

**NOTICE OF REGULAR BOARD MEETING OF**  
**THE GUAM HOUSING AND URBAN RENEWAL AUTHORITY**

**The Guam Housing and Urban Renewal Authority (“GHURA”) will hold its Regular Meeting of the GHURA Board of Commissioners on Friday, October 09, 2020 at 12:00 PM. This Board Meeting is open to the public via teleconference.**

**If you would like to join the meeting, please contact Audrey Aguon at 475-1378 by Wednesday, October 07, 2020 for more information.**

**For special accommodations, contact Katherine Taitano at 475-1322 or TTY 472-3701.**



**BOARD OF COMMISSIONERS  
REGULAR SCHEDULED MEETING  
12:00 P.M., October 09, 2020  
GHURA's Main Office (via Zoom)  
1st floor, Conference Room, Sinajana  
AGENDA**

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**I. ROLL CALL**

**II. BOARD MEETING PUBLIC ANNOUNCEMENTS**

1<sup>st</sup> Printing – Friday, October 02, 2020

2<sup>nd</sup> Printing – Wednesday, October 07, 2020

**III. APPROVAL OF PREVIOUS BOARD MINUTES – September 25, 2020**

**PAGE(S)**

**IV. NEW BUSINESS**

- |  |       |
|--|-------|
| 1. Intent of Award .....   | 1 - 2 |
| IFB#GHURA-COCC-020-004, Grounds Maintenance  |       |
| 2. Resolution FY2021-001 .....   | 3     |
| Resolution commending Mr. Jildo J. DeNorsey, Deputy Controller<br>for his dedication and contributions to the Guam Housing and<br>Urban Renewal Authority. |       |
| 3. Resolution FY2021-002 .....   | 4 - 5 |
| Resolution approving Above-Step Recruitment for the Deputy<br>Controller Position (Temporary Appointment)  |       |
| 4. Resolution FY2021-003 .....   | 6 - 7 |
| Resolution approving Above-Step Recruitment for the Accountant II<br>(Temporary Position)  |       |

**V. OLD BUSINESS**

1. HR Item: Update on Executive Management Performance Evaluation  
due January 2020

**VI. CORRESPONDENCE AND REPORTS**

1. A/E Manager's Update

**VII. GENERAL DISCUSSION / ANNOUNCEMENTS**

1. Next proposed scheduled Board Meeting: Friday, October 23<sup>rd</sup> @ 12:00 p.m.

**VIII. ADJOURNMENT**



# Mnuchin's relief plan would increase state, local funds

By Lindsey McPherson  
and David Lerman  
CQ-Roll Call

WASHINGTON - Treasury Secretary Steven Mnuchin offered a \$1.62 trillion COVID-19 relief proposal in talks with Speaker Nancy Pelosi on Wednesday, offering more state and local assistance than GOP negotiators have to date in a sign of potential progress toward a deal.

A person briefed on Mnuchin's plan said it included \$250 billion for state and local governments, which is \$186 billion less than Democrats want in their latest \$2.2 trillion package, but \$100 billion more than the White House offered in talks that broke down over the summer.

Meanwhile, House Democratic leaders postponed a vote on their own coronavirus relief package late Wednesday amid growing optimism about striking an 11th-hour bipartisan deal that could deliver new relief before the Nov. 3 elections.

Mnuchin's proposal includes a \$400 per week federal benefit for unemployment insurance, retroactive to Sept. 12 and lasting through Jan. 1, 2021, according to the source, who described the package on



## POTENTIAL PROGRESS:

Treasury Secretary Steve Mnuchin departs after a meeting with House Speaker Nancy Pelosi and Senate Minority Leader Chuck Schumer on Capitol Hill in Washington, D.C., on Aug. 5. Yuri Gripas/Abaca Press/Tribune News Service

condition of anonymity. That's less than the \$600 a week Democrats want, but \$100 more than Senate Republicans have proposed.

Mnuchin presented his offer to Pelosi at the Capitol on Wednesday afternoon during a 90-minute meeting; the discussion broke up without a deal, but the two principals agreed to continue negotiations Thursday.

A few hours later Democratic leaders announced they would delay voting on their \$2.2 trillion bill until at least Thursday.

"The speaker thinks there's a possibility of getting a deal," House Majority Leader Steny H. Hoyer told CQ-Roll Call after a lengthy meeting

with Pelosi.

"If we have a deal, yes, we may well do that," the Maryland Democrat said when asked if the House would be willing to wait several days to vote if there's a bipartisan agreement that needs fine tuning into legislative text. "But if we don't have a deal, then we're going to move the bill."

Mnuchin briefed Senate Majority Leader Mitch McConnell after meeting with Pelosi on Wednesday. According to the source who described Mnuchin's offer, McConnell signaled he could begrudgingly get enough votes to pass the plan Mnuchin laid out if Democrats sign off on it.

## Trump's vow of 200K daily COVID vaccines would take years to reach all Americans

By Bailey Aldridge  
The News & Observer

President Donald Trump boasted during this week's debate that the military could administer 200,000 COVID-19 vaccines a day when one is ready - a feat that would still mean years before every American got a vaccine.

During the debate section on the coronavirus pandemic, Trump touted his plan to distribute a future coronavirus vaccine while saying he

disagrees with his administration's health experts' expected timeline for having one that's widely available to the public.

"We're going to deliver it right away," the president said after stating he thinks one could be ready by Nov. 1. "We have the military all set up. Logistically they're all set up. We have our military that delivers soldiers and they can do 200,000 a day."

Trump has repeatedly contradicted public health officials about the future of a vaccine.

Dr. Robert Redfield, head of the Centers for Disease Control and Prevention, said earlier this month it would likely be next spring or summer before a vaccine is widely available. Trump later said Redfield

was mistaken and that it would be available by the end of this year. Dr. Anthony Fauci, White House coronavirus adviser, has said it may be early 2021 before a vaccine is ready.

It's unclear what Trump intended the military's role to be with the vaccine, as health professionals would also likely help administer the vaccines to the public.

But if Trump's promise of 200,000 vaccines a day did come to fruition, it would still take several years to vaccinate every American.

The United States has a population of 329,877,505 as of July 2020, according to the U.S. Census Bureau. It would take roughly 1,649 days - or about 4.5 years - to vaccinate the entire population at a rate of 200,000 shots a day.

## States push for more funding, guidance on vaccine distribution

By Emily Kopp  
CQ-Roll Call

WASHINGTON - With just a month before a Nov. 1 Trump administration deadline for states to be ready to potentially distribute any upcoming COVID-19 vaccines, states are just starting to get their share of \$200 million in preparation funds as Congress deliberates over whether to provide more.

Public health officials cite the relatively small amount of funding and tight time frame as examples of the many challenges they face in distributing any vaccines that potentially could change the course of COVID-19's impact in the United States.

Local public health officials say they need billions more to stand up vaccination sites and improve software to track when individuals receive one vaccine dose or two and monitor side effects. They also want money to contract with health care providers to administer shots, buy medical deep freezers to store vaccines and encourage Americans to take vaccines amid unprecedented hesitancy.

"States are going to spend that money fast," Marcus Plescia, chief medical officer at the group representing state public health officials, the Association of State and Territorial Health Officials, said in an interview.

The Centers for Disease Control and Prevention announced on Sept. 23 that it would send out the \$200 million, which is divided among 64 states, territories and major cities, so that each will receive just a few million dollars or less as the nation faces a rise in cases and flu season begins. Together, the twin threats of COVID-19 and influenza are likely to cause a new wave of hospitalizations and deaths.

The money is needed right away, according to the group representing public health officials at the local level.

"It's really hard to build out infrastructure, hire personnel, etc., to be ready to go and hit the ground running when a vaccine is available," said Adriane Casalotti, an advocate with the National Association of County and City Health Officials. "Most local public health departments are tapped."

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## PUBLICATION NOTICE

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

**CAMO, INC.**  
**DBA: Charley Rae's Store**

has applied for a Class: 5 General Off Sale Alcoholic Beverage License said premises being marked as Lot: 71 & 72 Route 4 Inarajan.



# Europe tightens virus curbs as leaders brace for long fight

By William Horobin,  
Dara Doyle  
and Mariajose Vera  
Bloomberg News

Europe is tightening restrictions to regain control of resurgent coronavirus infections, with Paris closing bars and new curbs likely on the way in Italy and Ireland.

The continent is struggling to control the latest outbreak as opposition to limits on movement mounts and leaders resist the stringent lockdowns that hammered economies in the second quarter. Instead, the approach is on a shifting array of measures, which risks being similarly disruptive.

"Authorities have an extremely difficult job at the moment," Martin Hirsch, head of Paris hospitals, said on France Info. "If we go too far we are accused of killing freedom or the economy, and if we don't go far enough, it's homicide."

Paris Mayor Anne Hidalgo on Monday will announce new restric-



**PARIS:** Parisians watch a performance of Gaelle Choise's choreography "Temple of Love-Affirmation," at the Museum of Modern Art Paris, part of Nuit Blanche culture festival, an annual evening festival of culture and art on Saturday, Oct. 3, in France. With Paris closing bars and new curb, Europe is tightening restrictions to regain control of resurgent coronavirus infections. Kiran Ridley/Getty Images/Tribune News Service

tions to contain the spread after a surge in cases in the capital and its suburbs.

Authorities are planning to entirely

shut down bars and impose tighter distancing rules on restaurants as the region is declared on maximum alert, according to Agence France Presse. In Marseille, however, restaurants will be permitted to reopen after a week of closure.

France's virus cases increased the most in Europe over the past two months and monthly virus-related deaths tripled in September. The country reported a record number of laboratory-confirmed new cases on Saturday.

In Germany, Chancellor Angela Merkel will chair a special cabinet meeting on the pandemic response in Berlin. Finance Minister Olaf Scholz said "it will take time" to return to pre-coronavirus levels of activity, even if more effective therapies and a vaccine are made available.

"We will be dealing with this 'new normality' and with the virus into next year," Scholz said in an interview with ARD public television late Sunday. "It's not gone, and it's a great danger for everyone around the world."

## Death toll rises as Azeris, Armenians say civilian areas under fire

YEREVAN/BAKU (Reuters) — Azerbaijan and Armenia accused each other on Monday of attacking civilian areas and said the death toll was rising from the deadliest fighting in the South Caucasus region for more than 25 years.

NATO chief Jens Stoltenberg added his voice to calls for an immediate end to the clashes over Nagorno-Karabakh, a mountain enclave that belongs to Azerbaijan under international law but is populated and governed by ethnic Armenians.

But prospects for a ceasefire appeared remote after fighting intensified at the weekend, with hundreds killed in clashes involving artillery, tanks and fighter planes since Sept. 27.

Azerbaijan said Azeri cities outside Nagorno-Karabakh had been struck, taking the fighting closer to territory from which pipelines carry Azeri gas and oil to Europe.

## England lost 16K new coronavirus cases, blames computer glitch

LONDON (The Washington Post) — An epic fail of a simple computer program "lost" nearly 16,000 new coronavirus cases in England for more than a week, British public

health officials said.

Everyone who tested positive was informed. But the cases were left out of the daily totals between Sept. 25 and Friday and ignored by contact tracers during that time. Given the average number of in-person contacts, that means as many as 50,000 people may have been exposed without being called about it.

By Monday morning, only half of the 16,000 who tested positive had gotten a contact tracing call. The other half "should be contacted as soon as possible," said Health Secretary Matt Hancock, who was exonerated in the House of Commons by lawmakers.

## Nobel Prize in medicine awarded for discovery of hepatitis C

(The Washington Post) — The Nobel Prize in physiology or medicine

was awarded Monday to researchers from the United States and Britain whose discoveries helped save millions of lives from the ravages of blood-borne hepatitis, a major global health problem that causes cirrhosis and liver cancer.

Harvey Alter, then a clinical scientist at a National Institutes of Health blood bank, showed that the chronic form of hepatitis disease, known as hepatitis C, was blood-borne and probably caused by a virus.

Years later, British-born virologist Michael Houghton — then working for the pharmaceutical company Chiron — found a way to clone the virus and to identify antibodies created against it by the immune system; this led to the development of ways to screen and eliminate the virus from the blood supply. Through genetic analysis, then-Washington University in St. Louis researcher Charles Rice characterized the machinery of the virus and set scientists on a path to finding a cure.

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## Report: Hundreds of thousands of people shackled for mental health issues globally

ABUJA (Reuters) — Hundreds of thousands of men, women and children with mental health conditions are living chained up in roughly 60 countries, Human Rights Watch said on Tuesday.

Without mental health support or awareness, families or institutions often shackle people against their will, leaving them eating, sleeping, urinating and defecating in one small space, the rights watchdog said in a report.

In the run-up to World Mental Health Day on Oct. 10, Human Rights Watch's report documents through almost 800 interviews how people with psychosocial disabilities in countries like China, Nigeria and Mexico can live shackled for years — chained to trees, locked in cages, imprisoned in animal sheds.

"We have found the practice of shackling across religions, social strata, economic classes, cultures and ethnic groups — it's a practice that is found around the world," said Kriti Sharma, senior disability rights researcher at Human Rights Watch, in an interview.

The belief in many countries "is that people with mental health conditions are bewitched, or possessed or have sinned, and as a result, they have a condition," she said.

China's foreign ministry and Mexico's health ministry did not immediately respond to an email seeking comment. A Nigerian health ministry spokesman said the ministry had not seen the report and declined to comment.

### AGANA HEIGHTS ATHLETES ORGANIZATION

#### DECEMBER 2017

Afterschool/Summer Program	\$ 47,412.00
Baseball/Softball	\$ 13,175.00
Basketball	\$ 1,500.00
Other	\$ 2,750.00
<b>TOTAL INCOME</b>	<b>\$ 64,837.00</b>
Afterschool/Summer Program	\$ 24,164.21
Softball/Baseball/Basketball	\$ 13,444.48
Donations	\$ 700.00
Operations/Supplies	\$ 9,117.30
Events	\$ 10,791.77
<b>TOTAL EXPENDITURE</b>	<b>\$ 58,217.76</b>

#### DECEMBER 2018

Afterschool/Summer Program	\$ 52,847.00
Baseball/Softball/Basketball	\$ 19,732.00
<b>TOTAL INCOME</b>	<b>\$ 72,579.00</b>
Afterschool/Summer Program	\$ 25,164.06
Softball/Baseball/Basketball	\$ 23,432.71
Donations	\$ 4,650.00
Operations/Supplies	\$ 8,549.47
Events	\$ 10,435.99
<b>TOTAL EXPENDITURE</b>	<b>\$ 72,232.23</b>

#### DECEMBER 2019

Afterschool/Summer Program	\$ 53,691.13
<b>TOTAL INCOME</b>	<b>\$ 53,691.13</b>
Afterschool/Summer Program	\$ 32,068.50
Softball/Baseball/Basketball	\$ 9,789.50
Donations	\$ 997.50
Operations/Supplies	\$ 4,621.30
Events	\$ 5,699.00
<b>TOTAL EXPENDITURE</b>	<b>\$ 53,175.80</b>





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12:00 P.M., October 09, 2020  
GHURA's Main Office (via Zoom)  
1<sup>st</sup> floor, Conference Room, Sinajana  
AGENDA**

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**I. ROLL CALL**

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 12:01 P.M., Friday, October 9, 2020 at the GHURA Sinajana Main Office, 1st floor Conference room, by Chairman Flores. He indicated that 5 members of the Board of Commissioners were present, representing a quorum and that the meeting would proceed as scheduled.

**PRESENT: (VIA ZOOM VIDEO CONFERENCE)**  
Sabino Flores, **Chairman**  
Monica Guzman, **Vice Chairwoman**  
George Pereda, **Commissioner**  
Frank Ishizaki, **Commissioner**  
Anisia Delia, **Commissioner**

**ABSENT:**  
Joseph Leon Guerrero, **Resident Commissioner**

**LEGAL COUNSEL:**  
Anthony Perez, Esq.

**MANAGEMENT & STAFF:**  
Ray Topasna, **Executive Director**  
Elizabeth Napoli, **Deputy Director**  
Audrey Aguon, **Special Assistant**  
Lucele Leon Guerrero, **Controller**  
Kimberly Bersamin, **HR Administrator**  
Sonny Perez, **A/E Manager**  
Greta Balmeo, **Buyer Supervisor**

**PUBLIC: (VIA ZOOM VIDEO CONFERENCE)**  
Ms. Haidee Gilbert, **The Guam Daily Post**  
Cecile Suda  
Edie Conway

**II. BOARD MEETING PUBLIC ANNOUNCEMENTS**

1<sup>st</sup> Printing – Friday, October 02, 2020

2<sup>nd</sup> Printing – Wednesday, October 07, 2020

**ACKNOWLEDGED.** The Chairman indicated that the amended agenda and announcement were posted on the GHURA website and the Attorney General's website.



### **III. APPROVAL OF PREVIOUS BOARD MINUTES**

[101/20] After discussions, Chairman Flores made a motion to approve the minutes of September 25, 2020 as corrected. The motion was seconded by Commissioner Pereda. With no objections by the other Commissioners, the motion was approved.

### **IV. NEW BUSINESS**

#### **1. [102/20] Intent of Award**

##### **IFB#GHURA-COCC-020-004, Grounds Maintenance**

Director Topasna stated that the Intent of Award was specifically for the Grounds Maintenance contract for GHURA properties island wide. He indicated the following:

- 8 vendors obtained bid packets. Only 4 submitted proposals to GHURA.
- Of the 4 that submitted their proposal packets, 1 withdrew their bid due to miscalculations in the submittal, leaving only 3 proposals for GHURA's review
- The Bids were broken up into 3 components:
  1. Bid 1- AMP1 and AMP4/ Guma Trankilidad/ GHURA's Main Office
  2. Bid 2- AMP2 & AMP3: Agat, Umatac, Merizo, Yona, Inarajan, and Talofoto
  3. Bid 3- 13 Community Planning Development Property Sites: Asan, Talofoto, and Merizo.
- Based on the staff's review of bid submissions, it was determined that the lowest responsive and responsible bidder for Bid Item#1 for \$85,910 and Bid#3 for \$15,660 was Flame Tree Freedom Center.
- The lowest responsive and responsible bidder for Bid Item 2 for \$81,396 was GET, LLC.
- Based on the staff's review of the most responsive and responsible bidders, GHURA's Management requested that the board approve the award for Bid Items #1 and #3 to Flame Tree Freedom Center in the amount of \$101,570 and for Bid #2 to GET LLC., in the amount of \$81,396.

There were no further questions or discussions from the board.

[103/20] Vice Chairwoman Guzman made a motion to award IFB#GHURA-COCC-020-004 for Bid items #1 and #3 to Flame Tree Freedom Center and Bid item #2 to GET LLC. Commissioner Delia seconded the motion. There were no objections by the other board members. The motion was passed.



**2. [104/20] Resolution FY2021-001**

**Resolution commending Mr. Jildo J. DeNorcey, Deputy Controller for his dedication and contributions to the Guam Housing and Urban Renewal Authority.**

Director Topasna stated that Mr. Jildo J. DeNorcey had decided to retire effective September 30, 2020. He also indicated the following:

- Mr. DeNorcey had been with GHURA for 26 years.
- He holds institutional knowledge and will be greatly missed
- Mr. Topasna added that this Resolution was to commend Mr. DeNorcey's lengthy years of service and contribution to the Guam Housing and Urban Renewal Authority in helping to bring it to be the stable and productive agency that it is today.

Vice Chairwoman Guzman commended GHURA in recognizing the efforts and services of its employees, but suggested that a slight change be made to the verbiage of the second Whereas of the Resolution. Chairman Flores concurred with her suggestion.

**[105/20] With no further discussions, Vice Chairwoman Guzman made a motion to approve Resolution FY2021-001. Chairman Flores seconded the motion. There were no objections by the other board members. The motion was passed.**

Chairman Flores requested that the Director and Deputy Director extend the board's appreciation to Mr. DeNorcey for his 26 years of service to the agency.

**3. [106/20] Resolution FY2021-002**

**Resolution approving Above-Step Recruitment for the Deputy Controller Position (Temporary Appointment)**

Director Topasna stated that in order to minimize any business interruption, GHURA's management team sought out certified professionals.

He spoke on the background of Ms. Frances Danieli and stated the following:

- Ms. Danieli currently serves as the Acting Controller at the University of Guam
- Subject to board approval, GHURA will offer Ms. Danieli a position in Fiscal's Division
- She holds a Bachelor of Science Degree in Business Administration with a Minor in Accounting from the University of Hawaii at Manoa.
- She also holds a Master's Degree in Business Administration from the University of Guam.
- She holds 2 national certifications in Governmental Financial Management and is a certified Book keeper with the American Institute of Professional Book Keeping.



- In the past, Ms. Danieli has worked with GHURA as an Accountant III

Mr. Topasna indicated that due to Ms. Danieli's wealth of knowledge and experience, he requested that the board approve an above-step recruitment for Ms. Frances Danieli to the temporary position of Deputy Controller at paygrade QG3, Step 10(F), or approximately \$88,682.00 per annum.

Commissioner Pereda asked that GHURA clarify the term "Temporary Appointment."

Mrs. Kim Bersamin stated that the term temporary appointment is used when an immediate need arises and no eligibility list exists. Options to fill the position include recruitment through the temporary appointment, which has served an integral part of GHURA's staffing. The recruitment process can be a long process. However, the temporary recruitment route allows for a critical position to be filled immediately.

Commissioner Delia followed-up with a question about the length of the appointment of a temporarily appointed position. Mrs. Bersamin stated that the rules require that a position can go up to six months and may be renewed for another six months, thereafter.

Chairman Flores added that when a position is formally announced, applicants can then compete with other applicants for a position. Mrs. Bersamin confirmed this and added that that system is called the Merit System Track.

Commissioner Pereda inquired about the comparison in the pay scale with the permanent Deputy Controller position versus its temporary position. Mrs. Bersamin stated the permanent position will start off at Step 1. Unfortunately, based on the Competitive Wage Act 2014, the Government of Guam 2014 pay scale for entry level positions continues to lag behind it. Due to the board's approval to convert to a more competitive pay schedule, there has been a slight increase in the pay scale, but the local pay scale is still behind. The Above-Step recruitment process allows for a more competitive pay scale. Through the Merit System Track process, the position's starting pay is approximately \$49,991. This makes the recruitment process extremely difficult. She stated that a lot of work must be done to improve upon the compensation scale and added that she and her team continue their efforts to do so, all while continuing to be in accordance with the Personnel Rules and Regulations.

Vice Chairwoman Guzman inquired about Ms. Danieli's current position and Step. Mrs. Bersamin stated that Ms. Danieli holds an Unclassified Associate Controller/Interim Comptroller and Bursar for the University of Guam at approximately \$83,000. Mrs. Bersamin added that negotiations will move forward subject to the board's approval.



[107/20] With no further discussions, Commissioner Pereda moved to approve Resolution FY2021-002 approving the Above-Step Recruitment for the Deputy Controller Position on a temporary appointment for Ms. Frances Danieli. Chairman Flores seconded the motion. There were no objections by the other board members. The motion was passed.

**4. [108/20] Resolution FY2021-003  
Resolution approving the Above-Step Recruitment for the Accountant II  
(Temporary Position)**

Director Topasna indicated that Mr. Jerricho Garcia is currently an Associate Auditor with the firm of Deloitte and Touche and added the following:

- Mr. Garcia participated in GHURA's FY19 Audit
- Mr. Garcia is a Certified Public Accountant (CPA) and received his CPA in August of 2020.
- He holds a Bachelors in Business Administration in Accounting from the University of Guam.
- He is currently preparing to receive a Masters of Science in Accounting.

Director Topasna stated that GHURA is very excited to add another CPA to a team of highly qualified and talented accountants and informed the board that subject to its approval, Mr. Garcia would bring the number of Certified Public Accountants at GHURA to four.

Director Topasna stated that in consideration of Mr. Garcia's exceptional knowledge and experience, he requested that the board approve the Resolution approving the Above-Step recruitment of Mr. Jerricho Garcia for the Accountant II temporary position at the rate of MG3-7B or approximately \$50,903.00.

Deputy Director Napoli added that when interviewing candidates for a position, the management team takes into consideration individual long-term goals. She stated that the candidates are aware that GHURA seeks individuals interested in long-term employment and succession planning.

Commissioner Ishizaki inquired about whether the auditor's recommendation of building a bigger accounting team be addressed with the addition of Mr. Garcia. Director Topasna confirmed this and stated that the Fiscal team has always required more man power. However, in the past, the funding to hire more accounting staff had not been available. He believes that the GHURA FY20 budget, which was approved by the board, will afford the management team the capacity to hire the much-needed personnel.

Vice Chairwoman Guzman inquired about the final recommendation from the OPA regarding GHURA's finance team. Director Topasna stated that the OPA suggested that GHURA have more accounting personnel. He added that GHURA has always had a very qualified and talented financial team and having four CPAs all under one roof will only augment the team's efforts to complete audits expeditiously and reduce or eradicate future audit findings.



Deputy Director Napoli and Mrs. Bersamin respectfully requested the board's support in pursuing the opportunity to fill the position that had been vacant and is greatly needed in GHURA's Fiscal Division, with a highly qualified candidate.

**[109/20] With no further discussions, Chairman Flores made a motion to approve the Resolution FY 2021-003 approving the Above-Step Recruitment for the Accountant II Temporary Position. Commissioner Ishizaki seconded the motion. There were no objections by the other commissioners. The motion was passed.**

## **V. OLD BUSINESS**

### **1. HR Item: Update on Executive Management Performance Evaluation due January 2020.**

Mrs. Bersamin recapped on the previous discussions regarding the Executive Management Performance Evaluations:

- On September 11, 2020, in an effort to avoid future audit findings, the board had approved the processing of the overdue Executive Management Performance Evaluations salary increments.
- Shortly afterwards, Director Topasna instructed that the processing of the Performance Driven salary increments be placed on hold, which currently stands.
- She stated that the Director had delegated the responsibility of this matter to the HR division.
- Since the legislative round table on September 28, 2020 and since the matter was forwarded to the Attorney General's office to opine, GHURA has taken action.
- Mrs. Bersamin compiled relevant documentation and forwarded all information to the AG's office.
- The matter is currently under review and HR awaits further instructions.
- Mrs. Bersamin stated that she will provide the board with updates on the matter.

Commissioner Ishizaki inquired about where the referral for the request for an opinion to the AG's office was made. Mrs. Bersamin indicated that the Office of the OPA referred the matter to the AG's office.

Chairman Flores added that pending the receipt of the opinion, actions by the board are still deferred regarding what was ratified at the September 11<sup>th</sup> board meeting.

There were no further discussions.



## **VI. CORRESPONDENCE AND REPORTS**

### **1. [110/20] A/E Manager's Update**

Mr. Sonny Perez updated the board on the following:

- **Sinajana Central Arts Hall-** Anticipation of the re-mobilization of Mega United to the job site on October 26, 2020.
- **Women's Resident Treatment Center-** Bldg. permit has passed EPA and is now at Public Works for final review.
- **Umatac Baseball Field-** Mtg. with DPR confirmed a recommitment of funding of \$250,00 to complete the project. 80% of project is completed.
- **iLearn Academy-** HUD is reviewing an extension of the Sept. 30<sup>th</sup> deadline. Attorney Perez stated that the extension was granted. Clarification is needed from Ms. Kathy Taitano regarding this.
- **Capital Funds: 11 MOD Units-** Notice to Proceed issued to contractor, OH Construction, for 6 units. 2 other MOD projects under public advertisement. A pre-bid conference is scheduled for next week.
- **Dededo Elderly Lighting and Merizo Electrical Panel repairs-** estimated to cost under the \$100,000 threshold. Quotations from contractors will be collected.
- **Initiatives-** video conference mtg. with GEDA and DPR. It was determined that GHURA will take the lead in the A/E process for the new Olympic sized swimming pool, which is pending the Governor's final approval.
- **Solar Paneling at Guma Trankilidat-** RFP structure is in place and soon to be released. Power Purchase agreement is ongoing. An annual power requirement threshold still needs to be determined. RFP should be issued in another 2 weeks. Mr. Topasna added that this solar project is new to GHURA and commended Mr. Perez on his continued in-depth research on the matter. He stated that GHURA funds the utility payments for all 49 units at GT and believes that there could be a substantial savings for the housing authority through the use of renewable energy technology.

He also stated that GHURA is preparing its final presentation to the Governor for her approval to proceed.

Chairman Flores inquired if the A/E division is adequately staffed since the other agencies are requesting for GHURA's technical assistance.



Mr. Perez stated that the answer comes in two parts:

1. Improve the Project Management Offices (PMO)- processes must be streamlined. Software must be upgraded and reports be made digital. This would help minimize the need to hire more personnel.
2. There are not enough bodies, however, projects continue to move forward with A/E's current personnel. Future projects will require more personnel, but junior engineers and inspectors could assist in preparing reports for A/E to review and accept.

Chairman Flores suggested that an RFP for technical services and support, that don't require registration, be prepared to assist A/E with future projects.

Mr. Perez added that his goal is to leverage technology and bring real time reporting to GHURA and the GHURA Board of Commissioners.

Chairman Flores followed-up with whether Mr. Perez feels adequate in the areas of equipment and software. Mr. Perez stated that the technology aspect will be introduced to his team slowly so that each member receives the training necessary to meet the new technology.

Vice Chairwoman Guzman commended Mr. Perez on the introduction of new technology to his team. She inquired whether communication between the client, the contractor, and GHURA were effective and efficient in this new environment.

Mr. Perez stated that weekly communications between his staff and vendors take place.

Vice Chairwoman stated that although safety and liabilities issues may arise within the client, contractor and agency relationship, these issues can be mitigated through open and honest communications.

There were no further discussions.

## **VII. GENERAL DISCUSSION / ANNOUNCEMENTS**

1. [111/20] Next proposed scheduled Board Meeting: Friday, October 23<sup>rd</sup> @ 12:00 p.m.

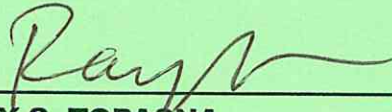
There were no objections to the next proposed meeting date of October 23, 2020 at 12PM.



**VIII. ADJOURNMENT**

[112/20] Chairman Flores made a motion to adjourn the meeting at 1:08PM, October 9, 2020. Vice Chairwoman Guzman seconded the motion to adjourn. With no objections from the other board members, the motion was approved.

**SEAL**

  
\_\_\_\_\_  
**RAY S. TOPASNA**  
**Board Secretary / Executive Director**

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

**MEMORANDUM**

**TO:** Board of Commissioners

**FROM:** Ray Topasna, Executive Director

**SUBJECT: Intent of Award  
IFB#GHURA-COCC-020-004  
Grounds Maintenance for GHURA Properties Island Wide**

The bid opening was held on August 11, 2020 at 2:00 p.m. There were a total of 8 vendors that obtained a set of the bid specifications. Of the 8 vendors, 4 companies submitted bids. Listed below are the results of the bid that were submitted, which were opened and read out loud at the bid opening deadline.

Vendor	Bid Item #1	Bid Item #2	Bid Item #3
GET, LLC	\$97,875.00	\$81,396.00	\$26,076.00
Guam Cleaning Masters	\$132,00.00	\$140,256.00	\$55,200.00
Flame Tree Freedom Center	\$85,910.00	(no bid)	\$15,660.00
JJ Global	\$99,898.90	\$22,282.29	\$18,568.57

Bid Item #1 – AMP 1, AMP 4, Guma Trankilidat, Sinajana Main Office

Bid Item #2 – AMP 2 and AMP 3

Bid Item #3 – 13 CPD properties located at various sites (Asan, Talofofo, Merizo)

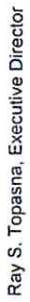
On September 23, 2020, JJ Global informed GHURA via email that they would be withdrawing from the IFB due to miscalculations on their part. Based on staff's review of the bids received, it has been determined that for Bid Item #1 and Bid Item #3, Flame Tree Freedom Center is the lowest, responsive, responsible bidder, and for Bid Item #2, GET, LLC is the lowest, responsive, responsible bidder.

Furthermore, we are requesting for the Board of Commissioners' approval to award contracts for Bid Items #1 and #3 to Flame Tree Freedom Center for the total amount of \$101,570.00; and Bid Item #2 to GET, LLC for the total amount of \$81,396.00

Attachment: Bid Tabulation

At the Regular Board Meeting of October 09, 2020, a motion was made by Vice Chairwoman Guzman and seconded by Commissioner Delia to approve the Intent of Award, IFB#GHURA-COCC-020-004, Ground Maintenance for GHURA Properties Island Wide for Bid Items #1 and #3 to Flame Tree Freedom Center for the total amount of \$101,570.00 and for Bid Item#2 to GET, LLC for the total amount of \$81,396.00. Without any further discussion and objection, the motion was approved.





IFB#GHURA-COCC-020-004

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**GROUNDS MAINTENANCE FOR GHURA PROPERTIES ISLAND WIDE**

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Proposal due date: August 11, 2020

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Proposal due time: 2:00 P.M.

[illegible]

ATTESTED BY:

Date: 08/11/2020

Date: \_\_\_\_\_

Y. A. Salmeron Date: 8/11/2020

Date: 8/11/2020

Date:

**GUAM HOUSING AND URBAN RENEWAL AUTHORITY  
BOARD OF COMMISSIONERS  
RESOLUTION NO. FY2021-001**

**Moved by: MONICA O. GUZMAN      Seconded by: SABINO P. FLORES**  
**RESOLUTION COMMENDING MR. JILDO J. DENORCEY, DEPUTY CONTROLLER, FOR HIS  
DEDICATION AND CONTRIBUTIONS TO THE GUAM HOUSING AND URBAN RENEWAL  
AUTHORITY (GHURA)**

- WHEREAS,** before he began his career with GHURA, Mr. Jildo J. DeNorcey accepted a promotion and transferred to GHURA from the University of Guam in September 1994; and
- WHEREAS,** Mr. DeNorcey was shortly thereafter promoted to a General Accounting Supervisor on November 1996; and
- WHEREAS,** he continued to make great strides in the Fiscal Division, that in July 2000, Mr. DeNorcey was subsequently promoted again to the Deputy Controller position classification, where he served until his retirement on September 2020; and
- WHEREAS,** Mr. DeNorcey dedicated over 26 years of service in support of the mission and goals of the Authority; and
- WHEREAS,** his efforts toward effectively and efficiently executing his official duties and responsibilities had a direct and positive impact toward ensuring that both programs and projects directly benefited the community of Guam and our GHURA families; and
- WHEREAS,** Mr. DeNorcey's service with GHURA is a testament to the high standard of excellence in the accounting field of ethical conduct and accountability; and
- WHEREAS,** the Board of Commissioners extend its recognition and gratitude to Mr. Jildo J. DeNorcey, commending him on his retirement from the Authority, and best wishes on his future endeavors; now, therefore, be it
- RESOLVED,** that the Chairman of the Board of Commissioners shall certify, and the Executive Director attest the adoption hereof Resolution No. FY2021-001, and that thereafter shall be presented to Mr. Jildo J. DeNorcey, whereby a copy shall be placed in his official personnel file, and a copy provided to the Governor of Guam.

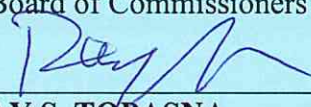
**IN REGULAR BOARD MEETING, SINAJANA, GUAM – October 9, 2020**

**PASSED BY THE FOLLOWING VOTES:**

**AYES:** Sabino Flores, Monica Guzman, George Pereda, Frank Ishizaki, Anisia Delia  
**NAYS:** NONE  
**ABSENT:** Joseph Leon Guerrero  
**ABSTAINED:** NONE

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 **October 9, 2020**.

(SEAL)

  
\_\_\_\_\_  
**RAY S. TOPASNA**  
Secretary / Executive Director



**GUAM HOUSING AND URBAN RENEWAL AUTHORITY  
BOARD OF COMMISSIONERS  
RESOLUTION NO. FY2021-002**

**MOVED BY: GEORGE F. PEREDA      SECONDED BY:      SABINO P. FLORES**

**RESOLUTION APPROVING ABOVE-STEP RECRUITMENT FOR THE DEPUTY CONTROLLER POSITION (TEMPORARY APPOINTMENT)**

**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,** the Board of Commissioners recognizes their authority to recruit above the minimum step, and wishes to do so even for temporary positions; 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,** with the sudden and unexpected retirement of the incumbent Deputy Controller on September 30, 2020, the Board of Commissioners further recognizes that the filling of the Deputy Controller position is critical to GHURA's operational continuity; and

**WHEREAS,** the Authority on 10/07/2020, offered Ms. Frances T. Danieli, a temporary appointment to the Deputy Controller position; and

**WHEREAS,** Ms. Danieli requested an above-step recruitment salary to \$88,682.00 per annum; and

**WHEREAS,** the Board of Commissioners acknowledges both the recruitment difficulty, Ms. Danieli's exceptional qualifications, and the critical need to immediately fill the position; and

**WHEREAS,** among Ms. Danieli's exceptional qualifications include:

- Undergraduate degree – Associate Degree in Computer Science – Guam Community College; conferred 2006. Bachelor of in Business Administration (with minor in Accounting) from University of Hawaii at Manoa; conferred 1991.
- Graduate degree – Master of Business Administration from University of Guam; conferred 2001.
- National Certification – Certified Governmental Financial Manager (CGFM) by the Association of Government Accountants.
- National Certification – Certified Bookkeeper by the American Institute of Professional Bookkeepers (AIPB) and



**WHEREAS,** Ms. Danieli possesses over 21 years of government accounting experience, consisting of: 1) Four (4) years of managerial experience currently with the University of Guam as the Associate Comptroller/Bursar/Acting Comptroller; and 2) Four (4) years previously with GHURA as an Accountant III where her skills helped improve the level of efficiency and effectiveness of the Fiscal Division which included GHURA's first "unqualified opinion" in Fiscal Year 2011; first advance submittal of the FDS report, set up monthly billing of the Guam Energy Office for the Weatherization Assistance Program Grant and 3) One year of government service with GMH, DOE where she was responsible for the department's annual financial management program of approximately \$184 million and \$91 million respectively; and 4) employed for 13 years at the Guam Community College where she managed all federal grants the college received and was responsible to develop and maintained the college's federal funds of approximately \$14 million per year; and

**WHEREAS,** Ms. Danieli's education, certifications and extensive work experiences will help ensure that the Fiscal Division maintains the successful continuity of ongoing and critical financial matters; and

**WHEREAS,** in consideration of the critical vacancy, recruitment difficulty and exceptional qualifications, the Board of Commissioners wishes to compensate Ms. Danieli at above the minimum step for the temporary position of Deputy Controller at Pay Grade "QG3," Step 10(F), which is \$88,682.00 per annum; and

**WHEREAS,** funding for the above-step recruitment is available under COCC Funds; and now, therefore, be it

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

**Ms. Frances T. Danieli to the temporary position of Deputy Controller at Pay Grade "QG3," Step 10 (F), \$88,682.00 p/a; \$42.64 p/hr.**

**IN REGULAR BOARD MEETING, HAGATNA, GUAM - October 9, 2020**

**PASSED BY THE FOLLOWING VOTES:**

**AYES:** Sabino Flores, Monica Guzman, George Pereda, Frank Ishizaki, Anisia Delia

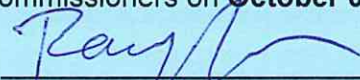
**NAYS:** NONE

**ABSENT:** Joseph Leon Guerrero

**ABSTAINED:** NONE

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 **October 09, 2020.**

**( S E A L )**

  
**RAY S. TOPASNA**  
**Secretary / Executive Director**



**GUAM HOUSING AND URBAN RENEWAL AUTHORITY  
BOARD OF COMMISSIONERS  
RESOLUTION NO. FY2021-003**

**MOVED BY: SABINO P. FLORES**

**SECONDED BY: FRANK T. ISHIZAKI**

**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 recruiting difficulty, both our current and past auditors have recommended that the Authority add additional accounting staff to the fiscal division; and

**WHEREAS,** although, it is a temporary position, Mr. Jerricho C. Garcia has submitted his 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,** Mr. Garcia’s exceptional qualifications for the Accountant II position consists of the following:

- Certified Public Accountant (CPA) - August 2020 – Certificate Number#5064.
- Undergraduate degree – Bachelors in Business Administration in Accounting. University of Guam conferred May 2019. Graduated with honors – Magna Cum Laude.
- Master of Science in Accounting (MSA) – acquired 24 semester hours.
- Over one (1) year and two (2) months of internal auditing with Deloitte & Touche as an “Associate I” working with over 15 company accounts.
- US Army (Active Duty) – three (3) years as an E-4 but performing E-6 work responsible for the units accounting operations, budgeting and fiscal records.
- Possesses “internal auditing” skills that will help minimize the Authority’s audit findings.
- With Mr. Garcia joining the fiscal team, GHURA expects him 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 competitive with the private sector and respectfully requests an above step recruitment of Mr. Garcia, MG3-7(B), \$50,903.00 p/a; \$24.47 p/hr; and

**WHEREAS,** the GHURA Board recognizes it has the discretionary authority to go below or beyond management's recommendations (i.e., **MG3-1(B)**, \$37,661.00 p/a; \$18.11 p/hr through **MG3-10(F)**, \$63,207.00 p/a; \$30.30 p/hr - maximum), but supports management's request for the above-step recruitment; and

**WHEREAS,** Funding for this position is available from COCC 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 requirement for:

**Mr. Jerricho C. Garcia, MG3-7(B), \$50,903.00 p/a; \$24.47 p/hr.**

**IN REGULAR BOARD MEETING, SINAJANA, GUAM – October 9, 2020**

**PASSED BY THE FOLLOWING VOTES:**

**AYES:** Sabino Flores, Monica Guzman, George Pereda, Frank Ishizaki,  
Anisia Delia

**NAYES:** NONE

**ABSENT:** Joseph Leon Guerrero

**ABSTAINED:** NONE

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 **October 09, 2020**.

**SEAL**

  
\_\_\_\_\_  
**RAY S. TOPASNA**

**Secretary / Executive Director**





GHURA A/E

# BOC REPORT

October 9, 2020

# CDBG Fund

Projects / KPI	Sinajana Central Arts Hall	Resident Treatment Women's	Umatac/ Sinajana Baseball Field	Inarajan Basketball Court	I-Learn Academy	MTM Community Center	Sinajana Fire Station
Budget (\$)	892,655	2,350,000	1,056,979	369,742	12M	464,567	1,663,490
Contract/Actual	0/0	0/0	1,056,979 / 806,979	0/0	0/0	0/0	0/0
Status	Anticipate re-mob by 10/26	Passed GEPA, DPW review	Construction Delay	Permit Process	HUD Admin Review	A/E	Deferred to next FY
Risks / Issues	Process Schedule Extension	Process Schedule Extension	Funding Commitment from DPR	Process Schedule Extension	HUD processing extension	Review grant deadlines	GFD inquiries
Quality	-	-	Compliant to Code	-	-	-	-

KPI: Key Performance Indicators



# CAP Fund

Projects / KPI	11-Unit MOD	8-Unit MOD	5-Unit MOD	Dededo Elderly Lighting	Merizo Elderly Electrical Panel Replacement
Budget (\$) Contract / Actual	263,583	30,000 / unit	30,000 / unit	100,000<	75,000<
Status	OH Construction (6-Units)	Public Advertisement	Public Advertisement	Request for Quotations	Request for Quotations
Risks / Issues	NTP Issued to Contractor	↑ \$ / sqft	↑ \$ / sqft	Contractor participation ↓	Contractor participation ↓
Quality	-	-	-	-	-

# ED/A-E Initiatives

Projects / KPI	Guam Cultural Repository	New Swimming Pool	New Hospital	AMP Reserves	Solar PPA @GT	Procurement Policy Revision
GovGuam Agency	OOG/GBO	GEDA/Parks & Rec	OOG/GMH			
Status	MOA completed	Final Presentation to GovLou	GHURA tentatively in TaskForce	Discussion with AMP Managers	RFP Release in two weeks	Working with procurement manager
Risks / Issues	Possible additional DOD/OEA funding	GHURA to lead A/E process	GHURA to lead A/E process	Spend down operating reserves	Long term agreement	None
Quality	-	-	-	-	-	-