



**BOARD OF COMMISSIONERS
REGULAR SCHEDULED MEETING
12:00 P.M., January 14, 2025
GHURA's Main Office (via Zoom)
1st floor, Conference Room, Sinajana
AGENDA**

I. ROLL CALL

II. BOARD MEETING PUBLIC ANNOUNCEMENTS

1st Printing – Tuesday, January 7, 2025

2nd Printing – Sunday, January 12, 2025

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

IV. NEW BUSINESS

	PAGE (S)
1. Intent of Award	1 - 8
IFB GHURA-24-14: GPD Eastern Substation, Talofofo, Guam	
2. Resolution No. FY2025-012	9 - 21
Resolution approving the Write-Off of Tenant Accounts Receivable	

V. OLD BUSINESS

1. 2024 LIHTC QAP / Application Cycle


VI. EXECUTIVE DIRECTOR'S REPORT

1. Project Updates
2. Division Updates


VII. GENERAL DISCUSSION / ANNOUNCEMENTS

1. Next proposed scheduled Board Meeting: Tuesday, February 11, 2025
@ 12:00 p.m.

VIII. ADJOURNMENT



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, January 14, 2025 at 12:00 PM.
This meeting is open to the public via Zoom.

Topic: GHURA BOC Meeting, Tuesday, Jan. 14, 2025 @12P.M.
Time: Jan 14, 2025 12:00 PM Guam, Port Moresby


Join Zoom Meeting:
<https://us06web.zoom.us/j/87677085911?pwd=WvA6hV1bb5og9uANWfpRk1oBHNwXPF1>
Meeting ID: 876 7708 5911 Passcode: 867902
Watch Youtube Live Stream: <https://www.youtube.com/channel/UCGqKWU0k0mT0FOLYn48ULag>

AGENDA:
I. ROLL CALL
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1. Next proposed scheduled Board Meeting – Tuesday, February 11, 2025 @ 12:00 p.m.
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.



PORT OF GUAM
ATURIDAT I PUETTON GUAHAN
Jose D. Leon Guerrero Commercial Port
1026 Cabras Highway, Suite 201, Rit, Guam 96915
Telephone: 671-477-5931/35 Facsimile: 671-477-2689/4445
Website: www.portguam.com



LOURDES A. LEON GUERRERO
Governor of Guam
JOSHUA F. TENORIO
Lieutenant Governor


Pursuant to Public Law 29-61 the Board of Directors of the Port Authority of Guam makes public that the General Manager Rory J. Respicio has earned an exceptional performance evaluation rating for the period of January 2, 2024 thru January 1, 2025. As a result, the Board retains Mr. Respicio as the General Manager of the Port Authority of Guam. Duly adopted by the Board of Directors on December 20, 2024. The Performance Review is available at <https://www.portofguam.com/about-us/human-resources/performance-reviews>.

PUBLICATION NOTICE

In accordance with the provisions of Guam Code Annotated, Title XI, Chapter III, Section 3315, notice is hereby given that:

ROUTE 3 DAILY MART
DBA: Route 3 Daily Mart (New)

has applied for a Class: 5 (Five) General Alcoholic Beverage License said premises being marked as Lot: Lot 5310-3 753 RT 3 Unit 7 & 8 1st Floor, Dededo



UNIVERSITY OF GUAM
UNIBETSSEDAT GUAHAN

Regent Nominating Council Regular Meeting
Thursday, January 9, 2025, 10 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 Meeting Minutes
2.1 Regular Meeting Minutes of November 7, 2024
3.0 Old Business
3.1 Update on Packet Sent to Governor's Office
3.2 Recruitment Efforts - Status of Applications
3.3 RNC Members Status
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.

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APPLY NOW !!

<p>385 - CARPENTER with two (2) years exp. \$18.34 per hour* Construct, erect, install, and repair structures and fixtures made of wood.</p> <p>210 - CEMENT MASON with two (2) years exp. \$17.51 per hour* Smooth and finish surfaces of poured concrete floors, walks, sidewalks or curbs to a specified texture.</p> <p>35 - CONSTRUCTION EQUIPMENT MECHANIC with two (2) years exp. \$21.77 per hour* Diagnose, adjust, repair, overhaul and maintain mobile mechanical, hydraulic cranes, bulldozers, graders, and conveyors.</p> <p>90 - ELECTRICIAN with two (2) years exp. \$21.02 per hour* Plan layout, install, maintain and repair electrical wiring equipment and fixtures.</p> <p>55 - HEAVY EQUIPMENT OPERATOR with two (2) years exp. \$18.97 per hour* Operate one of several types of power construction equipment, such as motor graders, roller compactor, telehandler, bulldozers, scrapers, compressors, pumps, scissors lift, man lift, shovels, tractors, backhoe or excavator.</p> <p>60 - HVAC AND REFRIGERATION MECHANIC with two (2) years exp. \$21.91 per hour* Install, service, or repair air conditioning systems and ductwork in residences or commercial establishments.</p> <p>50 - PIPEFITTER with two (2) year exp. \$19.48 per hour* Assemble, install, alter, and repair pipelines or pipe systems that carry water, steam, air, or other liquids or gases.</p> <p>80 - PLUMBER with two (2) years exp. \$19.48 per hour* Assemble, install, and repair pipes, fittings, and fixtures of water and drainage systems according to specifications and plumbing codes.</p> <p>150 - REINFORCING METAL WORKER with two (2) years exp. \$16.98 per hour* Position and secure steel rods in concrete forms to reinforce concrete.</p> <p>40 - SHEET METAL WORKER with two (2) years exp. \$20.44 per hour* Fabricate, assemble, install, and repair sheet metal products and equipment, such as ducts, control boxes, drainpipes, and furnace casings.</p> <p>25 - WELDER with two (2) years exp. and current D1.1 welding certification \$20.30 per hour* Use hand-welding, flame-cutting, hand-soldering, or brazing equipment to weld or join metal components or to fill holes, indentations, or seams of fabricated metal products. Has maintained the welding test requirements of Section 4 of the ANSI/AWS code and has current welding certification.</p>	<p>*Special wage rate: Work to be performed on DPRI-funded projects and projects covered by Davis Bacon, Service Contracts Act, and/or Executive Order 14206 will be paid no less than the indicated wage rate but may be paid more where special rates apply.</p> <p>Benefits: Roundtrip airfare for off-island hire, food & lodging at \$150.00 per week; local transportation to/from jobsite. Employer/Employee paid commercial medical insurance provided. For work performed on SCA contracts ONLY: Health and Welfare of \$4.98 per hour, 11 Paid Holidays and 2 weeks Paid Vacation after 1 year of service.</p> <p>Successful applicant must be able to obtain military base access.</p> <p>The job offer meets all EEO requirements and initiates a temporary placement. The recruitment associated with this job offer is closely monitored by the Department of Labor. Qualified, available and willing U.S. workers are highly encouraged to apply. Should you qualify for the job and are not hired, you may appeal with the Department of Labor who will independently review the matter.</p>
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The complete job duties may be viewed in person at American Job Center, 3rd Floor, GCIC Building 414 W. Soledad Ave. Suite 300, Hagatna, Guam 96910
Or online at www.hireguam.com; Enter Keyword: 2025-025



GUAM LAND USE COMMISSION
Department of Land Management
ITC Building, Third Floor, Tamuning, GU 96913
P.O. Box 2950, Hagatna, Guam 96932
Tel: 671-649-5263 Ext. 300 • Fax: 671-649-5383



AGENDA

A regular Guam Land Use Commission meeting will be held on Thursday, January 9, 2025, at 1:30 p.m., Department of Land Management Conference Room, 590 S. Marine Corps Dr., 3rd Floor, ITC Building, Tamuning. Livestreamed on YouTube at Guam Department of Land Management Channel.

- I. Notation of Attendance/Roll Call
- II. Approval of Minutes – December 12, 2024
- III. Old Business [None]
- IV. New Business
 - A. Application No. 2023-39, VG Gozum Construction LLC; requests a Zone Change from "A" to "R-2" zone, for the proposed construction of two apartment buildings with a total of 32 units, on Lot 14-2 and Lot 14-3, Tract 63007, Yigo.
 - B. Application No. 2022-43, CITIC Pacific Trading Company; requests a Zone Change from "A" to "M-1" zone, for the proposed construction of a wholesale warehouse with an office building, on Lot 5326-7-1, Dededo.
 - C. Application No. 2021-18, Apentine Management Brand (Pacific) Co., Ltd.; requests a Subdivision Variance to exceed the length to width ratio of 3:1, for proposed Lot Nos. 50A-3NEW-10-1; 50A-3NEW-10-2, 50A-3NEW-10-R2, 50A-3NEW-11-1, 50A-3NEW-11-2, and 50A-3NEW-11-R2, Talo'fo'fo.
 - D. Application No. 2024-43, the Applicants, Joaquin C. and Jayne T. Flores; requests a Zone Variance for a zero rear yard setback of an existing residential structure, on Lot 5PART-7-R7, Talo'fo'fo.
 - E. Application No. 2025-04, Conrado V. & Katherine D. Alegria; requests approval of a Final Subdivision for the Legacy Subdivision, a 28-lot, fully improved subdivision, on Lot 13, Tract 10416, Yigo.
- V. Administrative & Miscellaneous Matters
- VI. Adjournment

Funding Source provided by the Applicant.
Person(s) requiring special accommodations, please call Cristina Gutierrez 671-649-5263, ext. 375



Government of Guam
PUBLIC NOTICES Portal

Hōjō: Aola & Good Morning! CST 11:43 AM, Tuesday, January 07, 2025

First Notice: GHURA BoC Meeting - 01/14/2025 @ 12:00pm

> Previous Page > All Notices

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First Notice: GHURA BoC Meeting - 01/14/2025 @ 12:00pm

ANNOUNCEMENT

Posted on: 01/07/2025 11:31 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 January 14, 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%27-%20January%2014%2C%202025%20BOC%20Mtg.%20Announcement%28%29.pdf>

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RESEARCH CORPORATION OF THE UNIVERSITY OF GUAM

The Research Corporation of the University of Guam Solicits Applications To Establish A List of Eligibles For The Following Limited Term Appointment, Full-Time Position (Subject To The Availability Of Funds):

JA #RC-25-23 Executive Director

Visit the RCUOG website at <https://www.uog.edu/rcuog/> for detailed information on the job announcement. For further information, contact (671) 735-0336 or email rachaeltg@triton.uog.edu

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LAW OFFICE OF CYNTHIA V. ECUBE, ESQ.

A Professional Corporation
 259 Martyr Street, Suite 100
 Hagåtña, Guam 96910
 Telephone No.: (671) 472-8889
 Telecopier No.: (671) 472-8890
 Email Address: info@ecubelaw.com

Attorney for Petitioner
 TOMAS L.G. FLORES, JR.

**IN THE SUPERIOR COURT OF GUAM
 HAGATNA, GUAM**

IN THE MATTER OF THE ESTATE
 OF
 IGNACIO L.G. FLORES,
 Deceased.

PROBATE CASE NO. PRO226-21

AMENDED NOTICE OF HEARING FOR RETURN OF SALE AND PETITION FOR AN ORDER CONFIRMING SALE OF REAL PROPERTY FOR LOT NO. 2027 INCLUSIVE OF 2027A, 2027B, AND 2027C, TAMUNING, GUAM

AMENDED NOTICE IS HEREBY GIVEN that Petitioner, TOMAS L.G. FLORES, JR., Administrator on behalf of the Estate of IGNACIO L.G. FLORES, Deceased, has filed a Return of Sale and Petition for An Order Confirming Sale of Real Property described in said Petition, and will be heard by online remote appearance on JAN 21, 2025 at 11:00 A.M., before the Honorable Arthur R. Barcinas, Judge, Superior Court of Guam, To appear, attend or participate in the hearing, go to <https://guamcourts.org.zoom.us/join>, and enter Meeting ID: 752 425 5848 and Passcode: JARB.

For connectivity issues, you may also contact Jannette Samson at 671-475-0141 or by email at jmsamson@guamcourts.gov.

Date: December 20, 2024.

LAW OFFICE OF CYNTHIA V. ECUBE, ESQ.

A Professional Corporation
 By: */s/CYNTHIA V. ECUBE, ESQ.*
 Attorney for Petitioner

LAW OFFICE OF CYNTHIA V. ECUBE, ESQ.

A Professional Corporation
 259 Martyr Street, Suite 100
 Hagåtña, Guam 96910
 Telephone No.: (671) 472-8889
 Telecopier No.: (671) 472-8890
 Email Address: info@ecubelaw.com

Attorney for Petitioner
 VINCENT F. BLAS

**IN THE SUPERIOR COURT OF GUAM
 HAGATNA, GUAM**

IN THE MATTER OF THE ESTATE
 OF
 BEATRICE FLORES BLAS also known,
 as BEATRIZ FLORES BLAS,
 Deceased.

PROBATE CASE NO. PRO140-21

AMENDED NOTICE OF HEARING FOR RETURN OF SALE AND PETITION FOR AN ORDER CONFIRMING SALE OF REAL PROPERTY FOR LOT NO. 2027 INCLUSIVE OF 2027A, 2027B, AND 2027C, TAMUNING, GUAM

AMENDED NOTICE IS HEREBY GIVEN that Petitioner, VINCENT F. BLAS, Administrator on behalf of the Estate of BEATRICE FLORES BLAS, also known as BEATRIZ FLORES BLAS, Deceased, has filed a Return of Sale and Petition for An Order Confirming Sale of Real Property described in said Petition, and will be heard by online remote appearance on JAN 21, 2025 at 11:00 A.M., before the Honorable Arthur R. Barcinas, Judge, Superior Court of Guam, To appear, attend or participate in the hearing, go to <https://guamcourts.org.zoom.us/join>, and enter Meeting ID: 752 425 5848 and Passcode: JARB.

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Date: December 20, 2024.

LAW OFFICE OF CYNTHIA V. ECUBE, ESQ.

A Professional Corporation
 By: */s/CYNTHIA V. ECUBE, ESQ.*
 Attorney for Petitioner

GHURA



Louderes A. Leon Goerres
 Governor of Guam

Guam Housing and Urban Renewal Authority
 Aturidat Gai'ma' Yan Rinueban Siudat 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. Tenorio
 Lieutenant Governor of Guam

**Board of Commissioners Meeting
 Tuesday, January 14, 2025 at 12:00 PM.
 This meeting is open to the public via Zoom.**

Topic: GHURA BOC Meeting, Tuesday, Jan. 14, 2025 @12P.M.

Time: Jan 14, 2025 12:00 PM Guam, Port Moresby

Join Zoom Meeting:

<https://us06web.zoom.us/j/87677085911?pwd=WwA6hVlb50g9uANWfpRk1oBHNhXpF1>

Meeting ID: 876 7708 5911 Passcode: 867902

Watch Youtube Live Stream: <https://www.youtube.com/channel/UCGqKWU0k0mT0F0LYn48ULag>

AGENDA:

- I. ROLL CALL
- II. BOARD MEETING PUBLIC ANNOUNCEMENTS
- III. APPROVAL OF PREVIOUS BOARD MINUTES – December 10, 2024
- IV. NEW BUSINESS
 - 1. Intent of Award; IFB GHURA-24-014; GPD Eastern Substation, Talofoto, Guam
 - 2. Resolution No. FY2025-012; Resolution approving the Write-Off of Tenant Accounts Receivable
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 - 1. Next proposed scheduled Board Meeting – Tuesday, February 11, 2025 @ 12:00 p.m.
- VIII. ADJOURNMENT

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

For more information, please contact Audrey Agun 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.



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Håfa Adai & Good Afternoon! ChST 2:01 PM, Friday, January 10, 2025

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Notices Posted Today

HIDE

Second Notice: GHURA Board of Commissioners Meeting, 01/14/2025, 12:00pm ChST



ANNOUNCEMENT

Posted on: 01/10/2025 01:53 PM

Posted by: Julie Lujan

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

Division(s):

Notice Topic(s): BOARD MEETING

Types of Notice: ANNOUNCEMENT

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Public Notice



**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
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, Talofofo 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	[X] 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	[] 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	[X] 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
----------------------------	-----------------------

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.

**GUAM HOUSING AND URBAN RENEWAL AUTHORITY
BOARD OF COMMISSIONERS
RESOLUTION NO. FY2025-012**

Moved By:

Seconded By:

RESOLUTION APPROVING THE WRITE-OFF OF TENANT ACCOUNTS RECEIVABLE

- WHEREAS,** the Guam Housing and Urban Renewal Authority (GHURA) is the Guam public housing authority that provides decent homes and suitable living environments for Guam families of low income to afford to pay for safe, sanitary and decent dwelling accommodations; and
- WHEREAS,** the governance and well-being of GHURA is vested in the Board of Commissioners (BOC) and empowered by 12 Guam Code Annotated, Chapter 5, Section 5104; and
- WHEREAS,** BOC Resolution No. FY2018-002 Resolution Adopting the Write-Off Policy for Uncollectible Accounts for GHURA Rental Properties; and
- WHEREAS,** in the normal course of business, the Authority is involved in transactions that result in monies being owed to GHURA for which they are unable to collect, and as necessary,
- WHEREAS,** the Property Site Managers submit summaries of debts considered for write-off to prevent overstating of assets which are affecting the Authority's financial performance; and
- WHEREAS,** currently, GHURA's receivables include outstanding accounts, which have remained in GHURA's books for over 90 days as of December 31, 2024, as indicated below; and

Property Site	Write-Off Amount
AMP 1	\$ 1,526.54
AMP 2	\$ 4,901.98
AMP 3	\$ 6,922.84
AMP 4	\$ <u>4,696.20</u>

\$ 18,047.56

- WHEREAS,** GHURA, through the Property Site Managers, exert diligent collection efforts in pursuit of outstanding receivables, and although ongoing collection efforts are abandoned on these accounts, GHURA reserves the right and duty to collect should the opportunity arise; and
- WHEREAS,** it is in accordance with GHURA's procedure and good business practices to write-off accounts receivables after all reasonable collection procedures have been exhausted and there is not a reasonable expectation that the accounts will be collected; now, therefore be it
- RESOLVED,** that the BOC approves writing off \$18,047.56 of GHURA receivables after all reasonable collection procedures have been exhausted and there is not a reasonable expectation that the accounts will be collected.

IN A SCHEDULED BOARD MEETING, SINAJANA, GUAM – JANUARY 14, 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 **January 14, 2025**.

(S E A L)

Elizabeth F. Napoli
Board Secretary / Executive Director



GHURA

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



Lourdes A. Leon Guerrero
Governor of Guam

Joshua F. Tenorio
Lt. Governor of Guam

John J. Rivera
Chairman

Nathanael P. Sanchez
Vice Chairman

Anisia S. Delia
Commissioner

Emilia F. Rice
Commissioner

Victor R. Torres
Commissioner

Karl E. Corpus
Resident Commissioner

Elizabeth F. Napoli
Executive Director

Fernando B. Esteves
Deputy Director

December 13, 2024

TO: Frances Danieli, Controller *FSD*

FROM: Property Site Manager, AMP 1

SUBJECT: Recommend to Write-Off Tenant Accounts Receivables



I have reviewed AMP1's Tenant Account Receivables and attached is the listing of accounts recommended for write-off due to no response from former residents. These accounts have been close through December 31, 2024 TAR balances of \$1,496.54 with payment or adjustment applied to include additional DRT fees of \$30.00 totaling \$1,526.54

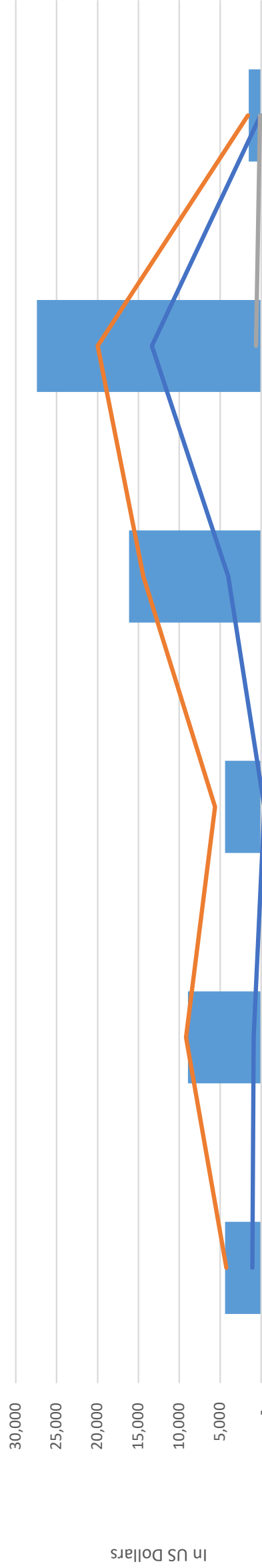
These inactive account balances are affecting the Authority's financial performance therefore; I recommend that these balances be written off and forwarded to the Department of Revenue and Taxation for collection.

Thank you,

Narcissa P. Ada
Property Site Manager, AMP 1

Attachments

AMP 1 Write Off



Fiscal Year	2020	2021	2022	2023	2024	2025
Write Off Amount	4,399	8,942	4,403	16,145	27,424	1,527
Rent Balance	1,074	908	(406)	4,007	13,355	75
Cleaning Charges	4,225	9,174	5,618	14,374	19,989	1,607
Work Orders					625	125
Late Fees					225	

GUAM HOUSING AND URBAN RENEWAL AUTHORITY
 WRITE-OFF BALANCES FOR AMP 1
 As of December 31, 2024

Unit #	Move Out Date	Reason for Termination	Last Payment Date	Closed Out Processed Date	(Utility Reimbursement)/Rent After Move Out	Cleaning Charges	Late Fees	Work Orders	Legal/Court Fees	Security Deposit	Payment / Adjustment	A/R Balance (Closed)	DRT Fees	A/R Balance (Closed) LESS ADJ/PMT + DRT Fees	Comments
1	2B VDP MONGMONG 4/1/2024	30 Day Voluntarily - Unit Issues	12/5/2024	4/4/2024	\$ 10.00		\$ -	\$ -	\$ -	\$ -	\$ (10.00)	\$ -	\$ -	\$ -	Payment made 12/05/2024
2	4A CAMIA SINAJANA 7/3/2024	30 Day Voluntarily - Closer to Family	N/A	7/11/2024	\$ 39.00	\$ 936.54	\$ -	\$ 125.00	\$ -	\$ (150.00)	\$ -	\$ 950.54	\$ 15.00	\$ 965.54	Negative response to date
3	1B ATIS SINAJANA 8/1/2024	30 DAY Voluntarily-Off Island	8/3/2023	8/6/2024	\$ 26.00	\$ 670.00	\$ -	\$ -	\$ -	\$ (150.00)	\$ -	\$ 546.00	\$ 15.00	\$ 561.00	Negative response to date
				TOTAL:	\$ 75.00	\$ 1,606.54	\$ 1,681.54	\$ 125.00	\$ -	\$ (300.00)	\$ (10.00)	\$ 1,496.54	\$ 30.00	\$ 1,526.54	



GHURA

Guam Housing and Urban Renewal Authority
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Website: www.ghura.org



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Anisia S. Delia
Commissioner

Emilia F. Rice
Commissioner

Victor R. Torres
Commissioner

Karl E. Corpus
Resident Commissioner

Elizabeth F. Napoli
Executive Director

Fernando B. Esteves
Deputy Director

December 17, 2024

TO: Frances Danieli, Controller *FSD*
FROM: Gina M. Cura, Property Site Manager (AMP 2) *[Signature]*
SUBJECT: Recommend to Write-Off Tenant Accounts Receivables
Total: \$4,901.98

I have reviewed AMP 2's Tenant Accounts Receivables for the period through December 31, 2024. Attached is a list of accounts to be written off due to non-activity from former residents. The accounts were closed through December 31, 2024.

Please note that the 'Aged Balance Report' does not reflect the balances as indicated in TAR. Attached is a TAR Balance Report (excel sheet) and supporting documents explaining the variances as described below:

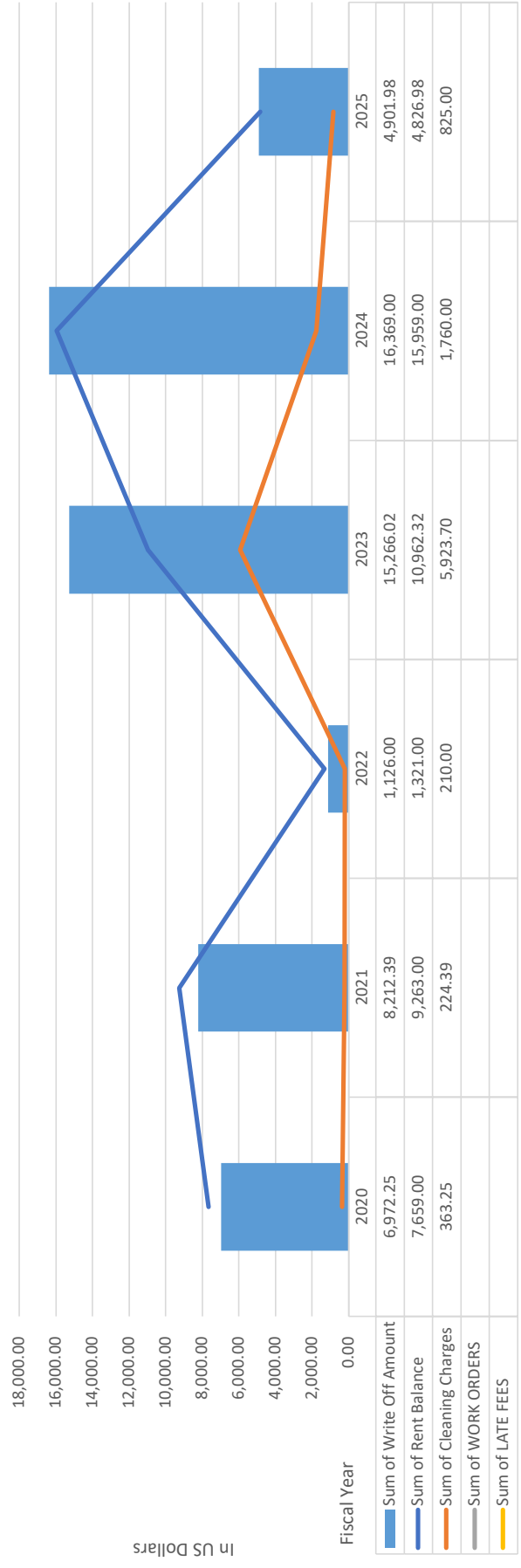
<u>Aged-Balance Report</u>	<u>Write-Off Amount</u>	<u>(Variance)</u>
\$5,456.98	\$4,901.98	\$555.00

The reason for the variance is due to other charges were applied to tenants after December 31, 2024.

These inactive accounts are affecting the Authority's financial performance and I am recommending that these accounts be written off and forwarded to the Department of Revenue and Taxation for collection.

Attachment

AMP 2 Write Off



**GUAM HOUSING AND URBAN RENEWAL AUTHORITY
WRITE-OFF BALANCES FOR AMP 2
AS OF DECEMBER 31, 2024**

Unit #	Move Out Date	Reason for Termination	Last Payment Date	Closed Out Processed Date	(Utility Reimbursement)/Rent After Move Out (a)	Cleaning Charges (b)	Security Deposit/Payment (c)	A/R Balance (Closed) as of 09/30/2024 (a+b-c)	DRT Fees	A/R Balance (Closed) + DRT Fees	Comments
1	121 PUT, INARAIAJAN 7/1/2024	NON-COMPLIANCE: VIOLATION OF LEASE AGREEMENT	2/24/2024	7/5/2024	\$ (360.00)	\$ 520.00	\$ (150.00)	\$ 10.00	\$ 15.00	\$ 25.00	Negative response to date
2	114A ATD, INARAIAJAN 8/1/2024	30 DAY VOLUNTARY	4/29/2024	8/19/2024	\$ 2,960.00	\$ -	\$ (150.00)	\$ 2,810.00	\$ 15.00	\$ 2,825.00	Negative response to date
3	129B ATD, INARAIAJAN 10/14/2024	NON-COMPLIANCE: VIOLATION OF LEASE AGREEMENT	8/30/2024	10/18/2024	\$ 712.95	\$ -	\$ (150.00)	\$ 562.95	\$ 15.00	\$ 577.95	Negative response to date
4	27 PD, TALOFOFO 9/16/2024	NON-COMPLIANCE: VIOLATION OF LEASE AGREEMENT	5/1/2024	9/26/2024	\$ 1,534.03	\$ -	\$ (150.00)	\$ 1,384.03	\$ 15.00	\$ 1,399.03	Negative response to date
5	21 PD, TALOFOFO 9/2/2024	NON-COMPLIANCE: VIOLATION OF LEASE AGREEMENT	9/15/2024	9/23/2024	\$ (95.00)	\$ 305.00	\$ (150.00)	\$ 60.00	\$ 15.00	\$ 75.00	Negative response to date
				TOTAL:	\$ 4,751.98	\$ 825.00	(\$ 750.00)	\$ 4,826.98	\$ 75.00	\$ 4,901.98	



GHURA

Guam Housing and Urban Renewal Authority
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Vice Chairman

Anisia S. Delia
Commissioner

Emilia F. Rice
Commissioner

Victor R. Torres
Commissioner

Karl E. Corpus
Resident Commissioner

Elizabeth F. Napoli
Executive Director

Fernando B. Esteves
Deputy Director

January 7, 2025

TO: Frances Danieli, Controller *fSD*
FROM: Property Site Manager, AMP 3
SUBJECT: Recommend to Write-Off Tenant Accounts Receivables
as of December 31, 2024

I have reviewed AMP3's Tenant Account Receivables and attached the listing of accounts recommended for write-off due to no response from former residents. These accounts have been close thru December 31, 2024 totaling \$6,922.84.

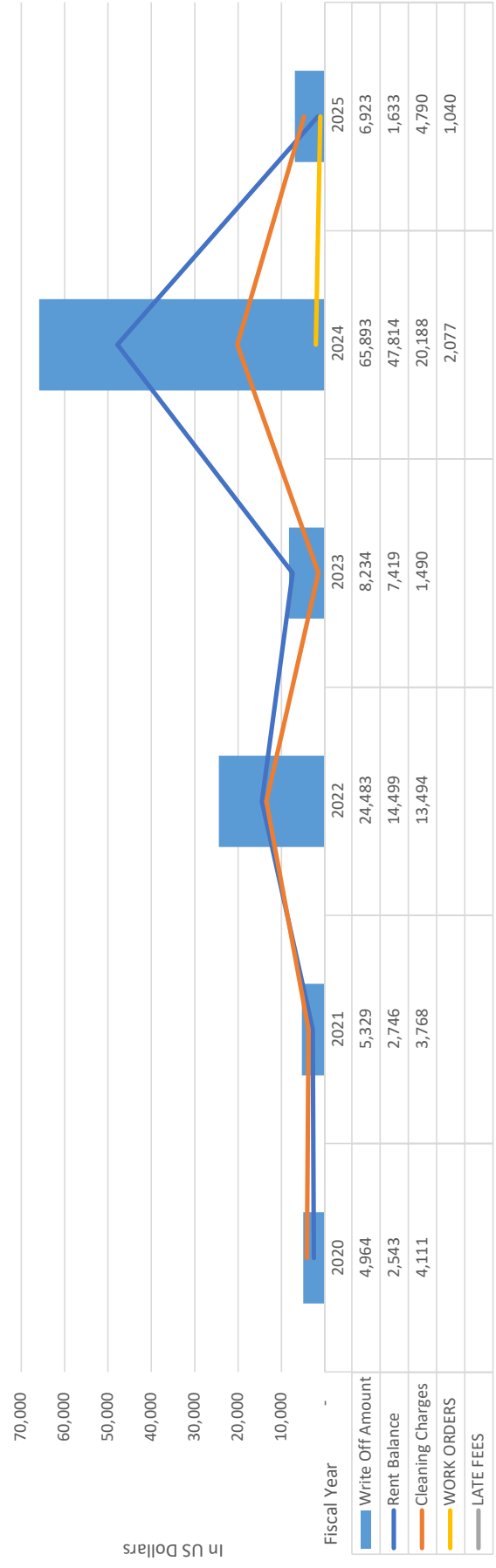
These inactive account balances are affecting the Authority's financial performance therefore; I recommend that these balances be written off and forwarded to the Department of Revenue and Taxation for collection.

Thank you.


Patrick R. Bamba

Attachments

AMP 3 Write Off



GUAM HOUSING AND URBAN RENEWAL AUTHORITY
WRITE-OFF BALANCES FOR AMP 3
As of December 31, 2024

NO.	UNIT #	M-O DATE	REASON FOR TERMINATION	DATE OF LAST PAYMENT	DATE CLOSE-OUT PROCESSED	(UR) or Rent Balance after move-out	LATE FEES	WORK ORDERS	Cleaning Charges	Legal, Court Fees	Security Deposit	DRT FEES	A/R BAL ON ACCOUNT	COMMENTS
1	70MAO	12/4/2023	LEASE TERMINATION - OFF ISLAND EMERGENCY	UR RECIPIENT	5/9/2024	\$ 103.00			\$ 1,889.10		\$ (150.00)	\$ 15.00	\$ 1,857.10	RTS / UNCLAIMED MAIL, NO RESPONSE
2	97MAO	10/31/2024	LEASE TERMINATION - LEASE VIOLATIONS	6/3/2024	11/22/2024	\$ 1,548.74			\$ 1,768.17		\$ (150.00)	\$ 15.00	\$ 3,181.91	MAIL CERTIFIED RECEIVED, NO RESPONSE
3	85MAO	9/30/2024	LEASE TERMINATION - UTILITY DISCONNECTION	7/16/2024	10/1/2024				\$ 713.97		\$ (150.00)	\$ 15.00	\$ 578.97	RTS / UNCLAIMED MAIL, NO RESPONSE
4	51MAO	7/5/2024	LEASE TERMINATION - LEASE VIOLATIONS	UR RECIPIENT	12/1/2024	\$ (19.00)		\$ 1,039.93	\$ 418.93		\$ (150.00)	\$ 15.00	\$ 1,304.86	RTS / UNCLAIMED MAIL, NO RESPONSE
						\$ 1,632.74		\$ 1,039.93	\$ 4,790.17		\$ (600.00)	\$ 60.00	\$ 6,922.84	



GHURA

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



December 31, 2024

Lourdes A. Leon Guerrero
Governor of Guam

Joshua F. Tenorio
Lt. Governor of Guam

John J. Rivera
Chairman

Nathanael P. Sanchez
Vice Chairman

Anisia S. Delia
Commissioner

Emilia F. Rice
Commissioner

Victor R. Torres
Commissioner

Karl E. Corpus
Resident Commissioner

Elizabeth F. Napoli
Executive Director

Fernando B. Esteves
Deputy Director

TO: Frances Danieli, Controller

FROM: Property Site Manager, AMP4

SUBJECT: Recommend to Write-Off Tenant Accounts Receivables
Total: \$4,696.20

I have reviewed AMP4's Tenant Accounts Receivables for the period through December 31, 2024. I am requesting a total of \$4,696.20 to be written off from the GL books.

Attached is a list of accounts to be written off due to non-activity from former residents. Please note that these former tenants have not remit any payments due within the time periods stated in their collection letters. DRT has been collecting a \$15 fee for each account that they have collected; this fee has been applied to these accounts.

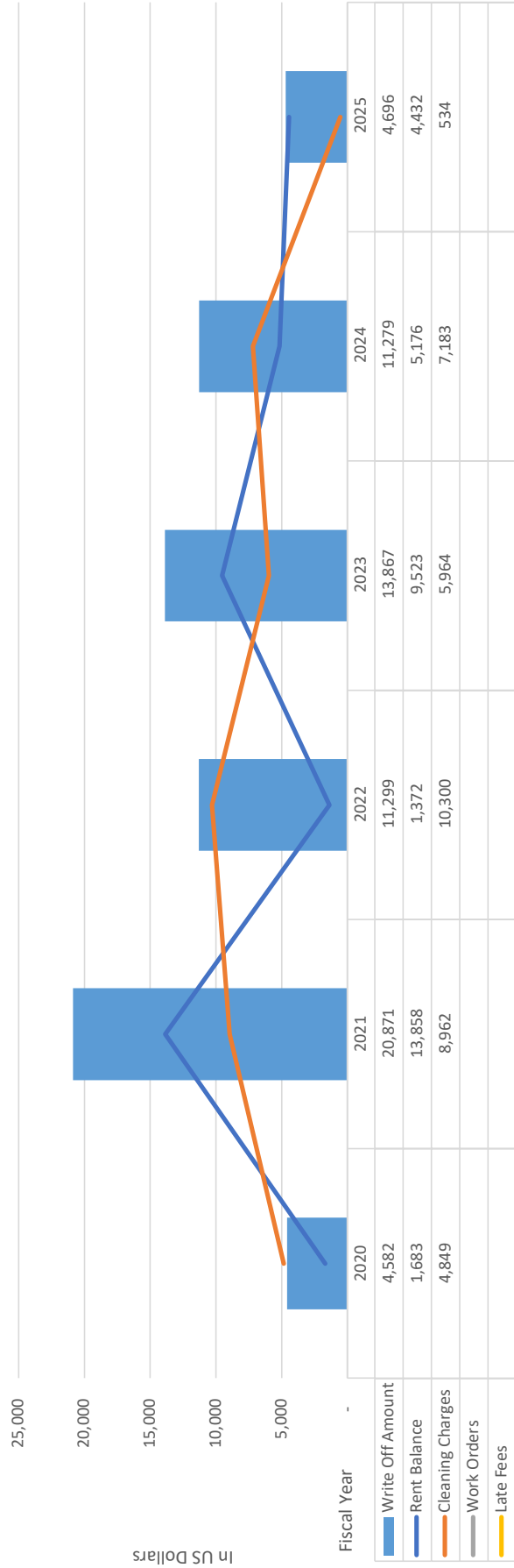
These inactive accounts are affecting the Authority's financial performance and I am recommending that these accounts be written off and forwarded to the Department of Revenue and Taxation for collection.

Please feel free to contact me at (671) 475-1394 for any questions or concerns.

PHILOMENA SAN NICOLAS

Attachment

AMP 4 Write Off



GUAM HOUSING AND URBAN RENEWAL AUTHORITY
 WRITE-OFF BALANCES FOR AMP 4
 As of December 31, 2024

NO.	UNIT #	M-O DATE	REASON FOR TERMINATION	DATE OF LAST PAYMENT	DATE CLOSE-OUT PROCESSED	(UR) or Rent Balance after move-out	Cleaning Charges	Legal, Court Fees	DRT FEES	Security Deposit	A/R BAL ON ACCOUNT	COMMENTS
	12BRDB8	5/3/2024	NON-PAYMENT OF RENT	2/23/2024	7/29/2024	\$ 4,302.00	\$ 184.20	\$ -	\$ 15.00	\$ (150.00)	\$ 4,351.20	NO RESPONSE TO FOLLOW-UP LETTER.
	44BDAM	6/12/2024	30-DAY VOLUNTARY NOTICE GIVEN	5/24/2024	9/27/2024	\$ 130.00	\$ 350.00	\$ -	\$ 15.00	\$ (150.00)	\$ 345.00	NO RESPONSE TO FOLLOW-UP LETTER
						\$ 4,432.00	\$ 534.20	\$ -	\$ 30.00	\$ (300.00)	\$ 4,696.20	