



**BOARD OF COMMISSIONERS
REGULAR SCHEDULED MEETING
12:00 P.M., May 28, 2024
GHURA's Main Office (via Zoom)
1st floor, Conference Room, Sinajana
AGENDA**

I. ROLL CALL

II. BOARD MEETING PUBLIC ANNOUNCEMENTS

1st Printing – Tuesday, May 21, 2024

2nd Printing – Sunday, May 26, 2024

III. APPROVAL OF PREVIOUS BOARD MINUTES – April 09, 2024

IV. NEW BUSINESS

PAGE (S)

- | | | |
|-----------|---|---------|
| 1. | Resolution No. FY2024-012 | 1 |
| | Resolution recognizing the dedicated service of Mr. Frank T. Ishizaki and commending him for the contributions he made to the Guam Housing and Urban Renewal Authority and the people of Guam | |
| 2. | Intent of Award | 2 - 4 |
| | IFB GHURA-24-006; Fleet Vehicle Bid | |
| 3. | Resolution No. FY2024-014 | 5 - 7 |
| | Resolution approving Above-Step Recruitment for the Program Coordinator II Position (A/E Division) | |
| 4. | Resolution No. FY2024-015 | 8 - 9 |
| | Resolution approving Above-Step Recruitment for the Accountant II (Temporary Position) | |
| 5. | Resolution No. FY2024-016 | 10 - 13 |
| | Resolution authorizing GHURA to accept a loan up to ten million dollars (\$10,000,000.00) in Guam Coronavirus State and Local Fiscal Recovery Funds for Community Development Projects | |

V. EXECUTIVE DIRECTOR'S REPORT

1. Project Updates
2. Division Updates

VI. GENERAL DISCUSSION / ANNOUNCEMENTS

1. Next proposed scheduled Board Meeting: Tuesday, June 11, 2024
@ 12:00 p.m.

VII. ADJOURNMENT



We are seeking a qualified individual to fill the following position:
Executive Vice President

The qualified candidate will oversee Retail and Commercial Business Lines. Experience & Responsibilities shall include, but are not limited to;

- Must have a Bachelors Degree and Ten years related job experience.
- Previous oil industry background required.
- Management & Operations skills preferred.
- Ability to steward both business lines, overseeing Retail & Commercial personnel, participate in developing strategic plans to ensure Company budgets and goals are archived.
- Develop strategic goals & implementation of programs to ensure attainment of business plans for growth & profit.
- Review major contracts and agreements with suppliers, customers & others.
- Ensure business line operations are in compliance with Company SOAR Systems, SHE programs, and applicable laws & regulations as it pertains to our business.

Please submit resume 9am-4pm, Monday through Friday, at our main office EVA Bldg., across St. John's school in Upper Tumon or email: hr_recruitment@sppcorp.com.

South Pacific Petroleum Corporation Attn: HRO
 816 N Marine Corps Dr. FL 2, Tamuning Guam 96913-4431
SPPC IS AN EQUAL OPPORTUNITY EMPLOYER



We are seeking a qualified individual to fill the following position:
LPG CUSTOMER SERVICE TECHNICIANS

Individuals must have general knowledge of tools, the safe handling of tools and equipment, with an interest to learn the LP Gas Customer Service field. Construction experience of at least 1 year, with a focus on piping work is required. HVAC experience a plus. Responsibility for maintenance and repair of company owned equipment at customer locations. Provide interface between customers and SPPC, providing professional emergency service on an on-call basis 24 hours a day, 7 days a week. Company vehicle and cell phone will be issued. Must have a valid Guam Driver's License. Benefits offered: paid leave, paid holidays, medical/dental coverage, employee discounts & retirement savings plan.

Please submit resume via email to hr_recruitment@sppcorp.com or complete an application packet between 9 AM thru 4 PM, Monday through Friday at our main office across from St. John's School in Upper Tumon.

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 816 N Marine Corps Dr. FL 2
 Tamuning Guam 96913-4431
 ATTN: HRO Recruitment

SPPC IS AN EQUAL OPPORTUNITY EMPLOYER

Lourdes A. Leon Guerrero, Governor
 Joshua F. Tenorio, Lieutenant Governor



Jose A. San Agustin, USMC (Ret.) Director

GUAM VETERANS COMMISSION

FRIDAY, 24 MAY 2024
 1500 HRS

LARGE CONFERENCE ROOM, ADELUP

<https://us02web.zoom.us/j/88546391376?pwd=N3g3MIY1K29LZ1JvbGF0b1Q0cnk3UT09>
 Broadcast live stream: <https://www.facebook.com/GuahanVeterans671>

AGENDA:

- I. CALL TO ORDER
- II. PLEDGE OF ALLEGIANCE
- III. ATTENDANCE
- IV. ACKNOWLEDGEMENT OF PUBLIC NOTICE: (17 MAY & 21 MAY, 2024)
- V. APPROVAL OF AGENDA: 24 MAY 2024
- VI. SECRETARY'S REPORT: APPROVAL OF 5 APRIL 2024 MINUTES
- V. NEW BUSINESS:
 - Current Membership
 - May 27th @ 1000 Memorial Day Guam Veterans Cemetery.
 - June 12 @ 1000 Women Veteran Recognition Day Proclamation signing Large Conference Adelupe.
 - June 15th, from 1100 to 1500, the Women's Veterans Day ceremony will be followed by celebration activities. Large Pavillion Ypao
 - July 21, Guam, 80th year Liberation Day. Request input from Veterans Organizations, I.e. Activities
 - Island-wide Veterans Convention date TBD.
 - Women Retreat date TBD.
 - November 2nd All Souls Day 0800 to Closing, Mass Services TBD Veterans Cemetery.
 - Nov 11th Veterans Day 1000 to 1200. Ypao has been reserved, Skinners Plaza Optional.
 - December 14th Wreath Across America. tentative Ceremony from 0900 to 1000, followed by the laying of wreaths at the Guam Veterans Cemetery
- VIII. ANNOUNCEMENTS
- IX.. NEXT MEETING:
- X. ADJOURN

Advertisement paid for by ARP funds- American Rescue Plan: USPL117-2
 PO # P246A02156

For more information and persons requiring special accommodations, please contact Guam Office of Veterans Affairs- Administrative Officer, Joseph Meno, at 671-475-8388 or email at joseph.meno@gvao.guam.gov

Guam Office of Veterans Affairs | Office of the Governor
 P.O. Box 2950 Hagåtña, Guam 96932

Office: (671) 475-8388 - 94 | Cemetery: (671) 477-5697 | Fax: (671) 475-8396 | Website: <https://gvao.guam.gov/>



Lourdes 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. Tenorio
 Lieutenant Governor of Guam

Board of Commissioners Meeting
Tuesday, May 28, 2024 at 12:00 PM.
This meeting is open to the public via Zoom.

Topic: GHURA BoC Meeting, Tuesday, May 28, 2024 @ 12PM
 Time: May 28, 2024 12:00 PM Guam, Port Moresby

Join Zoom Meeting
<https://us06web.zoom.us/j/81903572384?pwd=Xm0Cce2gvNaspwe2fxp8G7KDuErk1P.1>

Meeting ID: 819 0357 2384
 Passcode: 723899

Watch YouTube Live Stream
<https://www.youtube.com/channel/UCGqKWU0kOmTOFOLYn48ULag>

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- II. BOARD MEETING PUBLIC ANNOUNCEMENTS
- III. APPROVAL OF PREVIOUS BOARD MINUTES - April 9, 2024
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 2. Intent of Award; IFB GHURA-24-006; Fleet Vehicles Bid
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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.



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Mon. - Fri. 8:00 am - 5:00 pm

BERMAN LAW FIRM

Suite 503, Bank of Guam Bldg.
111 Chalan Santo Papa
Hagåtña, Guam 96910
Telephone No.: (671) 477-2778
Facsimile No.: (671) 477-4366

IN THE SUPERIOR COURT OF GUAM

IN THE MATTER OF THE ESTATE OF

YU-WEI LIN,
Decedent.

PROBATE CASE NO. PR0059-24

NOTICE OF HEARING

THIS NOTICE IS REQUIRED BY LAW. YOU ARE NOT REQUIRED TO APPEAR IN COURT UNLESS YOU DESIRE.

1. NOTICE IS HEREBY GIVEN that Michael J. Berman has filed his Petition for Letters of Administration and Probate.
2. A hearing on the petition will be heard on **Wednesday, June 5, 2024, at 10:20 a.m.**
3. To attend or to participate in the hearing, you may appear in person at the Guam Judicial Center, appear remotely at <https://guamcourts-org.zoom.us> and enter Meeting ID: 864.4387.2213 and Passcode: JEMI; or call into the courtroom at 671-300-6703 at the designated hearing time. For connectivity issues, you may contact Jennette Samson at (671) 475-0141 or email jsamson@guamcourts.gov

Dated: 19 APRIL 2024.

JANICE M. CAMACHO-PEREZ
Clerk of Court, Superior Court of Guam
BY: /S/ ALICE B. MENDIOLA
Deputy Clerk

First Presbyterian Church of Guam

Now hiring: Associate Pastor

Prepare and deliver sermons & pastoral services for congregation to assist senior pastor. Instruct people who seek conversion to Christianity. Min. Master of Divinity or Theology is required. Send resume to 16 East Taitano Rd., Tamuning, GU 96913.



Loures A. Leon Guerrero
Governor of Guam

GHURA

Guam Housing and Urban Renewal Authority
Aturidat Ginima Yan Rinueban Siudad Guahan
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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, May 28, 2024 at 12:00 PM.

This meeting is open to the public via Zoom.

Topic: GHURA BoC Meeting, Tuesday, May 28, 2024 @ 12PM
Time: May 28, 2024 12:00 PM Guam, Port Moresby

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<https://us06web.zoom.us/j/81903572384?pwd=Xm0Cce2gVnAspw2fxp8G7KDuErk1P.1>

Meeting ID: 819 0357 2384
Passcode: 723899

Watch YouTube Live Stream
<https://www.youtube.com/channel/UCGqKWU0kOmTOFOLYn48ULag>

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This advertisement was paid for by GHURA.



**BOARD OF COMMISSIONERS
REGULARLY SCHEDULED MEETING
12:00 P.M., April 9, 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 **12:03 P.M., Tuesday, April 9, 2024**, at the GHURA Sinajana Main Office, 1st floor Conference room. Chairman Rivera indicated that **6 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/85167312649?pwd=uOyPpC3w3IEpuzJytmqjsic2E40oav.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 checked="" type="checkbox"/>
	Anisia Delia, Commissioner	Virtual <input type="checkbox"/> In-Person <input checked="" type="checkbox"/>
	Emilia Rice, Commissioner	Virtual <input type="checkbox"/> In-Person <input checked="" type="checkbox"/>
	Victor Torres, Commissioner	Virtual <input checked="" type="checkbox"/> In-Person <input type="checkbox"/>
	Karl Corpus, Resident Commissioner	Virtual <input type="checkbox"/> In-Person <input checked="" type="checkbox"/>
	<i>*Chairman Rivera acknowledged and approved the virtual attendance request.</i>	
GHURA Management/ Staff	Elizabeth F. Napoli, Executive Director <input checked="" type="checkbox"/>	Julie Lujan, MIS Administrator <input type="checkbox"/>
	Fernando B. Esteves, Deputy Director <input checked="" type="checkbox"/>	Sonny Perez, AE Manager <input checked="" type="checkbox"/>
	Audrey Aguon, Special Assistant <input checked="" type="checkbox"/>	Norma San Nicolas <input type="checkbox"/>
	Frances Danieli, Controller <input type="checkbox"/>	Narcissa Ada, AMP1 Manager <input type="checkbox"/>
	Katherine Taitano, RP&E Chief Planner <input type="checkbox"/>	Gina Cura, AMP2 Manager <input type="checkbox"/>
	Dr. Kimberly Bersamin, HR Administrator <input type="checkbox"/>	Patrick Bamba, AMP3 Manager <input type="checkbox"/>
	Antonio Camacho, HPA <input type="checkbox"/>	Philomena San Nicolas, AMP4 Manager <input type="checkbox"/>
	Pearly Mendiola, GT Manager <input type="checkbox"/>	Jolyn Terlaje <input type="checkbox"/> Perfecto Taladoc <input type="checkbox"/>
	Nicole Alejandro <input type="checkbox"/>	Miguel Fernandez <input type="checkbox"/>
	Michael Ricuyal <input type="checkbox"/>	Ervin Santiago <input checked="" type="checkbox"/>
	Maria Cherry Canete <input type="checkbox"/>	Jenna Alano <input type="checkbox"/>
Legal Counsel	Eliseo M. Florig, GHURA's Legal Counsel <input checked="" type="checkbox"/>	
Public	None indicated	

II. BOARD MEETING PUBLIC ANNOUNCEMENTS

1st Printing – Tuesday, April 2, 2024

2nd Printing – Sunday, April 7, 2024

ACKNOWLEDGED BY CHAIRMAN RIVERA

III. APPROVAL OF PREVIOUS BOARD MINUTES:

[255/24] Commissioner Delia moved to approve the board meeting minutes of March 26, 2024 subject to corrections. The motion was seconded by Commissioner Rice. There were no objections by the other board members. Motion passed unanimously.

IV. NEW BUSINESS:

AGENDA ITEM	DISCUSSION	ACTION
<p>1. Resolution No. FY2024-012- Resolution recognizing the dedicated service of Mr. Frank T. Ishizaki and commending him for the contributions he made to the Guam Housing and Urban Renewal Authority and the people of Guam</p>	<p>[256/24] Executive Director Napoli read Resolution No. FY2024-012, page 1 of 10 in the BOC packet.</p> <p>Chairman Rivera commended Commissioner Ishizaki’s exemplary contribution and service as a lifelong public servant. He thanked Commissioner Ishizaki for his sound judgement, his voice of reason, and dedication to GHURA and the community that it serves.</p> <p>Commissioner Torres requested that the term served by Commissioner Ishizaki as a GHURA board member be included in the resolution. Executive Director Napoli indicated that the resolution would be amended to include the number of years served.</p> <p>Director Napoli requested that the board table Resolution No.2024-012 until the next GHURA BOC meeting.</p>	<p>[257/24] Chairman Rivera approved the request to table New Business Item#1, Resolution No. FY2024-012.</p>

AGENDA ITEM	DISCUSSION	ACTION
<p>2. Intent of Award- IFB GHURA-24-004; Renovation and Upgrade of the Basketball Court at Toto Gardens and the Construction of a Generator Room</p>	<p>[258/24] Executive Director Napoli read the Intent of Award IFB GHURA-24-004, the Renovation and Upgrade of the Basketball Court at Toto Gardens and the Construction of a Generator Room on pg. 2-5 of 10 in the BoC packet.</p> <p>Commissioner Corpus inquired about whether only (1) bidder submitted a bid for the 50K generator. Commissioner Delia also inquired about what the construction of a generator room included. She added that one bidder itemized the base bid, but the other two did not. Deputy Director Esteves stated that unless otherwise specified, bidders do not have to itemize the entire base bid price based on the scope of work. Individual companies determine how they come up with their estimates. They look at projects differently so every company will be slightly different. The minimum requirement is that they provide a price for the base bid. As for the generator, it is to be procured separately as it was not in the scope of work.</p> <p>Commissioner Torres inquired about whether the bid included the wiring for the generator. Deputy Director Esteves indicated that it was included in the scope of work. He added that getting the generator will be a separate bid item.</p> <p>There were no further discussions.</p>	<p>[259/24] Commissioner Delia moved to approve the Intent of Award- IFB GHURA-24-004; Renovation and Upgrade of the Basketball Court at Toto Gardens and the Construction of a Generator Room to O.H. Construction in the amount of \$1,010,000.00. Vice Chairman Sanchez requested that Commissioner Delia amend the motion to include that O.H. Construction proceed with the award of 270 consecutive calendar days contract with no option periods not to exceed the amount of \$1,010,000.00. Vice Chairman Sanchez seconded the motion. There were no objections from the other board members. Motion passed unanimously.</p>

AGENDA ITEM	DISCUSSION	ACTION
<p>3. Intent of Award- IFB GHURA-24-005; Upgrade, Renovation, Correction of Above-Ground Storm Drains at Toto Gardens</p>	<p>[260/24] Executive Director Napoli read the Intent of Award- IFB GHURA-24-005; Upgrade, Renovation, Correction of Above-Ground Storm Drains at Toto Gardens, pgs. 6-9 of 10, in the BoC packet.</p> <p>Chairman Rivera asked Mr. Sonny Perez, AE Manager, if the storm drain away was affecting one or multiple homeowners. Mr. Perez indicated that most of the homes in AMP 4 are located on a hill. During rainy weather, the water drains into a collection pit at the bottom of the hill and may be dangerous for the resident children. Mr. Perez added that this project is to redirect and close down the open collection pit and also to upgrade and make the stormwater lot larger.</p> <p>There were no further discussions.</p>	<p>[261/24] Vice Chairman Sanchez moved to approve IFB GHURA-24-005 to Genesis Corp. Tech in the amount of \$624,932.65 for the Upgrade, Renovation, Correction of Above-Ground Storm Drains at Toto Gardens determined to proceed with the award of 60 days for the design and 360 consecutive calendar days for the construction with no option periods not to exceed the amount of \$624,932.65, in addition to that, with the correction to item #5, to the word 'Concrete.'</p>

AGENDA ITEM	DISCUSSION	ACTION
<p>4. Resolution No. FY2024-013- Resolution adopting GHURA’s Reasonable Accommodations Policy</p>	<p>[262/24] Executive Director Napoli read Resolution No. FY2024-013- Resolution adopting GHURA’s Reasonable Accommodations Policy on pg. 10 of 10 in the BoC packet.</p> <p>Vice Chairman Sanchez inquired about whether there was an incident that occurred to have the resolution be brought before the board. Deputy Director Esteves stated that there was a complaint some years ago. GHURA worked with the complainant and HUD, which included HUD Fair Housing and Section 504. From that conciliation, GHURA found that it needed policies and procedures in place that would ensure that GHURA is compliant. GHURA committed to working closely with HUD to write a proposed policies and procedures draft for HUD’s review. He added that there had been good input from their end and that GHURA will likely have policy published very soon. Following policy will be procedures and then implementation in all the HUD programs, but especially in the Public Housing and Section 8 programs.</p>	<p>Commissioner Delia seconded the motion. There were no objections. Motion passed unanimously.</p>

AGENDA ITEM	DISCUSSION	ACTION
	<p>Vice Chairman Sanchez asked if the prior incident was rectified.</p> <p>Deputy Director Esteves stated that a Conciliation Agreement was signed, and that HUD continues to monitor the situation.</p> <p>There were no further discussions.</p>	<p>[263/24] Commissioner Corpus moved to approve Resolution No. FY2024-013- Resolution adopting GHURA’s Reasonable Accommodations Policy. Vice Chairman Sanchez seconded the motion. There were no objections. Motion passed unanimously.</p>

V. EXECUTIVE DIRECTOR'S REPORT:

AGENDA ITEM	DISCUSSION	ACTION
1. Project Updates	[264/24] Executive Director Napoli stated that there were no project updates to report.	No action taken.
2. Division Updates	[265/24] Executive Director Napoli stated that Division Updates item will resume at the next scheduled board meeting and requested to table the item.	No Action taken.

VI. GENERAL DISCUSSIONS / ANNOUNCEMENTS:

AGENDA ITEM	DISCUSSION	ACTION
<p>1. Next proposed scheduled Board meeting: Tuesday, April 23, 2024 @12PM</p>	<p>[266/24] Chairman Rivera requested that commissioners mark their calendars for the next scheduled board meeting.</p>	<p>No Action taken.</p>

VII. ADJOURNMENT:

AGENDA ITEM	DISCUSSION	ACTION
		<p>[267/24] Commissioner Delia moved to adjourn board meeting of April 9, 2024. Commissioner Rice seconded the motion. There were no objections by the other board members. Motion passed and meeting was adjourned at 12:53PM.</p>

SEAL

Elizabeth F. Napoli
Board Secretary/Executive Director

Date _____

GUAM HOUSING AND URBAN RENEWAL AUTHORITY
BOARD OF COMMISSIONERS
RESOLUTION NO. FY2024-012

MOVED BY:

SECONDED BY:

RESOLUTION RECOGNIZING THE DEDICATED SERVICE OF MR. FRANK T. ISHIZAKI AND COMMENDING HIM FOR THE CONTRIBUTIONS HE MADE TO THE GUAM HOUSING AND URBAN RENEWAL AUTHORITY AND THE PEOPLE OF GUAM

WHEREAS, Mr. Frank T. Ishizaki has served from October 2019 to March 2024 on the Guam Housing and Urban Renewal Authority, Board of Commissioners, with strong commitment and passion for public service; and

WHEREAS, his ability to work with the Authority’s Board and Management has earned him the respect of his colleagues on the Board of Commissioners and with the management and staff of GHURA; and

WHEREAS, Frank’s contributions to board discussions on housing and community development projects gave GHURA’s management clear direction to achieve its annual objectives to offer the people of Guam affordable housing and communities where they can raise their families and fulfill their desire to be in a safe, decent and affordable home and community environment; and

WHEREAS, Frank was a strong advocate for employees compensation in support of GHURA’s efforts to attract, retain and reward dedicated and qualified staff for long-term success; and therefore, be it

RESOLVED, that the Board of Commissioners unanimously vote to express profound appreciation and gratitude to Mr. Ishizaki for his public service on the Board of Commissioners of the Guam Housing and Urban Renewal Authority, and whereby, a copy shall be provided to the Governor of Guam, Speaker of the Guam Legislature, and Legislative Committee overseeing the Guam Housing and Urban Renewal Authority.

IN REGULAR BOARD MEETING, SINAJANA, GUAM – MAY 28, 2024

PASSED BY THE FOLLOWING VOTES:

AYES:

NAYS:

ABSENT:

ABSTAINED:

(SEAL)

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 **May 28, 2024**.

ELIZABETH F. NAPOLI

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: May 23, 2024

SUBJECT: Intent of Award
IFB GHURA-24-006: Fleet Vehicle Bid

Bid opening for the subject project was held on April 18, 2024 at 2:00 p.m. A total of 4 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	Delivery Date 120 Days
1	Triple J. Enterprise, dba Triple J. Motors	[X]	\$644,672.00 Total is inclusive of 5-year service plan.
2	Cars Plus, LLC	[X]	\$590,034.00 Total is inclusive of 5-year service plan.
3	Guam Auto Spot	[X] Letter of Credit	\$548,411.30 Total is inclusive of 5-year service plan
4.	Prestige Automobiles		\$0.00

Government Estimate	\$630,000.00
----------------------------	---------------------

A breakdown for each item description as noted below:

Triple J Motors:

ITEM NO.	DESCRIPTION	QNTY	UNIT COST	TOTAL COST
1.0	Pickup Trucks, Crew Cab 4 Door – Midsize	6 each	\$47,500.00	\$285,000.00
1.1	Pickup Trucks, Crew Cab, Full Size with Tommy Lift	3 each	\$49,846.00	\$149,538.00
1.2	Mini-Passenger Wagon	1 each	\$45,652.00	\$ 45,652.00
1.3	Mini-Cargo Wagon	2 each	\$45,652.00	\$ 91,304.00
1.4	Sports Utility Vehicle	2 each	\$25,724.00	\$ 51,448.00
1.5	5-Year Power Train and Vehicle (Option to Purchase)			
	• Service Plan for Trucks and Vans (Wagons)	12 each	\$ 1,595.00	\$ 19,140.00
	• Serve Plan for SUVs	2 each	\$ 1,295.00	\$ 2,590.00
	Vehicle Total Cost:			\$622,942.00
	Service Plan Total Cost:			\$ 21,730.00
	TOTAL BID COST:			\$644,672.00

Cars Plus LLC:

ITEM NO.	DESCRIPTION	QNTY	UNIT COST	TOTAL COST
1.0	Pickup Trucks, Crew Cab 4 Door – Midsize	6 each	\$45,931.00	\$275,586.00
1.1	Pickup Trucks, Crew Cab, Full Size with Tommy Lift	3 each	\$66,070.00	\$198,210.00
1.2	Mini-Passenger Wagon	1 each	No Bid	No Bid
1.3	Mini-Cargo Wagon	2 each	No Bid	No Bid
1.4	Sports Utility Vehicle	2 each	\$27,319.00	\$ 54,638.00
1.5	5-Year Power Train and Vehicle Service Plan per each bid item (Option to Purchase)	11 each	\$ 5,600.00	\$ 61,600.00
	Vehicle Total Cost:			\$528,434.00
	Service Plan Total Cost:			\$ 61,600.00
	TOTAL BID COST:			\$590,034.00

Guam Auto Spot

ITEM NO.	DESCRIPTION	QNTY	UNIT COST	TOTAL COST
1.0	Pickup Trucks, Crew Cab 4 Door – Midsize	6 each	\$41,668.55	\$250,011.30
1.1	Pickup Trucks, Crew Cab, Full Size with Tommy Lift	3 each	\$65,955.00	\$197,865.00
1.2	Mini-Passenger Wagon	1 each	No Bid	No Bid
1.3	Mini-Cargo Wagon	2 each	No Bid	No Bid
1.4	Sports Utility Vehicle	2 each	\$34,895.00	\$ 69,790.00
1.5	5-Year Power Train and Vehicle Service Plan per each bid item (Option to Purchase)	11 each	\$ 2,795.00	\$ 30,745.00
	Vehicle Total Cost:			\$517,666.30
	Service Plan Total Cost:			\$ 30,745.00
	TOTAL BID COST:			\$548,411.30

The Guam Housing and Urban Renewal Authority (GHURA's) 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.

This addresses the needs and priorities of projects planned within its Public Housing developments. These divisions would prefer vehicles that reflect the most economical and fuel efficient that meets GHURA's needs.

There are GHURA divisions that require replacement and/or additions to their fleet. Vehicle replacements are due to most vehicles have exceeded their useful lives; while additional vehicles are due to the increase of staff and/or projects that require fieldwork.

In review of the bid result: Triple J. Enterprises, dba Triple J. Motors provided the lowest responsive and responsible bid. After further clarification, the committee members determined to proceed with the award, and not to exceed the amount of \$644,672.00.

**GUAM HOUSING AND URBAN RENEWAL AUTHORITY
BOARD OF COMMISSIONERS**

RESOLUTION NO. FY2024-014

Moved by:

Seconded by:

**RESOLUTION APPROVING ABOVE-STEP RECRUITMENT FOR THE PROGRAM COORDINATOR II
POSITION (A/E DIVISION)**

WHEREAS, Under the enabling legislation of the Authority, Title 12 §5103 GCA, its Board of Commissioners is empowered “to employ officers, technical experts, agents and employees, permanent and temporary as it may deem necessary; and shall determine their qualifications, duties, tenure and compensation...”; and

WHEREAS, Title 4 of the Guam Code Annotated, “...The appointing authority, or the head of an agency, department or public corporation listed in 4 GCA,§4105(a) may petition the Director of Administration, the Judicial Council (as to Judicial Branch employment) or the agency, department or public corporation's governing board or commission (as to an agency, department or public corporation listed in 4GCA §4105(a)) for recruitment at a higher step not to exceed Step 10, because of documented difficulty or exceptional qualifications. ”; and

WHEREAS, Ms. Maria Cherry L. Canete submitted her request to Executive Management requesting to petition the GHURA Board of Commissioners for an above the minimum step recruitment for the position of Program Coordinator II based on exceptional qualifications; and

WHEREAS, Ms. Canete's exceptional qualifications for the Program Coordinator II position consists of the following:

Education

- 1980 AA Secretarial Education — University of San Jose Recoletos

Work Skills

1) GHURA - Program Coordinator I / Wage Compliance Officer (1 year)

Conducts on-site inspections to ensure that workers employed by employers comply with both local and Federal laws. Develops educational programs to inform contractors about the necessary steps for full compliance with Section 3 regulations and with the Department of Labor. Analyzes and prepares statistical reports for audit readiness. Participates and reviews studies of provisions within various Federal Grants and programs by collaborating with other divisions.

2) JJ Global - General Manager (1 year)

Managed, developed and implemented regular reviews for federally funded projects and programs. Expanded business to various clients and territories. Participated in lead Generation, Site Assessment and Bid Submission to both private and government entities. Monitored and evaluated each Division's actual performance. Reviewed company revenues, accounts receivables and payables.

3) 5ELK Outsourcing. Inc (Australian Company) - Business Development Manager / Client Services Admin (4 years)

Participated in identifying potential business opportunities and developed action plans. Worked with CEO to protect intellectual property, cybersecurity and maintain its business integrity. Participated in the development and implement of programs for off-shore clients. Managed the client's business and financial processes and systems through designated Customer Relationship Management (CRM) software.

4) Prudential Life - Unit Manager (4 years)

Managed, coached and trained financial consultants and advisers (to an average of 25 individuals). Assisted in the recruitment of potential financial advisers and guided them until they are fully licensed. Reviewed and adhered to company policy and Philippine regulations regarding investment portfolios. Created a program to enhance sales and marketing. Collated monthly and quarterly reports using established matrices.

5) Real Life Foundations - Area Coordinator (4 years)

Guided and directed areas coordinators from various regions in managing their respective scholars. Developed an outreach program in every community to attract potential students and scholars. Conducted trainings and seminars, focusing on leadership development. Trained and mentored students to become professionals capable of positively impacting their families and communities.

6) Fairchild Semiconductor Cooperative (Local Cooperative Sector) - Business Development Head (4 years)

Worked closely with the General Manager to conduct business studies aimed at augmenting the company's goals, with the objective of increasing revenue by no less than 10% each year. Collaborated with Small Business Enterprises and provided guidance to enhance their marketability. Participated in the business development of building rentable houses, apartments, shops, and warehouses. Administered contracts and lease agreements to potential business owners. Developed and submitted periodic annual budgets for approval by the Board of Commissioners.

7) Fairchild Semiconductor Corporation (US Company) — Overall 27 years (Senior Buyer - 6 years; Team Leader/Inventory Analyst - 11 years; Production Supervisor – 10 years)

Managed the Procurement process of the company, overseeing competitive biddings, vendor selection, and accreditation of suppliers. Conducted regular audits to ensure all suppliers and vendors complied with company policy. Initiated specifications and procedures aligned with ISO standards. Reviewed and analyzed inventory listings, prioritizing high runner items and addressing non-moving inventory. Participated in Kaizen and Six Sigma initiatives to improve operational efficiency. Supervised a team of 40 production operators, monitoring their efficiency and effectiveness ratings. Analyzed the man-to-machine ratio and established productivity matrices

WHEREAS, A review of Ms. Canete's extensive work experience in various high-level management and administrative positions is applicable to the functions, assignments and activities the Program II position is used in the A/E division; and

WHEREAS, With the new Section 3 compliance monitoring in the A/E Division, Ms. Canete's over 39 years of experience will be beneficial to the A/E division; and

WHEREAS, Ms. Canete's addition to the A/E team, comes at the right time for the agency's overall succession planning, as there are supervisory / administrator level positions expected to retire within the next 3-5 years; and

WHEREAS, management is confident that Ms. Canete will be a great asset in the A/E Division and GHURA as a whole serving as a Program Coordinator II; and

WHEREAS, management believes the compensation package of salary and benefits (i.e. retirement, holidays, annual/sick leave, etc.) is fair and respectfully requests an above step recruitment of Ms. Maria Cherry L. Canete, at MG5-5(E) - \$57,194 per annum, \$27.50 and

WHEREAS, the GHURA Board recognizes that it has the discretionary authority to go below or beyond management's recommendations (i.e., **MG5-2(A)**, \$46,200.00 p/a; \$22.21 p/hr through **MG5-10(F)**, \$77,297.00 p/a; \$37.16 p/hr - maximum), but supports management's request for the above-step recruitment; and

WHEREAS, funding for this position is available from RPE / MOD Funds; and be it further

RESOLVED, that in consideration of the applicant's exceptional knowledge and experience, the GHURA Board of Commissioners grants the above-step recruitment for:

Ms. Maria Cherry L. Canete, MG5-5(E), \$57,194.00 p/a; \$27.50p/hr.

IN REGULAR BOARD MEETING, SINAJANA, GUAM – MAY 28, 2024

PASSED BY THE FOLLOWING VOTES:

AYES:

NAYES:

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 **May 28, 2024**

(SEAL)

ELIZABETH F. NAPOLI
Secretary / Executive Director

**GUAM HOUSING AND URBAN RENEWAL AUTHORITY
BOARD OF COMMISSIONERS**

RESOLUTION NO. FY2024-015

Moved by: _____

Seconded by: _____

**RESOLUTION APPROVING ABOVE-STEP RECRUITMENT FOR THE ACCOUNTANT II
(TEMPORARY POSITION)**

WHEREAS, Under the enabling legislation of the Authority, Title 12 §5103 GCA, its Board of Commissioners is empowered “to employ officers, technical experts, agents and employees, permanent and temporary as it may deem necessary; and shall determine their qualifications, duties, tenure and compensation...”; and

WHEREAS, Title 4 of the Guam Code Annotated, “...The appointing authority, or the head of an agency, department or public corporation listed in 4 GCA, §4105(a) may petition the Director of Administration, the Judicial Council (as to Judicial Branch employment) or the agency, department or public corporation’s governing board or commission (as to an agency, department or public corporation listed in 4GCA §4105(a)) for recruitment at a higher step not to exceed Step 10, because of documented difficulty or exceptional qualifications.....”; and

WHEREAS, despite recruitment difficulty, both our current and past auditors have recommended that the Authority add additional accounting staff to the Authority’s fiscal division; and

WHEREAS, although this accounting position specifically falls under the Modernization section, her position supplements the accounting division in addressing grant reconciliation, maintaining general ledger accounts for the Capital Fund Program; and

WHEREAS, as a temporary position, Ms. Naricel T. Carlos submitted her request to Executive Management requesting to petition the GHURA Board of Commissioners for an above the minimum step recruitment for the position of Accountant II based on exceptional qualifications; and

WHEREAS, Ms. Carlos’ exceptional qualifications for the Accountant II position consists of the following:

- College degree – Bachelors degree in Accounting. Holy Angel University – Philippines 2000.
- Work Experience - private sector – with over 20 years in financial accounting:
 - 1) Contractor – Mobil Guam, Inc. 11 years, (Supply Assistant, Financial Accountant/ Bank Reconciliation Analyst)
 - 2) GNN Corporation dba Harmon Drug – Accounts Receivable Clerk 5 years
 - 3) Bank of Florida (Philippines) – Loan Subsidiary Assistant 2 years
 - 4) Venutek Medika (Philippines) – Sales/Accounting -2 years

- **Other special notes:**
 - Under Mobil Guam Served to travel to Thailand to participate in new accounting system software
 - Served to Papua New Guinea to close audit gaps under Mobil Guam
- With Ms. Carlos joining the MOD/Fiscal team, GHURA expects her to improve the level of efficiency and effectiveness of the Fiscal Division.

WHEREAS, Management believes the compensation package of salary and benefits (i.e. retirement, holidays, annual/sick leave etc) is reasonable and respectfully requests an above step recruitment of Ms. Carlos, MG5-5(C), \$56,094.00 p/a; \$26.97 p/hr; and

WHEREAS, the GHURA Board recognizes it has the discretionary authority to go below or beyond management’s recommendations (i.e., **MG5-2(A)**, \$46,200.00 p/a; \$22.21 p/hr through **MG5-10(F)**, \$77,297.00 p/a; \$37.16 p/hr - maximum), but supports management’s request for the above-step recruitment; and

WHEREAS, Funding for this position is available from the Capital Fund Program Funds; and be it further

RESOLVED, that in consideration of the applicant’s exceptional knowledge and experience, the GHURA Board of Commissioners grants the above-step recruitment for:

Ms. Naricel T. Carlos, MG5-5(C), \$56,094.00 p/a; \$26.97 p/hr.

IN REGULAR BOARD MEETING, SINAJANA, GUAM – MAY 28, 2024

PASSED BY THE FOLLOWING VOTES:

AYES:

NAYES:

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 **May 28, 2024**

(SEAL)

ELIZABETH F. NAPOLI
Secretary / Executive Director

LOURDES A. LEON GUERRERO
GOVERNOR



JOSHUA F. TENORIO
LT. GOVERNOR

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

May 10, 2024

Board of Commissioners
c/o Elizabeth Napoli, Board Secretary
Guam Housing and Urban Renewal Authority
117 Bien Venida Ave.
Sinajana, Guam 96910

Re: ARPA Loan for Real Property Purchase for Healthcare Facilities

Håfa Adai Secretary Napoli,

The American Rescue Plan Act of 2021 distributed federal funds to enable states and territories to respond to and recover from the impacts of COVID-19. The Coronavirus State and Local Fiscal Recovery Funds ("SLFRF") program authorized by the Act has enabled our island to weather the pandemic, provide assistance to individuals and households in our community who have suffered the negative economic impacts of the pandemic, maintain vital public services, and invest in eligible improvements to infrastructure.

The U.S. Department of Treasury has published its Final Rule that implements the SLFRF program and enumerates eligible uses of funds. The Final Rule provides that recipients may use funds for certain COVID-19 related capital expenditures that are related to the pandemic's impact and reasonably designed to benefit an impacted population or class, including community development projects that fall within the purview of the Guam Housing and Urban Renewal Authority (GHURA) pursuant to 12 GCA §§ 5101-5104. Under the Final Rule, these funds have an obligation deadline of September 30, 2024.

Title 12 GCA § 5102 provides that GHURA may undertake and carry out housing and urban renewal projects, and in connection therewith plan, prepare, develop, construct, acquire, lease and dispose of any such projects. The law provides further that the agency may purchase and hold property. Housing projects are defined as work or activities to provide decent safe and sanitary dwellings for low-income families, including community, health, recreational, welfare and similar facilities and services.

In furtherance of our Administration's goals to utilize SLFRF funds to complete impactful projects that benefit our community, I would like to offer a loan of SLFRF funds for capital projects, specifically, the purchase of real property for development of healthcare facilities, and related projects consistent with the Final Rule, within the municipality of Mangilao, Guam, preferably consisting of fifty (50) acres or more. The terms of the loan beneficial to GHURA will

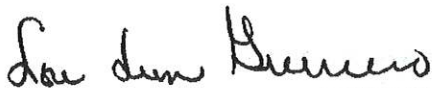
RICARDO J. BORDALLO GOVERNOR'S COMPLEX
513 W. Marine Corps Drive Hagåtña, Guam 96910
governor.guam.gov | (671) 472-8931

To: GHURA Board of Commissioners
Fr: The Hon. Lourdes A. Leon Guerrero, Governor of Guam
Date: May 10, 2024
Re: ARPA Loan for Real Property Purchase for Healthcare Facilities

be negotiated, and the value of the loan shall not exceed Ten Million dollars (\$10,000,000.00). The loan is contingent upon the Department of Administration's determination that the intended use is consistent with the requirements of the Final Rule. Given the range of eligible uses under the Final Rule, the scope of GHURA's authority, and the broad impact of the proposed project, I believe this loan to be consistent with GHURA's overall mandate of leading community development efforts on our island.

Please let me know if you have any questions or would like to further discuss this matter.

Senseramente,



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

**GUAM HOUSING AND URBAN RENEWAL AUTHORITY
BOARD OF COMMISSIONERS
RESOLUTION NO. FY2024-016**

Moved by: _____

Seconded by: _____

RESOLUTION AUTHORIZING GHURA TO ACCEPT A LOAN UP TO TEN MILLION DOLLARS (\$10,000,000.00) IN GUAM CORONAVIRUS STATE AND LOCAL FISCAL RECOVERY FUNDS FOR COMMUNITY DEVELOPMENT PROJECTS

- WHEREAS,** The Board of Commissioners of the Guam Housing and Urban Renewal Authority (“GHURA” or “Authority”) is granted by 12 GCA §§ 5103 and 5104 the powers, rights, privileges, functions, and duties of the Authority enacted through policy to engage in housing projects as defined in 12 GCA § 5102; and
- WHEREAS,** Title 12 GCA § 5122 outlines provisions for cooperation with GHURA and the government of Guam; and
- WHEREAS,** on May 10th 2024, the Honorable Lourdes A. Leon Guerrero, I Maga’hågan Guåhan, transmitted a letter to the GHURA’s Board of Commissioners; and
- WHEREAS,** an offer of a loan in an amount up to Ten Million Dollars (\$10,000,000.00) was proposed to GHURA for capital projects, specifically, the purchase of real property for the development of healthcare facilities, and related community development projects within the Municipality of Mangilao, Guam, preferably consisting of 50 acres or more; and
- WHEREAS,** the terms of the loan are to be negotiated to the benefit of GHURA; and
- WHEREAS,** the funding source is Federal funds from the Coronavirus State and Local Fiscal Recovery Funds (“SLFRF”); and
- WHEREAS,** SLFRF are subject to the U.S. Department of Treasury’s Final Rule and other Federal statutory and regulatory requirements consistent with the use of any Federal funding; and
- WHEREAS,** GHURA routinely executes projects subject to the conditions of Federal funding, which include, but are not limited to the National Environmental Protection Act (“NEPA”), Federal Appraisal Standards, and the Uniform Guidance; and
- WHEREAS,** GHURA has a long history of assisting or completing community projects, in full or in part, that include, but are not limited to public health laboratories, community health facilities, behavioral health facilities, senior citizen centers, adult-day care facilities, police stations, fire stations, and recreational facilities; now, therefore, be it

RESOLVED, that the Board of Commissioners of the Guam Housing and Urban Renewal Authority accepts the offer of a loan in an amount not to exceed Ten Million Dollars (\$10,000,000.00) for capital projects, specifically, the purchase of real property viable for the development of healthcare facilities, and related community development projects within the Municipality of Mangilao, Guam; and be it further

RESOLVED, that the Executive Director is authorized and directed to negotiate loan terms beneficial to GHURA, exercise any executive powers, privileges, duties, or functions consistent with powers granted to GHURA under 12 GCA Chapter 5 relative to the purpose and conditions of the loan; and be it further

RESOLVED, that any real property acquired utilizing funds loaned under this policy shall be held by GHURA for housing projects as defined in 12 GCA § 5102; and be it further

RESOLVED, that the Board of Commissioners of the Guam Housing and Urban Renewal Authority reserves its authority to approve any grant, sale, like-kind exchange, or any other conveyance of any real property acquired utilizing funds loaned under this policy; and be it further

RESOLVED, that a financial report on the loan activity shall be provided at regular board meetings.

IN REGULAR BOARD MEETING, SINAJANA, GUAM - MAY 28, 2024

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 **May 28, 2024.**

(SEAL)

ELIZABETH F. NAPOLI
Secretary / Executive Director