



EDDIE BAZA CALVO
Governor

RAY TENORIO
Lieutenant Governor

Office of the Governor of Guam.

The Honorable Judith T. Won Pat, Ed. D.
Speaker
I Mina Trentai-dos Na Liheslaturan Guahan
Suite 201
155 Hesler St.
Hagåtña, Guam 96910

FEB 21 2014

32-14-1344
Office of the Speaker
Judith T. Won Pat, Ed. D.
Date 2.24.2014
Time 10:30 am
Received by [Signature]

RE: Determination of Need for Exceptional Term Contract Pursuant to Public Law 32-40

Dear Madam Speaker:

Enclosed as required by Public Law 32-40, is the Determination of Need (DON) for Exceptional Term Contract for the Oka Point Property, also known as the Old Hospital Point. This DON was approved by the Chamorro Land Trust Commission at its September 19, 2013 meeting and was published in the Marianas Variety on three separate occasions between September 27, 2013 and October 7, 2013 as required by the law.

2014 FEB 21 10:30 AM
JTB

The Chamorro Land Trust Commission via its property manager, the Guam Economic Development Authority, expects to issue a Request for Proposals soliciting interest from private developers to lease the property for upscale resort development. Such private investment is expected to require a lease term longer than five years, which is the reason the Determination of Need is submitted to your office.

Thank you for your time.

Sincerely,

[Signature]
EDDIE BAZA CALVO

Enclosure

Cc: Executive Director, Chamorro Land Trust Commission
Administrator, Guam Economic Development Authority

1344

OKA POINT: DETERMINATION OF NEED FOR EXCEPTIONAL TERM CONTRACT

1.0 OVERVIEW

This Determination of Need for Exceptional Term Contract is issued pursuant to Public Law 32-40 which requires the Governor of Guam to “make a written Determination of Need justifying by a quantifiable sum an Exceptional Term Contract, and specifying the full term, inclusive of extensions, options and renewals, for such contract, and provide a copy of such Determination of Need to the Speaker of *I Liheslaturan Guahan*.”

The Chamorro Land Trust Commission (hereinafter referred to as “CLTC”), Government of Guam, via its property manager, the Guam Economic Development Authority (hereinafter referred to as “GEDA”) intends to issue Request for Proposals (“RFP”) for the lease and development of Lot Number 5173-1-R2New-R6, Tamuning, Guam consisting of approximately 153,463 square meters (approximately 38 acres) of land (The Property) commonly known as Old Hospital Point, Ypao Point or Oka Point. The Property has significant development potential as it overlooks Guam’s major resort destination of Tumon Bay, it commands scenic vistas and it is served by all utilities and transportation infrastructure. CLTC via GEDA intends to negotiate a long term lease for the Property that allows a prospective developer to implement its proposed and approved development plans. If required, the offeror will be allowed to pledge the leasehold interest in the property to secure development financing.

To allow prospective developers to make substantial investments in property development, finance such development and recover investments, CLTC proposes a lease term of up to fifty (50) years with one or more options to extend the term for an additional Forty-Nine (49) years. The actual term of the lease and options will be subject to negotiations based primarily upon the amount of investment, financing requirements and investment recoupment. The following table depicts various Lease arrangements that were approved by the Legislature:

Legislatively Approved Investments and Lease Terms

Project	Use	Investment	Lease	
			Term	Public Law No.
JFK	School	\$ 64,729,721.05	30 yrs.	PL 29-114, 30-178
Liguan	School	\$ 11,791,127.00	20 yrs.	PL 28-47
Adacao	School	\$ 11,686,772.00	20 yrs.	PL 28-47
Astumbo	School	\$ 16,358,098.00	20 yrs.	PL 28-47
Ukudo	School	\$ 36,242,855.00	20 yrs.	PL 28-47
Okkodo Exp	School	\$ 21,818,000.00	17 yrs.	PL 30-178
Port	Cementon Guam	\$ 12,000,000.00	30 yrs.	PL 30-209
Total		\$ 174,626,573.05	157 yrs.	
Average		\$ 1,112,271.17	1 year	

Based on the above table, the Legislature has approved Extended Term Contracts (leases beyond five (5) years) on average of 1 lease year for every one million dollars (\$1M) of investment.

During the 2004 negotiations for development of Oka Point, the developer proposed a mixed use development consisting of hotel rooms and residential development with an investment of \$180 Million. It is likely that upscale hotel/resort development as contemplated by this RFP, will require an investment greater than \$180 Million and thus, a lease term greater than 5 years.

A description of the property and the potential major components of a Request for Proposals follows, to provide preliminary but more detailed information on this development opportunity.

1.1 PROPERTY USE CONSIDERATIONS

1.1.1 Property Location. The Property (see **Attachment A: Map**) is located in western Guam, overlooking Tumon Bay and at the terminus of Chalan San Antonio (Route 14) in Tamuning, Guam.

1.1.2 Previous Uses. The Property was formerly utilized by the Government of Guam for a public hospital and residential use. The hospital building and most residences were removed from the property and is thus currently vacant.

1.1.3 Current Zoning. Lot Number 5173-1-R2New-R6, Tamuning is currently designated as R2 – Multiple Dwelling Zone pursuant to Section 61306, Chapter 61, Title 21 of the Government Code of Guam. If a change to this zoning designation is needed to implement the developer's plans, an explanation of the need for change must be included in the proposal submitted in response to this RFP.

1.1.4. Proposed Future Uses. CLTC and GEDA believe that highest and best use of The Property is upscale hotel/tourist resort development and will encourage prospective developers to submit proposals advocating this land use concept in a fashion that satisfy developer and CLTC objectives. Given that the lack of hotel rooms on Guam is a significant obstacle to increasing tourist arrivals, the use of The Property for upscale hotel/tourist resort development will assist in resolving Guam's need for additional hotel rooms and CLTC's need for increased revenues as required by law.

1.1.4.1. Chamoru Cultural Center. Adjacent to the eastern end of The Property is approximately eight and a half (8.5) acres of land and eight (8) buildings (Lot No. 5173-1-R2New-4) licensed by the CLTC to Inadahen I Lina'la Kotturan Chamoru, Inc., a nonprofit corporation engaged in the preservation and promotion of the Chamorro culture, language and traditions. Incorporation of this 8 acre property and its activities into the overall development and operation of Oka Point is desirable and will be given greater weight in evaluations. Offeror proposals must demonstrate how the objectives and activities of the nonprofit corporation will be accommodated and enhanced in developing the entire property.

1.1.4.2. Meetings, Incentives, Conventions, Events (MICE). The Government of Guam has identified the need for a facility that could potentially be the venue for regional and international meetings, conventions and entertainment among other large scale events. Design and carrying capacity of existing facilities such as the University of Guam Field House

prevent Guam from hosting these events in-doors. Should offerors incorporate MICE facilities into the overall development of Oka Point, greater weight will be given in during the evaluation process.

1.2 CLTC/GEDA COMMITMENTS

- To support designation of the appropriate zone for the property to accommodate the development plan, to the extent allowable by law.
- To support the developer in satisfying all regulatory, land use, environmental, business, building and other local and federal permitting requirements, to the extent allowable by law.
- To support the developer in presenting and securing approval of the lease agreement to the extent allowable by law.
- To assist the selected developer in exploring investment incentives and financing opportunities to the extent allowable by law.

1.3 OFFEROR REQUIREMENTS

A primary consideration of the CLTC, GEDA and the Government of Guam is the benefits to be derived through the lease and development of this valuable asset. Traditional methods of generating revenue are addressed in subsections 1.3.1 and 1.3.2 below. However, CLTC, GEDA and the Government of Guam recognize that significant public benefits can also be derived through public/private partnerships and other mechanisms that, considered as a whole, exceed the benefits derived from a traditional real estate lease transaction. Should other non-traditional methods be proposed by the offeror, these methods will be given serious consideration but offerors must still identify the benefits that would have been derived from a strict real estate lease transaction for comparative purposes. Offerors are required to address the following requirements in their proposals:

1.3.1. Rent. Rent will be based upon appraised fair market value. Prospective developers are required to identify the amount of ground rent to be paid annually over the term of the lease, taking into account CLTC's objective of generating the highest amount of revenue while addresses the gap in Guam's tourism plant. Periodic escalations in ground rent will also be required over the term of the lease and therefore, developer proposals must include escalations in their proposals and provide a fair and reasonable method incorporating fair market values for establishing ground rent.

1.3.2. Participation Rent. Subject to negotiations, CLTC/GEDA may require that the offeror(s) awarded the right to lease the Property pay participation rent which is defined as a negotiated percentage of the gross income from the operations of the business or businesses located on the Property, payable monthly. In line with CLTC's objective of generating the highest amount of revenue, proposals submitted in response to this RFP should indicate whether it agrees to payment of participation rent and if so, identify the percentage of gross monthly income from the operations of the business or businesses located on the Property that will be paid as participation rent and provide a projection of monthly/annual participation rent payments. If proposals indicate agreement with payment of participation rent, proposals must also identify

the method by which gross monthly income will be accounted for and any escalations in participation rent offered over the term of the lease.

1.3.3. Alternative Payment Mechanisms. Alternatives to property rent, subtenant and other rents may be proposed by offerors in their proposals, however, any proposal suggesting such alternatives must demonstrate how CLTC's objective of generating the highest amount of revenue is achieved by comparing the suggested alternative to the property rent, subtenant and other payments described above. Alternative payment schedules including rent deferrals may also be proposed but in no event will the total amount of rent be reduced. Interest may also be charged on any deferred rents.

1.3.4. Security Deposit. The proposal shall indicate that the developer(s) agrees to pay a non-refundable security deposit upon execution of a lease and the amount of such security deposit.

1.3.5. Sublessee Use of Property. Offerors must specify in their proposals whether or not subletting (or any form of third party use) is intended for any or all portions of the property being leased. Should subletting be intended, offerors shall identify the proportion of sublessee rents paid to the lessee to be paid to CLTC, if any. In addition, participation rent as described above may be required to be paid by sublessees.

1.3.6. Other Requirements. To ensure acceptability of the intended lease agreement by the public and the government of Guam, additional requirements may be imposed and/or negotiated that are not specifically identified in this RFP, at the discretion of the Government of Guam. In addition, Public Law 32-40 requires Legislative approval of all leases whose term exceeds five (5) years. Additional requirement(s) may be imposed by the Guam Legislature. By submitting a proposal in response to this RFP, prospective offerors understand and agree that additional requirements may be negotiated by the Executive and/or Legislative Branches of the Government of Guam.

1.4 OFFEROR RESPONSIBILITIES

A lease agreement(s) will be prepared once negotiations with the successful offeror(s) have concluded. Since the lease will require offeror(s) to carry out various responsibilities, including, but not limited to those listed below, proposals must indicate concurrence with paying the costs for and carrying out the major responsibilities listed below:

1.4.1 Master Plan. Prepare a Master Plan for the proposed development, commit to a specific development schedule and secure all necessary development permits.

1.4.2. Business Plan. Create for itself and for CLTC/GEDA, a Business Plan that contains a project pro forma consistent with the Master Plan covering the period of time required by the offeror(s) for project development and operation.

1.4.3 Infrastructure. Plan, implement and fund all infrastructure improvements.

1.4.4. Management. Accept management and maintenance responsibility for the Property that preserves and enhances the value and revenue generating capacity of the Property.

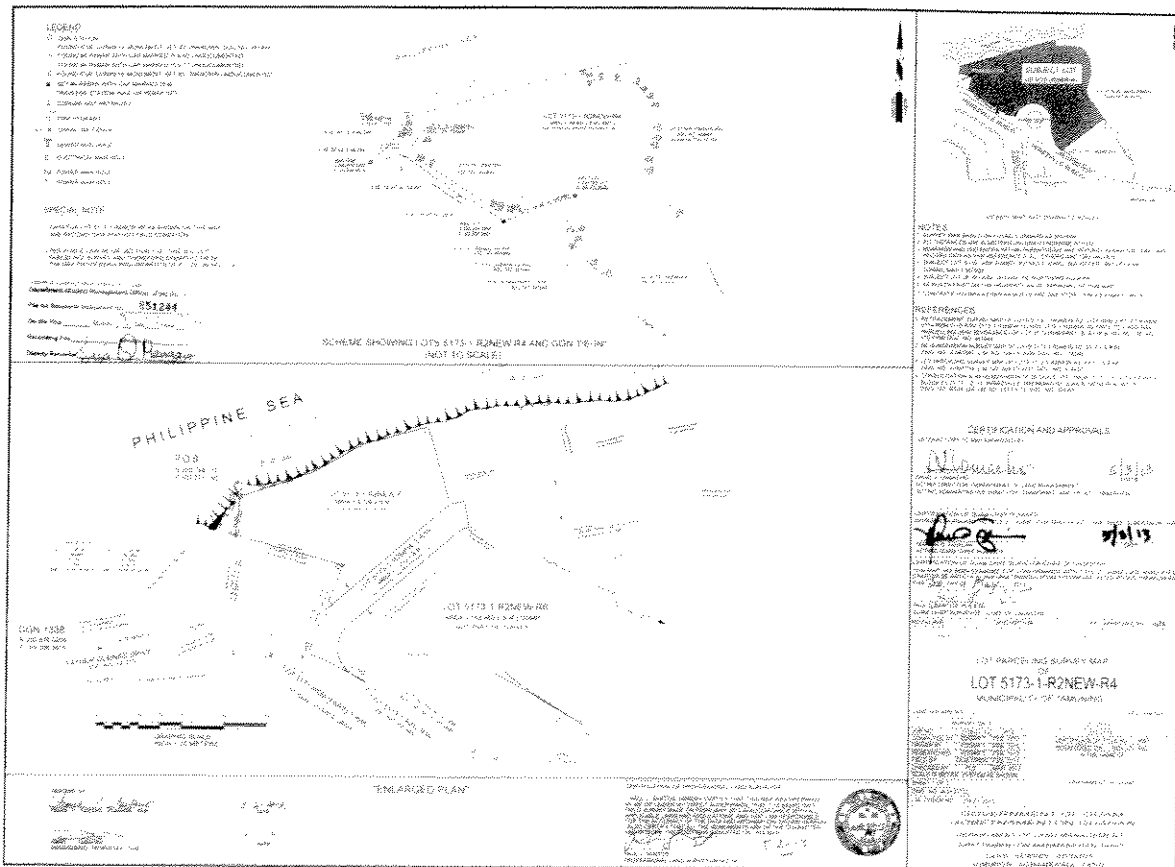
1.4.5. Environmental Remediation (If Needed). Accept responsibility for performance and costs of any environmental remediation required to develop the Property as proposed.

1.4.6. Insurance. Obtain all required property, liability and workmen's compensation insurance, and indemnify GEDA, CLTC and the Government of Guam from any liability arising from the development and use of the Property.

1.4.7 Survey. Prepare a property boundary survey or retracement of the Property and obtain all required approvals. Survey monuments must be maintained and visible at all times for inspection by CLTC/GEDA.

1.4.8. Fees. Pay all fees associated with the recording the Lease at the Department of Land Management.

Attachment A



LOT 5173-1-R2NEW-R4

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NOTES

1. ALL DIMENSIONS SHOWN ON THIS SURVEY ARE BASED ON THE ORIGINAL SURVEY RECORDS AND FIELD MEASUREMENTS.

2. THE BOUNDARIES SHOWN ON THIS SURVEY ARE BASED ON THE ORIGINAL SURVEY RECORDS AND FIELD MEASUREMENTS.

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REFERENCES

1. THE ORIGINAL SURVEY RECORDS AND FIELD MEASUREMENTS.

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CERTIFICATION AND APPROVALS

Surveyor: *[Signature]*

Client: *[Signature]*

Witness: *[Signature]*

DATE: *[Date]*

LOT 5173-1-R2NEW-R4
MUNICIPALITY OF TAMMUNG

Department of Land Management Office of the Assessor
 The Tax Assessor is empowered by **RS 1024**
 to do this.
 Recording Fee: *[Amount]*
 County Record: *[Amount]*
 Date: *[Date]*

CERTIFICATION OF PROFESSIONAL LAND SURVEYOR

I, *[Name]*, a Professional Land Surveyor, do hereby certify that the above is a true and correct copy of the original survey records and field measurements.

DATE: *[Date]*

[Signature]



S 14242 1/2

Threatened by rising seas, island nations appeal for more aid

NEW YORK (PACNEWS) – On the front line of damage wrought by climate change, threatened with extinction from rising seas, leaders of some of the world's small island States took to the podium at the United Nations General Assembly today to call urgently for greater international support to mitigate the perils.

"Disastrously off course," and "profound disappointment" were some of the terms used by heads of Small Island Developing States, known as SIDS, to depict their situation as the 68th General Assembly prepares to draw up long-term development plans for the decades after the end in 2015 of the current cycle of the anti-poverty Millennium Development Goals (MDGs).

"The corresponding actions to address the unique and special circumstances of SIDS by the international community has been lacking," the Prime Minister of Antigua and Barbuda, Winston Baldwin Spencer, told the Assembly's annual General Debate, summing up the almost two decades since the Barbados Programme of Action was adopted by at a UN conference on the sustainable development of SIDS in 1994.

"It is a recognized fact, but it is worth repeating that small island states contribute the least to the causes of climate change, yet we suffer the most from its effects. Small island states have expressed our profound disappointment at the lack of tangible action," he said referring to

efforts in UN climate change talks to protect SIDS and other vulnerable countries.

From the other side of the planet, Kiribati President Anote Tong, stressing the "real and existential threat" his low-lying Pacific nation faces from rising seas, called for immediate international action to mitigate climate change and rising sea levels.

"We are disastrously off course. The scientists tell us that calamity awaits – and not just for those of us on low-lying islands," he said. "What we are experiencing now on these low-lying atolls is an early warning of what will happen further down the line. No one will be spared. We cannot continue to abuse our planet in this way. For the future we want for our

children and grandchildren, we need leadership.

"All those countries with the ability to do so must contribute to the prevention of this calamity, or be forever judged by history."

President Tommy Remengesau of Palau drew on his own personal experiences and his country's flag – a yellow full moon against a blue ocean that represents nature's balance and harmony through the consistency of the rising and falling tides – to illustrate the depths of the problems stemming from climate change.

"Just before I left for this year's [General Assembly], during a full moon high tide, my back yard, which nestles against the ocean, flooded," he said. "Typhoon Usagi, just a

few days later, passed through the Pacific and landed in Asia, killing many people. This was followed almost immediately by Tropical Storm Pabuk.

"Mr. President, when I was a child, my back yard did not flood – and we did not have tropical storm after tropical storm pass through our Pacific islands. It is therefore clear to me and other Pacific leaders that the full moon and the ocean are no longer metaphors for balance and harmony. Today they represent imbalance – from our past excesses."

Stressing that the primary responsibility to reduce greenhouse gasses still rests with the developed nations, he warned: "Our global warming doomsday is already set in stone if we fail to act."

Marshalls Registry close to 3K ships

MAJURO (PACNEWS)—The Marshall Islands Registry is set hit the milestone of 100m gross tonnage, or gt, on its register by end of this year or early 2014.

The third largest ship registry in the world currently has 2,970 vessels on its register totaling more than 95m gt.

"Soon, hopefully by end this year or early next year, we will reach the milestone of 100m gross tons and definitely 3,000 ships of all types," Theo Xenakoudis, worldwide business operations officer for International Registries Inc.,

which runs the registry, told Seatrade Global. The projection is based on new building commitments that the flag has from owners around the world.

Given current low asset prices are spurring growth and he said, "Shipowners worldwide are quite active in ordering ships and buying second-hand ships. We see it a lot in the Greek market and private equity activity in the U.S."

Last year IRI opened an office in Rio de Janeiro to try and develop its position in the offshore market in Brazil.

EASI to host talk on economics of tuna

HONIARA (PACNEWS) – The Economics Association of Solomon Islands (EASI) this week will host a presentation by Dr. Transform Aqorau on "The economics of harvesting our tuna resources and improving the returns to our economy from this natural resource."


Dr. Aqorau is the Director of the Parties to the Nauru Agreement (PNA) Secretariat based in Majuro, Marshall Islands.

[Tuna] has become a pertinent regional issue as island countries ... manage their various natural resources.


tuna conservation and management. Through its members, Micronesia, Kiribati, Marshall Islands, Nauru, Palau, Papua New Guinea, Solomon Islands and Tuvalu, it controls around 30 percent of the global tuna supply.

Dr. Aqorau will share his experience as the leader of this important regional agency. Through its work, PNA has focused on sustainably managing its tuna resources so that its members can reap the economic benefits from this natural resource.

This has become a pertinent regional issue as island countries attempt to manage their various natural resources so that they could obtain maximum returns.



GUAM
ECONOMIC DEVELOPMENT AUTHORITY
Aturadul Inudlallanin Hamanthon Ceechun



OKA POINT: DETERMINATION OF NEED


LOT 5173-R2NEW-R11

The Guam Economic Development Authority (GEDA) is issuing this public announcement for a Determination of Need (DON) for an Exceptional Term Contract pursuant to P.L. 32-40. The Chamorro Land Trust Commission (CLTC), via its property manager, the Guam Economic Development Authority (GEDA) intends to issue Request for Proposals (RFP) for the lease and development of Lot Number 5173-R2New-R11, Tamuning, Guam consisting of approximately 146,323 square meters (36 acres) of land (The Property) commonly known as Old Hospital Point, Ypao Point or Oka Point.

To allow prospective developers to make substantial investments in property development, finance such development and recover investments, CLTC proposes a lease term of up to fifty (50) years with one or more options to extend the term for an additional Forty-Nine (49) years. The actual term of the lease and options will be subject to negotiations based primarily upon the amount of investment, financing requirements and investment recoupment.

This DON is available for public inspection and download from the GEDA website at www.mvsguam.com. GEDA anticipates submitting this DON, as required by law, on October 7, 2013.


7/ HENRY J. TAJANO
ADMINISTRATOR



JOIN US FOR MVG FANTASY FOOTBALL


LIVE GAME PARTY!

NEW ENGLAND PATRIOTS





VS.

ATLANTA FALCONS



MONDAY
SEPTEMBER 30
KICK OFF
10:30AM
LOCATION
HOUSE OF BRUTUS

HIT HARD ICE

76 K Marianas Variety

DRAFTED BY LIT DORIAN IMAI

World not ready for aging population

UNITED NATIONS (AP) – The world is aging so fast that most countries are not prepared to support their swelling numbers of elderly people, according to a global study being issued Tuesday by the United Nations and an elder rights group.

The report ranks the social and economic well-being of elders in 91 countries, with Sweden coming out on top and Afghanistan at the bottom. It reflects what advocates for the old have been warning, with increasing urgency, for years: Nations are simply not working quickly enough to cope with a popula-

tion graying faster than ever before. By the year 2050, for the first time in history, seniors older than 60 will outnumber children younger than 15.

The Global AgeWatch Index (www.globalagewatch.org) was created by elder advocacy group HelpAge International and the U.N. Population Fund in part to address a lack of international data on the extent and impact of global aging. The index, released on the U.N.'s International Day of Older Persons, compiles data from the U.N., World Health Organization, World Bank and other global

agencies, and analyzes income, health, education, employment and age-friendly environment in each country.

The report fits into an increasingly complex picture of aging and what it means to the world. On the one hand, the fact that people are living longer is a testament to advances in health care and nutrition, and advocates emphasize that the elderly should be seen not as a burden but as a resource. On the other, many countries still lack a basic social protection floor that provides income, health care and housing for their senior citizens.

Skorea stages largest military parade in a decade

SEOUL (AFP) – South Korea staged its largest military display in a decade on Tuesday as President Park Geun-Hye warned of the "very grave" threat posed by North Korea's nuclear weapons program.

Some 11,000 troops and 120 aircraft took part in the event at an air base south of Seoul, which showed off the military's most advanced weaponry, including a cruise missile capable of surgical strikes on the North Korean leadership.

The guest of honor was U.S. Defense Secretary Chuck Hagel – on a visit to underscore U.S. commitment to its military alliance with South Korea where 28,500 U.S. troops are currently stationed.

"The situation on the Korean peninsula ... is very grave,"

Park warned in her speech at the event marking the 65th anniversary of the founding of South Korea's armed forces.

"North Korea adamantly continues to develop and upgrade its nuclear weapons," Park said, adding the South had no option but to boost its military deterrent in response.

She specifically cited the development of sophisticated missile interceptor systems capable of neutralizing a North Korean strike.

"I believe that the true purpose of the military lies not in fighting a war but preventing one," she said.

South Korea has cited the growing nuclear threat from Pyongyang to back its request for extending U.S. command of combined U.S. and South

Korean forces in the event of war with the North.

South Korea is scheduled to take over wartime operational command in 2015, but defense policymakers now say they need more time to prepare for the transition.

Hagel will discuss the issue with his South Korean counterpart Kim Kwan-Jin on Wednesday.

Tuesday's display at the air base was to be repeated later in the day with a mass military parade in downtown Seoul – the largest since 2003.

Such displays are generally considered more of a North Korean specialty, with massive, highly-choreographed parades of goose-stepping intensity regularly staged in Pyongyang.

Mexico rescues 73 suspected kidnap victims near US border

MEXICO CITY (Reuters) – Seventy-three suspected kidnap victims were rescued in northern Mexico near the border city of Reynosa after police followed their alleged captors to a house and heard frantic calls for help, authorities said on Monday.

Of the victims, 37 were Mexicans, 19 were from Honduras, 14 from Guatemala and another three from El Salvador, federal police said in a statement. Among the victims were women and minors, some of whom reported having been sexually abused.

Police held three suspects, who were believed to have taken their victims on buses or at bus stations, the statement said. Some of the victims had been held for up to four months while their captors demanded payment from their families, police said.

Police also seized weapons and drugs found at the home, including nearly 700 rounds of ammunition, a hand grenade and almost 10,000 kilograms (22,046 pounds) of what was believed to be marijuana.

Reynosa is in Tamaulipas, south of Texas, and is one of Mexico's most violent states, where rival gangs battle for lucrative drug-running routes into the United States.

In 2010, 72 migrants, includ-

Police also seized weapons and drugs found at the home, including nearly 700 rounds of ammunition.

ing dozens of Central Americans, were found in a mass grave in Tamaulipas in an incident linked to Mexico's brutal Zetas cartel.

News of the rescue came as public worries over lawlessness have increased in Mexico, according to a new poll published by Mexico's national statistics agency, INEGI.

The poll taken in March and April showed that 72.3 percent of Mexicans adults said they felt that their home state was unsafe, up from 66.6 percent during the same period a year earlier.

President Enrique Pena Nieto took office in December, pledging to reduce the violence, which soared under his predecessor, Felipe Calderon.

Calderon sent in the armed forces to bring drug traffickers to heel but killings rose as the cartels splintered.

Around 70,000 people died in the explosion of gang-related violence under Calderon, and the homicide count has eased under Pena Nieto. However, the bloody turf wars are still claiming almost 1,000 lives a month, according to official figures.

Wave of bombs across Baghdad kills 55

BAGHDAD (AP) – A new wave of bombs tore through Baghdad on Monday, officials said, killing at least 55 people. Most of the blasts were car bombs detonated in Shiite neighborhoods, the latest of a series of well-coordinated attacks blamed on hard-line Sunni insurgents determined to rekindle large-scale sectarian conflict.

Multiple coordinated bombing strikes have hit Baghdad repeatedly over the last five months. The Shiite-led government has announced new security measures, conducted counter-insurgency sweeps of areas believed to hold insurgent hideouts, and sponsored political reconciliation talks, but has not significantly slowed the pace of the bombing campaign.

No group immediately claimed responsibility for the bombings, but they bore the hallmarks of al-Qaida's local branch in Iraq, known as the Islamic State of Iraq. Al-Qaida is believed to be trying to build on the Sunni minority's discon-

More than 4,500 people have been killed since April. Although overall death tolls are still lower than at the height of the conflict, the cycle of violence is reminiscent of the one that brought Iraq to the brink of civil war.

tent toward what they consider to be second-class treatment by the government and on infighting between political groups.

In addition to helping al-Qaida gain recruits, the political crisis may also be affecting the security forces' ability to get intelligence from Sunni communities.

"Our war with terrorism goes on," Interior Ministry spokesman Saad Maan told The Associated Press. "Part of the problem is the political infighting and regional conflicts ... There are shortcomings and we need to develop our capabilities mainly in the intelligence-gathering efforts."



Iraqi security forces sealed off the sites of the attacks as fire fighters struggled to extinguish fires that broke out. The twisted wreckage of cars and remnants of the car bombs littered the pavement.

Iraqi militants often target crowded places such as markets, cafes and mosques, seeking to inflict huge numbers of casualties.

Monday's attacks were the biggest since the Sept. 21 suicide bombings that struck a cluster of funeral tents packed with mourning families in Sadr City, killing at least 104 people.

On Sunday, a series of bombings in different parts of Iraq – including two suicide bombings in the country's relatively peaceful northern Kurdish region – killed 46.

More than 4,500 people have been killed since April. Although overall death tolls are still lower than at the height of the conflict, the cycle of violence is reminiscent of the one that brought Iraq to the brink of civil war.

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OKA POINT: DETERMINATION OF NEED
LOT 5173-R2NEW-R11

The Guam Economic Development Authority (GEDA) is issuing this public announcement for a Determination of Need (DON) for an Exceptional Term Contract pursuant to P.L. 32-40. The Chamorro Land Trust Commission (CLTC), via its property manager, the Guam Economic Development Authority (GEDA), intends to issue Request for Proposals (RFP) for the lease and development of Lot Number 5173-R2New-R11, Tamuning, Guam consisting of approximately 146,323 square meters (36 acres) of land (The Property) commonly known as Old Hospital Point, Ypao Point or Oka Point.

To allow prospective developers to make substantial investments in property development, finance such development and recover investments, CLTC proposes a lease term of up to fifty (50) years with one or more options to extend the term for an additional Forty Nine (49) years. The actual term of the lease and options will be subject to negotiations based primarily upon the amount of investment, financing requirements and investment recoupment.

This DON is available for public inspection and download from the GEDA website at www.guam.gd/geda. GEDA anticipates submitting this DON, as required by law, on October 7, 2013.

BY: HENRY J. TAITANO
ADMINISTRATOR



Published in Public Law No. 12, Renaming of the Lot and the Land of GEDA's Landmark Project

New leak at Japan nuke plant, tank overflow

TOKYO (AP) — Japan's crippled nuclear plant has a new leak of highly radioactive water entering the Pacific Ocean after a storage tank overflowed.

Plant operator Tokyo Electric Power Co. said Thursday that workers detected the water dripping from the top of a tank when they were patrolling the site the night before.

TEPCO estimates 430 liters (110 gallons) of water leaked outside a concrete barrier

TEPCO believes the water reached the sea via a ditch next to the barrier. Massive amounts of water have been used to cool the reactors and fuel rods since the March 2011 earthquake and tsunami destroyed the Fukushima Dai-ichi plant's cooling system. Leaks of the contaminated water are causing concerns over the plant's stability.

surrounding the tank and four others. TEPCO believes the water reached the sea via a ditch next to the barrier.

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the March 2011 earthquake and tsunami destroyed the Fukushima Dai-ichi plant's cooling system. Leaks of the contaminated water are causing concerns over the plant's stability.

Hindu devotees prepare for annual festival

By Justine B. Todono
justine.todono@mvariety.com
Variety News Staff

SAIPAN — The Hindu devotees on Saipan will be having their Pooja, an annual worship of its deities, on Saturday.

Anand R. Katta, event coordinator and treasurer of the CNM Hindu Community, said the event will be held at the Sri Radha Krishna Temple in Chalan Kanoa.

"We invite the community

The Vijaya Dashmi festival is very important to the Hindu which is celebrated in various forms around the world.

members to join with us," he said, adding the program will include prayers, offerings and sacrifices.

The program will start at 7:30 and run until 10 p.m.

He said that food and refresh-

ments donated and prepared by its members will be served after the worship.

After the event, he said they will discuss preparations for the nine day celebration of Navaratri and the Vijaya Dashmi Festival starting next week.

He said the Vijaya Dashmi festival is very important to the Hindu which is celebrated in various forms around the world.

Lights, camera, action for Samoan high school students

APIA (PACNEWS)—This week high school students in Apia are directing their own climate change mini TV documentaries, radio programs and other stories for the A2C2 project (Action Against Climate Change).

Over 30 students from three schools are filming field trips, recording their radio voice in studio and writing about climate change and its impacts on people in Samoa.

"After a month of preparation, training, writing scripts, the students are finally getting the chance to get out into the field to film and record stories," said Joelle Aufray, the co-founder of Apidae, who is leading the initiative.

"Their stories are very powerful. It is the 'voice of youth' speaking about climate change and how it impacts their country, their family and them personally."

A mentorship program is a key component of the A2C2 project, where local Samoan experts in climate change and media have been advising and supporting the high school students over the duration of the project.

The mentors have also provided support to the National University of Samoa (NUS) journalism students who are also involved in the project, as part of their Semester 2 curriculum.

Over 30 students from three schools are filming field trips, recording their radio voice in studio and writing about climate change.

"The stories will be completed by the end of the month and launched at a Showcase meeting soon, which we hope will attract key decision makers in Samoa keen to listen to the youths present their stories and voice their concerns and hopes," Joelle said.

A2C2 is a collaboration between the Pacific Media Assistance Scheme, the Australian government's Department of Environment, Arts and Australian Broadcasting Corporation, and implemented by Apidae Development Innovations.

It involves five Pacific countries: Vanuatu and Samoa (in country media production), and Kiribati and Tuvalu (via the University of the South Pacific hub campus in Fiji). A key focus of the initiative is partnering with each country's ministries (Education, Environment or others), selected schools and media institutions to ensure the project is local and to create maximum awareness on the science and solutions to climate change.

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OKA POINT: DETERMINATION OF NEED


LOT 5173-R2NEW-R6

The Guam Economic Development Authority (GEDA) is issuing this public announcement for a Determination of Need (DON) for an Exceptional Term Contract pursuant to P.L. 32-40. The Chamorro Land Trust Commission (CLTC), via its property manager, the Guam Economic Development Authority (GEDA) intends to issue Request for Proposals (RFP) for the lease and development of Lot Number 5173-R2New R6, Tamuning, Guam consisting of approximately 153,263 square meters (38 acres) of land (The Property) commonly known as Old Hospital Point, Ypoo Point or Oka Point.

To allow prospective developers to make substantial investments in property development, finance such development and recover investments, CLTC proposes a lease term of up to fifty (50) years with one or more options to extend the term for an additional forty nine (49) years. The actual term of the lease and options will be subject to negotiations based primarily upon the amount of investment, financing requirements and investment recoupment.

This DON is available for public inspection and download from the GEDA website at www.investguam.com. GEDA anticipates submitting this DON, as required by law, on October 7, 2013.

DR. HENRY J. TAITANO
ADMINISTRATOR



The Honorable Judith T. Won Pat, Ed. D.
Speaker
I Mina'Trentai-dos Na Liheslaturan Guahan
Suite 201
155 Hesler St.
Hagåtña, Guam 96910

RE: Determination of Need for Exceptional Term Contract Pursuant to Public Law 32-40

Dear Madam Speaker:

Enclosed as required by Public Law 32-40, is the Determination of Need (DON) for Exceptional Term Contract for the Oka Point Property, also known as the Old Hospital Point. This DON was approved by the Chamorro Land Trust Commission at its September 19, 2013 meeting and was published in the Marianas Variety on three separate occasions between September 27, 2013 and October 7, 2013 as required by the law.

The Chamorro Land Trust Commission via its property manager, the Guam Economic Development Authority, expects to issue a Request for Proposals soliciting interest from private developers to lease the property for upscale resort development. Such private investment is expected to require a lease term longer than five years, which is the reason the Determination of Need is submitted to your office.

Thank you for your time.

Sincerely,

EDDIE BAZA CALVO

Enclosure

Cc: Executive Director, Chamorro Land Trust Commission
Administrator, Guam Economic Development Authority