be subject to all existing utility easements, licenses, leases, and continued access from Route 15 to the Next Generation Radar antenna.

Given the importance of the medical complex, the Navy will expedite the process to the extent permitted by law, and we will work with your staff to identify an appropriate interim method to assist you with planning and development. Commander, Joint Region Marianas will continue to be the Net Negative lead for the Department of the Navy.

I look forward to continuing a transparent and productive dialogue as we remain focused on *One Guam*. I am grateful for your continued support to our critical National Defense mission on Guam.

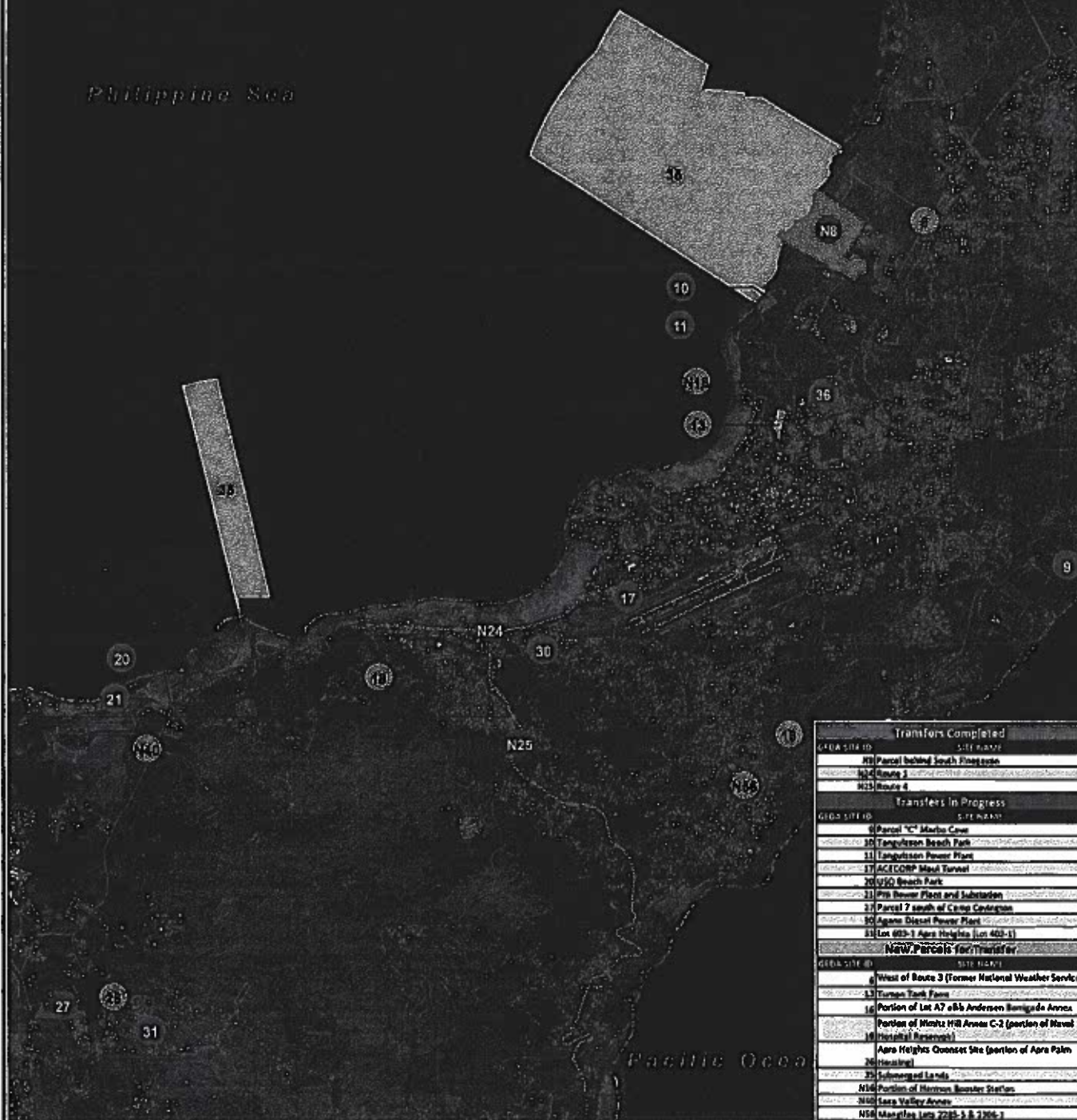
Sincerely,



Kenneth J. Braithwaite

Enclosures:  
As stated

Philippine Sea



Transfers Completed	
GDA SITE ID	SITE NAME
20	Parcel behind South Pier Station
34	Route 3
42	Route 4
Transfers In Progress	
GDA SITE ID	SITE NAME
10	Parcel "C" Marine Cove
11	Tanaputan Beach Park
17	Tanaputan Power Plant
21	ACECOMP Mast Tower
20	USO Beach Park
21	Power Plant and Substation
27	Parcel 7 south of Camp Contingent
30	Agana Diesel Power Plant
31	Lot 603-1 Agna Heights (Lot 403-1)
New Parcels for Transfer	
GDA SITE ID	SITE NAME
6	West of Route 3 (Former National Weather Service)
13	Turner Tank Farm
16	Portion of Lot A7 with Andersen Barracks Annex
19	Portion of Minz Hill Annex C-2 (portion of Naval Hospital Reserve)
20	Agna Heights Quonset Site (portion of Agna Palm Housing)
21	Submerged Lands
41	Portion of Marston Boulder Station
42	Saga Valley Annex
58	Mangrove Lots 2285-5 & 2286-1

**Map Location:**



Map Print  
Date: 6/1/2020

**Map Title:**

Navy Response to Governor of Guam  
August 8, 2019 Request  
(see corresponding table for more information)

**Legend**

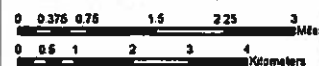
- Transfers Completed
- Transfers In Progress
- New Parcels for Transfer

**Map Source:**

NAVFAC  
2017 Imagery  
AM1 Real Property 2020  
JRM 2019-2020



Reference Scale: 1:0



Coordinate System: GCS WGS 1984  
Datum: WGS 1984  
Units: Degree



**NAVFAC**  
Naval Facilities Engineering Command

Contact: NFM GeoReadiness Center: (671) 316-2825

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GeoReadiness Center

Parcels Added to Department of Navy Net Negative Inventory based on Governor of Guam Letter of August 8, 2019							
Parcel Name (GEDA Report of June 2019)	Acres	Parcel Number (GEDA Report of June 2019)	Include on the Net Negative Inventory	Disposal conditions	- Transferred - Transfer in Progress or - Potential Transfer	Anticipated Transfer Date	Transfer Authority
West of Route 3	4.59	6	Yes	- - -	Potential Transfer	2022-2026	U.S. Public Law 106-504
Parcel C Marbo Cave	5.00	9	Yes	- - -	Transfer In Progress	2022-2026	U.S. Public Law 106-504
Tanguisson Beach Park	13.30	10	Yes	- - -	Transfer In Progress	2022-2026	U.S. Public Law 103-339
Tanguisson Power Plant	5.00	11	Yes	- - -	Transfer In Progress	2022-2026	U.S. Public Law 100-202
Tumon Tank Farm	23.77	13	Yes	Retain easement	Potential Transfer	2022-2026	U.S. Public Law 106-504
Portion of Lot A7 a&b Andersen Barrigada Annex	102.20	16	Yes, approximately 102 of 310 acres	Retain easement and building height limitations	Potential Transfer	2022-2026	U.S. Public Law 106-504
ACEORP Maui tunnel	3.70	17	Yes	Retain easement	Transfer In Progress	2022-2026	U.S. Public Law 103-339
Nimitz Hill Annex C-2	2.00	18	Yes, approximately 2 of 6 acres	Retain reservoir and easement	Potential Transfer	2022-2026	U.S. Public Law 106-504
USO Beach Park	5.50	20	Yes	- - -	Transfer In Progress	2022-2026	U.S. Public Law 106-504
Piti Powerplant & Substation	15.50	21	Yes	Retain easement	Transfer In Progress	2022-2026	U.S. Public Law 100-202
Apra Heights Quonset Site	3.00	26	Yes	Retain easement	Potential Transfer	2022-2026	U.S. Public Law 106-504
Parcel 7 Camp Covington	60.80	27	Yes	- - -	Transfer In Progress	2022-2026	U.S. Public Law 103-339
Agana Diesel Power Plant	5.90	30	Yes	Retain easement	Transfer In Progress	2022-2026	U.S. Public Law 100-202
Lot 603-1 Apra Heights	0.50	31	Yes	Retain easement	Transfer In Progress	2022-2026	U.S. Public Law 100-202

Parcels Added to Department of Navy Neg Negative Inventory based on Governor of Guam Letter of August 8, 2019						
Parcel Name (GEDA Report of June 2019)	Acres	Parcel Number (GEDA Report of June 2019)	Include on the Neg Negative Inventory	Disposal conditions	- Transferred - Transfer in Progress or - Potential Transfer	Anticipated Transfer Date
Submerged Lands	6,225.00	35	Yes, approximately 6,225 of 17,031 acres (Hilaam, Asanland Tanguisson)	---	Potential Transfer	2022-2026
					U.S. Public Law 106-504	

Other Parcels Added to the Department of Navy Neg Negative Inventory						
Mangilao Lots 2285-5 & 2306-1	0.40	N/A	Yes	Easement will be provided to Guam Waterworks Authority prior to transfer	Potential Transfer	---
Sasa Valley Annex	7.20	N/A	Yes	---	Potential Transfer	---
Harmon Booster Station	4.30	N/A	Yes, approximately 2.7 acres	---	Potential Transfer	---
					U.S. Public Law 106-504	



Department of Navy Retention Justifications Response to Governor of Guam Letter of August 8, 2019 Request					
Parcel Name (GEDA Report of June 2019)	Acres	Parcel Number (GEDA Report of June 2019)	Include on the Net Negative Inventory	Retention Justification	Cessation Date
Area Between Cliffline and Route 3A	69.19	1	No	A portion of this property lies within the clear zone and accident potential zone for the Northwest Field landing zone making this property critical to retain as a setback area around an active runway. Military use of this parcel makes it unsuitable for release as conservation land.	Enduring
Route 3A & 9 Intersection	5.00	2	No	Important infrastructure for Marine Corps Base Camp Blaz and Anderson Air Force Base traverse this area. Portions of this property are leased to the Guam Power Authority, and access easements already exist.	Enduring
Former FAA Facility	30.00	3	No	Retention of this parcel is necessary to meet Department of the Defense habitat conservation and recovery requirements.	Enduring
Route 3A & 9 Intersection (near Starts Golf Course)	19.35	4	No	Retention of this parcel is necessary to meet Department of Defense habitat conservation and recovery requirements and Camp Blaz operations.	Enduring
South of Route 9	45.94	5	No	A portion of this property lies within the clear zone and accident potential zone for the airfield at Anderson Air Force Base making this property critical to retain as a setback area around an active runway.	Enduring
Lot 6A near War Dog Cemetery	27.00	7	No	This parcel provides part of the primary source of water production on Guam for the Department of Defense. Retention of this parcel is also necessary to meet Department of Defense habitat and conservation recovery requirements.	Enduring
Yigo Fire Station	1.00	8	No	Retention of this parcel is necessary to support operations at the future Urban Combat Training Range Complex. Use of the firefighter facility on this parcel is coordinated between Joint Region Marianas and the Government of Guam through a Mutual Aid Agreement	Enduring
Marbo Powerplant & Substation	3.12	36	No	This parcel is necessary to retain because it is located inside the footprint of the area where the planned Urban Combat Training Range Complex will be built. The Department of the Navy is open to converting Guam Power Authority's lease into an easement.	Enduring



Department of Navy Retention Justifications Response to Governor of Guam Letter of August 8, 2019 Request					
Parcel Name (GEDA Report of June 2019)	Acres	Parcel Number (GEDA Report of June 2019)	Include on the Net Negative Inventory	Retention Justification	Cessation Date
Harmon Substation Annex	9.90	36	No	This parcel is located within the footprint of Department of Defense property, and supports power distribution for the Department of Defense. The Department of the Navy is open to converting Guam Power Authority's lease into an easement.	Enduring
Australian Cable Housing	4.00	14	No	This parcel is necessary to retain to support Department of Defense operations in the region and Western Pacific.	Enduring
NCTAMS Barrigada	1,366.00	15	No	This parcel is necessary to retain to support Department of Defense operations across the region and Western Pacific. Its is also used for U.S. Marine Corps aviation training.	Enduring
Navy PWC Utilities Department	7.00	22	No	This parcel provides the Department of Defense with necessary support for infrastructure requirements.	Enduring
Parcels 1, 2, 3 and submerged land	60.00	23	No	This parcel is necessary to support amphibious training and berthing requirements.	Enduring
Portion Apra Harbor Res F-R13 (portion of Camp Covington)	58.00	24	No	This parcel is necessary to retain for base security operations, and it serves to protect saltwater marsh wetlands.	Enduring
Shipyard Repair Facility	100.00	25	No	This parcel is necessary to support U.S. Pacific Fleet surface and subsurface operations and maintenance on a daily basis.	Enduring
NBG Water Treatment Plant	8.79	28	No	This parcel is necessary to retain because it houses Department of Defense water treatment facilities that support Naval Base Guam and Polaris Point.	Enduring
Dan Dan Property	58.82	29	No	This parcel is necessary to retain as it provides helicopter training areas to U.S. Pacific Fleet units.	Enduring
Marbo School Site	80.00	34	No	This parcel is located within the Urban Combat Training Range Complex at Andy South. A current easement allows Guam Waterworks Authority access to and operation of water wells it previously installed on the property.	Enduring
Harmon Annex Photovoltaic	- - -	36	No	This is the same property listed above as Harmon Substation Annex.	Enduring

Department of Navy Response to Additional Requests in Governor of Guam Letter of August 8, 2019			
Parcel Name (GEDA Report of June 2019)	Type of Request	Parcel Number (GEDA Report of June 2019)	Response
Air Force Pipeline	fee	12	Not Department of Defense property
Nimitz Hill Annex C-3	fee	19	Not Department of Defense property
Lot 439-R1	fee	32	Not Department of Defense property
Lot 259	fee	33	Not Department of Defense property
Andersen Substation	Easement	36	Department of the Navy is open to providing an easement for this parcel to the Government of Guam
Waterline, Tank, POL Tanguisson	Easement	36	Department of the Navy is open to providing an easement for this parcel to the Government of Guam
Barrigada Substation	Easement	36	Department of the Navy is open to providing an easement for this parcel to the Government of Guam
Cold Storage Substation	Easement	36	Department of the Navy is open to providing an easement for this parcel to the Government of Guam
Orote Substation	Easement	36	Department of the Navy is open to providing an easement for this parcel to the Government of Guam
SRF Substation	Easement	36	Department of the Navy is open to providing an easement for this parcel to the Government of Guam
POL Easement Sasa to Tanguisson Easement	Easement	36	Department of the Navy is open to providing an easement for this parcel to the Government of Guam
Transmission Line - NBG to Piti Easement	Easement	36	Department of the Navy is open to providing an easement for this parcel to the Government of Guam
Transmission Line - Piti to Agana Easement	Easement	36	Department of the Navy is open to providing an easement for this parcel to the Government of Guam
Transmission Line - 115KV Line Only Easement	Easement	36	Department of the Navy is open to providing an easement for this parcel to the Government of Guam
Transmission Line Agana to AAFB Easement	Easement	36	Department of the Navy is open to providing an easement for this parcel to the Government of Guam



FAIR. SAFE.  
PROSPEROUS.  
COMPASSIONATE.

Carlotta A. Leon-Guerrero  
<carlotta.leonguerrero@guam.gov>

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## **FW: SECNAV Letter to Governor of Guam on Site for New Medical Complex**

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Randel.Sablan@fe.navy.mil <Randel.Sablan@fe.navy.mil>

Sat, Jan 23, 2021 at 9:57  
AM

To: vera.topasna@guam.gov, carlotta.leonguerrero@guam.gov

Cc: Joshua.M.Perry@fe.navy.mil

Vera/Carlotta,

FYI per the attached.

Have a great weekend.

V/r,

Randy

Randel L. Sablan (J00PM-GS15)  
Advisor, Political-Military and Regional Environmental Affairs  
Advisor, INDOPACOM Senior Military Official  
Joint Region Marianas  
Office: (671) 349-3205  
Cell: (671) 777-8540  
randel.sablan@fe.navy.mil

-----Original Message-----

From: Menoni, John V RDML USN JRM

Sent: Saturday, January 23, 2021 7:45 AM

To: llg@guam.gov

Cc: Sablan, Randel L CIV USN JRM <Randel.Sablan@fe.navy.mil>

Subject: FW: SECNAV Letter to Governor of Guam on Site for New Medical Complex

Governor,

I have received and am forwarding former Secretary of the Navy Braithwaite's commitment to a land transfer for the Medical Complex. It is the parcel of land that you preferred and I recommended. JRM will work with your staff on this issue.

Sincerely,

John

Sent with BlackBerry Work  
(www.blackberry.com)



**SECNAV Letter to Governor of Guam on Site for New Medical Complex (15 Jan  
2021).pdf**  
3919K



THE SECRETARY OF THE NAVY  
WASHINGTON DC 20350-1000

January 15, 2021

The Honorable Lourdes A. Leon Guerrero  
Governor of Guam  
Ricardo J. Bordallo Governor's Complex  
P.O. Box 2950  
Hagatna, GU 96932

Dear Governor Leon Guerrero:

Thank you for your October 5, 2020 letter and for taking the time to meet with me during my visit to Guam on October 18, 2020.

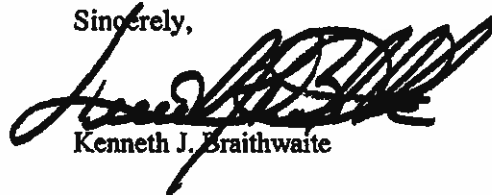
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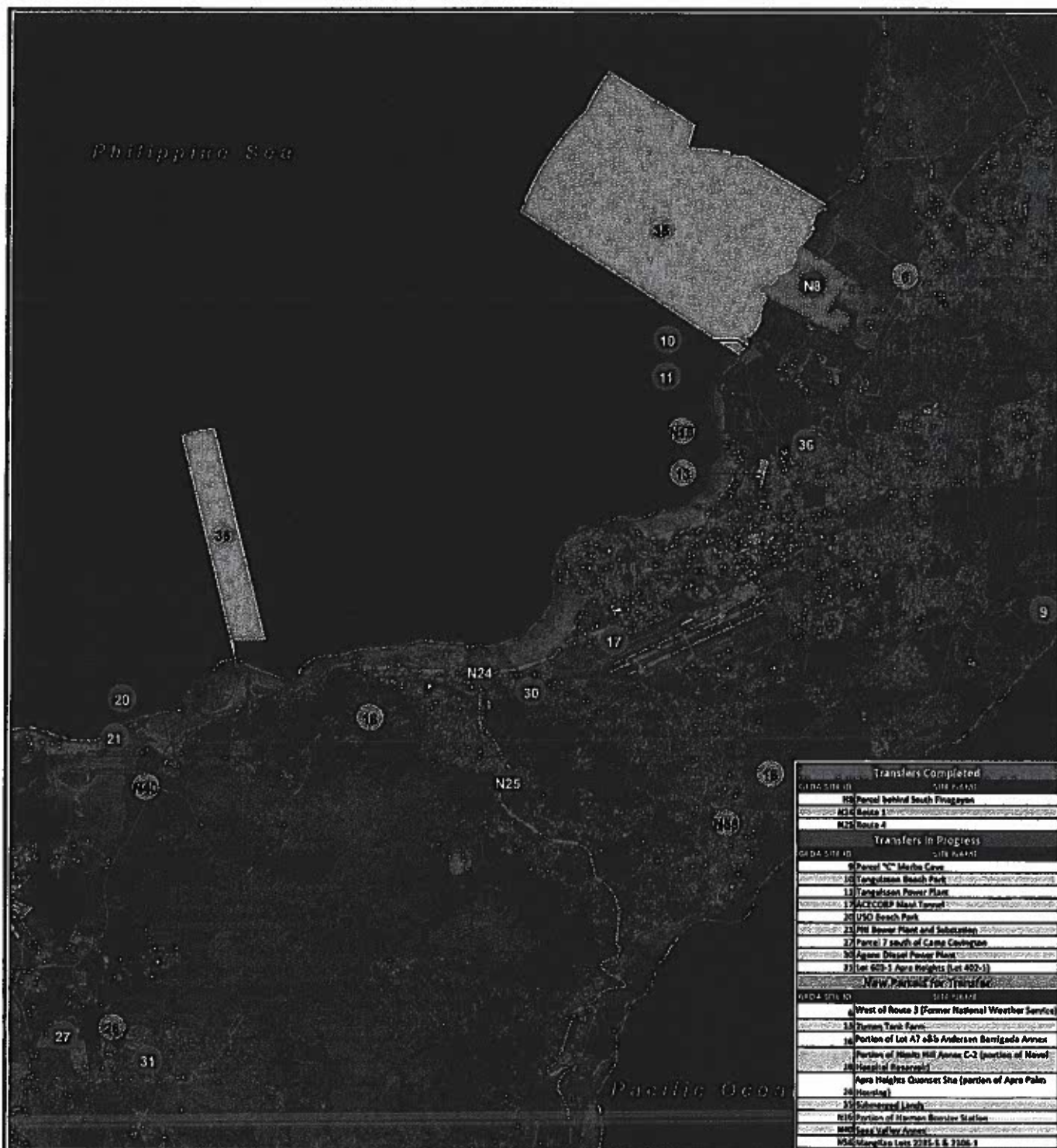
Sincerely,



Kenneth J. Braithwaite

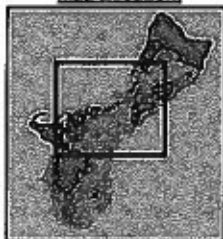
Enclosures:  
As stated





Transfers Completed	
GUAM SITE ID	SITE NAME
N24	Parcel behind South Flanagan
N25	Route 3
N26	Route 4
Transfers In Progress	
GUAM SITE ID	SITE NAME
N27	Parcel "C" Marine Corps
N28	Tanapandan Beach Park
N29	Tanapandan Power Plant
N30	USACE/USACE Mass Tunnel
N31	USO Beach Park
N32	USO Beach Plant and Substation
N33	Parcel 7 south of Camp Cavigliani
N34	Agua Diesel Power Plant
N35	Lot 402-1 Agua Heights (Lot 402-1)
New Parcels for Transfer	
GUAM SITE ID	SITE NAME
N36	West of Route 3 (Former National Weather Service)
N37	Remain Tank Farm
N38	Portion of Lot A7 885 Anderson Barrigade Annex
N39	Portion of Hanks Hill Annex C-2 (portion of Novel)
N40	Hospital Research
N41	Agua Heights Quonset Sta (portion of Agua Palo)
N42	Housing
N43	Unimproved Land
N44	Portion of Herman Border Station
N45	Base Valley Annex
N46	Marquette Lane 2285-S & 2306-S

#### Map Location:



Map Print  
Date: 8/1/2020

#### Map Title:

**Navy Response to Governor of Guam  
August 8, 2019 Request**  
(see corresponding table for more information)

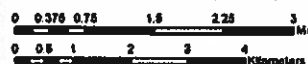
#### Legend

- Transfers Completed
- Transfers In Progress
- New Parcels for Transfer

#### Map Source:

NAVFAC  
2017 Imagery,  
AM1 Real Property 2020  
JRM 2019-2020

Reference Scale: 1:0



Coordinate System: GCS WGS 1984

Datum: WGS 1984

Units: Degree



**NAVFAC**  
Nav Facilities Engineering Command

Contact: NFM GeoReadiness Center (871) 338-2035

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GeoReadiness Center.



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COMPASSIONATE.

Carlotta A. Leon-Guerrero  
<carlotta.leonguerrero@guam.gov>

---

## Eagle Field Parcel

---

Vera A. Topasna <vera.topasna@guam.gov> Mon, Feb 1, 2021 at 12:45 PM  
To: "<Joshua.M.Perry@fe.navy.mil>" <Joshua.M.Perry@fe.navy.mil>  
Cc: Randel.Sablan@fe.navy.mil, "Joseph M. Borja" <joseph.borja@land.guam.gov>, Mike Cruz  
<mcruz@investguam.com>, Diego Mendiola <dmendiola@investguam.com>, "Carlotta A. Leon-  
Guerrero" <carlotta.leonguerrero@guam.gov>

Hi CDR Perry:

Including Joe Borja, Director of Land Management who will take the lead in working with your team for the Real Estate License that we discussed. Joe signed the current license and I believe it is up for renewal and we hope to obtain access to the 102 parcels. Joe will communicate GovGuam activities for the license with Dan & Karrienne. Appreciate all the work your team does to support this and other efforts.

--

Sincerely,

**Vera Topasna**  
Executive Director  
Community Defense Liaison Office (CDLO)  
Office of the Governor of Guam  
120 Father Duenas Ave., Suite 104  
Hagatna, Guam 96915  
Office: 671-475-4735  
Cell: 671-482-5946

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FAIR. SAFE.  
PROSPEROUS.  
COMPASSIONATE.

Carlotta A. Leon-Guerrero  
<carlotta.leonguerrero@guam.gov>

---

## Draft Map for Hospital Site

---

Daniel.Guerrero@fe.navy.mil <Daniel.Guerrero@fe.navy.mil>

Thu, Feb 4, 2021 at 9:40  
AM

To: carlotta.leonguerrero@guam.gov, paul.santos@dln.guam.gov,  
Joseph.Borja@land.guam.gov, Karianne.Camacho@fe.navy.mil, mcruz@investguam.com,  
vera.topasna@guam.gov, Harry.Elliott@fe.navy.mil, John.Aguon@fe.navy.mil,  
Joshua.M.Perry@fe.navy.mil, ronald.darlington@navy.mil, Randel.Sablan@fe.navy.mil

Team,

Here is the draft map of the 102 acre parcel that is being discussed for  
siting a new community hospital and public health complex. We know there is  
a lot of work ahead of us to facilitate access, programming, siting and  
design. At this time, land survey work via a joint JRM-GovGuam team is  
being explored.

r/Dan Guerrero  
Region Community Plans Liaison Office  
ARE, Joint Region Marianas  
349-1070



RE 21-33 Notional Hospital Site.pdf  
3750K





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Carlotta A. Leon-Guerrero  
<carlotta.leonguerrero@guam.gov>

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## Eagle Field Pre-Survey Site Visit

---

Vera A. Topasna <vera.topasna@guam.gov>

Tue, Apr 13, 2021 at 6:35 AM

To: "Joseph M. Borja" <joseph.borja@land.guam.gov>

Cc: "Carlotta A. Leon-Guerrero" <carlotta.leonguerrero@guam.gov>, "Sablan, Randel L CIV (USA)" <Randel.Sablan@fe.navy.mil>, daniel.guerrero@fe.navy.mil, karianne.camacho@fe.navy.mil

Joe & Team:

The Governor has requested to accompany the team to the Eagle Field site on the 27th of April. I informed CDR Perry as well as the Admiral's Flag Aide who will also coordinate with Randy Sablan for this visit. The Governor is requesting either 9:30 or 10:00 a.m. April 27th for the eagle field site visit and appreciates the consideration.

Let me know if you have any questions.

Sincerely,

**Vera Topasna**

Executive Director

Community Defense Liaison Office (CDLO)

Office of the Governor of Guam

120 Father Duenas Ave., Suite 104

Hagatna, Guam 96915

Office: 671-475-4735

Cell: 671-482-5946

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Carlotta A. Leon-Guerrero  
<carlotta.leonguerrero@guam.gov>

---

## Land Return Letter Status

---

Hans.Sholley@fe.navy.mil <Hans.Sholley@fe.navy.mil>

To: vera.topasna@guam.gov

Cc: carlotta.leonguerrero@guam.gov, Randel.Sablan@fe.navy.mil, Joshua.M.Perry@fe.navy.mil

Carlotta, Vera,

Here it is. I think the Boss already provided it to the Governor.

Very Respectfully,

CAPT H.E. Sholley, USN

Chief of Staff  
Joint Region Marianas

Work: (671)-349-3201

Cell: (671)-483-9791

Email (NIPR): Hans.sholley@fe.navy.mil

Email (SIPR): Hans.sholley@fe.navy.smil.mil (please send alert via NIPR to ensure prompt response)

"FOR OFFICIAL USE ONLY - PRIVACY SENSITIVE: ANY MISUSE OR UNAUTHORIZED DISCLOSURE MAY RESULT IN BOTH CIVIL AND CRIMINAL PENALTIES"

-----Original Message-----

From: Vera A. Topasna [mailto:vera.topasna@guam.gov]

Sent: Friday, July 31, 2020 10:13 AM

To: Sholley, Hans E CAPT USN JRM <Hans.Sholley@fe.navy.mil>

Cc: Carlotta A. Leon-Guerrero <carlotta.leonguerrero@guam.gov>; Sablan, Randel

L CIV USN JRM <Randel.Sablan@fe.navy.mil>; Perry, Joshua M CDR USN JRM

<Joshua.M.Perry@FE.navy.mil>

Subject: [Non-DoD Source] Re: Land Return Letter Status

Thanks CoS.

On Fri, Jul 31, 2020 at 7:26 AM <Hans.Sholley@fe.navy.mil  
<mailto:Hans.Sholley@fe.navy.mil> > wrote:

Carlotta, Vera,

I just got word back from ASN EI & E that the letter was sent last week. I am working on getting an electronic copy, should have it by mid-morning.

More to follow.

Very Respectfully,

CAPT H.E. Sholley, USN

Chief of Staff  
Joint Region Marianas

Work: (671)-349-3201

Cell: (671)-483-9791

Email (NIPR): Hans.sholley@fe.navy.mil <mailto:Hans.sholley@fe.navy.mil>

Email (SIPR): Hans.sholley@fe.navy.smil.mil

<mailto:Hans.sholley@fe.navy.smil.mil> (please send alert via NIPR to  
ensure prompt response)

"FOR OFFICIAL USE ONLY - PRIVACY SENSITIVE: ANY MISUSE OR UNAUTHORIZED  
DISCLOSURE MAY RESULT IN BOTH CIVIL AND CRIMINAL PENALTIES"

--

Sincerely,

Vera Topasna  
Executive Director  
Guam Military Buildup Office  
Office of the Governor  
Capitol Plaza  
120 Father Duenas Drive  
Hagatna, Guam 96910

Ph: 671-475-4740

M: 671-482-5946

<[https://docs.google.com/uc?export=download&id=1aXtMorAapP9RZ2JlvrzbTPmCyxVX\\_hdj&revid=0B-2x4WQX7\\_0pWUtzZVpvZzBCSFp6cmY1OFJqS2ptZHFibINvPQ](https://docs.google.com/uc?export=download&id=1aXtMorAapP9RZ2JlvrzbTPmCyxVX_hdj&revid=0B-2x4WQX7_0pWUtzZVpvZzBCSFp6cmY1OFJqS2ptZHFibINvPQ)>

<[https://lh3.googleusercontent.com/bD8SdPBI59Rw-tfo3aw7NmYjgpa5rDI8w8pAmyz8klJcVcQ1bz0ZZY7bJLcaLEZXRQAJm6ZgtSVDAM74\\_tDWJAsy0CGcnvMHc](https://lh3.googleusercontent.com/bD8SdPBI59Rw-tfo3aw7NmYjgpa5rDI8w8pAmyz8klJcVcQ1bz0ZZY7bJLcaLEZXRQAJm6ZgtSVDAM74_tDWJAsy0CGcnvMHc)>

tfo3aw7NmYjgpa5rDI8w8pAmyz8klJcVcQ1bz0ZZY7bJLcaLEZXRQAJm6ZgtSVDAM74\_tDWJAsy0CGcnvMHc



**SECNAV Letter to Governor of Guam on Excess Lands (2 Jul 2020).pdf**  
2567K

Parcels Added to Department of Navy Net Negative Inventory based on Governor of Guam Letter of August 8, 2019							
Parcel Name (GEDA Report of June 2019)	Acres	Parcel Number (GEDA Report of June 2019)	Include on the Net Negative Inventory	Disposal conditions	- Transferred - Transfer in Progress or - Potential Transfer	Anticipated Transfer Date	Transfer Authority
West of Route 3	4.59	6	Yes	---	Potential Transfer	2022-2026	U.S. Public Law 106-504
Parcel C Marbo Cave	5.00	9	Yes	---	Transfer In Progress	2022-2026	U.S. Public Law 106-504
Tanguisson Beach Park	13.30	10	Yes	---	Transfer In Progress	2022-2026	U.S. Public Law 103-339
Tanguisson Power Plant	5.00	11	Yes	---	Transfer In Progress	2022-2026	U.S. Public Law 100-202
Tumon Tank Farm	23.77	13	Yes	Retain easement	Potential Transfer	2022-2026	U.S. Public Law 106-504
Portion of Lot A7 a&b Andersen Barrigada Annex	102.20	16	Yes, approximately 102 of 310 acres	Retain easement and building height limitations	Potential Transfer	2022-2026	U.S. Public Law 106-504
ACEORP Maui tunnel	3.70	17	Yes	Retain easement	Transfer In Progress	2022-2026	U.S. Public Law 103-339
Nimitz Hill Annex C-2	2.00	18	Yes, approximately 2 of 6 acres	Retain reservoir and easement	Potential Transfer	2022-2026	U.S. Public Law 106-504
USO Beach Park	5.50	20	Yes	---	Transfer In Progress	2022-2026	U.S. Public Law 106-504
Piti Powerplant & Substation	15.50	21	Yes	Retain easement	Transfer In Progress	2022-2026	U.S. Public Law 100-202
Apra Heights Quonset Site	3.00	26	Yes	Retain easement	Potential Transfer	2022-2026	U.S. Public Law 106-504
Parcel 7 Camp Covington	60.80	27	Yes	---	Transfer In Progress	2022-2026	U.S. Public Law 103-339
Agana Diesel Power Plant	5.90	30	Yes	Retain easement	Transfer In Progress	2022-2026	U.S. Public Law 100-202
Lot 603-1 Apra Heights	0.50	31	Yes	Retain easement	Transfer In Progress	2022-2026	U.S. Public Law 100-202

Parcels Added to Department of Navy Net Negative Inventory based on Governor of Guam Letter of August 8, 2019						
Parcel Name (GEDA Report of June 2019)	Acres	Parcel Number (GEDA Report of June 2019)	Include on the Net Negative Inventory	Disposal conditions	- Transferred - Transfer In Progress or - Potential Transfer	Anticipated Transfer Date
Submerged Lands	6,225.00	35	Yes, approximately 6,225 of 17,031 acres (Hilaan, Asan and Tanguisson)	---	Potential Transfer	2022-2026
						U.S. Public Law 106-504

Other Parcels Added to the Department of Navy Net Negative Inventory						
				Easement will be provided to Guam Waterworks Authority prior to transfer		
Mangilao Lots 2285-5 & 2306-1	0.40	N/A	Yes	---	Potential Transfer	U.S. Public Law 106-504
Sasa Valley Annex	7.20	N/A	Yes	---	Potential Transfer	U.S. Public Law 106-504
Harmon Booster Station	4.30	N/A	Yes, approximately 2.7 acres	---	Potential Transfer	U.S. Public Law 106-504



Department of Navy Retention Justifications Response to Governor of Guam Letter of August 8, 2019 Request					
Parcel Name (GEDA Report of June 2019)	Acres	Parcel Number (GEDA Report of June 2019)	Include on the Net Negative Inventory	Retention Justification	Cessation Date
Area Between Cliffline and Route 3A	69.19	1	No	A portion of this property lies within the clear zone and accident potential zone for the Northwest Field landing zone making this property critical to retain as a setback area around an active runway. Military use of this parcel makes it unsuitable for release as conservation land.	Enduring
Route 3A & 9 Intersection	5.00	2	No	Important infrastructure for Marine Corps Base Camp Blaz and Anderson Air Force Base traverse this area. Portions of this property are leased to the Guam Power Authority, and access easements already exist.	Enduring
Former FAA Facility	30.00	3	No	Retention of this parcel is necessary to meet Department of the Defense habitat conservation and recovery requirements.	Enduring
Route 3A & 9 Intersection (near Starts Golf Course)	19.35	4	No	Retention of this parcel is necessary to meet Department of Defense habitat conservation and recovery requirements and Camp Blaz operations.	Enduring
South of Route 9	45.94	5	No	A portion of this property lies within the clear zone and accident potential zone for the airfield at Anderson Air Force Base making this property critical to retain as a setback area around an active runway.	Enduring
Lot 6A near War Dog Cemetery	27.00	7	No	This parcel provides part of the primary source of water production on Guam for the Department of Defense. Retention of this parcel is also necessary to meet Department of Defense habitat and conservation recovery requirements.	Enduring
Yigo Fire Station	1.00	8	No	Retention of this parcel is necessary to support operations at the future Urban Combat Training Range Complex. Use of the firefighter facility on this parcel is coordinated between Joint Region Marianas and the Government of Guam through a Mutual Aid Agreement	Enduring
Marbo Powerplant & Substation	3.12	36	No	This parcel is necessary to retain because it is located inside the footprint of the area where the planned Urban Combat Training Range Complex will be built. The Department of the Navy is open to converting Guam Power Authority's lease into an easement.	Enduring

2

1. The first part of the document is a list of the names of the members of the committee who have been appointed to the various sub-committees. The names are listed in alphabetical order of the last name.

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Department of Navy Retention Justifications Response to Governor of Guam Letter of August 8, 2019 Request					
Parcel Name (GEDA Report of June 2019)	Acres	Parcel Number (GEDA Report of June 2019)	Include on the Net Negative Inventory	Retention Justification	Cessation Date
Harmon Substation Annex	9.90	36	No	This parcel is located within the footprint of Department of Defense property, and supports power distribution for the Department of Defense. The Department of the Navy is open to converting Guam Power Authority's lease into an easement.	Enduring
Australlian Cable Housing	4.00	14	No	This parcel is necessary to retain to support Department of Defense operations in the region and Western Pacific.	Enduring
NCTAMS Barrigada	1,366.00	15	No	This parcel is necessary to retain to support Department of Defense operations across the region and Western Pacific. Its is also used for U.S. Marine Corps aviation training.	Enduring
Navy PWC Utilities Department	7.00	22	No	This parcel provides the Department of Defense with necessary support for infrastructure requirements.	Enduring
Parcels 1, 2, 3 and submerged land	60.00	23	No	This parcel is necessary to support amphibious training and berthing requirements.	Enduring
Portion Apra Harbor Res F-R13 (portion of Camp Covington)	58.00	24	No	This parcel is necessary to retain for base security operations, and it serves to protect saltwater marsh wetlands.	Enduring
Shipyard Repair Facility	100.00	25	No	This parcel is necessary to support U.S. Pacific Fleet surface and subsurface operations and maintenance on a daily basis.	Enduring
NBG Water Treatment Plant	8.79	28	No	This parcel is necessary to retain because it houses Department of Defense water treatment facilities that support Naval Base Guam and Polaris Point.	Enduring
Dan Dan Property	58.82	29	No	This parcel is necessary to retain as it provides helicopter training areas to U.S. Pacific Fleet units.	Enduring
Marbo School Site	80.00	34	No	This parcel is located within the Urban Combat Training Range Complex at Andy South. A current easement allows Guam Waterworks Authority access to and operation of water wells it previously installed on the property.	Enduring
Harmon Annex Photovoltaic	---	36	No	This is the same property listed above as Harmon Substation Annex.	Enduring

Department of Navy Response to Additional Requests in Governor of Guam Letter of August 8, 2019				
Parcel Name (GEDA Report of June 2019)	Type of Request	Parcel Number (GEDA Report of June 2019)	Response	
Air Force Pipeline	fee	12	Not Department of Defense property	
Nimitz Hill Annex C-3	fee	19	Not Department of Defense property	
Lot 439-R1	fee	32	Not Department of Defense property	
Lot 259	fee	33	Not Department of Defense property	
Andersen Substation	Easement	36	Department of the Navy is open to providing an easement for this parcel to the Government of Guam	
Waterline, Tank, POL Tanguisson	Easement	36	Department of the Navy is open to providing an easement for this parcel to the Government of Guam	
Barrigada Substation	Easement	36	Department of the Navy is open to providing an easement for this parcel to the Government of Guam	
Cold Storage Substation	Easement	36	Department of the Navy is open to providing an easement for this parcel to the Government of Guam	
Orote Substation	Easement	36	Department of the Navy is open to providing an easement for this parcel to the Government of Guam	
SRF Substation	Easement	36	Department of the Navy is open to providing an easement for this parcel to the Government of Guam	
POL Easement Sasa to Tanguisson Easement	Easement	36	Department of the Navy is open to providing an easement for this parcel to the Government of Guam	
Transmission Line - NBG to Piti Easement	Easement	36	Department of the Navy is open to providing an easement for this parcel to the Government of Guam	
Transmission Line - Piti to Agana Easement	Easement	36	Department of the Navy is open to providing an easement for this parcel to the Government of Guam	
Transmission Line - 115KV Line Only Easement	Easement	36	Department of the Navy is open to providing an easement for this parcel to the Government of Guam	
Transmission Line Agana to AAFB Easement	Easement	36	Department of the Navy is open to providing an easement for this parcel to the Government of Guam	



THE SECRETARY OF THE NAVY  
WASHINGTON DC 20350-1000

July 2, 2020

The Honorable Lourdes A. Leon Guerrero  
Governor of Guam  
Ricardo J. Bordallo Governor's Complex  
513 West Marine Corps Drive  
Hagatna, GU 96910

Dear Governor Leon Guerrero:

In keeping with the *One Guam* commitment, I am providing my response to your August 8, 2019 letter to Secretary Spencer requesting consideration of return of potential excess lands to the Government of Guam. Commander, Joint Region Marianas (CJRM) conducted an extensive review of this request with your office, and overlaid your request against requirements and capabilities of U.S. Indo-Pacific Command and Department of Defense (DoD) operational components. I appreciate your patience and the constructive cooperation of your office throughout this process as we implement the Navy's *Net Negative* policy in accordance with Section 2847 of the National Defense Authorization Act for Fiscal Year 2019.

Enclosed is a comprehensive list and associated map responding to each parcel identified in your request. I am pleased to report that thirteen of the parcels from your request have already been transferred, or a transfer is in progress. In the attachment, we identify nine additional parcels eligible for return to the Government of Guam. When transferred, the DoD will have transferred 807 acres of terrestrial land and 6,225 acres of submerged land since commencement of the *Net Negative* policy.

I understand two other parcels were of particular interest to you. After a thorough review, I determined the parcel west of Route 3A must be retained due to safety concerns and continued mission sustainment and readiness requirements. This parcel is inside the Northwest Field Accident Potential Zone (i.e., an area with a heightened risk of aircraft accidents) and serves as an essential safety buffer. In addition, the former Nimitz Golf Course must be retained as this parcel provides critical support for aviation training and telecommunication requirements.

The Department of the Navy will continue to coordinate with your staff on a potential future site for a new hospital complex. Included in sites for consideration is the portion of South Finegayan that recently supported a COVID-19 Expeditionary Medical Facility. I understand you recently toured this site with Rear Admiral Menoni.

I ask for your support in future productive dialogue between your office and CJRM's Joint Land Use Group. I remain committed to the *Net Negative* policy and to continuing to seek ways to efficiently balance both military and civilian needs.

Sincerely,

  
Kenneth J. Braithwaite

Thank you Again  
Governor for All your  
Assistance w/ USS Roosevelt  
my sincere Best,  
Leon

Enclosures:  
As stated



Parcels Added to Department of Navy Net Negative Inventory based on Governor of Guam Letter of August 8, 2019							
Parcel Name (GEDA Report of June 2019)	Acres	Parcel Number (GEDA Report of June 2019)	Include on the Net Negative Inventory	Disposal conditions	- Transferred - Transfer In Progress or - Potential Transfer	Anticipated Transfer Date	Transfer Authority
West of Route 3	4.59	6	Yes	- - -	Potential Transfer	2022-2026	U.S. Public Law 106-504
Parcel C Marbo Cave	5.00	9	Yes	- - -	Transfer In Progress	2022-2026	U.S. Public Law 106-504
Tanguisson Beach Park	13.30	10	Yes	- - -	Transfer In Progress	2022-2026	U.S. Public Law 103-339
Tanguisson Power Plant	5.00	11	Yes	- - -	Transfer In Progress	2022-2026	U.S. Public Law 100-202
Tumon Tank Farm	23.77	13	Yes	Retain easement	Potential Transfer	2022-2026	U.S. Public Law 106-504
Lot A7a & b Andersen Barrigada Annex	50.00	16	Yes, approximately 50 of 310 acres	Retain easement and building height limitations	Potential Transfer	2022-2026	U.S. Public Law 106-504
ACEORP Maui tunnel	3.70	17	Yes	Retain easement	Transfer In Progress	2022-2026	U.S. Public Law 103-339
Nimitz Hill Annex C-2	2.00	18	Yes, approximately 2 of 6 acres	Retain reservoir and easement	Potential Transfer	2022-2026	U.S. Public Law 106-504
USO Beach Park	5.50	20	Yes	- - -	Transfer In Progress	2022-2026	U.S. Public Law 106-504
Piti Powerplant & Substation	15.50	21	Yes	Retain easement	Transfer In Progress	2022-2026	U.S. Public Law 100-202
Apra Heights Quonset Site	3.00	26	Yes	Retain easement	Potential Transfer	2022-2026	U.S. Public Law 106-504
Parcel 7 Camp Covington	60.80	27	Yes	- - -	Transfer In Progress	2022-2026	U.S. Public Law 103-339
Agana Diesel Power Plant	5.90	30	Yes	Retain easement	Transfer In Progress	2022-2026	U.S. Public Law 100-202
Lot 603-1 Apra Heights	0.50	31	Yes	Retain easement	Transfer In Progress	2022-2026	U.S. Public Law 100-202

Parcels Added to Department of Navy Net Negative Inventory based on Governor of Guam Letter of August 8, 2019 (continued)						
Parcel Name (GEDA Report of June 2019)	Acres	Parcel Number (GEDA Report of June 2019)	Include on the Net Negative Inventory	Disposal conditions	- Transferred - Transfer in Progress or - Potential Transfer	Anticipated Transfer Date
Submerged Lands	6,225.00	35	Yes, approximately 6,225 of 17,031 acres (Hilaan, Asan and Tanguisson)	- - -	Potential Transfer	2022-2026  U.S. Public Law 106-504

Other Parcels Added to the Department of Navy Net Negative Inventory						
Mangilao Lots 2285-5 & 2306-1	0.40	N/A	Yes	Easement will be provided to Guam Waterworks Authority prior to transfer	Potential Transfer	- - -  U.S. Public Law 106-504
Sasa Valley Annex	7.20	N/A	Yes	- - -	Potential Transfer	- - -  U.S. Public Law 106-504
Harmon Booster Station	4.30	N/A	Yes, approximately 2.7 acres	- - -	Potential Transfer	- - -  U.S. Public Law 106-504



<b>Department of Navy Retention Justifications</b> <b>Response to Governor of Guam Letter of August 8, 2019 Request</b>					
Parcel Name (GEDA Report of June 2019)	Acres	Parcel Number (GEDA Report of June 2019)	Include on the Net Negative Inventory	Retention Justification	Cessation Date
Area Between Cliffline and Route 3A	69.19	1	No	A portion of this property lies within the clear zone and accident potential zone for the Northwest Field landing zone making this property critical to retain as a setback area around an active runway. Military use of this parcel makes it unsuitable for release as conservation land.	Enduring
Route 3A & 9 Intersection	5.00	2	No	Important infrastructure for Marine Corps Base Camp Blaz and Anderson Air Force Base traverse this area. Portions of this property are leased to the Guam Power Authority, and access easements already exist.	Enduring
Former FAA Facility	30.00	3	No	Retention of this parcel is necessary to meet Department of the Defense habitat conservation and recovery requirements.	Enduring
Route 3A & 9 Intersection (near Starts Golf Course)	19.35	4	No	Retention of this parcel is necessary to meet Department of Defense habitat conservation and recovery requirements and Camp Blaz operations.	Enduring
South of Route 9	45.94	5	No	A portion of this property lies within the clear zone and accident potential zone for the airfield at Anderson Air Force Base making this property critical to retain as a setback area around an active runway.	Enduring
Lot 6A near War Dog Cemetery	27.00	7	No	This parcel provides part of the primary source of water production on Guam for the Department of Defense. Retention of this parcel is also necessary to meet Department of Defense habitat and conservation recovery requirements.	Enduring
Yigo Fire Station	1.00	8	No	Retention of this parcel is necessary to support operations at the future Urban Combat Training Range Complex. Use of the firefighter facility on this parcel is coordinated between Joint Region Marianas and the Government of Guam through a Mutual Aid Agreement	Enduring
Marbo Powerplant & Substation	3.12	36	No	This parcel is necessary to retain because it is located inside the footprint of the area where the planned Urban Combat Training Range Complex will be built. The Department of the Navy is open to converting Guam Power Authority's lease into an easement.	Enduring

Department of Navy Retention Justifications Response to Governor of Guam Letter of August 8, 2019 Request (continued)					
Parcel Name (GEDA Report of June 2019)	Acres	Parcel Number (GEDA Report of June 2019)	Include on the Net Negative Inventory	Retention Justification	Cessation Date
Harmon Substation Annex	9.90	36	No	This parcel is located within the footprint of Department of Defense property, and supports power distribution for the Department of Defense. The Department of the Navy is open to converting Guam Power Authority's lease into an easement.	Enduring
Australian Cable Housing	4.00	14	No	This parcel is necessary to retain to support Department of Defense operations in the region and Western Pacific.	Enduring
NCTAMS Barrigada	1,366.00	15	No	This parcel is necessary to retain to support Department of Defense operations across the region and Western Pacific. Its is also used for U.S. Marine Corps aviation training.	Enduring
Navy PWC Utilities Department	7.00	22	No	This parcel provides the Department of Defense with necessary support for infrastructure requirements.	Enduring
Parcels 1, 2, 3 and submerged land	60.00	23	No	This parcel is necessary to support amphibious training and berthing requirements.	Enduring
Portion Apra Harbor Res F-R13 (portion of Camp Covington)	58.00	24	No	This parcel is necessary to retain for base security operations, and it serves to protect saltwater marsh wetlands.	Enduring
Shipyard Repair Facility	100.00	25	No	This parcel is necessary to support U.S. Pacific Fleet surface and subsurface operations and maintenance on a daily basis.	Enduring
NBG Water Treatment Plant	8.79	28	No	This parcel is necessary to retain because it houses Department of Defense water treatment facilities that support Naval Base Guam and Polaris Point.	Enduring
Dan Dan Property	58.82	29	No	This parcel is necessary to retain as it provides helicopter training areas to U.S. Pacific Fleet units.	Enduring
Marbo School Site	80.00	34	No	This parcel is located within the Urban Combat Training Range Complex at Andy South. A current easement allows Guam Waterworks Authority access to and operation of water wells it previously installed on the property.	Enduring
Harmon Annex Photovoltaic	---	36	No	This is the same property listed above as Harmon Substation Annex.	Enduring

Department of Navy Response to Additional Requests in Governor of Guam Letter of August 8, 2019			
Parcel Name (GEDA Report of June 2019)	Type of Request	Parcel Number (GEDA Report of June 2019)	Response
Air Force Pipeline	fee	12	Not Department of Defense property
Nimitz Hill Annex C-3	fee	19	Not Department of Defense property
Lot 439-R1	fee	32	Not Department of Defense property
Lot 259	fee	33	Not Department of Defense property
Andersen Substation	Easement	36	Department of the Navy is open to providing an easement for this parcel to the Government of Guam
Waterline, Tank, POL Tanguisson	Easement	36	Department of the Navy is open to providing an easement for this parcel to the Government of Guam
Barrigada Substation	Easement	36	Department of the Navy is open to providing an easement for this parcel to the Government of Guam
Cold Storage Substation	Easement	36	Department of the Navy is open to providing an easement for this parcel to the Government of Guam
Orote Substation	Easement	36	Department of the Navy is open to providing an easement for this parcel to the Government of Guam
SRF Substation	Easement	36	Department of the Navy is open to providing an easement for this parcel to the Government of Guam
POL Easement Sasa to Tanguisson Easement	Easement	36	Department of the Navy is open to providing an easement for this parcel to the Government of Guam
Transmission Line - NBIG to Piti Easement	Easement	36	Department of the Navy is open to providing an easement for this parcel to the Government of Guam
Transmission Line - Piti to Agana Easement	Easement	36	Department of the Navy is open to providing an easement for this parcel to the Government of Guam
Transmission Line - 115KV Line Only Easement	Easement	36	Department of the Navy is open to providing an easement for this parcel to the Government of Guam
Transmission Line Agana to AAFB Easement	Easement	36	Department of the Navy is open to providing an easement for this parcel to the Government of Guam



Transfers Completed	
10	Port of Guam South Pier
11	Port of Guam South Pier
13	Port of Guam South Pier
17	Port of Guam South Pier
18	Port of Guam South Pier
20	Port of Guam South Pier
21	Port of Guam South Pier
26	Port of Guam South Pier
27	Port of Guam South Pier
35	Port of Guam South Pier
Transfers In Progress	
10	Port of Guam South Pier
11	Port of Guam South Pier
13	Port of Guam South Pier
17	Port of Guam South Pier
18	Port of Guam South Pier
20	Port of Guam South Pier
21	Port of Guam South Pier
26	Port of Guam South Pier
27	Port of Guam South Pier
35	Port of Guam South Pier
New Parcels for Transfer	
10	Port of Guam South Pier
11	Port of Guam South Pier
13	Port of Guam South Pier
17	Port of Guam South Pier
18	Port of Guam South Pier
20	Port of Guam South Pier
21	Port of Guam South Pier
26	Port of Guam South Pier
27	Port of Guam South Pier
35	Port of Guam South Pier

**Map Location:**



Map Print  
Date: 7/2/2020

**Map Title:**

**Navy Response to Governor of Guam  
August 8, 2019 Request**  
(see corresponding table for more information)

**Legend**

- Transfers Completed
- Transfers In Progress
- New Parcels for Transfer

**Map Source:**

NAVFAC  
2017 Imagery,  
AM1 Real Property 2020  
JRM 2019-2020

Reference Scale: 1:0

0 0.375 0.75 1.5 2.25 3 Miles

0 0.5 1 2 3 4 Kilometers

Coordinate System: GCS WGS 1984

Datum: WGS 1984

Units: Degree



**NAVFAC**  
Naval Facilities Engineering Command

Contact: NFM GeoReadiness Center (671) 339-2935

**UNCLASSIFIED**



LOURDES A. LEON GUERRERO  
MAGA'HÅGA • GOVERNOR



JOSHUA F. TENORIO  
SIGUNDO MAGA'LÅHI • LIEUTENANT GOVERNOR

August 8, 2019

The Honorable Richard V. Spencer  
Secretary of the Navy  
1000 Navy Pentagon  
Room 4D652  
Washington, D.C. 20350-1200

RE: Additional Land Parcels on Guam for Inclusion in Navy's Inventory of Potentially  
Excess Lands

Dear Mr. Secretary:

On this 75<sup>th</sup> Anniversary of Guam's liberation from Japanese Occupation during World War II, please accept my sincerest appreciation for all that the U. S. Navy has accomplished to help Guam recover from the devastating effects of the war and for moving Guam into the 21<sup>st</sup> century as America's western-most territory in the Asia Pacific region. We look forward to many more years of continued cooperation and collaboration in protecting American interests in this part of the world in a fashion that collectively improves the well-being of the people of Guam.

As you may know, a large part of Navy's continuing efforts to demonstrate its image as a collaborative and responsible partner with Guam on the global stage has been, in no small part, the return of excess Navy land to the Government of Guam for civilian use. This legacy started in 1950 with the return of properties not needed in the Navy's administration of the island's civilian affairs. Since that time, properties have been returned by the Navy on numerous occasions, most notably as a result of the 1993 and 1995 Base Realignment and Closure Acts and the implementation of the Guam Excess Lands Act, (Public Law 103-339, 108 Stat. 3116) in 1994. The 2019 National Defense Authorization Act (NDAA) offers another opportunity for the Navy to return such similar excess lands to Guam and it is with this spirit and cooperative relationship in mind that I submit this letter.

The 2019 NDAA provides that "the Secretary of the Navy shall maintain and update regularly an inventory of all land parcels located on Guam which meet each of the following conditions:





- (A) The parcels are currently owned by the United States Government and are under the administrative jurisdiction of the Department of the Navy.
- (B) The Secretary has determined or expects to determine the parcels to be excess to the needs of the Department of the Navy.
- (C) Under Federal law, including Public Law 106-504 (commonly known as the 'Guam Omnibus Opportunities Act' (40 U. S. C. 521 note), the parcels are eligible to be transferred to the territorial government."

The law also provides that "the Governor of the territory of Guam may submit a request to the Secretary to add parcels to the inventory maintained under subsection (a) and shall specify in any such request any public benefit uses or public purposes proposed by the Governor for the parcel involved, pursuant to the Guam Omnibus Opportunities act or any other relevant Federal law." The 2019 NDAA further provides that the Secretary of the Navy will provide a written response to the Governor's request.

Enclosed for your consideration is a report entitled "Potentially Releasable Federal Lands" which constitutes my initial request to add almost 2,596 acres of terrestrial land and 17,031 acres of submerged land to the Navy's excess land inventory. While the report itself does not specify public uses for each individual parcel, rest assured it is my utmost commitment to utilize each of these properties for purposes authorized by Public Law 106-504 (40 U. S. C. 521). As military land needs on Guam crystalize further, additional lands may be requested for inclusion in the Navy's inventory as a continuation of the Navy's legacy of returning excess properties for civilian development.

It is my hope and faith that your office will seriously consider my request along the lines of balancing both military and civilian needs for limited land resources on Guam as an integral facet of the One Guam policy. Should you or your staff have any questions, please communicate with myself or my Chief of Staff, Mr. Tony Babauta. The people of Guam look forward to your favorable consideration. Please accept my sincerest appreciation for your assistance in this regard.

Senseramente,



**LOURDES A. LEON GUERRERO**  
*Maga'hågan Guåhan*  
Governor of Guam

Enclosure

Cc: Hon. Michael San Nicolas, Member of Congress (D-GU)  
Hon. Tina Muna-Barnes, Speaker, 35<sup>th</sup> Guam Legislature





---

## Fwd: [Non-DoD Source] Timeline

1 message

Vera A. Topasna <vera.topasna@guam.gov>

Thu, Sep 9, 2021 at 8:55 PM

To: "Joseph M. Borja" <joseph.borja@land.guam.gov>

Cc: "Gov. Lourdes A. Leon Guerrero" <governor@guam.gov>, "Lt. Gov" <joshua.tenorio@guam.gov>, COS <jon.calvo@guam.gov>, Alice Taijeron <alice.taijeron@guam.gov>, Melanie Mendiola <mel.mendiola@investguam.com>, lillian perez-posadas <lillian.perez-posadas@gmha.org>, Rikki Orsini <rikki.orsini@guam.gov>, Krystal Paco-San Agustin <krystal.paco@guam.gov>, Jack Hattig III <jack.hattig@guam.gov>

Joe:

See latest from CDR Perry since I was not able to logon to the meeting this afternoon, wasn't sure if you got another update. Looks like we may get our license in October if we didn't get it yet, fingers crossed. We are scheduled for a JRM land meeting mid September for the property. It also appears that we may not need the MEC (UXO) work and the JRM environmental team is reviewing whether or not we need an EIS, they believe the environmental condition of property will more than likely trigger an Environmental Assessment only which is good.

----- Forwarded message -----

From: <Joshua.M.Perry@fe.navy.mil>

Date: Thu, Sep 9, 2021 at 9:47 AM

Subject: RE: [Non-DoD Source] Timeline

To: <vera.topasna@guam.gov>

Vera,

This is the slide that I shared in July. I will be getting another update Q1 of FY22, so expect an update in October sometime.

Very Respectfully,

Josh Perry, P.E.

CDR, USN

Assistant Regional Engineer

Joint Region Marianas

(o) 671-349-3340 (DSN 315)

(c) 671-898-9017

NIPR: Joshua.m.perry@fe.navy.mil

SIPR: Joshua.m.perry@fe.navy.smil.mil



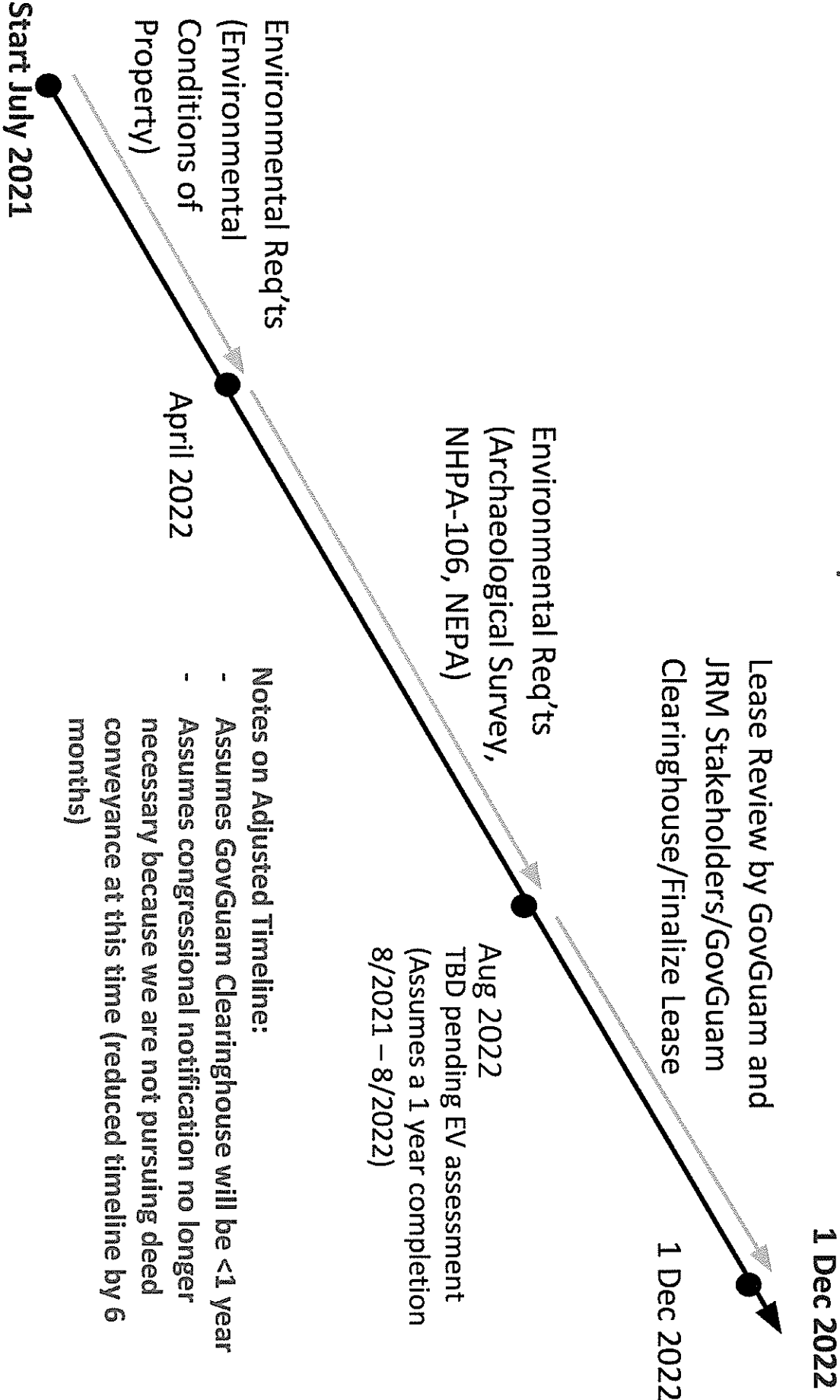
Lease Timeline-Revised as of July2021.pptx

118K



# Estimated Timeline for Lease Issuance of Hospital Site to GovGuam (Mid-Term access to parcel)

## Non-MEC Requirement Assumed





FAIR. SAFE.  
PROSPEROUS.  
COMPASSIONATE.

Jack Hattig III <jack.hattig@guam.gov>

---

## Re: Regular Status Meeting for Med Complex

1 message

---

Vera A. Topasna <vera.topasna@guam.gov>

Tue, Aug 31, 2021 at 10:00 AM

To: daniel.guerrero@fe.navy.mil

Cc: karianne.camacho@fe.navy.mil, joseph.borja@land.guam.gov, Jack Hattig <jack.hattig@guam.gov>

Dan:

Sept 17 is good 1:30 pm. I will send invites and we can have meetings at our office. Thank you for accommodating and assisting our team on tracking deliverables for the property license, leases and other items that could impact timelines.

Vera Topasna  
Executive Director  
Community Defense Liaison Office  
Office of the Governor of Guam  
Ph: 671-475-4740  
Cell: 671-482-5946

> On Aug 31, 2021, at 9:49 AM, daniel.guerrero@fe.navy.mil wrote:

>

> Vera,

>

> Per your request to conduct regular meetings (monthly or quarterly) for the  
> subject matter, we are open to participate. Best time would be Fridays, at  
> 10am; or, 1:30pm. A decent start date would be September 17th. Don't  
> hesitate to contact us anytime.

>

> r/DanG



Vera A. Topasna <vera.topasna@guam.gov>

---

## CJRM Letter to Governor Lou LG: Hospital Land Update Aug 2021

---

Vera A. Topasna <vera.topasna@guam.gov>

Wed, Dec 1, 2021 at 11:27 AM

To: Sophia Diaz <sophia.diaz@guam.gov>, Leslie Travis <leslie.travis@guam.gov>

Please see letter from Admiral Nicholson to Governor for background information on the Eagle Field parcel referencing regulatory requirements as we move forward.

--

Sincerely,

**Vera Topasna**

Executive Director

Community Defense Liaison Office (CDLO)

Office of the Governor of Guam

120 Father Duenas Ave., Suite 104

Hagatna, Guam 96915

Office: 671-475-4735

Cell: 671-482-5946

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Hospital Land Process Update Aug 2021.pdf

95K



Vera A. Topasna <vera.topasna@guam.gov>

---

## Draft Map for Hospital Site

2 messages

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**Daniel.Guerrero@fe.navy.mil** <Daniel.Guerrero@fe.navy.mil>

Thu, Feb 4, 2021 at 9:40 AM

To: carlotta.leonguerrero@guam.gov, paul.santos@dml.guam.gov, Joseph.Borja@land.guam.gov, Karianne.Camacho@fe.navy.mil, mcruz@investguam.com, vera.topasna@guam.gov, Harry.Elliott@fe.navy.mil, John.Aguon@fe.navy.mil, Joshua.M.Perry@fe.navy.mil, ronald.darlington@navy.mil, Randel.Sablan@fe.navy.mil

Team,

Here is the draft map of the 102 acre parcel that is being discussed for siting a new community hospital and public health complex. We know there is a lot of work ahead of us to facilitate access, programming, siting and design. At this time, land survey work via a joint JRM-GovGuam team is being explored.

r/Dan Guerrero  
Region Community Plans Liaison Office  
ARE, Joint Region Marianas  
349-1070

---

 **RE 21-33 Notional Hospital Site.pdf**  
3750K

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**Vera A. Topasna** <vera.topasna@guam.gov>

Thu, Feb 4, 2021 at 10:07 AM

To: Daniel.Guerrero@fe.navy.mil

Cc: "Carlotta A. Leon-Guerrero" <carlotta.leonguerrero@guam.gov>, paul.santos@dml.guam.gov, "Joseph M. Borja" <Joseph.Borja@land.guam.gov>, Karianne.Camacho@fe.navy.mil, Mike Cruz <mcruz@investguam.com>, "Elliott, Harry W IV CIV USN COMJTREG MARIANAS GU (USA)" <Harry.Elliott@fe.navy.mil>, John.Aguon@fe.navy.mil, "<Joshua.M.Perry@fe.navy.mil>" <Joshua.M.Perry@fe.navy.mil>, ronald.darlington@navy.mil, Randel.Sablan@fe.navy.mil

Received. Thank you Dan.

[Quoted text hidden]

--

Sincerely,

**Vera Topasna**  
Executive Director  
Community Defense Liaison Office (CDLO)  
Office of the Governor of Guam  
120 Father Duenas Ave., Suite 104  
Hagatna, Guam 96915  
Office: 671-475-4735

Cell: 671-482-5946

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Vera A. Topasna <vera.topasna@guam.gov>

---

## Eagle Field Real Estate License

15 messages

---

**Vera A. Topasna** <vera.topasna@guam.gov>

Mon, Feb 1, 2021 at 11:20 AM

To: Mike Cruz <macruz@investguam.com>, Diego Mendiola <dmendiola@investguam.com>

Cc: "Carlotta A. Leon-Guerrero" <carlotta.leonguerrero@guam.gov>, "Joseph M. Borja" <joseph.borja@land.guam.gov>, COS <jon.calvo@guam.gov>, "Eliza G. Dames" <eliza.dames@guam.gov>

Team:

I spoke with the JRM lead on this, who has confirmed that the Eagle Field Parcel currently has a Real Estate License for half of the property. This allows Parks & Rec to utilize for sports. We are allowed to take a tour on that part of the parcel.

Can I get specifics as to what we would like to do, i.e. surveys, environmental assessments. The DOD is required to perform these assessments/surveys prior to handing over the property but is willing to consider our ask if we can provide specific information for legal review. Let me know so I can forward our request accordingly to obtain the license for full access.

--

Sincerely,

***Vera Topasna***

Executive Director

Community Defense Liaison Office (CDLO)

Office of the Governor of Guam

120 Father Duenas Ave., Suite 104

Hagatna, Guam 96915

Office: 671-475-4735

Cell: 671-482-5946

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---

**Joseph M. Borja** <Joseph.Borja@land.guam.gov>

Mon, Feb 1, 2021 at 11:35 AM

To: "Vera A. Topasna" <vera.topasna@guam.gov>, Mike Cruz <macruz@investguam.com>, Diego Mendiola <dmendiola@investguam.com>

Cc: "Carlotta A. Leon-Guerrero" <carlotta.leonguerrero@guam.gov>, COS <jon.calvo@guam.gov>, "Eliza G. Dames" <eliza.dames@guam.gov>

Clarifying:

The "Eagles Field" license is to DLM on behalf of the Mangilao Mayor's Office, not sure if DPR has any role in this.

This license set to expire March 2021, JRM has begun process with us for license renewal of the field but I have instructed DLM staff to hold until we get some timelines. I do not recommend we continue the "eagles field" license if the "medical complex" license is coming quickly.

The "eagles field" license is for approximately 9 acres.

And, of course, we would like for them to do the survey (map to be approved by DLM for recording) and the environmental assessment. DLM already has initial contact with Dan Guerrero on the survey as they would like some field assistance. But neither of these 2 issues should delay the transfer or license. As for archaeological issues, this is a heavily used area even once used as a watermelon farm and of course a football field.

*Joseph M. Borja*

*Director*

*Department of Land Management*

*Government of Guam*

---

**From:** Vera A. Topasna <vera.topasna@guam.gov>

**Sent:** Monday, February 1, 2021 11:20 AM

**To:** Mike Cruz; Diego Mendiola

**Cc:** Carlotta A. Leon-Guerrero; Joseph M. Borja; COS; Eliza G. Dames

**Subject:** Eagle Field Real Estate License

[Quoted text hidden]

---

**Joseph M. Borja** <Joseph.Borja@land.guam.gov>

Mon, Feb 1, 2021 at 11:37 AM

To: "Vera A. Topasna" <vera.topasna@guam.gov>, Mike Cruz <mcruz@investguam.com>, Diego Mendiola <dmendiola@investguam.com>

Cc: "Carlotta A. Leon-Guerrero" <carlotta.leonguerrero@guam.gov>, COS <jon.calvo@guam.gov>, "Eliza G. Dames" <eliza.dames@guam.gov>

Please see attached "eagles field" license.

*Joseph M. Borja*

*Director*

*Department of Land Management*

*Government of Guam*

---

**From:** Vera A. Topasna <vera.topasna@guam.gov>

**Sent:** Monday, February 1, 2021 11:20 AM


**To:** Mike Cruz; Diego Mendiola

**Cc:** Carlotta A. Leon-Guerrero; Joseph M. Borja; COS; Eliza G. Dames

**Subject:** Eagle Field Real Estate License

[Quoted text hidden]

---

 **SIGNED - N40192-20-RP-00008.pdf**  
1540K

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**Vera A. Topasna** <vera.topasna@guam.gov>

Mon, Feb 1, 2021 at 11:43 AM

To: "Joseph M. Borja" <Joseph.Borja@land.guam.gov>

Cc: Mike Cruz <mcruz@investguam.com>, Diego Mendiola <dmendiola@investguam.com>, "Carlotta A. Leon-Guerrero" <carlotta.leonguerrero@guam.gov>, COS <jon.calvo@guam.gov>, "Eliza G. Dames" <eliza.dames@guam.gov>

Joe:

Thanks for the clarification. JRM did say the license is to GovGuam and is used by Parks & Rec for sports at the field area. For clarification, the real estate license is only issued on a very temporary basis for GovGuam to utilize for different purposes. For the medical complex, it would be a lease or direct transfer. The license will allow the team to do site tours and assessments for now but will definitely need the clearance from JRM. The real estate license will cover the entire 102 acres covered. Let me know your preference.

[Quoted text hidden]

**Vera A. Topasna** <vera.topasna@guam.gov>

Mon, Feb 1, 2021 at 11:44 AM

To: "Joseph M. Borja" <Joseph.Borja@land.guam.gov>

Cc: Mike Cruz <macruz@investguam.com>, Diego Mendiola <dmendiola@investguam.com>, "Carlotta A. Leon-Guerrero" <carlotta.leonguerrero@guam.gov>, COS <jon.calvo@guam.gov>, "Eliza G. Dames" <eliza.dames@guam.gov>

Ok. Thanks for sharing. Let me know if the team would prefer a license for full access to 102 acres and any studies we may want to conduct.

[Quoted text hidden]

---

**Diego Mendiola** <dmendiola@investguam.com>

Tue, Feb 2, 2021 at 10:01 AM

To: "Vera A. Topasna" <vera.topasna@guam.gov>

Cc: "Joseph M. Borja" <Joseph.Borja@land.guam.gov>, Mike Cruz <macruz@investguam.com>, "Carlotta A. Leon-Guerrero" <carlotta.leonguerrero@guam.gov>, COS <jon.calvo@guam.gov>, "Eliza G. Dames" <eliza.dames@guam.gov>

Hi Guys,

I think securing the license/lease for the whole 102 acres is essential so that our activities can begin 'in parallel' with an eventual transfer.

Thus, my thoughts are along the lines with License/Lease 'with intent to transfer'.

My reasons are as follows:

- Lease/License
  - o Gives GovGuam, at the very minimum, "administrative control" of the property the Gov intends to build on
    - This is needed for us to get a jumpstart on items that would need to be completed before any construction activity
      - Studies, surveys, A&E, etc.
    - Administrative Control of property is also important because most of any grant funding we might pursue will normally require some kind of control of property
- "with intent/commitment to transfer"
  - o This, or verbiage similar in a lease/license, is just another thought to put Navy commitment to fully transfer property in black and white so that we can have yet another document that outright states the Navy's commitment to follow through on the eventual transfer
- "for the purpose of the Governor to address the public health needs of the island community"
  - o This or similar verbiage is so that the 102 acres being designated cannot be used for any other purpose than for what the Gov intends

And in addressing Joe's below, it would help for the Navy to provide the survey so that we know exactly what 102 acres they are intending to give (because 'Eagles Field' alone is only a small piece of the 102 acres needed), as opposed to us assuming where the boundaries are, then having to address the mix-ups later.

It would also be helpful to have the enviro, archaeological, and even wildlife survey done as well but this would highly depend on what the Gov hopes to accomplish in the next 2 years or so because each of these items have different time table.

Again, as long as Gov gets 'administrative control' of the 102 acres, we can begin the next phases of planning and building.

Just my thoughts.

**Diego Mendiola**

*Assistant Manager, Real Property Division*



590 S. Marine Corps Drive, Suite 511  
Tamuning, GUAM 96913

**T** 671 647 4332

**F** 671 649 4146

**E** [dmendiola@investguam.com](mailto:dmendiola@investguam.com)

**W** [www.investguam.com](http://www.investguam.com)

[Quoted text hidden]

---

**Joseph M. Borja** <Joseph.Borja@land.guam.gov>

Tue, Feb 2, 2021 at 10:17 AM

To: Diego Mendiola <dmendiola@investguam.com>, "Vera A. Topasna" <vera.topasna@guam.gov>, Mike Cruz <macruz@investguam.com>

Cc: "Carlotta A. Leon-Guerrero" <carlotta.leonguerrero@guam.gov>, COS <jon.calvo@guam.gov>, "Eliza G. Dames" <eliza.dames@guam.gov>, "Joseph M. Borja" <Joseph.Borja@land.guam.gov>

Thank you Diego, I fully support Diego's thoughts (hope to be actions) and also concerned about the different time tables for the different studies.

Calling for Zmeeting Tuesday Feb 08 1000; Vera, Diego, MikeC, Paul Santos (Chief Surveyor DLM), Cchief Planner Celine Cruz and myself if convenient, to discuss next step (and any other interested party from the Team). GEDA is in same bldg, would like to ask Diego to attend face-to-face in my office.

\*Vera - can we meet in my office at 0900 same day before the 1000 mtg?

*Joseph M. Borja  
Director  
Department of Land Management  
Government of Guam*

---

**From:** Diego Mendiola <[dmendiola@investguam.com](mailto:dmendiola@investguam.com)>  
**Sent:** Tuesday, February 2, 2021 10:01 AM  
**To:** 'Vera A. Topasna'  
**Cc:** Joseph M. Borja; 'Mike Cruz'; 'Carlotta A. Leon-Guerrero'; 'COS'; 'Eliza G. Dames'  
**Subject:** RE: Eagle Field Real Estate License

[Quoted text hidden]

---

**Carlotta A. Leon-Guerrero** <[carlotta.leonguerrero@guam.gov](mailto:carlotta.leonguerrero@guam.gov)>

Tue, Feb 2, 2021 at 11:03 AM

To: Diego Mendiola <[dmendiola@investguam.com](mailto:dmendiola@investguam.com)>

Cc: COS <[jon.calvo@guam.gov](mailto:jon.calvo@guam.gov)>, "Eliza G. Dames" <[eliza.dames@guam.gov](mailto:eliza.dames@guam.gov)>, "Joseph M. Borja" <[Joseph.Borja@land.guam.gov](mailto:Joseph.Borja@land.guam.gov)>, Mike Cruz <[mcruz@investguam.com](mailto:mcruz@investguam.com)>, "Vera A. Topasna" <[vera.topasna@guam.gov](mailto:vera.topasna@guam.gov)>

As soon as the admiral offered up that land as excess lands, I dont think he can back track on it, even if the Gov provides a different public use for the property based on what the assessments might show after a 2 year process..can we have language that says health complex or other public sector needs as determined by assessments...carlotta

[Quoted text hidden]

--



**Carlotta Leon Guerrero**

Chief Advisor on Military & Regional Affairs

*Ufisinan I Maga'hågan Guahan*

Office of the Governor of Guam

Email: [carlotta.leonguerrero@guam.gov](mailto:carlotta.leonguerrero@guam.gov)

--



**Carlotta Leon Guerrero**

Chief Advisor on Military & Regional Affairs

*Ufisinan I Maga'hågan Guahan*

Office of the Governor of Guam

Email: [carlotta.leonguerrero@guam.gov](mailto:carlotta.leonguerrero@guam.gov)



590 S. Marine Corps Drive, Suite 511  
Tamuning, GUAM 96913  
T 671 647 4332  
F 671 649 4146  
E [dmendiola@investguam.com](mailto:dmendiola@investguam.com)  
W [www.investguam.com](http://www.investguam.com)

image002.jpg  
31K

**Diego Mendiola** <[dmendiola@investguam.com](mailto:dmendiola@investguam.com)>

Tue, Feb 2, 2021 at 11:06 AM

To: "Joseph M. Borja" <[Joseph.Borja@land.guam.gov](mailto:Joseph.Borja@land.guam.gov)>, "Vera A. Topasna" <[vera.topasna@guam.gov](mailto:vera.topasna@guam.gov)>, Mike Cruz <[macruz@investguam.com](mailto:macruz@investguam.com)>

Cc: "Carlotta A. Leon-Guerrero" <[carlotta.leonguerrero@guam.gov](mailto:carlotta.leonguerrero@guam.gov)>, COS <[jon.calvo@guam.gov](mailto:jon.calvo@guam.gov)>, "Eliza G. Dames" <[eliza.dames@guam.gov](mailto:eliza.dames@guam.gov)>

Joe, sure thing. I can come up upstairs to your office

**Diego Mendiola**

*Assistant Manager, Real Property Division*



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E [dmendiola@investguam.com](mailto:dmendiola@investguam.com)  
W [www.investguam.com](http://www.investguam.com)

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Sincerely,

***Vera Topasna***

Executive Director

Community Defense Liaison Office (CDLO)

Office of the Governor of Guam

120 Father Duenas Ave., Suite 104

Hagatna, Guam 96915

Office: 671-475-4735

Cell: 671-482-5946



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[REDACTED]

---

**Diego Mendiola** <dmendiola@investguam.com>

Tue, Feb 2, 2021 at 11:19 AM

To: "Carlotta A. Leon-Guerrero" <carlotta.leonguerrero@guam.gov>

Cc: COS <jon.calvo@guam.gov>, "Eliza G. Dames" <eliza.dames@guam.gov>, "Joseph M. Borja" <Joseph.Borja@land.guam.gov>, Mike Cruz <mcruz@investguam.com>, "Vera A. Topasna" <vera.topasna@guam.gov>

Car, of course

This is why I defer to you guys. I really feel like Diego “boy” when working with you guys and all your 1<sup>st</sup> hand experience in these matters.

One of my biggest fears is saying something dumb within this elite group.

I don’t respond as fast but it’s because I’m ‘really’ making sure to carefully consider my words before saying anything.

Mike has been a literal professor to me all these past 11 years, but I've also seen all of your names in so many documents I research and I recognize all the work all the individuals in this group has done for Guam.

Got much respect and a little intimidated by all the knowledge and brain power floating around, but damn proud I can be a part of the team 😊

**Diego Mendiola**

*Assistant Manager, Real Property Division*



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E [dmendiola@investguam.com](mailto:dmendiola@investguam.com)

W [www.investguam.com](http://www.investguam.com)

**From:** Carlotta A. Leon-Guerrero [mailto:[carlotta.leonguerrero@guam.gov](mailto:carlotta.leonguerrero@guam.gov)]

**Sent:** Tuesday, February 02, 2021 11:04 AM

**To:** Diego Mendiola <[dmendiola@investguam.com](mailto:dmendiola@investguam.com)>

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**Vera A. Topasna** <[vera.topasna@guam.gov](mailto:vera.topasna@guam.gov)>

Tue, Feb 2, 2021 at 11:29 AM

To: Diego Mendiola <[dmendiola@investguam.com](mailto:dmendiola@investguam.com)>

Cc: "Carlotta A. Leon-Guerrero" <[carlotta.leonguerrero@guam.gov](mailto:carlotta.leonguerrero@guam.gov)>, COS <[jon.calvo@guam.gov](mailto:jon.calvo@guam.gov)>, "Eliza G. Dames" <[eliza.dames@guam.gov](mailto:eliza.dames@guam.gov)>, "Joseph M. Borja" <[joseph.borja@land.guam.gov](mailto:joseph.borja@land.guam.gov)>, Mike Cruz <[mcruz@investguam.com](mailto:mcruz@investguam.com)>

Diego Boy I'm with with you I feel like "a good girl" learning from the experienced land experts on this team and much respect for Joe Mike and Car to be able to defer to them when needed.

I would however take the recent SECNAV letter as the official notification to add to the list of potential land returns. Admiral Menoni was specific when he and his land team identified the parcel as a potential site with the caveat that it would need final approval from SECNAV. So with that letter we definitely have something in writing.

I agree with Car that we should look at options to ensure the commitment for other public sector use as determined by the assessments.

Vera Topasna  
Executive Director  
Community Defense Liaison Office

Office of the Governor of Guam

Ph: 671-475-4740

Cell: 671-482-5946

On Feb 2, 2021, at 11:19 AM, Diego Mendiola <[dmendiola@investguam.com](mailto:dmendiola@investguam.com)> wrote:

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One of my biggest fears is saying something dumb within this elite group.

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Got much respect and a little intimidated by all the knowledge and brain power floating around, but damn proud I can be a part of the team 😊

**Diego Mendiola**

*Assistant Manager, Real Property Division*

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**Vera A. Topasna** <[vera.topasna@guam.gov](mailto:vera.topasna@guam.gov)>

Tue, Feb 2, 2021 at 11:48 AM

To: "Joseph M. Borja" <[joseph.borja@land.guam.gov](mailto:joseph.borja@land.guam.gov)>

Cc: Diego Mendiola <[dmendiola@investguam.com](mailto:dmendiola@investguam.com)>, Mike Cruz <[mcruz@investguam.com](mailto:mcruz@investguam.com)>, "Carlotta A. Leon-Guerrero" <[carlotta.leonguerrero@guam.gov](mailto:carlotta.leonguerrero@guam.gov)>, COS <[jon.calvo@guam.gov](mailto:jon.calvo@guam.gov)>, "Eliza G. Dames" <[eliza.dames@guam.gov](mailto:eliza.dames@guam.gov)>

Joe:

I will schedule to be there at 900 am. I agree with one more zoom meeting with the team to ensure we are synchronized in our approach to the Navy on this.

Vera Topasna  
Executive Director  
Community Defense Liaison Office  
Office of the Governor of Guam  
Ph: 671-475-4740  
Cell: 671-482-5946

On Feb 2, 2021, at 10:18 AM, Joseph M. Borja <[joseph.borja@land.guam.gov](mailto:joseph.borja@land.guam.gov)> wrote:

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**Carlotta A. Leon-Guerrero** <[carlotta.leonguerrero@guam.gov](mailto:carlotta.leonguerrero@guam.gov)>

Tue, Feb 2, 2021 at 2:39 PM

To: "Vera A. Topasna" <[vera.topasna@guam.gov](mailto:vera.topasna@guam.gov)>

Cc: COS <[jon.calvo@guam.gov](mailto:jon.calvo@guam.gov)>, Diego Mendiola <[dmendiola@investguam.com](mailto:dmendiola@investguam.com)>, "Eliza G. Dames" <[eliza.dames@guam.gov](mailto:eliza.dames@guam.gov)>, "Joseph M. Borja" <[joseph.borja@land.guam.gov](mailto:joseph.borja@land.guam.gov)>, Mike Cruz <[mcruz@investguam.com](mailto:mcruz@investguam.com)>

Diego, you are so sweet to say such kind things..between all of us we are the A Team!

That's how Randy Sablan described us to the Admiral after he got got off the Aug zoom call with us.

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--



**Carlotta Leon Guerrero**

Chief Advisor on Military & Regional Affairs

*Ufisinan I Maga'hågan Guahan*

Office of the Governor of Guam

Email: [carlotta.leonguerrero@guam.gov](mailto:carlotta.leonguerrero@guam.gov)

---

**Diego Mendiola** <dmendiola@investguam.com>  
To: "Vera A. Topasna" <vera.topasna@guam.gov>  
Cc: Mike Cruz <mcruz@investguam.com>

Mon, Feb 15, 2021 at 9:13 AM

Morning Vera

Met w Joe Borja and his team last week Friday.

He asked me to let you know that he has some updates re Eagles field and some others lots.

He's also asking if you could set up another zoom mtg with our land group (Car, me, mike, you) so he can share.

Tues am or pm/Wed am is good for me.

**Diego Mendiola**

*Assistant Manager, Real Property Division*



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E [dmendiola@investguam.com](mailto:dmendiola@investguam.com)  
W [www.investguam.com](http://www.investguam.com)

---

**From:** Joseph M. Borja [mailto:[Joseph.Borja@land.guam.gov](mailto:Joseph.Borja@land.guam.gov)]

**Sent:** Tuesday, February 02, 2021 10:18 AM

**To:** Diego Mendiola <dmendiola@investguam.com>; 'Vera A. Topasna' <vera.topasna@guam.gov>; 'Mike Cruz' <mcruz@investguam.com>

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Sincerely,

***Vera Topasna***

Executive Director

Community Defense Liaison Office (CDLO)

Office of the Governor of Guam

120 Father Duenas Ave., Suite 104

Hagatna, Guam 96915

Office: 671-475-4735

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[REDACTED]

---

**Vera A. Topasna** <vera.topasna@guam.gov>  
To: Diego Mendiola <dmendiola@investguam.com>  
Cc: Mike Cruz <mcruz@investguam.com>

Mon, Feb 15, 2021 at 9:31 AM

Will do.

Vera Topasna  
Executive Director  
Community Defense Liaison Office  
Office of the Governor of Guam  
Ph: 671-475-4740  
Cell: 671-482-5946

On Feb 15, 2021, at 9:13 AM, Diego Mendiola <[dmendiola@investguam.com](mailto:dmendiola@investguam.com)> wrote:

Morning Vera

Met w Joe Borja and his team last week Friday.

He asked me to let you know that he has some updates re Eagles field and some others lots.

He's also asking if you could set up another zoom mtg with our land group (Car, me, mike, you) so he can share.

Tues am or pm/Wed am is good for me.

**Diego Mendiola**

*Assistant Manager, Real Property Division*

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|

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|

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Sincerely,

***Vera Topasna***

Executive Director

Community Defense Liaison Office (CDLO)

Office of the Governor of Guam

120 Father Duenas Ave., Suite 104

Hagatna, Guam 96915

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||

<~WRD000.jpg>  
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Vera A. Topasna <vera.topasna@guam.gov>

---

## Joint Land Survey of Hospital Site

---

**Daniel.Guerrero@fe.navy.mil** <Daniel.Guerrero@fe.navy.mil>

Wed, Mar 17, 2021 at 7:59 AM

To: paul1.santos@land.guam.gov, paul.santos@dml.guam.gov, Joseph.Borja@land.guam.gov

Cc: Karianne.Camacho@fe.navy.mil, Brian.Crystal@fe.navy.mil, vera.topasna@guam.gov

Good Morning,

Following up on the status of our joint land survey partnership effort. Per our meeting last week, I recall your concurrence in getting the surveyors together. The following are preliminary items to jump start the process:

1. Navy surveyors will handle DoD land survey for the subject lot(s);
2. DLM surveyors will provide land surveying assistance for any work needed on non-DoD lands (including triangulation); and,
3. Survey map product will conform to DLM's map template.
4. Survey map is needed for the initial phase of land transfer - real estate license.

These are just a few points we touched upon. More detailed and technical items of land surveying work are anticipated. We would be glad to set up a meeting with DLM and Navy land surveyors as early as next week. If there is anything else you need us to do, please don't hesitate to let us know. Thank you.

r/DanG



Vera A. Topasna <vera.topasna@guam.gov>

---

## Land Meeting

---

**Sophia Santos Diaz** <sophia.diaz@guam.gov>

Mon, Jan 10, 2022 at 4:15 PM

To: Sandra Miller <smiller@guamag.org>, Sandra Miller <smiller@oagguam.org>

Cc: Legal <legal@guam.gov>, "Vera A. Topasna" <vera.topasna@guam.gov>

Hafa Adai Sandy,

I understand you have been designated the OAG representative for the GovGuam negotiating team regarding the potential Eagles Field lease/license transaction. The initial meeting is scheduled for tomorrow at 1000 at JRM. They ask that all attendees complete the attached form.

See you tomorrow.

*Senseremente,*

**Sophia Santos Diaz**

Legal Counsel

Office of the Governor of Guam

Ricardo J. Bordallo Governor's Complex


Adelup, Guam

(671) 473-1118

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50K

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## Eagles Field Discussion w Admiral Nicholson 1/27/22

---

**Gov. Lourdes A. Leon Guerrero** <governor@guam.gov>

Fri, Jan 28, 2022 at 10:07 AM

To: "Vera A. Topasna" <vera.topasna@guam.gov>, Melanie Mendiola <mel.mendiola@investguam.com>, Joshua F Tenorio <joshua.tenorio@guam.gov>, Jon Junior Calvo <jon.calvo@guam.gov>

1. Lease negotiations will be on pause till MDA engineers give more information for further action.
  2. Will be meeting with team on island this afternoon and will have more info, If they say no need for Eagles Field then good. If info is still no decisions, Admiral will kick it up to get a timeframe for MDA decision.
  3. Survey takes into consideration the residential proximity of Eagles field and may only be used for communicator station. If so then we can share the space. One of the more concern in assessing the location is how will the radar impact the AB Wonpat Airport.
  4. If they do need the location, I asked the Admiral if we can look at other real estate they have. Open to that and will look at those land already designated by MDA as not usable for them.
  5. Admiral is also urgent in MDA decisions as they have other property MDA is looking that the Navy has also designated for other use.
  6. I expressed my disappointment of the events. I expressed the urgency of the location decision. I asked why the property was not taken off the list to be surveyed.....no satisfactory answer other than MDA was aware and understood the need but if the location will provide the security of the island we will have to just try to balance that need with the Hospital importance.
  - Understood.
  7. More info to follow as it materializes.
  8. Admiral still supports the importance of the hospital
- Note.... we are already looking at other locations as back up.

Governor



Governor Lourdes Leon Guerrero  
Ricardo J. Bordallo Governor's Complex  
Office of the Governor  
Hagatna, Guam  
(671) 472-8931



## DEPARTMENT OF THE NAVY

JOINT REGION MARIANAS

PSC 455 BOX 211

FPO AP 96540-1000

August 20, 2021

The Honorable Lourdes A. Leon Guerrero  
Maga'Håga – Governor of Guam  
Ricardo J. Bordallo Governor's Complex  
Hagåtña, Guam 96910

Dear Madam Governor:

In reference to our discussion on August 16, 2021 regarding our mutual progress on reaching a land lease agreement for the proposed new site for a hospital on Guam, I offered to provide more information and clarity. I hope you find the following summary of the remaining steps and approximate timeline to be helpful:

Land Survey. This is a legally binding survey to be completed by Guam Department of Land Management (DLM) prior to the completion of any real estate action. The DLM has already worked with Seabees from 30th Naval Construction Regiment in performing field work. The licensed surveyors at DLM are completing the legal drawings which will bound the parcels in question. The drawings are currently in draft form and out for review by all stakeholders. This portion of the process is currently about three weeks ahead of its anticipated timeline.

Environmental Condition of Property (ECP) Study. This contracted study will characterize the environmental status of the parcels to include eligibility for Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA, also known as Superfund) and Resource Conservation and Recovery Act, archeological status and any outstanding natural resource issues. This comprehensive study will be conducted by a Naval Facilities Engineering Systems Command (NAVFAC) Marianas contractor and should be complete by March 2022.

Archaeological Inventory Survey. If the ECP study finds significant evidence of cultural resources, an archaeological inventory study will be needed to assess the nature of any cultural resources or potential historic properties. Currently, nothing in Joint Region Marianas (JRM) or NAVFAC Marianas' records indicate that there are significant cultural resources on this site. If there is no significant evidence, this study will not be necessary and may speed up the timeline.

Architectural Assessment. An architectural study is required if structures are found to be on the site. Currently, no known structures are on the site other than community built football/soccer field and accompanying small shelter. If a structure is found in the overgrown areas of the parcel, it will be evaluated accordingly to determine whether or not an architectural study has to be completed. If there are no structures, this assessment will not be necessary and may speed up the timeline.

National Historic Preservation Act (NHPA) 106 Consultation. Any lease action will require a Section 106 consultation between JRM and the State Historic Preservation Office (SHPO) in accordance with the NHPA. This will take place after the ECP report is complete. The consultation outcome and timeline is dependent on the SHPO.

Department of Defense Explosives Safety Board (DDESB) /Naval Ordnance Safety and Security Activity (NOSSA) Notifications. Following the Section 106 Consultation, DDESB/NOSSA will have to be advised by NAVFAC Real Estate Office of the real estate action from an explosive safety and unexploded ordnance standpoint. In 2017 NOSSA provided a Letter of Clarification stating that non-DoD activities executing work on a lease site outside active installation fence lines have a much reduced Munitions and Explosives of Concern requirement. DDESB/NOSSA will have 60 days to respond to the notification.

JRM assesses that the items noted above are likely to be completed no later than December 2022, and potentially sooner if certain actions are not required. The timeline will be largely determined by any complications to the events listed above, for example, if there are complexities revealed by the ECP or in the analysis of cultural resources. JRM is committed to working closely with the Government of Guam and the Governor's office to facilitate this lease, providing a location for a much needed community hospital and public health complex.

I look forward to our continued partnership and collaboration for the health, safety, and resiliency of the entire community on Guam. Please do not hesitate to call me anytime at (671) 349-3200.

Sincerely,



Benjamin R. Nicholson  
Rear Admiral, U.S. Navy  
Commander, Joint Region Marianas



**Update**  
**Potentially Releasable Federal Lands**

Guam Economic Development Authority  
March 2021

# Background

- On August 8, 2019, Governor Lou Leon Guerrero requested the return of 2,596.13 acres of terrestrial land and 17,031 acres of submerged land under the jurisdiction of the Department of the Navy in Guam.
- On July 2, 2020, the Secretary of the Navy agreed to add 210 acres of terrestrial land and 6,225 acres of submerged land to the Navy's Net Negative Inventory.
- Although GovGuam has issues with the amount of property approved for return, the properties being retained and the timing of returns, the purpose of this presentation is to simply show the locations of the properties Navy agreed to add to the inventory.

# Requested by Governor for Return to GovGuam

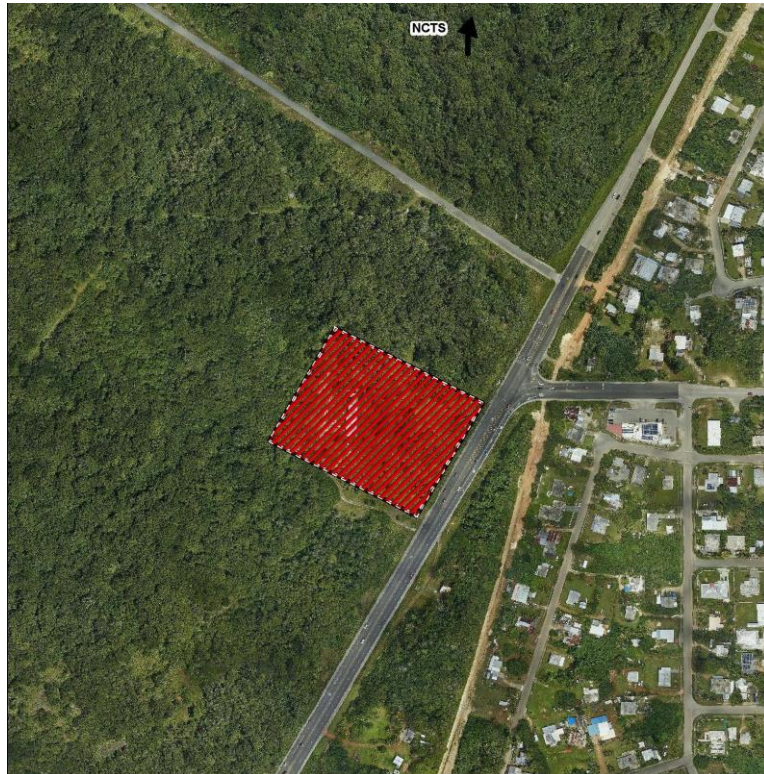
Requested by Gov for Return to GovGuam	
Acreage	Location
69.19	Area between cliffline and Rte. 3A
Easement	Andersen Substation
5.00	Routes 3A and 9 intersection
30.00	Former FAA facility
19.35	Routes 3A and 9 intersection
45.94	South of Route 9
4.59	West of Route 3
	Transferred to GovGuam in 2011
27.00	Lot A6a near War Dog cemetery
1.00	Yigo Fire Station
3.12	Marbo Power Plant and Substa.
5.00	Parcel "C" Marbo Cave
13.30	Tanguisson Beach Park
45.07	Tanguisson Power Plant
Easement	Waterline/Tank/POL
9.90	Harmon Substation Annex
5.59	Air Force Pipeline
23.77	Tumon Tank Farm
4.00	Australian Cable Housing
1,366.00	NCTAMS Barrigada
Easement	Barrigada Substation
310.00	Lot A7a & b Andersen Barr. Annex
3.70	ACEORP Maui Tunnel
	Transferred to GovGuam in 2012
	Transferred to GovGuam in 2012

6.00	Nimitz Hill Annex C-2
30.00	Nimitz Hill Annex C-3
6.00	USO beach park
15.50	Piti Power Plant and Substation
7.00	Navy PWC Utilities Dept.
60.00	Parcels 1, 2, 3 and submerged
58.00	Portion, Apra Harbor Res. F-R13
Easement	Cold Storage Substation
Easement	Orote Substation
100.00	Ship Repair Facility
Easement	SRF Substation
3.00	Apra Heights Quonset Site
60.80	Parcel 7 Camp Covington
8.79	NBG Water Treatment Plant
159.12	Dandan Property
5.90	Agana Diesel Power Plant
0.50	Lot 603-1 Apra Heights
4.00	Harmon Annex Photovoltaic
Easement	POL Easement Sasa to Tanguisson
Easement	Transmission Line-NBG to Piti
Easement	Transmission Line-Piti to Agana
Easement	Transmission Line-115KV line only
Easement	Agana to Andersen
80.00	Proposed Marbo School Site
2,596.13	
17,031.00	Submerged lands

# Parcels Added to Navy Net Negative Inventory

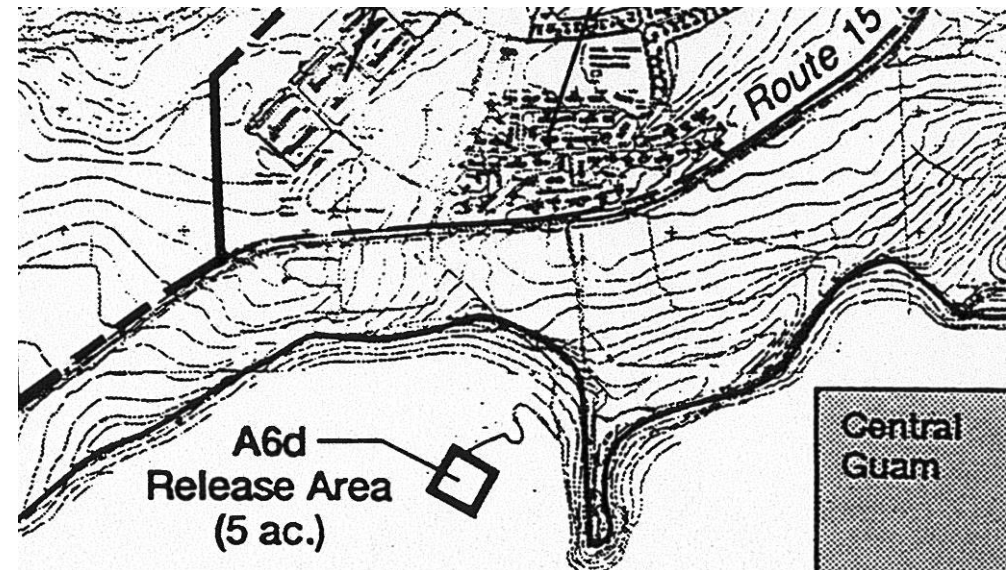
Former National Weather Service

**4.59 Acres**



Marbo Cave

**5 acres**

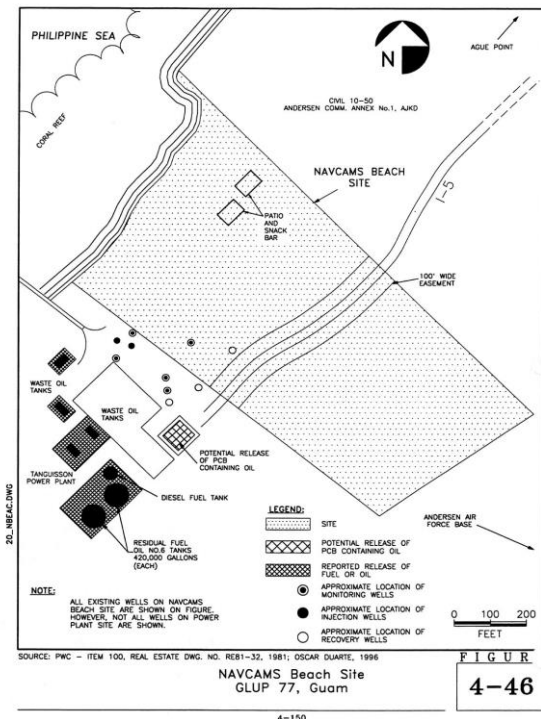




# Parcels Added to Navy Net Negative Inventory

# Tanguisson Beach Park

## 13.3 Acres



**Tumon Tank Farm**  
**23.77 acres**



# Parcels Added to Navy Net Negative Inventory

## Andersen Barrigada Annex 50 Acres



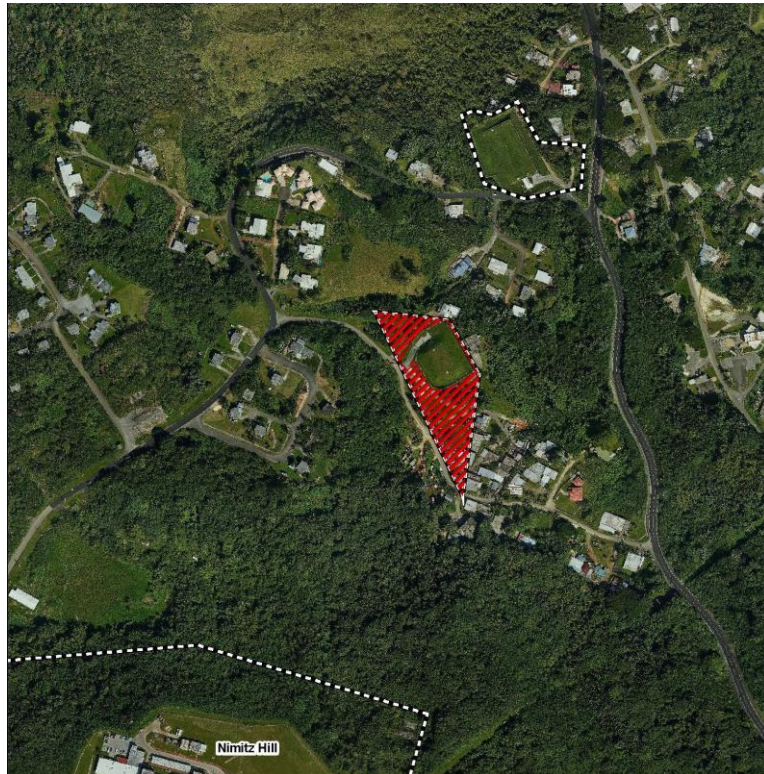
## ACEORP Maui Tunnel 3.7 acres





# Parcels Added to Navy Net Negative Inventory

**Nimitz Hill Annex C-2**  
**2 Acres**



**USO Beach**  
**5.5 acres**



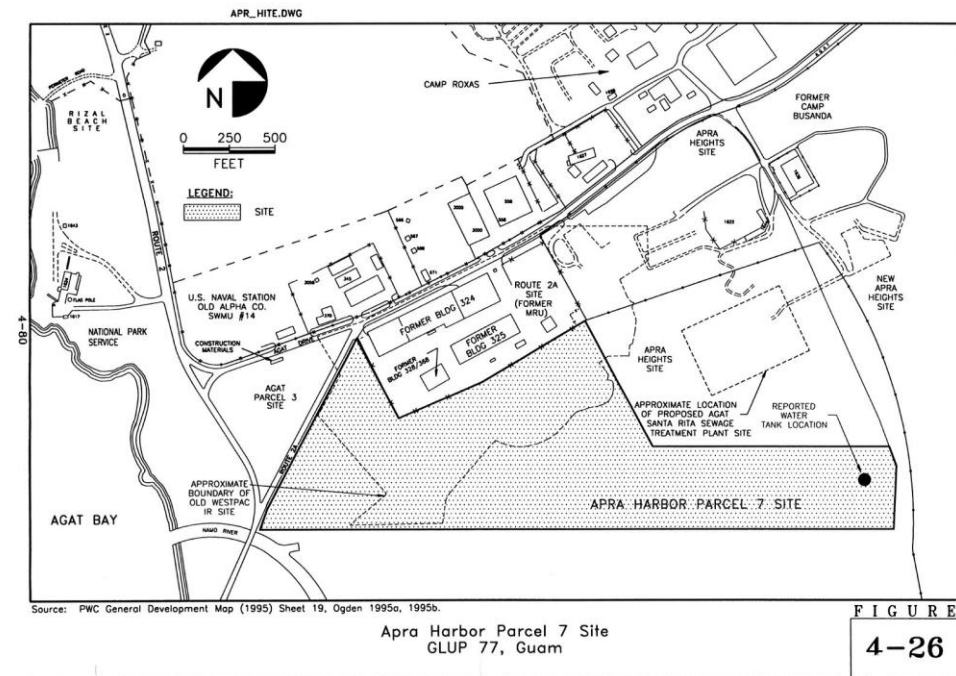


# Parcels Added to Navy Net Negative Inventory

## Apra Heights Quonset Site 3 Acres



## Parcel 7 Camp Covington 60.8 acres



# Parcels Added to Navy Net Negative Inventory

**Lot 402-1 (Lot 603-1) Apra Heights**

**0.6 Acres (Transferred to GPA in 2021)**



**Mangilao Lots 2285-5 & 2306-1**

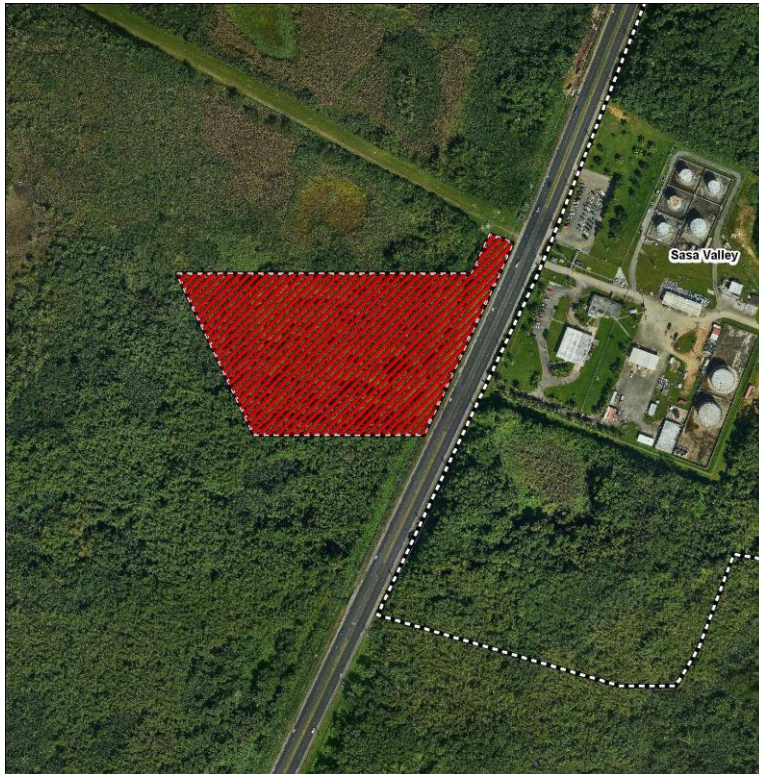
**0.4 acres**





# Parcels Added to Navy Net Negative Inventory

**Sasa Valley Annex**  
**7.2 Acres**



**Harmon Booster Station**  
**4.3 acres**



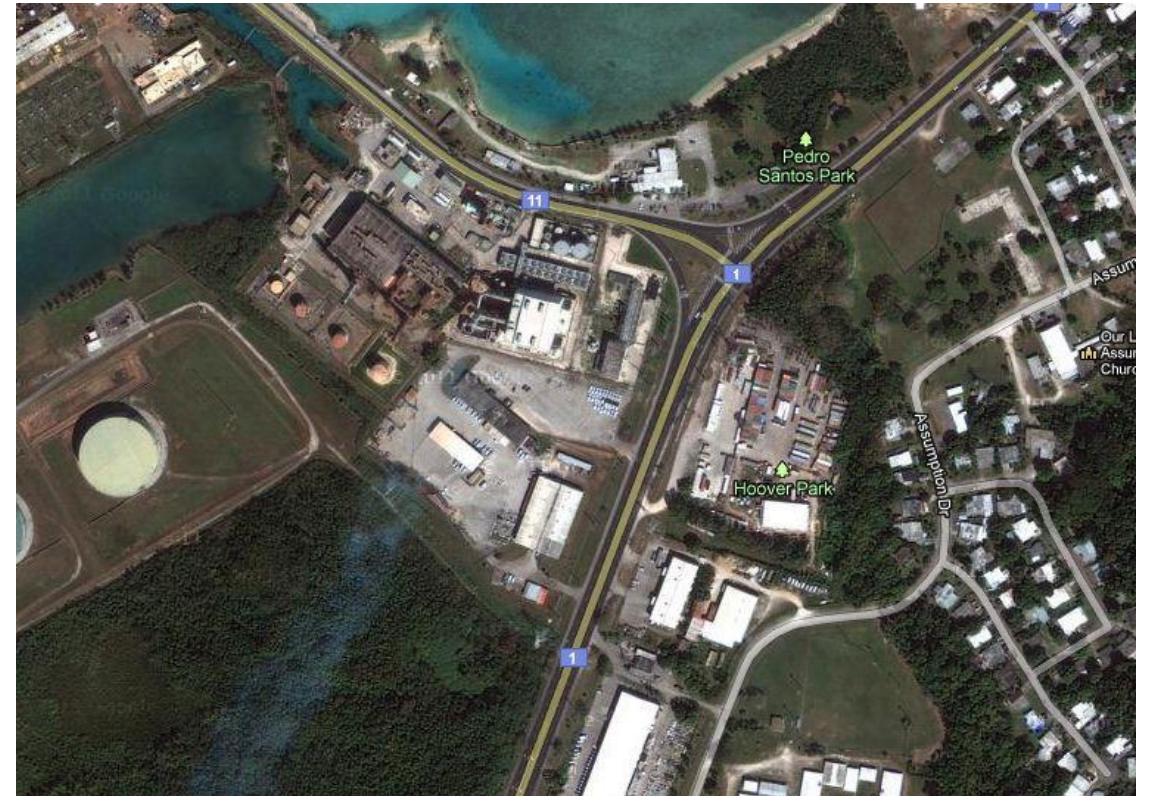


# Parcels Added to Navy Net Negative Inventory

**Tanguisson Power Plant**  
**5.0 Acres**



**Piti Power Plant**  
**15.5 acres**





# Parcels Added to Navy Net Negative Inventory

**Agana Diesel Power Plant  
5.9 Acres**



**Submerged Lands  
6,225 Acres**



# Suggested Priority for Return

Property	Acreage	Priority	Rationale
Andersen Barr. Annex	102.00	High	New Medical Campus
Tanguisson Beach Park	13.30	High	Releasable since 1977
ACEORP Tunnel	3.70	High	Releasable since 1977
Parcel 7 Camp Covington	60.80	High	Releasable since 1977 but wetlands
Submerged Lands	6,225.00	High	Ocean Access
Parcel C Marbo Cave	5.00	Low	Rural area
Nimitz Hill C-2	2.00	Low	Rural area
Apra Heights Quonset	3.00	Low	Rural area
Mangilao lots	0.40	Low	Small lots
Sasa Valley Annex	7.20	Low	Wetlands
Tanguisson Power Plant	5.00	Low	Need to check with GPA
Piti Power Plant	15.50	Low	Need to check with GPA
Agana Diesel Power Plant	5.90	Low	Need to check with GPA
West of Rte 3 (NWS)	4.59	Medium	Highly developable location
Tumon Tank Farm	23.77	Medium	Highly developable location
USO Beach	5.50	Medium	Highly developable location
Harmon Booster	4.30	Medium	Highly developable location
Lot 402-1 (Lot 603-1)	0.60	Transferred	Already Transferred to GPA

# Additional Properties

- The Governor also identified 274 acres of federal lands under the jurisdiction of the Department of the Interior that were deemed to be outside the Congressionally approved boundaries of the War in the Pacific National Historical Park and will soon request DOI for an accounting of the properties in the Park with the intent of returning those outside Park boundaries.
- All 102 acres for the medical complex were included in the Governor's Aug. 8, 2019 request. 50 acres were approved in the Navy's July 2, 2020 response and 52 acres were added by Navy letter dated Jan. 15, 2021.
- As part of the Governor's continuing efforts to have properties returned, an additional 481 acres will soon be requested including approximately 10 acres for expansion of the Veterans Cemetery.