



**BOARD OF COMMISSIONERS
REGULAR SCHEDULED MEETING
12:00 P.M., February 06, 2025
GHURA's Main Office (via Zoom)
1st floor, Conference Room, Sinajana
AGENDA**

I. ROLL CALL

II. BOARD MEETING PUBLIC ANNOUNCEMENTS

1st Printing – Thursday, January 30, 2025

2nd Printing – Tuesday, February 04, 2025

III. APPROVAL OF PREVIOUS BOARD MINUTES – December 10, 2024

IV. NEW BUSINESS

	PAGE (S)
1. Resolution No. FY2025-013	1
Resolution commending Ms. Lucy R. Awa, Accountant I, for her dedication and contribution to the Guam Housing and Urban Renewal Authority (GHURA)	
2. Resolution No. FY2025-014	2 - 3
Resolution commending Ms. Norma P. San Nicolas, Section 8 Administrator, for her dedication and contribution to the Guam Housing and Urban Renewal Authority (GHURA)	
3. Intent of Award	4 - 11
IFB GHURA-24-14: GPD Eastern Substation, Talofofo, Guam	

V. OLD BUSINESS

1. 2024 LIHTC QAP / Application Cycle

VI. GENERAL DISCUSSION / ANNOUNCEMENTS

1. Next proposed scheduled Board Meeting: Tuesday, February 25, 2025
@ 12:00 p.m.

VII. EXECUTIVE SESSION

1. Discuss Pending Litigation

VIII. ADJOURNMENT



Francis E. Santos
CCU Chairman

GUAM POWER AUTHORITY

ATURIDÁT ILEKTRESEDÁT GUAHAN
P.O. BOX 2977 • HAGÁTNA, GUAM U.S.A. 96932-2977
Telephone Nos. 671-648-3045/55 or Facsimile 671-648-3165



John M. Benavente, P.E.
General Manager

INVITATION FOR BID

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

BID NO.:	DUE DATE:	TIME:	DESCRIPTION:
GPA-018-25	02/18/2025	09:00 A.M.	Pole Mounted Transformers
GPA-022-25	02/18/2025	10:00 A.M.	Wires
GPA-023-25	02/18/2025	11:00 A.M.	LED Luminaries
GPA-024-25	02/18/2025	2:00 P.M.	Wires

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

HOUSE FOR RENT

NEWLY RENOVATED
4 BEDROOM
2 BATHROOM
SECTION 8 WELCOME
CALL 671-489-8835

GUAIYA TODU FINANCIAL STATEMENT FOR THE YEAR ENDING DECEMBER 31, 2024 BALANCE SHEET STATEMENT OF ACTIVITIES

INCOME:	
PRIOR YEAR BALANCE	\$19,355.39
REIMBURSEMENT	\$ 200.00
CONTRIBUTIONS	\$ 5,000.00
MEMBERSHIP DUES	\$ 2,425.00
EVENTS	\$ 16,360.00
TOTAL:	\$23,985.00

EXPENSES:	
TENNIS CLINICS	\$ 10,140.00
GUAM POST AD	\$ 140.00
BUSINESS OLD SERVICE FEE	\$ 120.00
EVENT EXPENSE	\$ 6,353.86
GT EXPENSES	\$ 218.97
DONATION TO GNTF	\$ 2,376.00
TOTAL:	\$19,348.83

AVAILABLE BALANCE	\$23,991.56
BANK BALANCE	\$24,060.54
PENDING CHECK CLEARANCE	\$ 68.98

Certified true and correct,
Joy Ambrale, Treasurer



Francis E. Santos
CCU Chairman

GUAM POWER AUTHORITY

ATURIDÁT ILEKTRESEDÁT GUAHAN
P.O. BOX 2977 • HAGÁTNA, GUAM U.S.A. 96932-2977
Telephone Nos. 671-648-3045/55 or Facsimile 671-648-3165



John M. Benavente, P.E.
General Manager

FINAL ADVERTISEMENT INVITATION FOR BID

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

BID NO.:	DUE DATE:	TIME:	DESCRIPTION:
GPA-016-25	02/06/2025	09:00 A.M.	Cross Arms (Revenue)
GPA-017-25	02/06/2025	10:00 A.M.	Cybersecurity Compliance Network Switches (CIP)
GPA-020-25	02/11/2025	10:00 A.M.	Miscellaneous Electrical Materials (Revenue)
GPA-021-25	02/06/2025	11:00 A.M.	Transformer Insulating Oil (CIP)

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



JUDICIARY OF GUAM

Guam Judicial Center
120 West O'Brien Drive, Hagåtña, Guam 96910-5174
www.guamcourts.org

GUAM CRIMINAL LAW AND PROCEDURE REVIEW COMMISSION PLenary MEETING FEBRUARY 6, 2025 NOTICE OF MEETING

The Guam Criminal Law and Procedure Review Commission will conduct a plenary meeting on Thursday, February 6, 2025, at 12:00 pm in the Guam Judicial Center Judge Joaquin V.E. Manibusan, Sr. Memorial Courtroom, 120 West O'Brien Drive, Hagåtña, and by videoconference. The meeting will be streamed live on the Judiciary of Guam YouTube channel:
<https://www.youtube.com/channel/UCfnFCWwllp99fAeh9zi4Q4g>

AGENDA

- I. CALL TO ORDER
- II. PROOF OF DUE NOTICE OF MEETING
- III. DETERMINATION OF QUORUM
- IV. DISPOSAL OF MINUTES DECEMBER 3, 2024
- V. OLD BUSINESS
- VI. NEW BUSINESS
 - A. Subcommission Status Update and Report of the Executive Director
 - B. Subcommission on Drugs & Other Criminal Offenses: Continued Discussion of Chapters Previously Presented and Presentation of Additional Recommendations for Discussion and Approval
 - C. Subcommission on Crimes Relating to Property: Continued Discussion of Chapters Previously Presented and Presentation of Additional Recommendations for Discussion and Approval
 - D. Subcommission on Crimes Against Persons: Continued Discussion of Chapters Previously Presented and Presentation of Additional Recommendations for Discussion and Approval
 - E. Notice of Next Meeting: Thursday, April 10, 2025, Noon (Tentative)
- VII. COMMUNICATIONS
- VIII. PUBLIC COMMENT
- IX. ADJOURNMENT

Any person(s) needing special accommodations, auxiliary aids, or services, please contact the Executive Director Andrew Quenga at 671-475-3278.

This ad was paid for with Government of Guam funds.
Magistrate Judge Jonathan R. Quan, Chairman



Louderis A. Leon Guerrero
Governor of Guam

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



Joshua F. Tesorio
Lieutenant Governor of Guam

Board of Commissioners Meeting Thursday, February 06, 2025 at 12:00 PM. This meeting is open to the public via Zoom.

Join Zoom Meeting

<https://us06web.zoom.us/j/89741920241?pwd=cx0lfl02QFzCKZthHERJrCLO7xCdke.1>

Meeting ID: 897 4192 0241, Passcode: 759257

Watch YouTube Live Stream

<https://www.youtube.com/channel/UCGqKWU0kOmTOF0LYn48ULag>

AGENDA:

- I. ROLL CALL
- II. BOARD MEETING PUBLIC ANNOUNCEMENTS
- III. APPROVAL OF PREVIOUS BOARD MINUTES - December 10, 2024
- IV. NEW BUSINESS
 1. Resolution FY2025-013; Resolution commending Ms. Lucy R. Awa, Accountant I, for her dedication and contributions to the Guam Housing and Urban Renewal Authority (GHURA)
 2. Resolution FY2025-014; Resolution commending Ms. Norma P. San Nicolas, Section 8 Administrator, for her dedication and contributions to the Guam Housing and Urban Renewal Authority (GHURA)
 3. Intent of Award: IFB GHURA-24-14; GPD Eastern Substation, Talofofu, Guam
- V. OLD BUSINESS
 1. 2024 LIHTC QAP / Application Cycle
- VI. GENERAL DISCUSSION / ANNOUNCEMENTS
 1. Next proposed scheduled Board Meeting - Tuesday, February 25, 2025 @ 12:00 p.m.
- VII. EXECUTIVE SESSION
 1. Discuss Pending Litigation
- VIII. ADJOURNMENT

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

For more information, please contact Audrey Aguan 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

Hafa Adai & Good Morning! ChST 10:12 AM, Thursday, January 30, 2025

First Notice - GHURA Board of Commissioners Meeting - 02/06/2025 at 12:00pm ChST

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First Notice - GHURA Board of Commissioners Meeting - 02/06/2025 at 12:00pm ChST



ANNOUNCEMENT

Posted on: 01/30/2025 10:07 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

[Share this notice](#)

GHURA Board of Commissioners Meeting will be held on February 6, 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%20February%2006%2C%202025%20BOC%20Mtg.%20Announcement.pdf>



SPECIAL MEETING OF THE BOARD OF DIRECTORS

The Guam Visitors Bureau will hold a Special Meeting of the Board of Directors on **Thursday, February 6, 2025, at 1:30 p.m.** in GVB's main conference room and by Teleconference - via GoToMeeting. Anyone desiring to join the virtual meeting may enter the following link in a browser: <https://meet.goto.com/GUAMVISITORSBUREAU/gvb-board-meeting>. Our livestreaming events link for all Regular Board Meetings is available at the Bureau website: <https://www.guamvisitorsbureau.com/>. The Board of Directors herein notifies the public that it will discuss the following:

AGENDA

- I. CALL TO ORDER
- II. ROLL CALL
- III. EXECUTIVE SESSION
 - Discuss potential litigation
- IV. NEW BUSINESS
 - Resolution to hire general manager
- V. ADJOURNMENT

Information on individual committees is available at <https://www.guamvisitorsbureau.com/>, along with other bureau meeting materials. Detailed materials, if applicable, will be available on the website one day before the meeting. Please call 671-646-5278 if you require additional detail about any agenda item. Individuals requiring special accommodations or information may contact GVB at 671-646-5278 for assistance.

This advertisement was paid for by the Tourist Attraction Fund.

GUAM VISITORS BUREAU | SETBISION BISITAN GUÅHAN
401 Pale San Vitoros Road | Tumon, Guam 96913 | (671) 646-5278 | (671) 646-8861 fax
guamvisitorsbureau.com | visitguam.com | info@visitguam.com



JOB ANNOUNCEMENT

- 19 - HVAC & REFRIGERATION MECHANIC
(2 yrs. exp.) \$21.91/Hr.
- 45 - PLUMBER
(2 yrs. exp.) \$19.48/Hr.
- 42 - SHEET METAL WORKER
(1 yr. exp.) \$20.44/Hr.

APPLY AT
UNITED MECHANICAL (GU), LLC.
BY CALLING (671) 632-2436.
REFERENCES REQUIRED UPON REQUEST.

USSI Now Hiring

Data Entry Clerk
Full time, company benefits available
Need to be proficient in QuickBooks Pro

Call Dianne
671-648-0030
fredridm@ussicorp.com



YONA MUNICIPAL PLANNING COUNCIL MEETING

February 6th 2025, Thursday, 6:30 PM
YONA COMMUNITY CENTER
You may join our Zoom meeting at:
Meeting ID: 851 6584 1141
Passcode: YONA2025

AGENDA

- I. CALL TO ORDER
- II. ROLL CALL
- III. NATIONAL ANTHEM/GUAM HYMN
- IV. TREASURER'S REPORT
- V. CHAIRMAN'S REPORT
- VI. NEW BUSINESS
- VII. OPEN DISCUSSION
- VIII. ADJOURNMENT

Paid for by: Yona MPC



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



Joshua F. Tesorio
Lieutenant Governor of Guam

Board of Commissioners Meeting
Thursday, February 06, 2025 at 12:00 PM.
This meeting is open to the public via Zoom.

Join Zoom Meeting
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Meeting ID: 897 4192 0241, Passcode: 759257
Watch YouTube Live Stream
<https://www.youtube.com/channel/UCGqKWU0kOmTOFOLYN48ULag>

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 - 3. Intent of Award: IFB GHURA-24-14; GPD Eastern Substation, Talofoto, Guam
- V. OLD BUSINESS
 - 1. 2024 LIHTC OAP / Application Cycle
- VI. GENERAL DISCUSSION / ANNOUNCEMENTS
 - 1. Next proposed scheduled Board Meeting - Tuesday, February 25, 2025 @ 12:00 p.m.
- VII. EXECUTIVE SESSION
 - 1. Discuss Pending Litigation
- VIII. 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.



Regent Nominating Council Special Meeting

Thursday, February 6, 2025, 10:00 a.m., Jesus and Eugenia Leon Guerrero Business and Public Administration building, President's Conference Room, UOG, Mangilao, Guam.

AGENDA

- 1.0 Call to Order
- 2.0 Executive Session
 - 2.1 Discuss Completed Applications
- 3.0 Voting File
 - 3.1 Approval of Packets for Consideration for Submission
 - 3.2 Prioritized Regent Candidate Names to forward to Governor
- 4.0 Next Meeting Dates (Save the Dates)
- 5.0 Adjournment

The meeting will be streamed on the UOG YouTube channel at <https://www.youtube.com/uogtriton>

For special accommodations, contact Elaine Faculo-Gogue, ADA Coordinator, Human Resources Office, UOG Campus, at 735-2244 or (TTY) 735-2243. Live closed captioning is available through a website link provided within the online meeting.

This ad was paid for with public funds. The University of Guam is an equal opportunity provider and employer.

BROOKS CONCEPCION LAW, P.C.

247 Martyr Street, Ste. 101
Hagåtña, Guam 96910
(671) 472-6848
(671) 477-5790

IN THE SUPERIOR COURT OF GUAM

IN THE MATTER OF THE ESTATE OF IGNACIO CHACO REYES, Deceased.

PROBATE CASE NO: PRO032-88

NOTICE OF FILING APPLICATION FOR REGISTRATION OF LAND UNDER LAND TITLE REGISTRATION ACT

TO: Government of Guam, Deepak Sadhwani, Gonzalo C. Reyes, and Andresart Reyes.

PLEASE TAKE NOTICE that Application has been filed in this Court by Anthony B. Reyes, Administrator of the Estate Ignacio Chaco Reyes, whose mailing address is 138 Pale Medina Street, Santa Rita, Guam 96915, for the registration of the title to the real property hereinafter described, as provided by the Guam Land Registration Act, and praying for a decree declaring said applicant to be the owner in fee of such property in accordance with the prayer of said petition.

You and each of you are hereby directed to appear and answer said Petition within ten (10) days after personal service of this Notice if served within the Territory of Guam, or within Thirty (30) days if served outside the Territory of Guam. If you fail to so appear and answer, the Court will grant said Application and direct registration of the title to said land in accordance with the terms of said Act and you will be forever barred from disputing the same.

The real property described in said Application and title to which is sought to be registered is legally described under this proceedings as follows:

Lot 198NEW-1, Municipality of Hagat, Guam

Petitioner has alleged that the subject property is adjoined on all sides by properties owned by Government of Guam, Deepak Sadhwani, Gonzalo C. Reyes, and Andresart Reyes.

WITNESS and attested by my hand and seal of said court this JAN 14, 2025.

JANICE M. CAMACHO-PEREZ, ESQ.
Clerk of Court / Superior Court of Guam
BY: /s/ Edna M. Nego
DEPUTY CLERK



Guam Board of Social Work

Regular Board Meeting,
Thursday, February 06, 2025, 11:00 A.M.

Join Zoom Meeting:
<https://us06web.zoom.us/j/82339210751?pwd=QQQaoYWDwBPGNXJgFLBthlq8xPXEa.1>
Meeting ID: 823 3921 0751
Passcode: 111434

MEETING AGENDA:

- I. CALL TO ORDER
 - A. Confirmation of Public Notice
- II. DETERMINATION OF QUORUM
- III. ADOPTION OF AGENDA
- IV. REVIEW AND APPROVAL OF MINUTES
 - A. January 09, 2025
- V. HPLO ADMINISTRATOR'S REPORT
- VI. CHAIRPERSON'S REPORT
- VII. COMMITTEE REPORTS:
 - A. Finance & Budget
 - B. Statutes, Rules and Forms
- VIII. OLD BUSINESS:
 - A. Complaint: GBSW-CO-2024-002
- IX. NEW BUSINESS:
 - A. Consideration of Applications for Renewal of Licensure:
- X. NEXT BOARD MEETING:
 - A. The Guam Board of Social Work next regularly scheduled board meeting, March 06, 2025 at 11:00AM.
- XI. ADJOURNMENT:

To view the names of the applicants being considered, go to <https://guamsocialwork.org> LIVE Streaming link
https://go.opengovguam.com/meetings_list/gbsw

This advertisement was paid for by DPSS/Health Professional Licensing Office-Local Funds

For more information, please contact the Board office at 735-7404/10 thru 12. Persons needing telecommunication device for the Hearing/Speech Impaired (TDD) may contact 475-8339



Government of Guam PUBLIC NOTICES Portal

Håfa Adai & Good Morning! CHST 11:40 AM, Tuesday, February 04, 2025

Second Notice - GHURA Board of Commissioners Meeting 02/06/2025, at 12:00pm ChST

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Second Notice - GHURA Board of Commissioners Meeting 02/06/2025, at 12:00pm ChST



ANNOUNCEMENT

Posted on: 02/04/2025 11:36 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

Share this notice

GHURA Board of Commissioners Meeting will be held on February 6, 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%20February%2006%2C%202025%20BOC%20Mtg.%20Announcement.pdf>



**BOARD OF COMMISSIONERS
REGULAR SCHEDULED MEETING
12:00 P.M., December 10, 2024
GHURA's Main Office (via Zoom)
1st floor, Conference Room, Sinajana
AGENDA**

I. CALL TO ORDER

After notice was duly given, 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 **12:15 P.M., Tuesday, December 10, 2024**, 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/83939708098?pwd=pNKXZ8P3JsurgbyffUREXtoqNo9bL5.1		
	YOUTUBE: https://www.youtube.com/channel/UCGqKWU0kOmT0FOLYn48ULag		
BOC Commissioners Attendance	Dr. John Rivera, Chairman	Virtual <input type="checkbox"/>	In-Person <input checked="" type="checkbox"/>
	Nate Sanchez, Vice Chairman	Virtual <input type="checkbox"/>	In-Person <input type="checkbox"/>
	Anisia Delia, Commissioner	Virtual <input checked="" 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 type="checkbox"/>
	Karl Corpus, Resident Commissioner	Virtual <input type="checkbox"/>	In-Person <input checked="" type="checkbox"/>
	<i>*Request to attend meeting virtually was submitted and acknowledged via email.</i>		
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 checked="" type="checkbox"/>	Naricel Carlos <input type="checkbox"/>
	Audrey Aguon, Special Assistant <input checked="" type="checkbox"/>	Norma San Nicolas <input checked="" type="checkbox"/>	
	Frances Danieli, Controller <input type="checkbox"/>	Narcissa Ada, AMP1 Manager <input type="checkbox"/>	
	Katherine Taitano, RP&E Chief Planner <input checked="" 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 checked="" type="checkbox"/>	Miguel Fernandez <input type="checkbox"/>	
	Michael Ricuyal <input type="checkbox"/>	Ervin Santiago <input type="checkbox"/>	
	Maria Cherry Canete <input type="checkbox"/>	Patrick Luces <input type="checkbox"/>	
Legal Counsel	Eliseo M. Florig Jr., GHURA's Legal Counsel <input checked="" type="checkbox"/>		
Public	None indicated virtually		

II. BOARD MEETING PUBLIC ANNOUNCEMENTS

1st Printing – Tuesday, December 2, 2024

2nd Printing – Sunday, December 8, 2024

ACKNOWLEDGED BY CHAIRMAN RIVERA

III. APPROVAL OF PREVIOUS BOARD MINUTES: [377/24] Commissioner Rice moved to approve the board meeting minutes of November 26, 2024, subject to corrections. Commissioner Corpus seconded the motion. Motion passed unanimously.

IV. NEW BUSINESS:

AGENDA ITEM	DISCUSSION	ACTION
<p>1. Resolution No. FY2025-0011-Resolution approving the Above-Step Recruitment for the Engineer II (Permanent Position)</p>	<p>[378/24] Executive Director Napoli read Resolution No. FY2025-011 on pages 1-2 of 18 in the GHURA Board of Commissioners (BoC) December 10, 2024, meeting packet.</p> <p>Chairman Rivera inquired about whether there was a need to revisit the pay scale. Dr. Kimberly Bersamin, HR Administrator, indicated that an assessment was done in 2024 of the pay scale. She added that she will need to meet with the Fiscal division to determine whether another review can be done.</p> <p>Dr. Bersamin indicated that Mr. Miguel Fernandez was initially hired in a temporary capacity due to the immediate need of the position. She added that the recruitment was completed over the summer and humbly requested the board’s approval of the above-step recruitment.</p> <p>Chairman Rivera asked how many members there were on the AE’s staff. Mr. Sonny Perez, AE Chief Planner, stated that the team consisted of two Civil Structural Engineers, two building inspectors/CAT operators, and a Program Coordinator III.</p> <p>There were no further discussions.</p>	<p>[379/24] Commissioner Corpus moved to approve Resolution No. FY2025-0011-Resolution approving the Above-Step Recruitment for the Engineer II for Mr. Miguel Fernandez for NG5-09(E), \$78,214 p/a: \$37.60 p/hr. subject to the corrections noted on the resolution. Commissioner Rice seconded the motion. There were no objections, and the motion passed unanimously.</p> <p>Chairman Rivera indicated that the board wants GHURA to continue its mission and to continue in the trajectory that its on. He added that the board will continue to support GHURA and its needs.</p>

AGENDA ITEM	DISCUSSION	ACTION
<p>2. Resolution No. FY2025-007 (A)- Resolution approving Fiscal Year 2025 Section 8 Housing Choice Voucher Program Payment Standards (updated)</p>	<p>[380/24] Executive Director Napoli read Resolution No. FY2025-007(A) approving the Fiscal Year 2025 Section 8 Housing Choice Voucher Program Payment Standards on pages 3-6 of 18 in the GHURA BoC December 10, 2024, meeting packet. She added that this Resolution is an amendment to a prior resolution.</p> <p>Chairman Rivera asked about the date of the original resolution. Deputy Director Esteves indicated that the original resolution was approved on November 27, 2024. He added that after the board approved the original Section 8 Housing Choice Voucher Program Payment Standards, it was submitted to HUD for review. Upon review, HUD sent it back to GHURA for corrections to be made. Resolution No. FY2025-007(A) is the amendment made to the original FY2025 Section 8 Housing Choice Voucher Program Payment Standards.</p>	<p>[381/24] Commissioner Rice moved to approve Resolution No. FY2025-007 (A)- Resolution approving Fiscal Year 2025 Section 8 Housing Choice Voucher Program Payment Standards (updated). Mr. Eliseo M. Florig, Jr., GHURA’s Legal Counsel, indicated that the correction made by Director Napoli, be stated in the motion. Commissioner Rice amended her motion to include noted amendments. Commissioner Corpus seconded the motion. There were no objections, The motion passed unanimously, subject to correction.</p>

AGENDA ITEM	DISCUSSION	ACTION
<p>3. Change Order 1- IFB GHURA 24-1, Rehabilitation of Bradley Building</p>	<p>[382/24] Executive Director Napoli stated the following:</p> <ul style="list-style-type: none"> • Bradley Building in Anigua was purchased by GHURA with non-federal funds. • To be used as a storage facility to store all GHURA files that are currently being stored at various facilities. • She requested that Mr. Sonny Perez present Change Order No. 1 to the board. • Mr. Sonny Perez presented two issues that need to be addressed: <ul style="list-style-type: none"> ○ Bradley Bld. Is adjacent to the left side of Chode Mart building. ○ It receives power from a power pole that is located on the right side of the Chode Mart Building parking lot. ○ Encroaching issue- A power line runs from the right side of Chode Mart bld. and into the Bradley Bld. ○ The power line is a hazard and needs to be addressed. ○ Power meter replacement- A power meter near Bradley Bld. must be replaced. • SOLUTION: <ul style="list-style-type: none"> ○ Run an underground power line-standard installation to include the pedestal at \$28,350.00 <p>There were no further discussions.</p>	<p>[383/24] Commissioner Corpus moved to approve Change Order 1-IFB GHURA 24-1, Rehabilitation of Bradley Building at \$28,350.00 total to Genesis Tech Corp. Commissioner Rice seconded the motion. There were no objections. Motion passed unanimously.</p>

AGENDA ITEM	DISCUSSION	ACTION
<p>4. 2024 LIHTC QAP/Application Cycle</p>	<p>[384/24] Executive Director Napoli stated that information was provided to the board which included criteria that was considered for the selection of the LIHTC 2024 application and read the LIHTC Panel results and recommendations on pages 12-18 of 18 in the GHURA BoC December 10, 2024 meeting packet.</p> <p>Commissioner Delia asked how the developers who have no experience get a higher score than the developers with many years of experience. Ms. Katherine Taitano, GHURA Chief Planner, indicated that all the developers in question have experience in large housing projects. There were elements in the scoring that warranted the ranking that each was given.</p> <p>Chairman Rivera asked that based on the criteria, its more about experience with the scale of the project more so than having had previous experience with LIHTC. Ms. Taitano stated that there are no additional credits awarded for having prior experience with LIHTC. Chairman Rivera asked why the question of “experience with LIHTC” be on the chart if it isn’t a part of the criteria being judged. Deputy Director Esteves indicated that the chart on pg. 16 was general information for the board and not germane to ranking provided by the panel.</p> <p>Chairman Rivera indicated that the board has the option to withhold the award and asked what the advantage is of withholding the award. Ms. Katherine Taitano stated that there were no advantages to withholding the allocation. GHURA would have no insight into projects moving forward. Deputy Director Esteves added that the</p>	

AGENDA ITEM	DISCUSSION	ACTION
	<p>disadvantage of withholding allocation is that houses won't be built which does not help the community and the risk of increased construction costs while GHURA waits for another round.</p> <p>Ms. Joyce Tang, Legal Counsel for CoreTech, asked if there would be an opportunity for the public to comment. Chairman Rivera informed her that the board was still in deliberation.</p> <p>During deliberation, Chairman Rivera asked the board if they had questions or additional information that they require regarding the results from the panel. Ms. Taitano added that the score sheets and the notes are available to the board to assist in their deliberation.</p> <p>Ms. Taitano indicated that she misspoke in her earlier comment and clarified to the board that having LIHTC experience is considered in the scoring and is reflected in the scoring sheet.</p> <p>Commissioner Delia wanted more information regarding the scoring and requested to review documents and details of the scoring,</p> <p>Chairman Rivera asked Ms. Taitano if she could provide more information on the scoring criteria for the LIHTC Experience. Ms. Taitano indicated that based on the QAP, the LIHTC criterion is split into two elements: Developer/Owner Experience and Management Team Experience. The points ranged from six to three to zero. The maximum points for that criterion were twelve.</p>	

AGENDA ITEM	DISCUSSION	ACTION
		<p>[385/24] Chairman Rivera moved to accept the recommendation of the Evaluation Committee for the GHURA Board of Commissioners to award \$1,793,120.00 to Flores Rosa, LLC, for the Flores Rosa Project who ranked first on the evaluation. Commissioner Rice seconded the motion. Commissioner Delia opposed the motion. Chairman Rivera noted Commissioner Delia's opposition. The motion passed.</p> <p>The discussion of the remaining balance from the 2024 Tax Credits of \$4,751,880.00 and the 2025 Tax Credits were tabled for the next scheduled board meeting.</p>

V. OLD BUSINESS

AGENDA ITAM	DISCUSSION	ACTION
<p>1. Resolution No. FY2025-008, Resolution to extend loan funds to Manelu by GHURA</p>	<p>[386/24] Executive Director Napoli requested to have this item removed from the agenda and brought before the board at a later date.</p>	<p>[387/24] Chairman Rivera agreed to table this item.</p>

VI. GENERAL DISCUSSIONS / ANNOUNCEMENTS:

AGENDA ITEM	DISCUSSION	ACTION
<p>1. Next proposed scheduled Board Meeting; December 24, 2024 @ 12:00 p.m.</p>	<p>[388/24] Chairman Rivera requested that commissioners mark their calendars and confirm with GHURA staff regarding attendance of the next scheduled meeting.</p>	<p>No Action taken.</p>

VII. ADJOURNMENT:

AGENDA ITEM	DISCUSSION	ACTION
		<p>[389/24] Commissioner Corpus moved to adjourn the December 10, 2024, meeting. Commissioner Rice seconded the motion. The motion passed. The meeting was adjourned at 2:09 P.M.</p>

SEAL

Elizabeth F. Napoli
Board Secretary/Executive Director

Date _____

**GUAM HOUSING AND URBAN RENEWAL AUTHORITY
BOARD OF COMMISSIONERS
RESOLUTION NO. FY2025-013**

Moved by: _____ **Seconded by:** _____

RESOLUTION COMMENDING MS. LUCY R. AWA, ACCOUNTANT I, FOR HER DEDICATION AND CONTRIBUTIONS TO THE GUAM HOUSING AND URBAN RENEWAL AUTHORITY (GHURA)

- WHEREAS,** Ms. Lucy R. Awa dedicated a total of 29 years in the Government of Guam; and
- WHEREAS,** prior to joining the GHURA team, Ms. Awa worked for the Office of the Attorney General as an Accounting Technician I, up to an Accounting Technician III from 1996 to 2004; and
- WHEREAS,** on May 31, 2004, Ms. Awa started her employment with GHURA taking a promotion in the Fiscal Division as an Accountant I; and
- WHEREAS,** in total, Ms. Awa has dedicated over 20 years and 8 months of service in support of the mission and goals of the Authority; and
- WHEREAS,** her efforts in the Fiscal Division had a direct and positive impact to the Guam Community, our Agency and its employees through her dedication, commitment, and hard work supporting the Fiscal Office; and
- WHEREAS,** the Board of Commissioners extends its recognition and gratitude to Ms. Lucy R. Awa, 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. FY2025-013, and that thereafter shall be presented to Ms. Lucy R. Awa, 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 – FEBRUARY 06, 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 February 06, 2025.

(SEAL)

ELIZABETH F. NAPOLI
Board Secretary / Executive Director

**GUAM HOUSING AND URBAN RENEWAL AUTHORITY
BOARD OF COMMISSIONERS
RESOLUTION NO. FY2025-014**

Moved by: _____

Seconded by: _____

RESOLUTION COMMENDING MS. NORMA P. SAN NICOLAS, SECTION 8 ADMINISTRATOR FOR HER DEDICATION AND CONTRIBUTIONS TO THE GUAM HOUSING AND URBAN RENEWAL AUTHORITY (GHURA)

WHEREAS, Ms. Norma P. San Nicolas dedicated a total of 32 years in the Government of Guam; and

WHEREAS, prior to joining the GHURA team, Ms. San Nicolas worked for Guam Community College (GCC) as a Library Technician from 1992 to 1996; and

WHEREAS, during this short period at GCC, Ms. San Nicolas notably completed her Bachelor of Science in Public Administration degree under the Government of Guam's Pedro "DOC" Sanchez Scholarship Program in May 1995; and

WHEREAS, this bachelor's degree opened the doors for Ms. San Nicolas to start her career with GHURA as a Research Planning and Evaluations Specialist on June 11, 1996; and

WHEREAS, Ms. San Nicolas experienced a change of title and became a Planner II and was subsequently promoted to the Planner III position on March 15, 1999; and

WHEREAS, Ms. San Nicolas then was promoted two years later to serve as a Management Analyst IV to the Executive Director on July 2, 2001; and

WHEREAS, after a very competitive recruitment process, Ms. San Nicolas was promoted to take the helm of the Section 8 division as the Section 8 Administrator on July 2, 2006; and

WHEREAS, for 19 years as GHURA's Section 8 Administrator, Ms. San Nicolas' vision and commitment to the HCV program is a testament to the high standard of excellence she ascribes to in all things, borne of her passion to serve the people of Guam. Her leadership echoes throughout the team through their hard work and dedication of housing participants of the program; and

WHEREAS, her success in methodically delivering her official duties and responsibilities had a direct and positive impact toward the communities of Guam and our GHURA families; and

WHEREAS, overall, Ms. San Nicolas dedicated over 28 years and 10 months of service in support of the mission and goals of the Authority; and

WHEREAS, Ms. San Nicolas has contributed positively to the lives and successes of thousands of island residents who now have access to housing for decades to come; and

WHEREAS, the Board of Commissioners extend its recognition and gratitude to Ms. Norma P. San Nicolas, commending her on her retirement from the Authority, and 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. FY2025-014, and that thereafter shall be presented to Ms. Norma P. San Nicolas, 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 – February 06, 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 February 06, 2025.


(SEAL)

ELIZABETH F. NAPOLI
Board Secretary / Executive Director

**GUAM HOUSING AND URBAN RENEWAL AUTHORITY
 ATURIDAT GINIMA YAN RINUEBAN SIUDAT**

MEMORANDUM:

TO: Board of Commissioners

FROM: Elizabeth F. Napoli 
 Executive Director

DATE: January 07, 2025

SUBJECT: Intent of Award
 IFB GHURA-24-14
 GPD Eastern Substation, Talofofu Guam

Bid opening for the subject project was held on December 12th, 2024, at 2:00 p.m. A total of 20 bidders registered for the bid and given bid specifications of which 3 submitted a bid. Listed below are the results of the bid submissions, which were opened and read out aloud publicly.

No:	Vendor:	Bid Bond	60 Days Design-540 Days after Building Permit Issued.
1	Surface Solutions	<input checked="" type="checkbox"/> 15% of total bid amount	Base Bid Item No. 1 \$5,300,111.00 Additive Bid Items: 1. \$230,311.31 2. \$57,577.69 Total Bid Amount: \$5,588,000.00
2	Eastern Pacific Engineering Construction	<input type="checkbox"/> None Submitted	Base Bid Item No. 1 \$7,858,600.66 Additive Bid Items: 1. \$0.00 2. \$0.00 Total Bid Amount: \$7,858,600.66
3	Art Construction, LLC	<input checked="" type="checkbox"/> 15% of total bid amount	Base Bid Item No. 1 \$11,441,481.10 Additive Bid Items: 1. \$660,896.08 2. \$125,101.13 Total Bid Amount: 12,227,478.31

Government Estimate	\$6,299,317.44
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A breakdown is required for each item description as noted below

Surface Solutions

Base Bid Item No. 1

Item #	Item Description	Estimated Quantity	Unit		Unit Bid Price
			Measure	Price	
Master format Divisions					
1.	Division 00- Procurement and Contracting Requirements	1	Ls	\$65,960.99	\$65,960.99
2.	Division 01-General Requirements	1	Ls	\$388,048.33	\$388,048.33
3.	Division 02- Existing Conditions	1	Ls	\$33,675.92	\$33,675.92
4.	Division 03- Concrete	1	Ls	\$642,060.86	\$642,060.86
5.	Division 04 - Masonry	1	Ls	\$291,845.84	\$291,845.84
6.	Division 05- Metals	1	Ls	\$116,738.34	\$116,738.34
7.	Division 06- Woods, Plastics, and Composites	1	Ls	\$28,881.53	\$28,881.53
8.	Division 07 – Thermal and Moisture Protection	1	Ls	\$76,929.41	\$76,929.41
9.	Division 08- Openings	1	Ls	\$169,236.27	\$169,236.27
10.	Division 09- Finishes	1	Ls	\$283,725.99	\$283,725.99
11.	Division 10- Specialties	1	Ls	\$51,389.40	\$51,389.40
12.	Division 11- Equipment	1	Ls	\$58,369.17	\$58,369.17
13.	Division 12 Furnishings	1	Ls	\$115,526.12	\$115,526.12
14.	Division 13- Special Construction	1	Ls	\$51,389.40	\$51,389.40

15.	Division 14- Conveying Equipment	1	Ls	\$58,369.17	\$58,369.17
16.	Division 20- Mechanical Support	1	Ls	\$15,000.04	\$15,000.04
17.	Division 21- Fire Suppression	1	Ls	\$75,328.47	\$75,328.47
18.	Division 22- Plumbing	1	Ls	\$97,676.47	\$97,676.47
19.	Division 23- Heating, Ventilating and Air Conditioning	1	Ls	\$724,452.28	\$724,452.28
20.	Division 25- Integrated Automation	1	Ls	\$5,411.12	\$5,411.12
21.	Division 26- Electrical	1	Ls	\$829,172.75	\$829,172.75
22.	Division 27- Communications	1	Ls	\$45,994.52	\$45,994.52
23.	Division 28- Electronic Safety and Security	1	Ls	\$11,936.84	\$11,936.84
24.	Division 31- Earthwork	1	Ls	\$31,634.96	\$31,634.96
25.	Division 32- Exterior Improvements	1	Ls	\$169,694.08	\$169,694.08
26.	Division 33 Utilities	1	Ls	\$48,028.22	\$48,028.22
27.	Division 34- Transportation	1	Ls	\$218,598.60	\$218,598.60
28.	Division 35- Waterway and Marine Construction	1	Ls	\$24,419.12	\$24,419.12
29.	Division 40- Process Integration	1	Ls	\$2,705.56	\$2,705.56
30.	Division 41- Material Processing and Handling Equipment	1	Ls	\$13,265.86	\$13,265.86
31.	Division 42- Process Heating, Cooling, and Drying Equipment	1	Ls	\$7,751.22	\$7,751.22
32.	Division 43- Process Gas and Liquid Handling, Purification and Storage Equipment	1	Ls	\$26,531.73	\$26,531.73
33.	Division 44- Pollution and Waste Control Equipment	1	Ls	\$58,968.66	\$58,968.66
34.	Division 45- Industry- specific Manufacturing Equipment	1	Ls	\$13,265.86	\$13,265.86
35.	Division 46- Water and Wastewater Equipment	1	Ls	\$235,874.65	\$235,874.65

36.	Division 48- Electrical Power Generation	1	Ls	\$212,253.25	\$212,253.25
	Total amount				\$5,300,111.00

Item#	Item Description	Item Bid
1.	Water tank, Water tank Structural support, Foundation and connections and size of water tank to be determined by engineer if flow test fails.	\$230,311.31
2.	Install new waterline and connect to fire sprinkler riser and all required equipment and materials as per Code requirements.	\$57,577.69

Eastern Pacific Engineering Construction

Base Bid Item No. 1

Item #	Item Description	Estimated Quantity	Unit		Unit Bid Price
			Measure	Price	
	Master format Divisions				
	Division 01-General Requirements	1	Ls		\$497,125.67
	Division 02- Existing Conditions	4,162	Sy		\$77,542.07
	Division 03- Concrete	337.62	Cy		\$493,132.97
	Division 04 - Masonry	13,499.88	sf		\$243,418.88
	Division 05- Metal	1			\$26,399.52
	Division 06- Woods, Plastics, and Composites	1			\$130,404.20
	Division 07 – Thermal and Moisture Protection	6,344.35	Sf		\$150,868.26

Division 08- Openings	1	Ls		\$235,696.29
Division 09- Finishes	1			\$457,564.71
Division 10- Specialties	1			\$98,439.02
Division 12 Furnishings	1			\$55,887.52
Division 13- Special Construction	1			\$88,550.66
Division 21- Fire Suppression	1			\$131,584.05
Division 22- Plumbing	1			\$187,502.62
Division 23- Heating, Ventilating and Air Conditioning	1			\$649,164.39
Division 26- Electrical	1			\$1,430,807.35
Division 27- Communications	1			\$176,585.92
Division 28- Electronic Safety and Security	1			\$411,897.21
Division 31- Earthworks	37,303.4	Sf		\$409,198.37
Division 32- Exterior Improvements	2,226.40	Sy		\$812,764.55
Division 33 Utilities	150	Lf		\$487,860.76
Electrical Power Generation	1	Ls		\$606,205.68
Total amount				\$7,858,600.66

Item#	Item Description	Item Bid
1.	Water tank, Water tank Structural support, Foundation and connections and size of water tank to be determined by engineer if flow test fails.	No Bid
2.	Install new waterline and connect to fire sprinkler riser and all	

	required equipment and materials as per Code requirements.	No Bid
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Art Constructors, LLC

Base Bid Item No. 1

Item #	Item Description	Estimated Quantity	Unit		Unit Bid Price
			Measure	Price	
	Master format Divisions				
1.	Division 00- Procurement and Contracting Requirements				\$1,713,319.61
2.	Division 01-General Requirements				\$934,577.28
3.	Division 02- Existing Conditions				\$73,533.87
4.	Division 03- Concrete				\$1,441,173.85
5.	Division 04 - Masonry				\$378,808.47
6.	Division 05- Metals				\$19,819.08
7.	Division 06- Woods, Plastics, and Composites				\$19,027.01
8.	Division 07 – Thermal and Moisture Protection				\$162,622.87
9.	Division 08- Openings				\$280,242.28
10.	Division 09- Finishes				\$469,102.52
11.	Division 10- Specialties				\$169,776.70
12.	Division 11- Equipment				\$0.00
13.	Division 12 Furnishings				\$27,720.31
14.	Division 13- Special Construction				\$0.00

15.	Division 14- Conveying Equipment				\$71,745.87
16.	Division 20- Mechanical Support				\$0.00
17.	Division 21- Fire Suppression				\$232,448.14
18.	Division 22- Plumbing				\$154,863.47
19.	Division 23- Heating, Ventilating and Air Conditioning				\$623,323.85
20.	Division 25- Integrated Automation				\$0.00
21.	Division 26- Electrical				\$1,653,125.40
22.	Division 27- Communications				\$204,023.74
23.	Division 28- Electronic Safety and Security				\$718,412.35
24.	Division 31- Earthwork				\$631,315.16
25.	Division 32- Exterior Improvements				\$450,873.83
26.	Division 33 Utilities				\$301,332.67
27.	Division 34- Transportation				\$9,895.19
28.	Division 35- Waterway and Marine Construction				\$0.00
29.	Division 40- Process Integration				\$0.00
30.	Division 41- Material Processing and Handling Equipment				\$0.00
31.	Division 42- Process Heating, Cooling, and Drying Equipment				\$0.00
32.	Division 43- Process Gas and Liquid Handling, Purification and Storage Equipment				\$0.00
33.	Division 44- Pollution and Waste Control Equipment				\$0.00
34.	Division 45- Industry- specific Manufacturing Equipment				\$0.00
35.	Division 46- Water and Wastewater Equipment				\$0.00

36.	Division 48- Electrical Power Generation				\$700,397.58
	Total amount				\$11,441,481.10

Item#	Item Description	Item Bid
1.	Water tank, Water tank Structural support, Foundation and connections and size of water tank to be determined by engineer if flow test fails.	\$660,896.08
2.	Install new waterline and connect to fire sprinkler riser and all required equipment and materials as per Code requirements.	\$125,101.13

The Guam Housing and Urban Renewal Authority’s (GHURA) mission is to provide affordable, decent, safe, and sanitary housing through the maintenance of our existing units, to ensure that the facilities owned and managed by GHURA are safe and appealing to the residents.

It is GHURA’s intent to construct approximately A=6,600 square foot concrete facility on an almost one-acre lot. The project title is the “Guam Police Division Eastern Sub-Station”. The projects will consist of: (a) 6,600 sf building which serves to accommodate police officers and other members of staff. The general building space will contain offices and accommodations for police personnel and vehicles, along with locker rooms, temporary holding cells and interview/interrogation rooms, (b) required paved driveways and parkings; (c) site clearing, grading and drainage system; (d) site utilities connections; and (e) retaining wall to eliminates slopes. This facility will be located at Lot 1-1, Block 15, Tract 2831, beside the existing gymnasium along Canton Ladera, Talofofu.

In review of the bid result: Surface Solutions provided the lowest responsive and responsible bid. After further clarification, the committee members determined to proceed with the award of the project to Surface Solutions based on the following timelines; Design 60 consecutive calendar days; Construction is 540 consecutive calendar days with no option periods, and not to exceed the amount of \$5,588,000.00.



GHURA

Guam Housing and Urban Renewal Authority


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Website: www.ghura.org



Lourdes A. Leon Guerrero
Governor of Guam

Joshua F. Tenorio
Lt. Governor of Guam

Memorandum

Date: February 6, 2025
To: Board of Commissioners (BOC)
From: Elizabeth F. Napoli 
Executive Director
Subject: Recap on 2024 LIHTC Cycle

Greetings, Board of Commissioners:

On December 10, 2024, you were presented with the results and recommendation made by the 5-member Panel who concluded their evaluation of the 5 LIHTC applications that were submitted during the 2024 LIHTC Cycle. To recap, the BOC may award the following tax credits for the 2024 LIHTC cycle:

LIHTC 2023	\$ 3,185,000
LIHTC 2024	\$ 3,360,000
Credits Available LIHTC 2024	\$ 6,545,000

The Panel consisted of 3 GHURA personnel and 2 non-GHURA personnel, who were tasked to review the applications and to independently score each application on the merits of their respective project. The Panel used the Selection Criteria established in the 2024 Qualified Allocation Plan to guide them in the scoring process. The Panel finalized their scores on November 18, 2024, which were presented to the Board at the December 10, 2024, BOC meeting. The attached pages 13 and 14 of 18 pages from the Board Meeting of December 10, 2024, illustrate the project names, the scores from each Panelist for the projects, and the ranking of each project after the points were averaged. The Flores Rosa Project ranked first. Based on the results of the Evaluation Committee, I recommended that the Board of Commissioners award \$1,793,120.00 to the Flores Rosa, LLC for the Flores Rosa project. Page 13 further states that "GHURA will have a remaining balance of \$4,751,880.00, of the 2024 tax credits left for allocation", and "Per the Qualified Allocation Plan guidance, awarding of the tax credits rests solely on the GHURA Board of Commissioners (LIHTC QAP 2024, pg. 21)". Additionally, it states that "GHURA also reserves the right, in its sole discretion, to do the following:" (Please refer to the bottom of page 13 and the 3 options listed on page 14 of 18, which I will read aloud.). After deliberation, the Board approved the award of \$1,793,120.00 to the Flores Rosa Project. Notice of the Award was sent to all applicants on December 18, 2024.

Upon review of the 3 options presented on page 14 of 18, I recommend the following:

1. Award no other projects and hold back the balance from the 2024 cycle to be allocated during the coming **2025 application cycle** for a **total of \$8,206,880.00** (\$4,751,880.00 remaining balance of 2024 tax credits **plus** \$3,455,000.00 2025 tax credits).



GHURA

Guam Housing and Urban Renewal Authority

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 117 Bien Venida Avenue, Sinajana, GU 96910
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 Website: www.ghura.org



Lourdes A. Leon Guerrero
 Governor of Guam

Joshua F. Tenorio
 Lt. Governor of Guam

PANELIST	Project #1 Dos Amantes Senior Residence Awarded	Project #2 Summer Vista II Awarded	Project #3 Summer Vista III Awarded	Project #4 Rosewood Parks Awarded	Project #5 Flores Rosa Awarded
Ervin Santiago	87	98	99	100	105
Philomena San Nicolas	83	100	100	95	105
Monica Guerrero	85	99	99	100	105
Rob San Agustin	83	96	96	96	101
Nicole Alejandro	83	98	96	100	105
Total	421	491	490	491	521
Rank	4th	2nd	3rd	2nd	1st

	Points Averaged	Rank
Flores Rosa	104.20	1st
Rosewood Parks	98.20	2nd
Summer Vista II	98.20	2nd
Summer Vista III	98.00	3rd
Dos Amantes	84.20	4th

At the end of the evaluation and review, the proposed Flores Rosa has ranked first.

The BOC may award the following tax credits for the 2024 LIHTC cycle:

LIHTC 2023	\$ 3,185,000
LIHTC 2024	<u>\$ 3,360,000</u>
Credits Available LIHTC 2024	\$ 6,545,000

I propose the following recommendation:

Based on the results of the Evaluation Committee, I recommend the Board of Commissioners award \$1,793,120.00 to Flores Rosa, LLC for the Flores Rosa project.

GHURA will have \$4,751,880.00 remaining balance of 2024 tax credits left for allocation. Per the Qualified Allocation Plan guidance, awarding of the tax credits rests solely on the GHURA Board of Commissioners (LIHTC QAP 2024 pg. 21). GHURA also reserves the right, in its sole discretion, to do the following:

- (i) Hold back a portion of the annual federal housing credit ceiling for use during later reservation cycles,



GHURA

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Lourdes A. Leon Guerrero
Governor of Guam

Joshua F. Tenorio
Lt. Governor of Guam

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- (ii) Carryover a portion of the current year's housing credit ceiling for allocation to a project which has not yet been Placed in Service, and
 - (iii) Issue a reservation for the next year's housing credit ceiling.

With that in mind, I present the following options for the remaining tax credits:

1. Award no other projects and hold back the balance from the 2024 cycle to be allocated during the coming 2025 application cycle for a total of \$8,206,880.00 (\$4,751,880.00 remaining balance of 2024 tax credits plus \$3,455,000.00 2025 tax credits¹).
2. Make a second award to the next project whose total request is no greater than the \$4,751,880.00 remaining balance of 2024 tax credits.²
3. Issue a reservation of 2025 tax credits in the amount of \$3,455,000.00 to Summer Vista II. Summer Vista II tied with Rosewood Parks in total points, however, their credit request exceeds the available credits available in 2024.

GHURA Board of Commissioners may make a decision at the December 10, 2024 meeting or if the decision warrants further review and consideration, a decision can be made at the 2nd meeting in December 2024.

¹ For Calendar year 2025, the amount used under § 42(h)(3)(C)(ii) to calculate the State housing credit ceiling for low-income housing credit is the greater of (1) \$3.00 multiplied by the State population, or (2) \$3,455,000.00. (Reference: Rev. Proc. 2024-40, pg.10)

² The Summer Vista II project, while also achieving an equal point score to Rosewood Parks, is requesting for funds greater than the balance available for 2024 credits. The Summer Vista request is for \$5,545,000.00.