



**BOARD OF COMMISSIONERS
REGULAR SCHEDULED MEETING
12:00 P.M., April 08, 2025
GHURA's Main Office (via Zoom)
1st floor, Conference Room, Sinajana
AGENDA**

I. ROLL CALL

II. BOARD MEETING PUBLIC ANNOUNCEMENTS

1st Printing – Tuesday, April 01, 2025

2nd Printing – Sunday, April 06, 2025

III. APPROVAL OF PREVIOUS BOARD MINUTES – March 25, 2025

IV. NEW BUSINESS

PAGE (S)

1. Resolution No. FY2025-021 1

Resolution commending Ms. Amor M. Say, Planner III, for her dedication and contributions to the Guam Housing and Urban Renewal Authority (GHURA)

2. Resolution No. FY2025-022 2 - 5

Resolution adopting the Guam Elderly Multifamily Housing Program Tenant Selection Plan (TSP)

V. EXECUTIVE DIRECTOR'S REPORT

1. Project Updates

VI. GENERAL DISCUSSION / ANNOUNCEMENTS

**1. Next proposed scheduled Board Meeting: Tuesday, April 22, 2025
@ 12:00 p.m.**

VII. ADJOURNMENT

CAMACHO CALVO LAW GROUP LLC
NICHOLAS J. ENNIS
ennis@camachocalvo.law
 356 E. Marine Corps Drive, Suite 201
 Hagåtña, Guam 96910
 Telephone No. 671.472.6813
 Facsimile No. 671.477.4375
 Attorneys for Petitioner
RAMON LIZAMA

**IN THE SUPERIOR COURT OF GUAM
 IN THE MATTER OF THE ESTATE OF
 ANTHONY T. LIZAMA,
 Deceased.
 PROBATE CASE NO. PRO057-13
 NOTICE OF HEARING**

NOTICE IS HEREBY GIVEN that a hearing has been set before this Court before the Honorable John C. Terlaje, Superior Court of Guam on:

| DATE: | TIME: | PURPOSE OF HEARING |
|-------------|-----------|---|
| APR 08 2025 | 9:00 a.m. | Petition to Re-open Estate for After-Discovered Property and Petition for Letters of Administration |

REMARKS:
 Please see Zoom information below to appear for remote hearing:
 You may participate by using a smartphone or computer: go to <https://guamcourts-org.zoom.us>
 Meeting ID: 218 542 2064 Passcode: JJCT
 You may also call in for the hearing; you can call into the courtroom at 671-300-6703 at the designated hearing time.

DATED: Hagåtña, GU, February 14, 2025.

CAMACHO CALVO LAW GROUP LLC
/s/ NICHOLAS J. ENNIS
 Attorneys for Petitioner
RAMON LIZAMA

**JEHAN'AD G. MARTINEZ
 ISA B. BAZA
 BLAIR STERLING JOHNSON & MARTINEZ**
 A Professional Corporation
 1411 Pale San Vitores Road, Suite 303
 Tamuning, Guam 96913-4232
 Telephone: (671) 477-7857
 Facsimile: (671) 472-4290
 Email: jgmartinez@bsjmlaw.com
 ibbaza@bsjmlaw.com
 Attorneys for Petitioner

**IN THE SUPERIOR COURT OF GUAM
 IN THE MATTER OF THE ESTATE
 OF
 ENRIQUE CEPEDA CRUZ,
 Deceased.**

**PROBATE CASE NO. PRO105-23
 NOTICE OF HEARING FOR RETURN
 OF SALE AND PETITION FOR
 CONFIRMATION OF SALE**

NOTICE is hereby given that the Administrator EDITH DYDASCO CRUZ has filed her Return of Sale and Petition for Confirmation of Sale in the Estate of ENRIQUE CEPEDA CRUZ, decedent, for the sale of LOT NUMBER 3262-3-4-1, CHALAN PAGO AND ORDOT, GUAM, SUBURBAN, and that a hearing has been set for APR 09 2025, at the hour of 9:30 a.m., before the Honorable Dana A. Gutierrez at the Superior Court of Guam to request an Order for Confirmation of Sale.

Dated: FEB 25, 2025.

JANICE M. CAMACHO-PEREZ
 CLERK OF COURT/SUPERIOR COURT OF GUAM
 By: */s/ Pauline I. Untalan*
 Courtroom/Chamber Clerk

You may appear in person at the Courtroom of Judge Dana A. Gutierrez, 120 W. O'Brien Drive, Hagåtña, Guam or you may participate via Zoom by logging onto <https://guamcourts-org.zoom.us> and enter the Meeting ID: 839 7874 0380 and Passcode: 189701. For technical assistance, please call (671) 475-3207 five (5) minutes prior to the designated hearing time.



GHURA

Guam Housing and Urban Renewal Authority
 Aturidat Gimima' Yan Rimueban Suda' Guahan
 117 Bien Venida Avenue, Sinajana, GU 96910
 Phone: (671) 477-9851 - Fax: (671) 300-7565 - TTY: (671) 472-3701
 Website: www.ghura.org



**Board of Commissioners Meeting
 Tuesday, April 08, 2025 at 12:00 PM.
 This meeting is open to the public via Zoom.**

Topic: GHURA BoC Meeting Tuesday, April 8, 2025 @12PM.
 Time: Apr 8, 2025 12:00 PM Guam, Port Moresby

Join Zoom Meeting: <https://us06web.zoom.us/j/85167592340?pwd=BwkuflkZ9ZqOt5JbOOLXbGXHOBODU.1>
 Meeting ID: 851 6759 2340 Passcode: 571095
 Watch YouTube Live Stream <https://www.youtube.com/channel/UCGqKWU0kOmTOFOLYN48Ulag>

AGENDA:

- I. ROLL CALL
- II. BOARD MEETING PUBLIC ANNOUNCEMENTS
- III. APPROVAL OF PREVIOUS BOARD MINUTES - March 25, 2025
- IV. NEW BUSINESS
 1. Resolution No. FY2025-021; Resolution commending Ms. Amor M. Say, Planner III, for her dedication and contributions to the Guam Housing and Urban Renewal Authority (GHURA)
 2. Resolution No. FY2025-022; Resolution adopting the Guam Elderly Multifamily Housing Program Tenant Selection Plan (TSP)
- V. EXECUTIVE DIRECTOR'S REPORT
 1. Project Updates
- VI. GENERAL DISCUSSION/ANNOUNCEMENTS
 1. Next proposed scheduled Board Meeting - Tuesday, April 22, 2025 @ 12:00 p.m.
- VII. Adjournment

The complete Board packet may be viewed on our website at www.ghura.org.

For more information, please contact Audrey Aguon at 475-1378 and for special accommodations, please contact Chief Planner - Designated Section 504 / ADA Coordinator at 475-1322 or TTY 472-3701.

This advertisement was paid for by GHURA.

HOUSE

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MAJOR AND MINOR RENOVATIONS

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CALL CHEN

671-685-5998

GUAM POWER AUTHORITY
 ATURIDAT ILEKTRESEDAT GUAHAN
 P.O. BOX 2977 • HAGATNA, GUAM U.S.A. 96932-2977
 Telephone Nos. 671-648-3045/55 or Facsimile 671-648-3165

**FINAL ADVERTISEMENT
 INVITATION FOR BID**

This notice is paid for by the **GUAM POWER AUTHORITY CIP & REVENUE FUNDS**
Public Law 26-12

| BID NO.: | DUE DATE: | TIME: | DESCRIPTION: |
|------------|------------|-----------|--|
| GPA-032-25 | 04/09/2025 | 9:00 A.M. | 2RU Rack-Mountable Services (CIP) |
| GPA-034-25 | 04/16/2025 | 9:00 A.M. | Pad Mounted Transformers (Revenue) |
| GPA-037-25 | 04/08/2025 | 9:00 A.M. | Outdoor Mesh Router with Battery (Revenue) |
| GPA-042-25 | 04/09/2025 | 3:00 P.M. | Splice Kit and Terminator Kit (Revenue) |
| GPA-043-25 | 04/10/2025 | 2:00 P.M. | Wire (Revenue) |

Bid packages may be picked up at the GPWA Procurement Office, Room 101, 1st. Floor, Gloria B. Nelson Public Services Building, 688 Route 15, Mangilao, Guam 96913. All interested firms should register with our GPA's Procurement Division to be able to participate in the bid. Please call our office at (671) 648-3054 / 3055 to register. Registration is required to ensure that all "Amendments and Special Reminders" are communicated to all bidders throughout the bid process. Procurement instructions are posted on the Authority's web site at:
https://go.opengovguam.com/tenders/tenders_list_standalone/gpa?tender_status=Available and
https://notices.guam.gov/notices/view=list&keyword=&date_from=&date_to=&type_id=&event_date_from=&event_date_to=&department_id=&division_id=&topic_id=&topic_id%5B%5D=59&topic_id%5B%5D=62&group_id=&deadline=0&show_records=10#notices_start

/s/ John M. Benavente, P.E.
 General Manager

Office of the Mayor
 Municipality of Tamuning-Tumon and Harmon
 #120 Tun Jesus Crisostomo St. Tamuning, Guam 96913
 Telephone No.: (671) 646-5211/8646 Email: teamtatuha2013@gmail.com

TAMUNING-TUMON-HARMON MUNICIPAL PLANNING COUNCIL
REGULAR MONTHLY MEETING
6:30PM THURSDAY, APRIL 03, 2025 • TAMUNING COMMUNITY AND SENIOR CENTER

AGENDA

| | |
|---|---|
| <p>I. Call to Order</p> <p>II. Roll Call</p> <p>III. Recitation of the Pledge of Allegiance and <i>Inffresi</i></p> <p>IV. Approval of Minutes of March 06, 2025</p> <p>V. Youth Congress Report</p> <p>VI. Sister Military Command Report</p> <p>VII. GPD Precinct Report</p> <p>VIII. Mayor's & Vice Mayor's Report</p> <p>IX. Old Business:</p> <p>a. GLUC Application by Honhui Guam LLC for Honhui Resort Guam for Tentative Development Plan at Lot 1 Block 2 Tract 95, Lot 2 Block 1 Tract 95, Lot 5117-1-1NEW-R2NEW-1, Lot 5117-1-2, Lot 5115-REM (Parcel B), Lot 5117-1-3-1, Lot 5117-1-3-2, Lot 5117-1-1NEW-R2NEW-R2, Lot 5117-1-5-</p> | <p>X. New Business</p> <p>XI. Community Reports</p> <p>XII. Public Comments</p> <p>XIII. Announcements</p> <p>1. Annual Community Easter Event 2. Next MPC meeting schedule</p> <p>XIV. Adjournment</p> |
|---|---|

In compliance with the American with Disabilities Act, individuals requiring special accommodations may contact Mayor Louise Rivera via email: mayorcrivera.tatuha@gmail.com or call 671-480-4440.
Broadcast Live on Tamuning Mayor's Office Facebook Page
 This Advertisement is paid for by Government of Guam procurement.

The Guam Council on the Arts and Humanities Agency

will hold its Regular Board Meeting on Tuesday April 08, 2025
 at 3:00pm at 238 Archbishop Flores St. STE 202, 2nd Floor DNA Bldg. Hagatna

AGENDA

- I. Call to Order
- II. Roll Call
- III. Approval of Minutes
 - February 11, 2025
 - March 11, 2025
- IV. Executive Directors Report
- V. Board Action
 - Humanities Guahan Partnership
 - Sponsorship for Hagat Mango Festival
 - Travel Authorization NEA Poetry Out Loud Washington DC
- VI. Old Business
 - Mga'haga Awards (October 4, 2025)
 - Masters Recognition Program
 - Percent for the Arts
 - FESTPAC
- VII. New Business
 - Election of Officers
- VIII. Executive Session
 - Performance Evaluation for Executive Director
- IX. Announcements
 - Next Regular Mtg: Tuesday, May 13, 2025 @ 3pm
- X. Adjournment

Any Persons needing Special Accommodation please contact GCAHA Office at 671- 300-1204, 671-300-1206 and 671- 300-7584 or email info@caha.guam.gov.
 This Ad was paid for with Government of Guam funds.



First Notice - GHURA Board of Commissioners Meeting 04/08/2025, @ 12:00pm ChST

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First Notice - GHURA Board of Commissioners Meeting 04/08/2025, @ 12:00pm ChST



ANNOUNCEMENT

Posted on: 04/01/2025 11:06 AM

Posted by: Julie Lujan

Department(s): GUAM HOUSING AND URBAN RENEWAL AUTHORITY (GHURA)

Division(s):

Notice Topic(s): BOARD MEETING

Types of Notice: ANNOUNCEMENT

For Audience(s): PUBLIC

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GHURA Board of Commissioners Meeting will be held on April 8th, 2025 at 12:00pm ChST. This meeting is open to the public and is available via Zoom as well as GHURA's YouTube Live Stream Channel. Please click on the link below for more information.

</app/webroot/userfiles/files/GHURA%27s%20April%2008%2C%202025%20BOC%20Mtg.%20Announcement.pdf>

JOB ANNOUNCEMENT

King Bus Tours
 Bus Drivers with D License
 Call Joe (671) 488-4456
 *Prior Employees need to contact Joe with your updated information

HOUSE FOR RENT
 2 BEDROOM 2 BATHROOM
 DEDEDO
 SECTION 8 WELCOME
CALL 671-727-8204 / 671-747-1953

EUROPE HIGHLIGHTS TOUR 2025
 FRANCE, BELGIUM, NETHERLANDS, GERMANY, SWITZERLAND, AUSTRIA & ITALY
JUNE 04 ~ 20, 2025
CALL: MARIO CELIS JR.
 Tel: (671) 632-0903
 Cell: (671) 788-1628
 Email: travelplan@guam.net

CITI DEVELOPMENT & CONSTRUCTION, INC.
 seeks a **SITE SAFETY AND HEALTH OFFICER** with Bachelor of Science degree in Environmental and Sanitary Engineering and 12 months of experience as SSO.
 Please send resume to 545 Chalan San Antonio, Suite 310, Tamuning, Guam 96913

JOB ANNOUNCEMENT
Openings for Accountant w/ V.G. Gozum Construction LLC in Tamuning, GU. Min Reqs: Bach deg in Accounting (may be foreign equivalent); one (1) year of experience as an Accountant, Senior Bookkeeper, or Finance Coordinator-Accounts Payable, and nine (9) months of experience using Microsoft Excel. Assists executive officers in preparing the company's annual budget and prepares periodic reports that compare budgeted costs to actual costs. Analyzes financial information and prepares annual, periodic, and as-needed Balance Sheets and Profit and Loss Statements. Prepares various cash management reports, including periodic financial reports comparing actual costs with budgeted costs; cost accounting reports detailing costs of operations for the company's construction projects and production elements, and assists with various other financial-related requirements for the company's construction projects. Uses Microsoft Excel in performing job duties. Send CV by mail to P.O. Box 27336, Barrigada, GU 96921 or email to rey.gozum@vggozum.com. Verif of qualifs req.

First Presbyterian Church of Guam
Youth Pastor: Prepare and deliver sermons & pastoral services for youths and English-speaking congregation in the church. Organize and lead religious services. Instruct people who seek conversion to Christianity. Min. Master of Divinity or Theology is required. Send resume to 16 East Taitano Rd., Tamuning, GU 96913.

DENANCHE SECURITY
Job Openings
 Security Officers
 Security Officers w/ TWIC
 Security Supervisors
Apply online at dsaguam.com
671-472-9811/2 for more info

JOB ANNOUNCEMENT
Opening for Civil Engineer with Fargo Pacific, Inc. in Tamuning, GU Min Reqs: Bach. Deg. in Civil Engrg. or Civil Engrg. Technology (may be foreign educ equiv.); 1 yr of exp as a Civil Engineer (Quality Control) or Quality Control Engr.; nine (9) months using Primavera software and AutoCAD software, and able to obtain U.S. military base access pass. Performs civil engrg duties for const co engaged in gen const contracting services. Anlyz survey rpts, maps, const blprnts & drwns, & specif. for projects to plan the most appropriate construction methodologies Assist with projects' const. scheduling. Inspects proj sites to monitor prog and ensure conformance w/ the plans, specs, safety standards & quality control/quality assurance requirements. Uses Primavera software, AutoCAD software and other software programs in performing job duties. Performs work at company's job sites in the MSA of GU. Travels most work days to the company's job sites in the MSA of Guam. Send resume to P.O. Box 2492 Hagatna, GU 96932 or email to delacruz_feli@fargogu.com. Verif of qualifs req.

PUBLICATION NOTICE
 In accordance with the provisions of Guam Code Annotated, Title XI, Chapter III, Section 3315, notice is hereby given that:
Guam Brothers Enterprises, LLC
DBA: Grilled Fish & Fusion
 has applied for a Class: Four (4) On Sale Beer Alcoholic Beverage License said premises being marked as Lot: 5021- RI Unit 104 Compadres Mall Harmon Loop Rd Dededo

JOB ANNOUNCEMENT
Opening for Electrical Engineer with Fargo Pacific, Inc. in Tamuning, GU Min Reqs: Bach. Deg. in Electrical Engrg. or Electrical Engrg. Technology (may be foreign educ equiv.); 1 yr of exp as a Electrical Engineer (Quality Control) or Engineer (any job title); nine (9) months using AutoCAD software, and able to obtain U.S. military base access pass. Performs elect engrg duties for const co engaged in gen const contracting services. Analyzes the electrical engineering design plans, data sheets, and other electrical technical specifications to assess electrical engineering, electrical construction and installation elements, and quality control and quality assurance requirements. Participates in formulating the most appropriate construction methodology plan. Formulates and implements project specific Quality Control Programs. Inspects proj sites to monitor prog and ensure conformance w/ the plans, specs, safety standards & quality control/quality assurance requirements. Performs work at company's job sites in the MSA of GU. Uses AutoCAD software in performing job duties.
 Send resume to P.O. Box 2492 Hagatna, GU 96932 or email to delacruz_feli@fargogu.com. Verif of qualifs req.

PUBLICATION NOTICE
 In accordance with the provisions of Guam Code Annotated, Title XI, Chapter III, Section 3315, notice is hereby given that:
Billote, Haydee Limos
DBA: New LA Tofu & Galbi (Take Over)
 has applied for a Class: 4 (Four) General On Sale Alcoholic Beverage License said premises being marked as Lot: 2150-2-6 Villo Trust Building 378 Chalan San Antonio Suite D & E Tamuning 96913
Tamuning

JOB ANNOUNCEMENT
 Opening for Mechanical Engineer w/Meilbert De Vera Lopez dba Northern Construction in Yigo, GU. Min Reqs: Bach deg in Mech Engrg or Mech Engrg Technology (may be foreign equiv); 1 yr of exp as a Mech Engr or Assist Mech Engr; & 9 mos exp in using AutoCAD. Analyze mech constr plans & specs & conduct site inspections for prospective constr projs to plan the constr & installation for projs' mech wks elements. Uses AutoCAD to perform job duties. Performs work at company's job sites in the MSA of GU. Travels each workday to the company's job sites in the MSA of Guam. Send CV by mail to P.O. Box 11831, Yigo, GU 96929 or email to mlopez.nci@guam.net

GHURA
 Guam Housing and Urban Renewal Authority
 Aturidat Ginima* Yan Rinueban Siudad Guahan
 117 Bien Venida Avenue, Sinajana, GU 96910
 Phone: (671) 477-9851 • Fax: (671) 300-7565 • TTY: (671) 472-3701
 Website: www.ghura.org

Board of Commissioners Meeting
Tuesday, April 08, 2025 at 12:00 PM.
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 Meeting ID: 851 6759 2340 Passcode: 571095
 Watch YouTube Live Stream <https://www.youtube.com/channel/UCGqKWUOkOmTOFOLYn48ULag>

AGENDA:

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- III. APPROVAL OF PREVIOUS BOARD MINUTES - March 25, 2025
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 For more information, please contact Audrey Aguon at 475-1378 and for special accommodations, please contact Chief Planner - Designated Section 504 / ADA Coordinator at 475-1322 or TTY 472-3701.
 This advertisement was paid for by GHURA.



Government of Guam
PUBLIC NOTICES Portal

Hågo Ador & Good Morning! CST 09:41 AM, Friday, April 04, 2025

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Department(s): **Division(s):** **Notice Topic(s):** [USE SELECTED FILTERS](#) [Reset Filters](#)

Notices Posted Today HIDE

Second Notice: GHURA Board of Commissioners Meeting -04/08/2025
@ 12:00pm ChST



ANNOUNCEMENT

Posted on: 04/04/2025 09:39 AM

Posted by: Julie Lujan

Department(s): GUAM HOUSING AND URBAN RENEWAL AUTHORITY (GHURA)

Division(s):

Notice Topic(s): BOARD MEETING

Types of Notice: ANNOUNCEMENT

For Audience(s): PUBLIC

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Continuous Formal Tenders





**BOARD OF COMMISSIONERS
REGULAR SCHEDULED MEETING
12:00 P.M., March 25, 2025
GHURA's Main Office (via Zoom)
1st floor, Conference Room, Sinajana
AGENDA**

I. CALL TO ORDER

Pursuant to the Open Government Law of Guam and the Bylaws of the Authority, the Board of Commissioners' regularly scheduled board meeting was called to order at **12:02 P.M., Tuesday, March 25, 2025**, at the GHURA Sinajana Main Office, 1st floor Conference room. Chairman Rivera indicated that **4 of 6** members of the Board of Commissioners were present, representing a quorum and that the meeting would proceed as scheduled.

| | | | |
|-------------------------------------|--|---|---|
| Viewed virtually via | ZOOM: https://us06web.zoom.us/j/85123735508?pwd=5JOTbEM8YGB20QnCiHdDqytsHoA95n.1 | | |
| | YOUTUBE: https://www.youtube.com/channel/UCGqKWU0kOmT0FOLYn48ULag | | |
| BOC Commissioners Attendance | Dr. John Rivera, Chairman | Virtual <input type="checkbox"/> | In-Person <input type="checkbox"/> |
| | Nate Sanchez, Vice Chairman | Virtual <input type="checkbox"/> | In-Person <input checked="" type="checkbox"/> |
| | Anisia Delia, Commissioner | Virtual <input type="checkbox"/> | In-Person <input type="checkbox"/> |
| | Emilia Rice, Commissioner | Virtual <input type="checkbox"/> | In-Person <input checked="" type="checkbox"/> |
| | Victor Torres, Commissioner | Virtual <input type="checkbox"/> | In-Person <input checked="" type="checkbox"/> |
| | Karl Corpus, Resident Commissioner | Virtual <input type="checkbox"/> | In-Person <input checked="" type="checkbox"/> |
| | *No Requests to attend meeting virtually were submitted via email. | | |
| GHURA Management/ Staff | Elizabeth F. Napoli, Executive Director <input checked="" type="checkbox"/> | Julie Lujan, MIS Administrator <input type="checkbox"/> | Carlo Ongklungel <input type="checkbox"/> |
| | Fernando B. Esteves, Deputy Director <input checked="" type="checkbox"/> | Sonny Perez, AE Manager <input type="checkbox"/> | Tyler Mortera <input checked="" type="checkbox"/> |
| | Audrey Aguon, Special Assistant <input checked="" type="checkbox"/> | Frances Danieli, Controller <input checked="" type="checkbox"/> | |
| | Narcissa Ada, AMP1 Manager <input type="checkbox"/> | Katherine Taitano, RP&E Chief Planner <input type="checkbox"/> | |
| | Gina Cura, AMP2 Manager <input type="checkbox"/> | Dr. Kimberly Bersamin, HR Administrator <input checked="" type="checkbox"/> | |
| | Patrick Bamba, AMP3 Manager <input type="checkbox"/> | Antonio Camacho, Procurement <input type="checkbox"/> | |
| | Philomena San Nicolas, AMP4 Manager <input type="checkbox"/> | Pearly Mendiola, GT Manager <input type="checkbox"/> | |
| | Jolyn Terlaje <input type="checkbox"/> | Nicole Alejandro <input type="checkbox"/> | |
| | Miguel Fernandez <input checked="" type="checkbox"/> | Section 8 Staff and Fiscal Staff <input type="checkbox"/> | |
| | Michael Ricuyal <input checked="" type="checkbox"/> | Ervin Santiago <input type="checkbox"/> | |
| | Maria Cherry Canete <input checked="" type="checkbox"/> | Patrick Luces <input checked="" type="checkbox"/> | |
| Legal Counsel | Eliseo M. Florig Jr., Legal Counsel for GHURA <input checked="" type="checkbox"/> | | |
| Public | None | | |

II. BOARD MEETING PUBLIC ANNOUNCEMENTS

1st Printing – Tuesday, March 18, 2025

2nd Printing – Sunday, March 23, 2025

ACKNOWLEDGED BY Vice Chairman Sanchez.

III. APPROVAL OF PREVIOUS BOARD MINUTES: [424/25] Commissioner Corpus moved to approve the board meeting minutes of March 11, 2025 subject to corrections. Commissioner Rice seconded the motion. Motion passed unanimously.

IV. NEW BUSINESS:

| AGENDA ITEM | DISCUSSION | ACTION |
|---|--|--------|
| <p>1. Resolution No. FY2025-020-Resolution approving the Guam Community Block Grant-Disaster Recovery Procurement Policy adopting Federal Compliance Standards</p> | <p>[425/25] Executive Director Napoli read Resolution No. FY2025-020 on pages 1-11 of 13 in the GHURA Board of Commissioners (BoC) March 25, 2025, meeting packet, which is also found on the GHURA website, www.ghura.org.</p> <p>Deputy Director Esteves stated the following:</p> <ul style="list-style-type: none"> • In the policy, the word “recipient” was substituted with the word “GHURA” • GHURA has confirmed with HUD that under the normal utilization of federal grants standards 200.317-200.327, applies. GHURA may follow one of three options to be compliant: <ul style="list-style-type: none"> ○ use federal standards from 318-327 to meet compliance ○ use state plus 318-327 ○ use local jurisdiction plus 318-327 • This will lead into Phase II, which confirms the Procurement Policy and Standards are consistent with federal regulations. • There are hard grant procurement requirements in terms of timeliness and federal and local regulations that GHURA will have to consider and adopt regarding the DR funds. • The government of Guam law 5501 does not require a time limit on the AG review. • Another consideration is the Simplified Acquisition Threshold (SAT), which is \$25,000 for Guam | |

| AGENDA ITEM | DISCUSSION | ACTION |
|-------------|---|--|
| | <p>law. This would be difficult to utilize grant funds with the threshold of \$25,000.</p> <ul style="list-style-type: none"> • In keeping with the federal requirements under the grant, but citing Government of Guam procurement law, the federal law takes precedence. • In recognizing DR’s operational needs and if standards 318-327 are adopted, HUD may find GHURA compliant with federal requirements and regulations. • Another concern is that within the local procurement law, there are DEI aspects in terms of procurement preferences to certain classes. Strictly for the DR funds, GHURA has opted to follow the federal guidelines to be compliant. <p>Commissioner Torres asked about whether GHURA would be utilizing the Government of Guam procurement law. Deputy Director Esteves confirmed GHURA would be following the Government of Guam procurement law 5501, but would also be following the federal requirement.</p> | <p>[426/25] Vice Chairman Sanchez moved to approve Resolution No. FY2025-020- Resolution approving the Guam Community Block Grant- Disaster Recovery Procurement Policy adopting Federal Compliance Standards as amended with correction to page one, adding the DEVELOPMENT after the word Community. Commissioner Rice and Corpus seconded the motion. There were no objections. Motion passed unanimously.</p> |

V. OLD BUSINESS

| AGENDA ITAM | DISCUSSION | ACTION |
|---|---|---|
| <p>1. Change Order #1- IFB-GHURA-24-004; Renovation and Upgrade of Basketball Court and Construction of Generator Room at Toto Gardens</p> | <p>[427/25] Executive Director Napoli read Change Order #1-GHURA-24-004; Renovation and Upgrade of Basketball Court and Construction of Generator Room at Toto Gardens, on pages 12-13 of 13. in the GHURA Board of Commissioners (BoC) March 25, 2025, meeting packet, which was also found on the GHURA website, www.ghura.org.</p> <p>Vice Chairman Sanchez requested that Deputy Director Esteves reiterate the requirements for a change order. Deputy Director Esteves stated that an equitable adjustment occurs when there is no change in the scope of work, but because of something unforeseen, it has brought the costs up or down, at no fault of the contractor.</p> <p>Mr. Michael Ricuyal, AE Engineer, indicated that a concrete slab and asphalt were not discovered by the contractor until the project was underway.</p> <p>Commissioner Corpus inquired about the removal and disposal of two 45 ft. containers in the change order and questioned if this item was included in the original scope of work. Mr. Ricuyal stated that it was not included in the scope of work but was requested to have the removal of the containers added to the change order. Deputy Director Esteves added that the contractor was going to do disposal work so if there were demolition materials in the containers, they may be hauled away too.</p> <p>Vice Chairman Sanchez requested that a picture of the basketball court and containers be sent to the commissioners.</p> | <p>[428/25] Commissioner Torres moved to approve Change Order #1-GHURA-24-004; Renovation and Upgrade of Basketball Court and Construction of Generator Room at Toto Gardens in the adjusted amount of \$1,720,600.00 with a new completion date of June 30, 2025 to O.H. Construction with the corrections to the letter made to Mr. Lee on the first line to be dated March 3, 2025. Commissioner Rice seconded the motion. There were no objections. Motion passed unanimously.</p> |

VI. EXECUTIVE DIRECTOR'S REPORT

| AGENDA ITEM | DISCUSSION | ACTION |
|----------------------------------|---|--|
| <p>1. Project Updates</p> | <p>[429/25]- Executive Director Napoli requested that Deputy Director Esteves provide updates to the board regarding the CDBG-DR Town Hall meetings</p> <p>Deputy Director Esteves stated the following:</p> <ul style="list-style-type: none"> • GHURA had conducted six Town Hall meetings for the comment period of the DR Draft Action Plan with a mixed attendance. • A virtual town hall was held and a copy of that meeting will be posted on DR website. • Ongoing stakeholder engagements are being scheduled. These include the legislature, other government agencies, community organizations, and a broadband stakeholder agreement • Job positions announcements have been distributed to the public • Ms. Tyler Mortera, GHURA PIO, was introduced to the board members. | <p>Mr. Eliseo M. Florig Jr, Legal Counsel for GHURA, requested a five-minute recess to verify that the contract date on Change Order #1 IFB-GHURA-24-004.</p> <p>Vice Chairman Sanchez moved to go into a five-minute recess. Commissioner Corpus seconded the motion. There were no objections. Motion passed unanimously at 12:47P.M.</p> <p>Commissioner Torres moved to begin the GHURA BoC meeting. There were no objections. Motion passed unanimously.</p> <p>Vice Chairman Sanchez indicated that the board was going back to item number five, Change Order #1, IFB GHURA-24-004 Renovation and upgrade of Basketball Court and Construction of Generator room at Toto Gardens. He indicated that corrections would be made to the letter addressed to Mr. Lee at O.H. Construction and correcting the date</p> |

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| | | <p>which will be corrected from May 3, 2025 to May 21, 2024. Vice Chairman Sanchez called for a motion for this amendment.</p> <p>Commissioner Torres moved to amend Change Order #1- GHURA-24-004; Renovation and Upgrade of Basketball Court and Construction of Generator Room at Toto Gardens in the adjusted amount of \$1,720,600.00 with a new completion date of June 30, 2025 to O.H. Construction amending the letter from GHURA to Mr. Lee for the contract dated May 3, 2025 to May 21, 2024. Commissioner Corpus seconded the motion to the amendment. There were no objections. Motion passed unanimously.</p> |
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VI. GENERAL DISCUSSIONS/ANNOUNCEMENTS

| AGENDA ITEM | DISCUSSION | ACTION |
|--|------------|-----------|
| 1. Next proposed scheduled board meeting: Tuesday, April 8, 2025 | | No action |

VII. ADJOURNMENT:

| AGENDA ITEM | DISCUSSION | ACTION |
|-------------|------------|--|
| | | <p>[428/25] Commissioner Rice moved to adjourn the March 25, 2025 GHURA BoC meeting. Commissioner Corpus seconded the motion. The motion passed. The meeting was adjourned at 12:58 P.M.</p> |

SEAL

Director

Elizabeth F. Napoli
 Board Secretary/Executive

Date _____

**GUAM HOUSING AND URBAN RENEWAL AUTHORITY
BOARD OF COMMISSIONERS
RESOLUTION NO. FY2025-021**

Moved by: _____

Seconded by: _____

RESOLUTION COMMENDING MS. AMOR M. SAY, PLANNER III, FOR HER DEDICATION AND CONTRIBUTIONS TO THE GUAM HOUSING AND URBAN RENEWAL AUTHORITY (GHURA)

- WHEREAS,** Ms. Amor M. Say dedicated a total of 25 years in the Government of Guam; and
- WHEREAS,** prior to joining the GHURA team, Ms. Say worked for the Department of Public Health and Social Services as a Program Coordinator I from 1999 to 2003; and
- WHEREAS,** on April 6, 2003, Ms. Say started her employment with GHURA in the RPE Division as a Planner I; and
- WHEREAS,** Ms. Say was then promoted to the Planner II position on February 16, 2006; and
- WHEREAS,** Ms. Say subsequently was reclassified and promoted to the Planner III position on August 20, 2021; and
- WHEREAS,** In total, Ms. Say has dedicated over 21 years and 9 months of service in support of the mission and goals of the Authority; and
- WHEREAS,** Ms. Say's work has made positive impact to grow and expand the efforts of island nonprofit organizations serving Guam's homeless population; and
- WHEREAS,** her efforts in the RPE Division had a direct and positive impact to our Agency and the Guam Community, during her tenure; and
- WHEREAS,** Ms. Say's passion and commitment have been for the good of the most vulnerable in our community, especially the homeless; and
- WHEREAS,** Ms. Say will be profoundly missed for her unprecedented dedication and service to Guam; and
- WHEREAS,** the Board of Commissioners extends its recognition and gratitude to Ms. Amor M. Say, commending her on her retirement from the Authority, and further extends its best wishes on her future endeavors; now, therefore be it
- RESOLVED,** that the Chairman of the Board of Commissioners shall certify, and the Executive Director attest the adoption hereof BOC Resolution No. FY2025-021, and that thereafter shall be presented to Ms. Amor M. Say, whereby a copy shall be placed in her official personnel file, and a copy provided to the Governor of Guam.

IN REGULAR BOARD MEETING, SINAJANA, GUAM – APRIL 8, 2025

PASSED BY THE FOLLOWING VOTES:

AYES:

NAYS:

ABSENT:

ABSTAINED:

I hereby certify that the foregoing is a full, true, and correct copy of a Resolution duly adopted by the Guam Housing and Urban Renewal Authority Board of Commissioners on April 8, 2025.

ELIZABETH F. NAPOLI
Board Secretary / Executive Director

(SEAL)

**GUAM HOUSING AND URBAN RENEWAL AUTHORITY
BOARD OF COMMISSIONERS
RESOLUTION NO. FY2025-022**

Moved by:

Seconded by:

RESOLUTION ADOPTING THE GUAM ELDERLY MULTIFAMILY HOUSING PROGRAM TENANT SELECTION PLAN (TSP)

WHEREAS, 24 CFR 5.655(b)(2) requires Public Housing Agencies with a Multifamily Housing Program to adopt a Tenant Selection Plan (TSP) that establishes local policies for the administration of the Guam Elderly Multifamily Housing Program in accordance with requirements prescribed by the U.S. Department of Housing and Urban Development (HUD); and

WHEREAS, the Guam Elderly Multifamily Housing Program has updated its Administrative Plan, which is now called the Tenant Selection Plan. The updates include the Housing Opportunity Through Modernization Act (HOTMA) of 2016 regulatory changes, such as asset and income calculations; deductions and expenses; applicable Fair Housing and Civil Rights requirements; household composition; income (types and sources); income exclusions, inflationary adjustments, interim adjustments, and verifications; and

WHEREAS, from January 15, 2025 through March 6, 2025, GHURA issued a Notice for Public Comment and Public Hearing regarding the updates; and

WHEREAS, On March 6, 2025, a Public Hearing was held in which GHURA received one comment from the public; and

WHEREAS, GHURA has revised the Guam Elderly Multifamily Housing Program Tenant Selection Plan with updated mandates, regulations and policies that directly impact the current administration of the Guam Elderly Multifamily Housing (Guma Trankilidat); and, now therefore, be it

RESOLVED, that the Board of Commissioners of the Guam Housing and Urban Renewal Authority (GHURA) hereby adopts the Guam Elderly Multifamily Housing Program Tenant Selection Plan for the Guam Elderly Multifamily Housing (Guma Trankilidat).

IN REGULAR BOARD MEETING, SINAJANA, GUAM – APRIL 08, 2025

PASSED BY THE FOLLOWING VOTES:

AYES:

NAYES:

ABSENT:

ABSTAINED:

I hereby certify that the foregoing is full, true, and correct copy of the Resolution duly adopted by the Guam Housing and Urban Renewal Authority Board of Commissioners on April 08, 2025.

**ELIZABETH F. NAPOLI
Board Secretary / Executive Director**

GUAM HOUSING AND URBAN RENEWAL AUTHORITY

March 13, 2025

MEMORANDUM

TO: Board of Commissioners
VIA: ^{EW} Ms. Elizabeth F. Napoli, Executive Director
^{AE} Mr. Fernando Esteves, Deputy Director
FROM: Pearly J Mendiola, Property Site Manger
Guma Trankilidat
SUBJECT: Request for Approval and Adoption of Guam Elderly (Guma Trankilidat)
Multifamily Housing Program Tenant Selection Plan

Hafa Adai! Please find attached the Resolution for your approval and adoption of the updated Guam Elderly Multifamily (Guma Trankilidat) Housing Program Administrative Plan which is now called the Tenant Selection Plan. The Tenant Selection Plan has been updated with Sections 102 and 104 to be in full compliance of the Housing Opportunity Through Modernization Act of 2016 (HOTMA) final rule by no later than July 1, 2025. The updated plan has gone through the required 45-day public comment period and public hearing.

Some of the changes included in the plan are:

- Asset Limitation
- Calculating Income
- Deductions and Expenses
- Fair Housing and Civil Rights
- Household Composition
- Income Inclusions and Exclusions
- Applying Inflationary Adjustments
- Interim Reexamination process
- Verifications
- Changes to HUD Model Lease and Tenant Consent Form HUD 9887/9887-A
(Attached is a list of the HOTMA requirements that are added into the Tenant Selection Plan)

Your favorable approval of the Tenant Selection Plan is essential in upholding program integrity and maintaining compliance with HUD requirements. I appreciate the Board of Commissioners for their time and attention to my request.

**NEW HOTMA REQUIREMENTS
Included in the Tenant Selection Plan**

| Subject Matter | Summary |
|----------------------------------|--|
| Asset Limitation | <ul style="list-style-type: none"> • At admission, family who owns assets that exceed \$100,000 (adjusted annually for inflation) or ownership of real property are denied of assistance from MFH programs. • Families who have real property in which they have a legal interest and can occupy, are denied assistance from MFH programs. • The PHA may accept a self-certification if the family's net assets do not exceed \$50,000 (adjusted annually for inflation). • Assets disposed of for less than 2 years preceding the date of MFH application for admission shall be treated as such, where the difference in value between the sold price and the fair market value must be included as part of the family's net assets. • Total non-enforcement for all families at annual or interim reexaminations, which means families will not be terminated or evicted for non-compliance with the asset limitation. |
| Calculating Income | <ul style="list-style-type: none"> • At admissions or interim reexaminations PHAs must use anticipated income (current income) in determining income and rent. • Annual reexamination PHAs may use "safe harbor" income verification from another federal means-tested program. • PHAs must review the EIV income report within 120 days of the effective date of annual reexaminations. |
| Deductions and Expenses | <ul style="list-style-type: none"> • PHAs must consider mandatory deductions when determining the family's annual income. • Elderly and disabled adjustment has changed from \$400 to \$525 (adjusted annually by \$25). • The threshold for deducting health and medical care expenses increases to 10 percent of family's annual income. • Phase-In relief will be applied annually at family's annual or interim reexamination for families affected by the statutory increase in the threshold to receive unreimbursed health and medical care expense deductions from annual income. |
| Fair Housing and Civil Rights | <ul style="list-style-type: none"> • PHAs are reminded to follow all applicable nondiscrimination and equal opportunity requirements. |
| Household Composition | <ul style="list-style-type: none"> • The definition of family was revised to include "single person as (1) an eligible youth who has attained 18 years of age and not more than 24 years of age; (2) or one who has left foster care within 90 days per section 475(5)(H) of the Social Security Act; (3) is homeless or at risk of being homeless at age 16 or older. • Foster child or foster adult is defined as a member of a household and shall be considered when determining the subsidy level. |
| Income Inclusions and Exclusions | <ul style="list-style-type: none"> • Annual income includes all amounts "received" from all sources by each member of the family who is 18 years of age |

| | |
|-----------------------------------|---|
| | <p>or older, in addition to unearned income received by or on behalf of each dependent who is under 18 years of age.</p> <ul style="list-style-type: none"> • If a family’s wages or benefits are garnished, levied, or withheld to pay restitution, child support, tax debt, or other applicable debts, PHAs must use the gross amount of income prior to reduction, to determine family’s annual income. • Annual income also includes actual anticipated income from assets. • Imputed returns on net family assets are included in annual income only when net family assets exceed \$50,000 (adjust annual for inflation) • Nonrecurring income exclusion replaces the former exclusion for temporary, nonrecurring, and sporadic income (including gifts). • Income received as an independent contractor, day laborer, or seasonal work is not excluded from income. |
| Applying Inflationary Adjustments | <ul style="list-style-type: none"> • HUD will annually publish the inflation-adjusted items no later than September 1st. • Revised amounts will be effective on January 1 of the following year. |
| Interim Reexamination Process | <ul style="list-style-type: none"> • PHAs may decline to process an interim adjustment if the family’s income decrease is less than 10 percent. • PHA’s may consider any increases in earned income when estimating whether the family’s adjusted income has increased of 10 percent or more, unless the family has previously received an interim reduction during the same reexamination cycle. |
| Verifications | <ul style="list-style-type: none"> • All applicants must sign the (revised) consent form HUD 9887 at admission, and participants must sign by their next interim or regularly scheduled annual reexamination. After having them sign the revised consent form HUD 9887, they do not need to sign subsequent consent forms at the next reexamination. • The executed consent forms shall remain effective until the family is denied assistance, the assistance is terminated, or the family provides a written notification to revoke the consent; however, revoking the consent shall mean denial of admissions or termination of the family’s assistance. • PHAs may choose to use the Enterprise Income Verification (EIV) or Safe Harbor to verify a family’s employment at annual reexaminations but not required at interim reexaminations. • PHAs must review EIV reports within 120 days after New Admissions to confirm/validate the income reported by the household. |