



**BOARD OF COMMISSIONERS  
REGULAR SCHEDULED MEETING  
12:00 P.M., January 24, 2023  
GHURA's Main Office (via Zoom)  
1<sup>st</sup> floor, Conference Room, Sinajana  
AGENDA**

---

**I. ROLL CALL**

**II. BOARD MEETING PUBLIC ANNOUNCEMENTS**

1<sup>st</sup> Printing – Tuesday, January 17, 2023

2<sup>nd</sup> Printing – Sunday, January 22, 2023

**III. APPROVAL OF PREVIOUS BOARD MINUTES – December 16, 2022**

**PAGE (S)**

**IV. NEW BUSINESS**

- |   |         |
|---|---------|
| 1. Change Order No. 1 .....   | 1 - 2   |
| IFB#GHURA-05-26-2022-AMPs 2, 3 & 4; Renovation of 13 Public Housing Units |         |
| 2. Change Order No. 1 .....   | 3 - 7   |
| IFB#GHURA-09-02-2022-SI; Site Improvements for AMP1                       |         |
| 3. Travel for NSPIRE Training .....                                       | 8 - 12  |
| 4. Request for Conflict of Interest Waiver Submission .....               | 13 - 47 |

**V. EXECUTIVE DIRECTOR'S REPORT**

1. Project Updates
2. Division Updates

**VI. GENERAL DISCUSSION / ANNOUNCEMENTS**

1. HR Item: Executive Management Performance Evaluations for:
  - Executive Director, Elizabeth F. Napoli due on January 08, 2023 (Initial Evaluation)
  - Deputy Director, Fernando B. Esteves due on February 22, 2023 (Initial Evaluation)
2. Next proposed scheduled Board Meeting: Tuesday, February 13, 2023 @ 12:00 p.m.

**VII. ADJOURNMENT**

## EMCE Consulting Engineers, Inc.

### Electrical CADD Operator

- Proficiency with AutoCAD 2014 or higher

### Junior Electrical Engineer

- Bachelor's Degree in Electrical Engineering

### Electrical Engineer

- Bachelor's Degree in Electrical Engineering
- 2+ yrs. experience as Electrical

Email Resume to:  
[hr@emceconsulting.com](mailto:hr@emceconsulting.com)



Loures A. Leon Guerrero  
Governor of Guam

### GHURA

Guam Housing and Urban Renewal Authority  
Aturidat Ginima' Yan Rinueban Siudat Guahan  
117 Bien Venida Avenue, Sinajana, GU 96910

Phone: (671) 477-9851 • Fax: (671) 300-7565 • TTY: (671) 472-3701  
Website: [www.ghura.org](http://www.ghura.org)



Joshua F. Tenorio  
Lieutenant Governor of Guam

### Board of Commissioners Meeting Tuesday, January 24, 2023 at 12:00 PM. This meeting is open to the public via Zoom.

Topic: GHURA BOC Mtg Tues., January 24, 2023 @12PM  
Time: Jan 24, 2023 12:00 PM Guam, Port Moresby

Join Zoom Meeting:

<https://us06web.zoom.us/j/85967804438?pwd=Um43U3Ftcnl4Z0ZtdEF3TFBIMXQ2dz09>  
Meeting ID: 859 6780 4438 • Passcode: 317402

Watch Youtube Live Stream: <https://www.youtube.com/channel/UCCgKWU0k0mT0FOLYn48ULag>

#### AGENDA:

- I. ROLL CALL
- II. BOARD MEETING PUBLIC ANNOUNCEMENTS
- III. APPROVAL OF PREVIOUS BOARD MINUTES – December 16, 2022
- IV. NEW BUSINESS
  1. Change Order No. 1; IFB#GHURA-05-26-2022-AMPs 2, 3 & 4; Renovation of 13 Public Housing Units
  2. Change Order No. 1; IFB#GHURA-09-02-2022-SI; Site Improvements for AMP1
  3. Travel for NSPIRE Training
  4. Request for Conflict of Interest Waiver Submission
- V. EXECUTIVE DIRECTOR REPORT
  1. Project Updates
  2. Division Updates
- VI. GENERAL DISCUSSION / ANNOUNCEMENTS
  1. Courtesy Reminder - HR Item: Executive Management Performance Evaluations for:
    - Executive Director, Elizabeth F. Napoli due on January 08, 2023 (Initial Evaluation)
    - Deputy Director, Fernando B. Esteves due on February 22, 2023 (Initial Evaluation)
  2. Next proposed scheduled Board Meeting – Tuesday, February 13, 2023 @ 12:00 p.m.
- VII. ADJOURNMENT

The complete Board packet may be viewed on our website at [www.ghura.org](http://www.ghura.org).  
For more information, please contact Audrey Aguon at 475-1378 and for special accommodations, please contact  
Chief Planner – Designated Section 504 / ADA Coordinator at 475-1322 or TTY 472-3701.  
This advertisement was paid for by GHURA

### Office of the Attorney General

Leevin Taitano Camacho

Attorney General of Guam

Juvenile Division

590 S. Marine Corps Drive, Suite 706 •  
ITC Building - Tamuning, Guam 96913 • USA  
Tel: (671) 475-3406 • Fax: (671) 475-3343  
[www.oaggguam.org](http://www.oaggguam.org)

Attorney for the People of Guam

### IN THE SUPERIOR COURT OF GUAM IN THE INTEREST OF

G.A. (DOB: 11/24/2013), A.G. (DOB: 11/24/2013),  
P.A. (DOB: 08/04/2017), and B.Q. (DOB: 05/29/2019),  
Minors,

JUVENILE CASE NO. 152-22

### SUMMONS

TO: GAVIN BABAUTA, Biological Father for the Minors  
G.A. (DOB: 11/24/2013), and A.G. (DOB: 11/24/13)  
Address Unknown

You are hereby summoned to appear via Zoom before the  
HONORABLE LINDA L. INGLES, at the Judiciary of Guam, Superior  
Court of Guam, 120 West O'Brien Drive, Hagatna, Guam, for a court  
hearing on:

TUESDAY, JANUARY 24, 2023 AT 4:30 P.M.

Zoom meeting ID: 716-711-9213 / Password: 76504

YOU MAY BE HELD IN CONTEMPT IF YOU FAIL TO APPEAR  
ON THE DATE SET FORTH IN THIS SUMMONS.

A copy of a Person in Need of Services (PINS) petition is attached hereto  
regarding the above-named minor. The Judge, will, at this time of this  
hearing, inform you as to the status of the above-named minor and will  
appoint an attorney for you, if you need.

YOUR PARENTAL AND CUSTODIAL DUTIES AND RIGHT CONCERNING  
THE CHILD WHO IS THE SUBJECT OF THE ATTACHED PETITION MAY  
BE TERMINATED BY AWARD OF PERMANENT CUSTODY IF YOU FAIL  
TO APPEAR ON THE DATE SET FORTH IN THIS SUMMONS.

Dated: December 30, 2022

Clerk, Superior Court of Guam  
By: /s/ Mason P. Sayama

## APPLY NOW

### 26 - MAINTENANCE ENGINEER

**\$13.94 PER HR.**

Must have two years of experience as an HVAC Mechanic or Carpenter

Perform work involving skills of two or more maintenance or craft occupations to keep machines, mechanical equipment, or the structure of a hotel facility. Duties will involve pipe fitting; HVAC maintenance; insulating; welding; machining; carpentry; repairing electrical or mechanical equipment; installing, aligning, and balancing new equipment; and repairing buildings, floors, or stairs. Diagnose mechanical problems and determine how to correct them, checking blueprints, repair manuals, or parts catalogs, as necessary.

Install equipment to improve the energy or operational efficiency of residential or commercial buildings, repairing ventilation and air conditioning systems and equipment. Fabricate or repair counters, benches, partitions, or other wooden structures.

**Benefits:** Roundtrip airfare for off-island hire; food & lodging at \$80.00 per week; local transportation to/from jobsites.

The job offer meets all EEO requirements, and initiates a temporary placement. The recruitment associated with this job offer is closely monitored by the Department of Labor. *Qualified, available and willing U.S. workers are highly encouraged to apply.* Should you qualify for the job and are not hired, you may appeal with the Department of Labor who will independently review the matter.

For complete job duties, apply in person at American Job Center  
414 W. Soledad Avenue, Suite 300 GCIC Building, Hagatna, Guam  
Or apply online at [www.hireguam.com](http://www.hireguam.com); Enter Keyword : 2023-017.



Joseph T. Duenas  
CCU Chairman

## GUAM POWER AUTHORITY

ATURIDAT ILEKTRESEDAT GUAHAN

P.O. BOX 2977 • HAGATNA, GUAM U.S.A. 96932-2977

Telephone Nos. 671-648-3054/55 or Facsimile 671-648-3165



John M. Benavente, P.E.  
General Manager

## FINAL ADVERTISEMENT INVITATION FOR BID

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

**BID NO.:**  
GPA-022-23

**DUE DATE:**  
01/24/2023

**TIME:**  
11:00 A.M.

**DESCRIPTION:**  
Siemens SP5 SCADA EMS Storage Replacement

Bid package may be picked up at the GPA Procurement Office, 1ST Floor, Gloria B. Nelson Public Service Building, 688 Route 15, Mangilao, Guam 96913. All interested firms should register with GPA's Procurement Division to be able to participate in the bid. Please call our office at 1 (671) 648-3054 / 3055 to register. Registration is required to ensure that all "Amendments and Special Reminders" are communicated to all bidders throughout the bid process. Procurement instructions are posted on the Authority's web site at <https://go.opengovguam.com/bids/available/gpa>.

### CAMACHO CALVO LAW GROUP LLC

VINCENT C. CAMACHO

[vcamacho@camachocalvo.law](mailto:vcamacho@camachocalvo.law)

356 E. Marine Corps Drive, Suite 201  
Hagatna, Guam 96910  
Tel No. 671.472.6813  
Fax No. 671.477.4375

Attorneys for Administrator  
JON AGUON

### IN THE SUPERIOR COURT OF GUAM

IN THE MATTER OF THE ESTATE OF  
FRANCIS JAMES HEMSING DUNGCA,  
Deceased.

PROBATE CASE NO. PR0219-22

### NOTICE TO CREDITORS

NOTICE IS HEREBY GIVEN by JON AGUON, Administrator of the Estate of FRANCIS JAMES HEMSING DUNGCA, deceased, to the creditors of, and all persons having claims against said Estate or against said Decedent, that within sixty (60) calendar days after the date of the first publication of this notice, they either file them with necessary vouchers in the Office of the Clerk of the Superior Court of Guam, or exhibit them with the necessary vouchers to said Administrator or his attorneys of record, Camacho Calvo Law Group, LLC, 356 E. Marine Corps Drive, Suite 201, Hagatna, Guam 96910, the same being the place for the transaction of the business of said Estate.

DATED: January 9, 2023.

CAMACHO CALVO LAW GROUP LLC  
/s/ VINCENT C. CAMACHO  
Attorneys for Administrator  
JON AGUON

little type  
**BIG**  
RESULTS

use the classifieds  
whether you're  
buying • selling • hiring

NOW HIRING

RETAIL SALES ASSISTANT

Must have ABC card and Health Certificate

SSOONNY'S BY THE BAY, UMATAC

671 777 4897

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

ROY EDWARD TEDTAOTAO CRUZ,

Deceased,

BY

MELISSA FLORES,

Administratrix.

PROBATE CASE NO. PRO230-22

NOTICE TO CREDITORS

NOTICE IS HEREBY GIVEN by the undersigned, attorneys for the Administratrix of the Estate of Roy Edward Tedtaotao Cruz, Deceased, to the creditors of, and all persons having claims against said Estate or against deceased, that within two (2) months after the first publication of this Notice, they either file them with the necessary vouchers in the office of the Clerk of the Superior Court of Guam, or exhibit them with necessary vouchers to the Berman Law Firm, Suite 503, Bank of Guam Bldg., 111 Chalan Santo, Hagatna, Guam 96910, the same being the place for the transaction of the said estate.

Dated this 18th day of January, 2023

BERMAN LAW FIRM

Attorneys for Administrators

MELISSA FLORES

By: /s/ FRANKIE T. PEREZ, JR. ESQ.

LAW OFFICE OF PETER F. PEREZ

Suite 802, DNA Building

238 Archbishop Flores Street

Hagåtña, Guam 96910

Telephone No.: (671) 475-5055/6

Facsimile No.: (671) 477-5445

IN THE SUPERIOR COURT OF GUAM

IN THE MATTER OF THE ESTATE

OF

GABRIELA BENAVENTE PEREZ,

Deceased.

PROBATE CASE NO. PRO0028-97

NOTICE OF RENDERING ACCOUNT FOR FINAL SETTLEMENT AND PETITION FOR DISTRIBUTION

NOTICE IS HEREBY GIVEN that Betty Ann Wusstig-Perez and Christine P. Hernandez, Co-Administratrix of the Estate of Gabriela Benavente Perez, deceased, has rendered and presented for final settlement, and filed in said court, his account of such administration, together with a petition for the final distribution of said estate, and that on January 31, 2023 at the hour of 11:00am, of said day, in the Superior Court of Guam, Guam Judicial Center, Hagåtña, Guam, has been set for the settlement of said account and the hearing of the petition for distribution, and all persons interested in said estate are notified then and there to appear and show cause, if any they have, why the said account should not be settled and allowed, and why distribution of said estate should not thereupon be immediately made to the persons entitled thereto without further notice of proceedings.

Reference is hereby made to the said account and petition.

Dated: December 29, 2022 .

May appear via Zoom:  
Enter Meeting ID: 752 425 5848  
Enter Password: JARB

DANIELLE T. ROSETE

CLERK, SUPERIOR COURT OF GUAM

BY: /s/ YVONNE L. CRUZ

DEPUTY CLERK

IN THE SUPERIOR COURT OF GUAM

IN THE MATTER OF THE ESTATE

OF

JOHN B. CARINO AND BERTHA B. CARINO

Decedents.

PROBATE CASE NO. PRO0073-22

AMENDED

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 Richard L. Johnson has filed a Return of Sale and Petition for Confirmation of Sale.

2. A hearing on the petition will be heard by online remote appearance on Wednesday, February 1, 2023 at 9:50 a.m.

3. To attend or to participate in the hearing, go to <https://guamcourts-org.zoom.us> and enter Meeting ID: 864 4387 2213 and Passcode: JEMI. You may also call in for the hearing; you can call into the courtroom at 671-300-6703 at the designated hearing time. For connectivity issues, you may contact Eathan Cruz at (671) 475 - 3106 or email [efcruz@guamcourts.org](mailto:efcruz@guamcourts.org)

Dated: January 10, 2023

DANIELLE T. ROSETE

Clerk of Court

/s/ ALICE B. MENDOZA

Courtroom/Chamber Clerk

Guam Society of Professional Engineers

Statement of Activities

Jan 1, 2022 to Dec 31, 2022

Income	
Dues	1,476.00
Fundraising	21,540.00
(Marquis, Golf Tournament)	
Grants	4,000.00
Other	280.00
Total Income	\$ 27,296.00
Expenses	
Event (MATHCOUNTS)	\$ 4,294.24
Mathcounts Team Travel	9,822.15
(airfare, stipend, rooms)	
Fundraising (Golf	7,040.00
Tournament)	29.67
Meetings	187.00
Operating Expenses	500.00
Donations to other	\$ 21,873.06
Non-Profits	
Total Expenses	\$ 5,422.94

Guam Society of Professional Engineers

Statement of Financial Position

As of Dec 31, 2022

ASSETS

Current Assets	
Cash in bank	\$ 37,286.39
TOTAL ASSETS	37,286.39
Equity	
Opening Balance Equity	31,863.45
Net Income (Loss)	5,422.94
Total Equity	37,286.39
TOTAL LIABILITIES & EQUITY	\$ 37,286.39

JOB OPENING

ACCOUNTANT

(OES/SOC CODE: 13-2011.00)

JOB DUTIES:

Applies principles of accounting to analyze financial information and prepare financial reports: Compiles and analyzes financial information to prepare entries to accounts, such as general ledger accounts, documenting business transactions. Analyses financial information detailing assets, liabilities, and capital, and prepares balance sheets, profit and loss statements, and other reports to summarize current and projected company financial position, using a calculator or computer. Prepares and files U. S. income tax returns for various legal entities, such as Form 1040, 1041, 1065, 1120, 1120S, 990, etc. Audits contracts, orders, and vouchers, and prepares reports to substantiate individual transactions prior to settlement. May establish, modify, document, and coordinate the implementation of accounting and accounting control procedures. May devise and implement a manual or computer-based system for general accounting. May direct and coordinate activities of other accountants and clerical workers performing accounting and bookkeeping tasks.

QUALIFICATION:

A bachelor's degree in Accounting (may be foreign equivalent) and minimum 2-year experience in the similar position.

PAY RATE:

\$34,883.00/Year

Any person may provide documentary evidence bearing on the applications to the Certifying Officer of the U. S. Department of Labor at the following address:

Certifying Officer

Atlanta National Processing Center

Harris Tower, 233 Peachtree Street, Suite 410

Atlanta, GA 30303

The geographic area of employment shall be at 744 N. Marine Corps Dr., EWBC Unit 113, Tamuning, Guam 96913. Please send resume to Faith Corporation, P. O. Box 10629, Tamuning, Guam 96931. Contact Andrew Park/General Manager at [andrew@parksoffice.com](mailto:andrew@parksoffice.com)

GHURA

Guam Housing and Urban Renewal Authority

Aturidat Ginima' Yan Rinueban Siudat Guahan

117 Bien Venida Avenue, Sinajana, GU 96910

Phone: (671) 477-9851 • Fax: (671) 300-7565 • TTY: (671) 472-3701

Website: [www.ghura.org](http://www.ghura.org)

Board of Commissioners Meeting

Tuesday, January 24, 2023 at 12:00 PM.

This meeting is open to the public via Zoom.

Topic: GHURA BOC Mtg Tues., January 24, 2023 @12PM

Time: Jan 24, 2023 12:00 PM Guam, Port Moresby

Join Zoom Meeting:

<https://us06web.zoom.us/j/85967804438?pwd=Um43U3Ftcnl4Z0ZtdEF3TFBIMXQ2dz09>

Meeting ID: 859 6780 4438 • Passcode: 317402

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

AGENDA:

I. ROLL CALL

II. BOARD MEETING PUBLIC ANNOUNCEMENTS

III. APPROVAL OF PREVIOUS BOARD MINUTES – December 16, 2022

IV. NEW BUSINESS

1. Change Order No. 1; IFB#GHURA-05-26-2022-AMPs 2, 3 & 4; Renovation of 13 Public Housing Units

2. Change Order No. 1; IFB#GHURA-09-02-2022-SI; Site Improvements for AMP1

3. Travel for NSPIRE Training

4. Request for Conflict of Interest Waiver Submission

V. EXECUTIVE DIRECTOR REPORT

1. Project Updates

2. Division Updates

VI. GENERAL DISCUSSION / ANNOUNCEMENTS

1. Courtesy Reminder - HR Item: Executive Management Performance Evaluations for:

- Executive Director, Elizabeth F. Napoli due on January 08, 2023 (Initial Evaluation)
- Deputy Director, Fernando B. Esteves due on February 22, 2023 (Initial Evaluation)

2. Next proposed scheduled Board Meeting – Tuesday, February 13, 2023 @ 12:00 p.m.

VII. ADJOURNMENT

The complete Board packet may be viewed on our website at [www.ghura.org](http://www.ghura.org).

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

This advertisement was paid for by GHURA

GOVERNOR OF GUAM

Lourdes A. Leon Guerrero

GOVERNOR OF GUAM

Joshua F. Tenorio

ISLAND-WIDE HOME DELIVERY

The Guam Daily Post is servicing residents around the island from Malesso to Yigo.

Get the most local content delivered to your doorstep daily.

CONTACT US: [SUBSCRIBE@POSTGUAM.COM](mailto:SUBSCRIBE@POSTGUAM.COM) OR CALL 649-1924

THE GUAM DAILY POST



**BOARD OF COMMISSIONERS  
REGULAR SCHEDULED MEETING  
12:00 P.M., December 16, 2022  
GHURA's Main Office (via Zoom)  
1st floor, Conference Room, Sinajana  
AGENDA**

---

**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 **12:32 P.M., Friday, December 16, 2022**, at the GHURA Sinajana Main Office, 1st floor Conference room, by Chairman Rivera. He indicated that 6 members of the Board of Commissioners were present, representing a quorum and that the meeting would proceed as scheduled.

<p><b>PRESENT:</b> Dr. John Rivera, <b>Chairman</b> Frank Ishizaki, <b>Commissioner</b> Emilia Rice, <b>Commissioner</b> Nate Sanchez, <b>Commissioner</b> Karl Corpus, <b>Resident Commissioner</b></p> <p><b>ABSENT:</b> Monica Guzman, <b>Vice Chairwoman</b> Anisia Delia, <b>Commissioner</b></p> <p><b>LEGAL COUNSEL:</b> None present</p>	<p><b>MANAGEMENT &amp; STAFF:</b> Elizabeth Napoli, <b>Executive Director</b> Fernando Esteves, <b>Deputy Director</b> Audrey Aguon, <b>Special Assistant</b> Frances Danieli, <b>Fiscal Controller</b> Sonny Perez, <b>AE Manager</b> Dr. Kimberly Bersamin, <b>HR Administrator</b> Katherine Taitano, <b>CDBG Manager</b></p> <p><b>PUBLIC:</b> None present in person or via zoom</p>
--	---

**II. BOARD MEETING PUBLIC ANNOUNCEMENTS**

**1<sup>st</sup> Printing – Friday, December 09, 2022**

**2<sup>nd</sup> Printing – Wednesday, December 14, 2022**

**ACKNOWLEDGED by Chairman Rivera**

**III. APPROVAL OF PREVIOUS BOARD MINUTES – November 22, 2022**

[061/22] Commissioner Corpus moved to approve the board meeting minutes of November 22, 2022, subject to corrections. Commissioner Rice seconded the motion. There were no objections by the other board members. Motion passed, subject to any corrections.

#### **IV. NEW BUSINESS**

**1. Resolution No. FY2023-006**, a Resolution Approving the Above-Step Recruitments for the Accountant II Positions (FISCAL Division)

**[062/22] Executive Director Napoli stated the following:**

- Read aloud Resolution No. FY2023-006
- Mr. Bedrick Briones and Ms. Gi Young Kim Reyes submitted requests to Executive Management and the GHURA Board of Commissioners for consideration of an above the minimum step recruitment for the classified positions of Accountant II based on exceptional qualification
- Given the critical need and severe staffing shortages in the fiscal Division to fill these positions immediately, the consideration was BOC approved
- Since GHURA HR has completed the required disclosures and transparency requirements, Executive Management now seeks approval from the GHURA BOC for an above the minimum step requirement for the (2) Accountant IIs based on recruitment difficulty and exceptional qualifications;
- Exceptional qualifications of Mr. **Bedrick B. Briones**:
  1. Worked in private (banking industry) and military sectors;
  2. Introduced process of “digital signature features” eliminating the need to print hard copy checks;
  3. Upgraded the bank prepaid expense worksheets and reduced preparation time by 50%;
  4. Promoted to Investment Officer after only (1) year;
  5. As Investment Officer, processed over \$30 million per month of wire transfers (error free);
  6. Journal entries over \$1 billion work of investments and automated many processes that increased the bank’s overall efficiencies;
  7. With Mr. Briones joining the fiscal team, GHURA expects him to improve the level of efficiency and effectiveness of the Fiscal Division
- Exceptional qualifications of **Ms. Gi Young Reyes**:
  1. Worked in private and military sectors;
  2. Internal audit assurance practice;
  3. Fraud investigation;
  4. 3–5-year budget and business plans;
  5. Individual, corporate, and non-profit organization tax and;
  6. With Ms. Reyes joining the fiscal team, GHURA expects her to improve the level of efficiency and effectiveness of the Fiscal Division
- 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 Mr. Bedrick Briones and Ms. Gi Young Kim Reyes, MG4-7(E), \$55,560 pa; \$26.71 p/hr; and

- The GHURA board recognizes that it has the discretionary authority to go below or beyond management's recommendations (i.e., MG4-2(A), \$39,921.00 p/a; \$19.19 p/hr through MG4-10F, \$66,809.00 p/a; \$32,12 p/h – maximum), but supports management's request for the above-step recruitment;
- Funding for this position is available from COCC funds;
- In consideration of the applicants' exceptional knowledge and experience, the GHURA Board of Commissioners grants the above-step recruitment for:
  1. Mr. Bedrick Briones, MG4-7(E) p/a; \$55,560.00 p/a; \$26.71 p/hr;
  2. Ms. Gi Young Kim Reyes, MG4-7(E), \$55,560.00 p/a; \$26.71 p/hr

Chairman Rivera indicated that the fiscal/finance division has had many discussions regarding the need to fill those positions and the shortage of individuals with the skill sets in these professions. He inquired about whether Dr. Kim Bersamin, HR Administrator, had vetted both applicants. Dr. Bersamin confirmed that she has. She thanked the board for accommodating the request and added that GHURA looks forward to moving ahead more efficiently and effectively with a team full of the skill sets that it has now. She respectfully requested the board's support on the above step recruitment.

There was nothing further.

**[063/22] Commissioner Sanchez motioned to approve Resolution No. FY2023-006, approving the Above-Step Recruitments for the Accountant II Positions (FISCAL Division). Commissioner Ishizaki seconded the motion. There were no objections by the other board members. Motion passed for FY2023, Resolution No. FY2023-006 for Above-Step Recruitment for the Accountant II positions unanimously.**

**2. Resolution No. FY2023-007, a Resolution Approving the Above-Step Recruitment for the Engineer II Position (Temporary Position) (A/E Division)**

**[064/22] Director Napoli stated the following:**

- Read aloud Resolution No. 2023-007
- On 11/16/2022, the authority offered Mr. Miguel T. Fernandez, a temporary position to the Engineer II position
- Mr. Fernandez has requested an above-step recruitment salary to \$68,000 per annum
- The BOC acknowledges both the recruitment difficulty and Mr. Fernandez's exceptional qualifications and the critical need for the position
- Exceptional qualification of Mr. Miguel T. Fernandez are as follows:
  - a) **Republic of the Philippines Government Certifications**  
Construction Project Management  
Republic of the Philippines, Department of Trade & Industry  
Construction Manpower Development Foundation

Association of Safety Practitioners of the Philippines, Inc.  
(ASPPI Member)  
Republic of the Philippines, Department of Labor Employment  
Bureau of Working Conditions, Intramurus, Manila

Occupational Safety & Health Practitioner  
Republic of the Philippines, Department of Labor and  
Employment  
Bureau of Working Conditions; Intramuros, Manila

**b) US Federal Certifications**

NAVFAC Construction Quality Management  
Naval Facilities Engineering Command  
OSHA 40 EM 385-1-1

Conducted by: OSH SOLUTIONS GUAM on Feb. 13, 2020  
Graduation from the Manuel L. Quezon University with a Bachelor of  
Science in Civil Engineering in March 1987

- c) Possesses over (37) years of private sector engineering experience;  
(13) years of various private sector experience on Guam;  
Over (20) years of experience as Project Engineer/Manager in the  
Philippines; (1) year in Saudi Arabia.

- In consideration of both recruitment difficulty and exceptional qualifications, the BOC wishes to compensate Mr. Fernandez at the above the minimum step for the temporary position of Engineer II at pay grade NG4 Step 9(F), which is \$68, 271 per annum
- Funding for the above step recruitment is available under federal funds
- GHURA requests that the BOC, in accordance with Title 4 of the Guam Code Annotated §6205, grant the above-step temporary position of Engineer II at pay grade NG4 Step 9(F), which is \$68, 271 per annum.

Commissioner Ishizaki inquired about whether Mr. Fernandez was a licensed professional engineer. Mrs. Bersamin stated that Mr. Fernandez did not possess the Professional Engineer license. Deputy Director Esteves added that what GHURA was looking for was for someone to be out in the field providing knowledgeable feedback to the engineering department to ensure the project management side of it was consistently moving forward.

Commissioner Sanchez asked about the timeframe of the contract and whether the position was a temporary one. Mrs. Bersamin stated that the position was a temporary one and was equivalent to an “at will” employee. He inquired about whether the temporary position would open up the possibility for a permanent position. Mrs. Bersamin stated that it would depend on the budget and going through the Merit System. She added that the timeframe

would need to include getting the team up to speed, complete the project and complete another assessment of the staffing level requirements and go back to the board if there is a need to address it.

Commissioner Ishizaki inquired about the total number of engineers in the AE Division. Mr. Sonny Perez, AE Manager, stated that Michael Racuyal was the only AE engineer. However, the staff includes excellent building inspectors, Mr. Andrew Manglona and Mr. Robert Hess. Mr. Manglona also does computer aid drafting and is well versed of the standards.

Chairman Rivera indicated that he believed that the above step would help with some of GHURA's critical pending cases and timeliness issues. Mrs. Bersamin added that it may also help with MOD projects, as well.

**[065/22] Commissioner Ishizaki moved to approve the above step recruitment for the Engineer II position, which is a temporary position for Resolution no. FY2023-007. Commissioner Sanchez seconded the motion. There were objections by other board members. The motion passed.**

### **3. Intent to Award, IFB#GHURA-COCC-022-010; Banking Services**

**[066/22] Director Elizabeth Napoli stated the following:**

- GHURA is requesting the approval from the Board of Commissioners to move forward with the intent to award Bank of Guam for banking services.
- Bank of Guam was the only bidder that submitted a proposal
- RFP Solicitation Start date, October 21, 2022. Second Advertisement on October 26, 2022
- On October 27, 2022- an email was sent to banking institutions available online to inform them of the non-mandatory pre-bid conference scheduled for October 28, 2022 at 10am.
- There were no representatives from other banking institutions at the pre-bid conference
- RFP was reviewed by procurement staff and the controller of Fiscal Division for responsiveness and completeness
- Evaluation committee initially reviewed and scored the sole bidder's proposal without cost and gave a final score that was deemed reasonable
- On December 13, 2022, a letter was sent to HUD for approval due to sole bid submission
- Response from HUD was to PROCEED with Intent to Award

There were no questions by the commissioners.

**[067/22] Commissioner Sanchez motioned to approve Intent to Award IFB#GHURA-COCC-022-010; Banking Services. Commissioner Rice seconded the motion. There were no objections by the other board members. Motion was passed.**

#### **4. Umatac Baseball Field Rehab. Project – Change Order**

**[068/22] Director Napoli stated the following:**

- This is a request to approve the change order to the subject contract and project GHURA 099-26-2017-CDBG Infratech Intl. LLC to rehabilitate the Sinajana and Umatac Baseball Fields
- Scope of work included: Renovating, regrading existing playing fields, restrooms, replacement of fencing and backstops, adding swales for stormwater control, and increasing automobile parking stalls.
- GHURA released and closed the bid on Oct. 26, 2017
- Infratech International, LLC was determined to be the lowest and most qualified bidder
- GHURA issued a base contract for \$810,000 and an NTP to Infratech on May 14, 2018 for both Umatac and Sinajana Baseball Fields
- Umatac Baseball field timeline included (3) change orders: \$200,00 was for the purchase of additional lighting, \$46,970 was to install backfill needed to stabilize the existing playing field and \$32,000 to install a permittable field lighting electrical system analysis
- Umatac Baseball field is considered substantially complete pending utility installation, power and water
- GHURA has partnered with GPA and GWA to coordinate their efforts to minimize the time required towards meeting the administrative permit requirements
- GPA has notified Infratech of application requirements to avoid delays in scheduling final inspections. Possible charges may incur during the application process
- GHURA has offered Infratech an equitable change in its contract when costs become known
- Pre-renovated Umatac Baseball field was connected to a nearby water meter that supplied water to the restroom, for reasons unknown, the meter and piping infrastructure were removed
- Infratech attempted to locate the infrastructure to connect new restroom water lines, but it was non-existent.
- GHURA, GWA, and Infratech decided to install infrastructure and connect to a nearby water hydrant to supply water to the baseball field restrooms.
- Recommendation: GHURA's AE submits a government estimate of \$8,000
- Infratech is currently sourcing materials and GWA has committed to supply materials that Infratech may not be able to find on island.

- GHURA recommended to approve change order number (4) to the contract and any additional costs that can be subject to an equitable change in the contract.
- Mr. Sonny Perez, AE Manager, stated the following updates for the Umatac Baseball field:
  1. Project is at 97% complete
  2. Currently, Mayor Quinata is keeping up the facility
  3. Power poles are up and restrooms and fences are completed
  4. Parking lot is just about complete
  5. GHURA has requested that Infratech install the additional infrastructure to tie into the system next to the water hydrant

Chairman Rivera asked how often GHURA experienced a situation where infrastructure was supposed to be there, but was not. Mr. Perez indicated that he had experienced this (2) other times, but added that the facility is old and records may have been destroyed or misplaced.

Commissioner Ishizaki added that the cost estimate was reasonable. He inquired about whether the parking area around the ball field provided ample parking space. Mr. Perez confirmed that there was ample parking.

There were no further discussions.

Deputy Director Esteves stated that the addendum has to be added to the contract to add the new lines. The agenda indicated New Business item (4) as a change order and item (5) as a contract amendment, but it should be a single board action.

**[069/22] Commissioner Ishizaki moved to approve the Change Order and Contract Amendment to contract GHURA;09-26-2019, CDBG funded, to Infratech International, LLC, to rehabilitate the Umatac Baseball Field in the amount of \$8,000. Commissioner Sanchez seconded the motion. There were no objections by the other board members. The motion passed.**

#### **5. Umatac Baseball Field Rehab. Project – Contract Amendment**

- **[070/22]** Item (5) was addressed in item (4)

## **V. EXECUTIVE DIRECTOR'S REPORT**

**[071/22] Director Napoli stated that she would not be providing an Executive Director's report. She deferred to Mr. Sonny Perez, AE Manager, to provide updates on the following projects:**

**1. [072/22] Project Updates:**

- **Women's Treatment Center-** H2 workers have arrived; sewer line was installed; concrete pour is scheduled; project completion is at 38%. After the pour, first half of concrete walls will be put up, bringing the project to be at around 45% complete by the end of the year.
- **Inarajan Basketball Court-** JJ Global is tracking to be at 90% complete. Concrete pouring was on December 3 and curing time will take about a week. Painting of the court is scheduled to begin. Restroom facility and parts of the bleachers have been completed.

**2. [073/22] Division Updates- Director Napoli indicated that the Division updates will be presented at the next board meeting.**

**VI. GENERAL DISCUSSION / ANNOUNCEMENTS**

**1. [074/22] Director Napoli deferred to Dr. Bersamin for further discussion.**

**Dr. Bersamin stated the following:**

Pursuant to Title 5GCA, the board needs to complete the Executive Management 6<sup>th</sup> month Performance Evaluations for:

- Executive Director, Elizabeth F. Napoli due on January 08, 2023 (Initial Evaluation)
- Deputy Director, Fernando B. Esteves due on February 22, 2023 (Initial Evaluation)
- She added that in 2019, the board voted to have each board member evaluate the Executive Director and Deputy Director separately and submit the completed evaluations to HR for tabulation and report back to the board. She stated that GHURA does have a draft policy in place that she will be working with legal counsel with to finalize the process and procedures on the executive management evaluation. Once completed, it will be presented before the board.

**2. Next proposed scheduled Board Meeting: Tuesday, January 10, 2023 @ 12:00 p.m.**

**[075/22] Chairman Rivera indicated that Ms. Audrey Aguon, Special Assistant, will send out notices to commissioners via email regarding a consensus on the next scheduled board meeting date.**

**VII. EXECUTIVE SESSION**

[076/22] Commissioner Ishizaki motioned to move into Executive Session. Commissioner Sanchez seconded the motion. There were no objections. The motion passed.

**VIII. ADJOURNMENT**

[077/22] Commissioner Sanchez motioned to adjourn. Commissioner Rice seconded the motion. There were no objections. Motion passed to adjourn.

**SEAL**

---

**Elizabeth F. Napoli**  
**Board Secretary / Executive Director**



# 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](http://www.ghura.org)



December 22, 2022

TO: Board of Commissioners

FROM: Executive Director, Elizabeth F. Napoli 

SUBJECT: **Change Order No. 1**

IFB#GHURA-05-26-2022-AMPs 2, 3 & 4; Renovation of 13 Public Housing Units

O.H. Construction has an ongoing contract to Renovate (13) Thirteen Public Housing Units at AMP2 – Yona, AMP3 – Agat & Umatac, and AMP4 – Toto & Dededo. Prior to change order submission, inspections were conducted by A/E staff and O.H. Construction for unit 19B Calle Duenas, it was concluded the existing wall hung cabinets are termite infested and need to be replaced in-kind. In regards to 26B Calle Damian (under reno contract), a couple weeks into the reno work the contractor noticed the adjacent unit 26A kitchen waste line is clogged and back flows into unit 26B waste line. A/E concluded the need to separate both unit's wasteline and vent to resolve any future backflow issue.

Cost Analysis and Justification: Original Contract Amount \$442,000.00

1. Unit# 19B Calle Duenas, Toto. Cost: \$3,000.00
  - Demolition, removal and disposal of upper hung kitchen cabinet
  - Provide new wall hung kitchen cabinets, layout to match existing in-kind
2. Unit# 26A & 26B Calle Damian, Toto. Cost: \$5,000.00
  - Removal and disposal of existing waste line at kitchen, utility sink & laundry drain
  - Provide new surface mounted waste & vent lines

Based on A/E staff's review, we are requesting Board approval for a change order / contract modification with O.H. Construction in the amount of \$8,000.00 for the additional work stated above. A/E has determined the cost proposals are reasonable and acceptable.

Attachment: Contractor cost proposals

**O.H. CONSTRUCTION**

P.O.Box 11497 Tamuning Guam 96931

**Guam Housing and Urban Renewal Authority**

To; Elizabeth F. Napoli / Executive Director


Attn; Sonny P. Perez  
A/E Manager

cc ; Andrew Manglona / Planner

**RE ; The Cost Breakdown of Additional Work / Requested by GHURA**  
GHURA—05-26-2022-AMPs 2, 3, & 4 / Renovation of 13 Public Housing Units

Unit # 19B Calle Duenas, Toto 3 Bedroom	\$3,000.00
Replace Kitchen Cabinet ( Over Hung / Infested by Termite )	
-Demolition / Remove and dispose of existing cabinet	\$1,000.00
-Fabrication and installation of new cabinet	\$2,000.00
-Materials ( \$1,000.00 ) / Labor ( \$2,000.00 )	
-Completion days / 1 week	

Unit # 26A & 26B Calle Damian, Toto 3 Bedroom	\$5,000.00
Replace Waste Line at Kitchen Area ( Both of Units )	
-Remove and dispose existing waste line. Existing waste line embedded in walls & slab to remain, disposal is minimal, majority	\$500.00
-Unit 26B consisted w/ exposed waste line already, new work to install new vent lines.	\$3,500.00
-Materials( PVC pipe and fittings )	\$1,000.00
-Completion days / 1 week	



Michael J. Lee  
General Manager

Date : December 12, 2022




# 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](http://www.ghura.org)



January 11, 2023

TO: Board of Commissioners

FROM: Executive Director, Elizabeth F. Napoli 

SUBJECT: **Change Order No. 1**  
IFB#GHURA-09-02-2022-S1-AMP1; Site Improvements for AMP 1

Genesis-Tech Corporation has an ongoing contract for Site Improvements for Public Housing AMP1. A/E Staff conducted a site visit at the AMP1 Site in Agana Heights following a change order request from the contractor. Upon assessment of the area, A/E Staff had concluded a need for uprooting trees and earth regrading in order to achieve a positive slope towards the new concrete swale proposed in the original contract's Special Conditions.

Original Contract Amount \$150,000.00

#### Cost Analysis and Justification:

1. Uprooting and Removal of Six (6) Trees

The existing concrete swale is damaged due to the trees' roots. Earth regrading, tree uprooting, and tree removal are required to achieve a positive slope towards the proposed concrete swale.  
Cost: \$15,000.00

2. Earth grading (800 sq. ft.) Cost: \$2,500.00

Based on A/E staff's review, we are requesting Board approval for a change order/contract modification with Genesis-Tech Corporation in the amount of \$17,500.00 for the additional work stated above. A/E has determined the cost proposals are reasonable and acceptable.

Attachment: Contractor cost proposals

**Genesis-Tech Corporation**

P.O. Box 23059  
Barrigada, Guam 96921

Tel/Fax: (671) 230-5900  
e-mail: genesisstechguam@gn.net

**TRANSMITTAL**

Date : 12/28 /2022

To : **Mr. Sonny Perez**  
Architectural & Engineering Manager  
Guam Housing and Urban Renewal Authority

Attention : **Mr. Andrew Manglona**  
**Planner**  
FME Management

Subject : Submittal No. 06  
**Site Improvements for AMP1**  
**GHURA-09-02-2022-S1**

**FORWARDED HEREWITH:**

☐ Shop Drawing Plan ☐ Specifications ☐ Request for information's ☐ Electronic File or Diskette(s)  
☐ Copies of Drawings ☐ Transmittal Letter ☐ Material Submittal ☐ Estimates ☐ Others

**This Package Includes the following:**

Item No.	Item Description	No. of Copies			Contract Reference Documents	For Action Code
		Qty.	Units	Dept.		
1.0	Revised Request for Change order	3	pages	GHURA		
				FME Management		

REMARKS: CC:

**THE FOLLOWING ACTION CODES ARE GIVEN TO ITEMS SUBMITTED**

**A-Approved as submitted**

**B-Approved as noted**

**C-Disapproved**

  
**Genesis-Tech Corporation**

REC'D SECTION 8  
DEC 29 '22 4:14

**Board Meeting of January 24, 2023**

**PAGE 4 of 47**

***Genesis-Tech Corp.***

P.O. Box 23059 Barrigada, Guam 96906  
Tel/Fax: (671) 637-3376  
genesistechguam@gmail.com

12/28/2022

To: Ms. Elizabeth F. Napoli  
Executive Director  
Guam Housing and Urban Renewal Authority  
117 Bien Venida, Sinajana Guam 96910

Attn: Mr. Sonny Perez  
AE Manager

Reference: Site Improvements AMP1  
GHURA-09-02-2022-SI

Subject: **An Additional/Change Order Request No. 001**  
Cost Breakdown for Trees Removal and earth grading

Hafa Adai,

This change order request is to provide positive slope / runoff to new drainage concrete swale. To achieve contract design intent, various trees need to be removed and earth grading required. There is a nearby 6 of trees close to the drainage swale path and its roof growth point towards the direction of the drainage swale.

Additional work not indicated in the original bid specifications.

See attached job-site(Agana Heights) photos for your references for this change order request.

Cost breakdown for Additional work:

1. Existing trees removal 6 each -----	\$15,000.00
2. Earth grading (800sf) -----	<u>\$2,500.00</u>

**The proposed additional cost \$17,500.00 as Lump Sum Basis**  
(Seventeen Thousand Five Hundred and No/100)

Please feel free to contact us at (671)637-3370 or (671)888-5785 for any question that you might have. Your kind review and acceptance of this proposal would be greatly appreciated.

Sincerely yours,

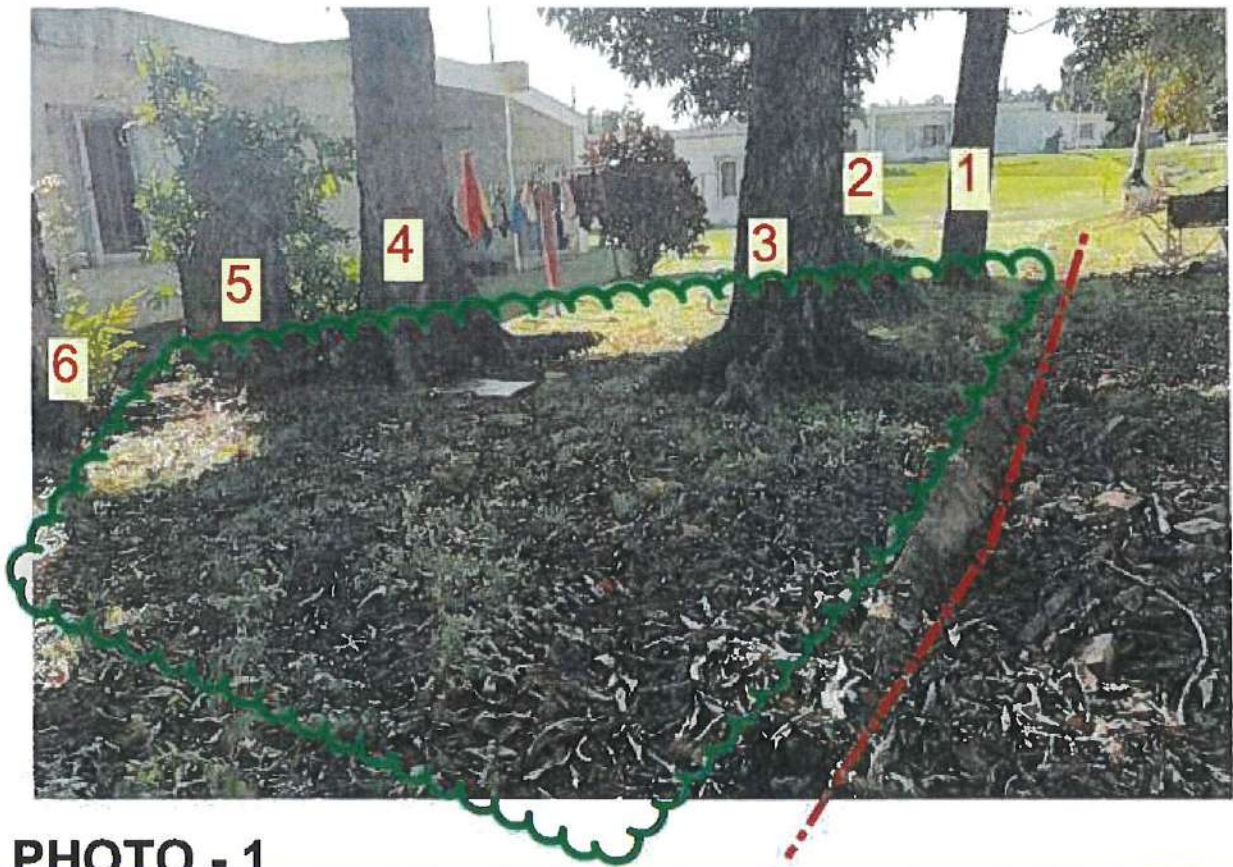


Young Kim  
General Manager

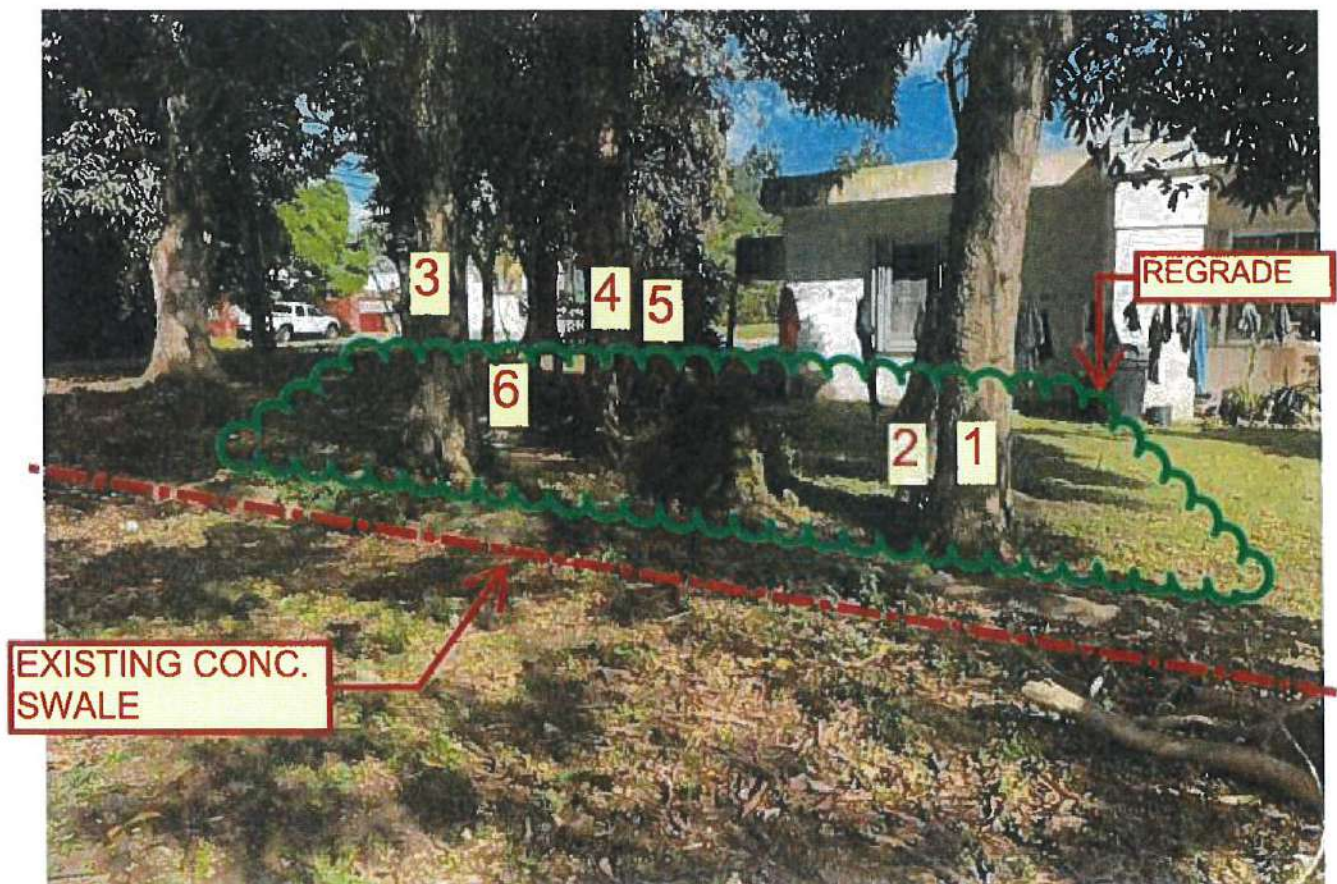
Attachments: 1 page of job-site pics.

---

CC: Mr. Andrew Manglona  
AE Planner



**PHOTO - 1**



**PHOTO - 2**

**GUAM HOUSING AND URBAN RENEWAL AUTHORITY  
BOARD OF COMMISSIONERS  
RESOLUTION NO. FY2019-016**

**Moved By: JOSEPH M. LEON GUERRERO      Seconded By: CARL V. DOMINGUEZ**  
**RESOLUTION DELEGATING AUTHORITY TO THE EXECUTIVE DIRECTOR TO APPROVE TRAVEL IN THE EVENT OF AN EMERGENCY OR A LACK OF BOARD QUORUM**

**WHEREAS,** pursuant to Section 5104, Title 12 of the Guam Code Annotated, the Board of Commissioners of the Guam Housing and Urban Renewal Authority (GHURA), is given the right and responsibility to govern and control the operations of the Authority, and to establish policies for its day-to-day operations, and generally to undertake its responsibilities as supreme authority for the Agency; and

**WHEREAS,** the Authority's Travel Policy requires specific advance authorization by the GHURA Board of Commissioners for off-island travel on official Authority business; and

**WHEREAS,** the Board of Commissioners recognizes that in the event of an emergency or a lack of a board quorum, costs for such travel only increase while waiting for the next board meeting to occur; and

**WHEREAS,** most travel requests are planned and approved by the board during the regular budget cycle process; now therefore, be it

**RESOLVED,** that the GHURA Board of Commissioners approves the Delegation of Authority to the Executive Director to approve travel in the event of an emergency or a lack of board quorum; and be it further

**RESOLVED,** the Executive Director shall notify the board at the immediate next meeting of the GHURA Board of Commissioner of the travel request(s) that were granted approval under this Resolution; and be it further

**RESOLVED,** that in the event the Executive Director himself, must also travel, the same delegation of authority and reporting responsibilities shall be extended to the GHURA Deputy Director.

**IN A SCHEDULED BOARD MEETING, SINAJANA, GUAM – JUNE 07, 2019  
PASSED BY THE FOLLOWING VOTES:**

**AYES:** Sabino Flores, Joseph Cameron, Carl Dominguez, George Pereda, Monica Guzman

**NAYES:** NONE

**ABSENT:** Joseph Cameron, Eliza Paulino

**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 ~~June 07, 2019~~.

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

Secretary/Executive Director

  
(SEAL)

## Elizabeth Napoli

---

**From:** Miguel-Cortez, Marie <Marie.Miguel-Cortez@hud.gov> on behalf of Miguel-Cortez, Marie  
**Sent:** Wednesday, December 21, 2022 7:17 AM  
**To:** David Chargualaf; Elizabeth Napoli; Norma San Nicolas; Jennifer Toguchi; Hakim.Ouansafi; Kaito, Gail M. (gkaito@honolulu.gov); Kerry M. Kaneshiro; Gail Rumbaoa; hauanu.bernades@co.maui.hi.us; Kunz, Susan; Alonzo, Arianne K.; Barbara.E.Arashiro  
**Cc:** HON Honolulu Public Housing  
**Subject:** Upcoming NSPIRE Training in Hawaii: January 10, 2023

Good Morning and compliments of the season,

The Honolulu Public Housing Office/hub sends this invitation with encouragement to register attendance to the Hawaii session of the NSPIRE Get Ready Series scheduled for January 10, 2023. Feel free to extend/share this invitation to attend the NSPIRE Get Ready Series to program staff, Multifamily owners/agents, and Inspectors. For your convenience, the link to register is below. See you there!



The Real Estate Assessment Center (REAC) would like to formally invite you to attend the Hawaii session of the NSPIRE Get Ready Series on January 10, 2023.

**[CLICK HERE TO REGISTER](#)**

### DETAILS

Kapolei, Hawaii

- When: Tuesday, January 10, 2023, 8:30 a.m. - 4 p.m. (HST)
- Where: Hale Pono'i, 91-5420 Kapolei Parkway, Kapolei, HI

always, feel free to question.

As

*Marie Miguel-Cortez*

Program Analyst

U.S. Department of Housing and Urban Development

Phone: (808) 457-4672



# 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](http://www.ghura.org)



## MEMORANDUM

To: Executive Director *(Signature)*

From: Travel and Training Committee Members  
MIS Manager *JS*  
Controller *JS*  
Chief Planner *JS*

Cc: Property Site Manager, AMP4

Date: December 27, 2022

Subject: Request for Off-Island Training  
NSPIRE Get-Ready Series January 10, 2023  
Kapolei, Hawaii

*Approved. Please process.  
for the DD Esteves,  
Steve Baga/sec. 8,  
Mike Prot/PH  
AMP4*

*STH/gh. 1/5/2023*

*This itinerary was canceled due  
to exorbitant airfare quote (i.e. 6,000+  
per person, Business Class)*

*STH/gh.  
01/05/2023*

Hafa Adai, Director:

The travel committee submits the following response to the proposed travel of GHURA employees to the event identified in the subject line above.

The travel committee reviewed the packet information provided and have completed their assessment of the four components of time, cost, post planning, and intended result. Our notes and comments are on the enclosed evaluation sheets and within this memorandum.

The travel committee recommends the following:

- That travel authorization be extended subject to documented availability of funds from the travelers' respective budgets.
  - Comment: Documentation on funds availability was not included in the packet for review.
- That travel be extended to at least three representatives of GHURA to provide opportunity for the Executive Division, Section 8 Division, and the Public Housing Division to learn from the NSPIRE Get-Ready Series event in Hawaii.
  - Comment: After additional online research was conducted by the committee on the event, further discussion with PSM San Nicolas was conducted and provided the needed insight into the history of the development of NSPIRE and the event itself, given the limited description and lack of agenda available.

Because the trip time is short and ticket purchase is close to travel, the costs associated are higher than they could have been with longer lead time to prepare. However, we note that the HUD notice "encouraging" attendance was relatively recently received. We also wish to acknowledge the efforts of PSM San Nicolas to provide the necessary information to the committee. The travelers should also be commended for their willingness to attend this relatively short 6-hour event and the grueling turnaround plan they would be accepting.

Thank you for the opportunity to review and offer our comments and recommendations for your consideration.



### III. IMPLEMENTATION

In late 2019, REAC began a two-year, voluntary demonstration to better identify potential adjustments to standards, protocols, and processes prior to nationwide implementation. This demonstration involved a diverse, representative group of stakeholders, including other HUD offices, PHAs, and property owners and agents (POAs).

The NSPIRE has been evolving and will soon replace the Uniform Physical Condition Standards (UPCS) inspection module for the Public Housing Program and the Housing Quality Standards (HQS) inspection module for the Section 8 Housing Choice Voucher Program.

HUD has constantly updated a full set of NSPIRE standards. The latest standards focus on technical accuracy, relevance, and clarity.

### IV. RESULTS/EVALUATION

In May 2021 an off-island trainer provided an overview of the NSPIRE standards. In March 2022 online webinars were offered on NSPIRE and the latest updates. Today, HUD seems to be starting a "Get Ready Series" for NSPIRE. This training will provide the groundwork on what GHURA should be expecting for its housing programs.

### V. COST BREAKDOWN

Travelers:	* Fernando Esteves, Deputy Director Gemar Balicha, Building Maintenance Supervisor (AMP1) * Michael Orot, Building Maintenance Supervisor (AMP2) Raymond Macias, Maintenance Worker (AMP4/GT) * Steven Baza, Program Coordinator IV (S8 HCV)		
Flight Ticket:	GUM – HON – GUM 01/09/2023 – 01/12/2023 \$1,851.32 (as of 12/22/2022) per person x 5		
			\$ 9,256.60
Per Diem:	Maximum Per Diem Rates Outside Continental US (CONUS) Travel Per Diem Allowances: Kapolei Season Begin: 01/06; Season End: 12/16		
	(1) Hotel: Hampton Inn & Suites, Oahu/Kapolei, HI \$178.22/night x 2 nights (1/09-1/10) + \$114.38 (taxes/fees) = \$470.82 x 5 <i>38KX</i> (GSA rate: \$177/person x 2 nights x 5 travelers = \$1,770)		
			\$ 2,354.10
	(2) Proportional Meal*: \$68 x 2 days (01/09-01/10) x 5 = <i>38KX</i> (*Local meal rate is \$119. However, hotel offers free breakfast. Therefore, must use proportional meal rate.)		
			\$ 680.00
	(3) Local Incidental - \$30 x 2 days (01/09-01/10) x 5 = <i>38KX</i>		
			\$ 300.00
	<b>TOTAL REQUEST:</b>		
			<b>\$12,590.70</b>



# GHURA

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



1/6/23

*Approved. Please process for: DD Esteves, Steven Baza, Michael Orot/PH-AMP2* 01/06/2023  
*STEPHEN C. - 1/10/67*

## V. COST BREAKDOWN

Travelers: Fernando Esteves, Deputy Director B. — 1/19/87  
Michael Orot, Building Maintenance Supervisor (AMP2) M. — 12/01/67  
Steven Baza, Program Coordinator IV (S8 HCV) STEPHEN C. — 1/10/67

Flight Ticket: GUM – OAK – GUM (economy)  
01/29/2023 – 02/01/2023  
\$1,950 per person x 3 \$5,850.00

Per Diem: Maximum Per Diem Rates  
Travel Per Diem Allowances: Oakland

### (1) Hotel: Note: Using GSA Rate. Subject to change if training is held in a hotel

\$night x 3 nights (1/29-1/31) + \$??? (taxes/fees)  
= \$567.00 x 3  
(GSA rate: \$189/person x 3 nights x 3 travelers = \$1,701) \$1,701.00

(2) M&IE: \$74 x 3 days (01/29-1/31) x 3 travelers = \$ 666.00

(3) First/Last Day Travel - \$55.50 x 2 days (01/29 & 02/01) x 3 = \$ 333.00

**TOTAL REQUEST: \$8,550.00**

## Funding Breakdown & Budget Codes:

Breakdown	COCC	AMP2	S8 HCV	TOTAL
Travel	1950.00	1950.00	1950.00	5,850.00
Hotel	567.00	567.00	567.00	1,701.00
Meal/Incidental	222.00	222.00	222.00	666.00
First/Last Day	111.00	111.00	111.00	333.00
<b>TOTALS:</b>	<b>2850.00</b>	<b>2850.00</b>	<b>2850.00</b>	<b>\$8,550.00</b>

*525.89*  
*222. -*  
*111. -*  
*\$ 858.89*

## Budget Codes:

COCC: 070.4150.00.0.810.01.1  
AMP2: 072.4150.00.0.810.04.4  
S8HCV: 006.4150.00.0.810.10.1 8R0R

*K2MNR-*

GHURA does not discriminate against persons with disabilities.

The Chief Planner has been designated as Section 504 Coordinator.

The Coordinator can be contacted at the above address and telephone numbers.

*Rec'd 1/6/23*  
*CR - CMA 1/17/23*  
**Board Meeting of January 24, 2023**



# 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](http://www.ghura.org)



**Lourdes A. Leon Guerrero**  
Governor of Guam

**Joshua F. Tenorio**  
Lt. Governor of Guam

**John J. Rivera**  
Chairman

**Monica O. Guzman**  
Vice Chairwoman

**Anisia S. Delia**  
Commissioner

**Frank T. Ishizaki**  
Commissioner

**Emilia F. Rice**  
Commissioner

**Nathanael P. Sanchez**  
Commissioner

**Karl E. Corpus**  
Resident Commissioner

**Elizabeth F. Napoli**  
Executive Director

**Fernando B. Esteves**  
Deputy Director

**DATE:** January 23<sup>rd</sup>, 2023

**TO:** Board of Commissioners ("BOC"), Guam Housing and Urban Renewal Authority

**FROM:** Fernando B. Esteves, Deputy Director, Guam Housing and Urban Renewal Authority

**SUBJECT:** Conflict of Interest Analysis and Recommendations

Hafa Adai,

As reported previously to the BOC, GHURA is actively incorporating operational procedures to prevent conflicts of interest ("COI"). Our efforts seek to proactively address conflicts of interest to reduce liability and risk, maintain the integrity of the agency, and safeguard against government corruption.

Presented before the BOC is a grievance from and at the request of Mr. Richard Moylan ("owner"), who is a landlord under the Section 8 program and an immediate family member to Attorney General of Guam Douglas Moylan ("AG"). It is our position that the management of COIs falls under the daily operations of GHURA pursuant to policies and procedures outlined in our "Section 8 Housing Choice Voucher Program(2019)", approved by the BOC and the US Department of Housing and Urban Renewal ("HUD"). In accordance with, 24 CFR §982.306(e), it makes clear that an owner does not have a right to participate in the Section 8 program. In our review, because owners do not have a right to participate, a procedural grievance process does not exist within GHURA's policies and procedures. Additionally, the HUD Section 8 Handbook does not provide guidance on procedural grievance processes for owners.

However, while this matter is considered to be operational in nature, we bring this grievance before the BOC at the request of Mr. Richard Moylan because BOC guidance may aid in any necessary policy or procedural updates.

In October 2022, GHURA initiated its review and analysis of current practices relative to conflicts of interests pursuant to 24 CFR §982.161, which states:



*(a) Neither the PHA nor any of its contractors or subcontractors may enter into any contract or arrangement in connection with the HCV program in which any of the following classes of persons has any interest, direct or indirect, during tenure or for one year thereafter:*

*(1) Any present or former member or officer of the PHA (except a participant commissioner);*

*(2) Any employee of the PHA, or any contractor, subcontractor or agent of the PHA, who formulates policy or who influences decisions with respect to the programs;*

*(3) Any public official, member of a governing body, or State or local legislator, who exercises functions or responsibilities with respect to the programs; or*

*(4) Any member of the Congress of the United States.*

*(b) Any member of the classes described in paragraph (a) of this section must disclose their interest or prospective interest to the PHA and HUD.*

*(c) The conflict-of-interest prohibition under this section may be waived by the HUD field office for good cause.*

Additionally, HUD extends the prohibition to immediate family members as defined in 2.4 of the Housing Choice Voucher Program Guidebook (2021). Which states:

*“PHAs must not approve HAP contracts in which a “covered individual” has any direct or indirect interest in the HAP contract or in any benefits or payments under the contract while that person is a covered individual or for one year thereafter. This includes the interest of an immediate family member of a covered individual. “Immediate family member” means the spouse, parent (including stepparent), child (including stepchild), grandparent, grandchild, sister or brother (including stepsister or stepbrother) of any covered individual.”*

In our analysis, GHURA concluded that the Governor, Lt. Governor, Senators, and Attorney General were covered individuals by virtue of their elected positions and powers under Guam law as exercising functions or responsibilities with respect to the programs. Any member of Congress, is a covered individual by virtue of their elected position. The Public Auditor, Consolidated Commission on Utilities, Guam Education Board, and Mayors are not covered individuals by virtue of their elected positions and do not possess powers under Guam law to exercise any functions or responsibilities with respect to the programs. COI disclosures from these offices are being requested and reviewed to monitor against the emergence of COIs. This process is ongoing.

In a brief summary of our analysis, the Governor and Lt. Governor have functions and responsibilities with respect to the programs. The most noticeable COI is the appointment of the BOC and Executive Management. Senators confirm BOC appointments and have the



power to pass legislation that may have direct and indirect effects on GHURA and its programs.

To the matter at hand, GHURA maintains that the Attorney General of Guam is a covered individual under 24 CFR §982.161(3). The Attorney General exercises the following functions or responsibilities to GHURA and its programs, both directly and indirectly:

1. Access to all legal information and strategies, including risk and liabilities of GHURA granted under 5 GCA §30102;
2. Power to bring civil action for or against the agency as provided in 5 GCA §30102(c) and 5 GCA §30103;
3. Responsibility to defend officers and employees of the Government of Guam if determined, at the discretion of the Attorney General, that actions were in good faith as provided in 5 GCA §30108;
4. Function to review and approval of all legal services agreements as provided in 5 GCA §5121(b);
5. Function to review of all procurements over \$500,000 as provided in 5 GCA §5150;
6. Responsibility for enforcement and investigation of consumer complaints e.g., tenant complaints against landlords;
7. Functions as general counsel on proposed policies that may require Attorney General review, inclusive of proposed housing policies that may impact landlords;
8. Attorney General has prosecutorial discretion that may be counter to the interests of GHURA as its client.

GHURA is currently in litigation of two (2) cases involving unreported COIs of covered individuals and their immediate family members. GHURA is utilizing the 2022 General Election cycle to implement practices and, in turn, establish and publish necessary procedures. GHURA maintains its position that the Attorney General of Guam is a covered individual, and by extension, immediate family members are prohibited from participation with the Section 8 program.

#### **BACKGROUND:**

1. As previously reported to the BOC, GHURA issued a public notice to all 2022 Elected Public Officials on December 1<sup>st</sup>, 2022 (Attachment 1 and Attachment 2) directing them to update or file a "Conflict of Interest" disclosure with GHURA.



2. A second notice to all 2022 Elected Public Officials has been scheduled to be released on January 25<sup>th</sup>, 2023 (Attachment 3 and Attachment 4) directing them to update or file a "Conflict of Interest" disclosure with GHURA.
3. On December 6<sup>th</sup>, 2022, the Guam Election Commission attached a notice (Attachment 5) to the 2022 Certificates of Election for the offices of Senator, Delegate, and Attorney General. The Governor and Lt. Governor having been re-elected, did not require a new direct notice and COIs would be arranged through their office directly. While some Senators were re-elected, the new process for disclosure requirements is new to the Legislature as a body and legislative leadership was undefined at the time.
4. On December 16<sup>th</sup>, 2022, a Notice of HAP Contract Termination was sent to Mr. Richard Moylan (Attachment 6).
5. On December 23<sup>rd</sup>, 2022, Mr. Richard Moylan, submitted a letter requesting a waiver (Attachment 7).
6. On December 30<sup>th</sup>, 2022, after an administrative review was conducted based on his request a response was provided to Mr. Richard Moylan (Attachment 8). GHURA maintains its position.
7. On January 21<sup>st</sup>, 2023, Mr. Richard Moylan submitted another letter, received on January 23<sup>rd</sup>, 2023, to be transmitted before the board (Attachment 9)

#### **FINDINGS:**

1. GHURA finds that it acted in good faith and the execution of its administrative and fiduciary responsibilities, as is evidenced in the records provided;
2. GHURA finds that Mr. Richard Moylan signed a Housing Assistance Payment ("HAP") contract on June 3<sup>rd</sup>, 2022, and agreed to Section 13 (Attachment 10);
3. GHURA finds that a conflict of interest exists, or at the very minimum, the perception of a conflict exists to warrant a prohibition pursuant to standards of government ethics;
4. GHURA finds that the Office of Attorney General, and by extension the Attorney General, currently has GHURA's pending legal services agreement awaiting disposition by the Attorney General leaving GHURA without meaningful legal counsel and risk of liabilities;
5. GHURA finds that on January 12, 2023, GHURA requested the Office of Attorney General initiate substitution of counsel for four (4) cases in active litigation and advised GHURA to continue utilizing them without a current legal services agreement and to refer them to submit a Government Claims to get paid for services rendered;



6. GHURA finds that the advice hereinabove, provided by the Office of the Attorney General to be unsound, without due diligence, and puts GHURA at risk with HUD;
7. GHURA finds that on December 7<sup>th</sup>, 2022, Attorney Douglas Moylan formally withdrew as legal counsel for Mr. Richard Moylan effective December 30<sup>th</sup>, 2022 (Attachment 11);
8. GHURA finds it could not substantiate proper agency for Attorney General Douglas Moylan to countersign Mr. Richard Moylan's request on his letter dated January 21<sup>st</sup>, 2023;
9. GHURA finds the signature by Attorney General Douglas Moylan to be improper, and has perceived the action as a veiled threat against the agency in the future conduct of responsibilities and functions between GHURA and the Office of the Attorney General;
10. GHURA finds that lack of legal counsel caused by delays from the Office of the Attorney General and current conflict of interest with Attorney General Douglas Moylan to be unethical and improper;
11. GHURA finds no security, that Attorney General Douglas Moylan isn't providing legal counsel to Mr. Richard Moylan that is harmful to GHURA interests and by extension the Territory of Guam as evidenced by the signature on the January 21<sup>st</sup>, 2023 letter;
12. GHURA finds that these actions may be in violation of 5 GCA § 30111 which states, "*The Attorney General, except for his own services, may not present any claim, account or demand for allowance against the government of Guam nor in any way advocate the relief asked on any claim or demand made by another except as provided in the Government Claims Act (5 GCA Chapter 6).*";
13. GHURA finds that further conflict exists because the Attorney General Douglas Moylan, responsible for defending the position of the GHURA, may in fact be exacerbating the conflict.

#### **RECOMMENDATIONS:**

Based GHURA's initial analysis and review, further evidenced by recent findings stated hereinabove, we recommend that the BOC uphold our actions conducted in good faith and reconfirm that Conflict-of-Interest procedures remain an operational function. GHURA further requests that the BOC ask questions and provide any guidance that may be incorporated in future policy determinations.

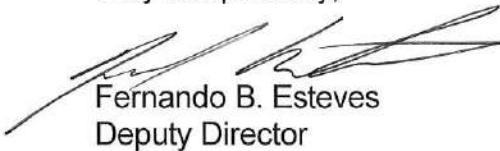
#### **ENCLOSURES:**

1. Public Notice 12/1/22 - The Pacific Daily News
2. Public Notice 12/1/22 – Guam Daily Post
3. Invoice for 1/25/23 Public Notice – The Pacific Daily News



4. Invoice for 1/25/23 Public Notice – Guam Daily Post
5. Conflict of Interest Disclosure Notice – Guam Election Commission
6. Notice of HAP Contract Termination – Mr. Richard Moylan to GHURA
7. Request for Waiver – Mr. Richard Moylan to GHURA
8. Administrative Review Response – GHURA to Mr. Richard Moylan
9. Letter to GHURA BOC – Mr. Richard Moylan to GHURA
10. HAP Contract between GHURA and Mr. Richard Moylan
11. Notice of Withdrawal as Counsel correspondence– Attorney Douglas Moylan and GHURA

Very Respectfully,



Fernando B. Esteves  
Deputy Director

# Noble, GAA Angels perfect in girls tennis

By Jojo Santo Tomas  
Pacific Daily News

Guam Adventist Academy's Mina Noble, the school's top-ranked girls singles player in the Guam Department of Education Interscholastic Sports Association High School Tennis League, stayed perfect in a battle of high schools' undefeated girls Tuesday at the Ninete Tennis Center in Hagåtña.

Noble defeated Okkodo High School's Donita Manacmul 8-1. The match was a rescheduled make-up game from when the teams originally met on Nov. 21. Manacmul had asked to reschedule because she was sick that day, and Noble happily obliged.

"I would rather play than win by forfeit," Noble said.

Noble played consistently throughout the match and worked Manacmul's backhand. Noble won the opening game in the race to



JOJO SANTO TOMAS/PDN

Mina Noble is undefeated at the No. 1 singles spot for Guam Adventist Academy, which is unbeaten in the Guam DOE Interscholastic Sports Association High School Tennis season.

eight, and Manacmul held serve at love to knot the match 1-1. From there it was all Noble, whose steady baseline game overwhelmed Manacmul.

"She's a really, really good player," said Manacmul. "I hope to meet her again in the tournament."

Noble's win gave the Angels a 29-10 team victory for the girls. Charlotte Oh defeated Okkodo's No. 2 singles player Danah Bon-to 8-0, and the GAA doubles team of Jasmine Lee and Sarah Miyagi defeated Cristel Dela Cruz and Aleja O'Connor 8-1.



JOJO SANTO TOMAS/PDN

Okkodo High School Bulldogs junior Donita Manacmul lost her first singles tennis match in a makeup game Nov. 29, 2022, 8-1, to Guam Adventist Academy's Mina Noble at the Ninete Tennis Center in Hagåtña. Manacmul and Noble were undefeated headed into the Guam DOE Interscholastic Sports Association High School Tennis match.

Okkodo's Tricia Fredeluces and Shantelle Cortez won the No. 2 doubles match 8-5 against GAA's Princess Baradi and Junseo Youn.

The Lady Angels im-

proved to 6-0 on the season while the Bulldog girls dropped to 5-1 heading into today's matches.

Pacific Daily News reporter Jojo Santo Tomas covers sports and food. Email him at

jsantotoma@guampdn.com.

guampdn.com

## IN THE SUPERIOR COURT OF GUAM

### IN THE MATTER OF THE ESTATE

OF

CARMEN D. PEREZ, Decedent.

Superior Court Case No. PRO029-04

### 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 John D. Perez has filed a Petition to Reopen Probate and Appointment of Administrator.
2. A hearing on the petition will be heard by online remote appearance on Wednesday, December 7, 2022 at 11:00AM.
3. To attend or to participate in the hearing, go to <https://guamcourts.org.zoom.us> and enter Meeting ID: 864 4387 2213 and Passcode: JEMI. You may also call in for the hearing; you can call into the courtroom at 671-300-8703 at the designated hearing time. For connectivity issues, you may contact Ethan Cruz at (671) 475-3106 or email [efcruz@guamcourts.org](mailto:efcruz@guamcourts.org).

Dated: October 17, 2022

DANIELLE T. ROSETE  
Clerk of Court

/s/ Alice B. Mendoza  
Courtroom/Chamber Clerk



Joseph T. Duenas  
CCU Chairman

## GUAM POWER AUTHORITY

ATURIDAT ILEKTRESADAT GUAHAN

P.O. BOX 2977

HAGATÑA, GUAM U.S.A. 96932-2977

Telephone Nos. (671) 648-3045/55 or Facsimile (671) 648-3165



John M. Benavente, P.E.  
General Manager

### INVITATION FOR BID

This notice is paid for by the GUAM POWER AUTHORITY REVENUE, O&M, CIP & LEAC FUNDS  
PUBLIC LAW 26-12

RFP NO.:	(NON-MANDATORY) (PRE-BID/SITE VISIT):	TIME	DUE DATE:	TIME:	DESCRIPTION:
GPA-008-23			12/20/2022	2:00 P.M.	Cross Arms & Extension Bracket (Revenue)
GPA-009-23			12/15/2022	11:00 A.M.	Waste/Trash Removal Services (O&M)
GPA-010-23			12/15/2022	10:00 A.M.	Generators (CIP)
GPA-011-23	12/06/2022	9:00 A.M.	12/28/2022	10:00 A.M.	Gloria B. Nelson Public Service Building Painting Services (CIP)
Multi-Step GPA-012-23			02/24/2023	2:00 P.M.	Renewable Energy Resource Acquisition Phase IV (LEAC)
GPA-013-23			12/21/2022	10:00 A.M.	Water Systems Diesel Corrosion Control and Painting Services (O&M)

Bid packages may be picked up at the GPWA Procurement Office, Room 101, 1st. Floor, Gloria B. Nelson Public Service Building, 688 Route 15, Mangilao, Guam. All interested firms should register with GPA's Procurement Division to be able to participate in the bid. Please call our office at (671) 648-3054 / 3055 to register. Registration is required to ensure that all "Amendments and Special Reminders" are communicated to all bidders throughout the bid process. Procurement instructions are posted on the Authority's web site at <https://go.opengovguam.com/bids/available/gpa>.



## GHURA

Guam Housing and Urban Renewal Authority

Aturidat Ginima' Yan Rinueban Sudad Guahan

117 Bien Venida Avenue, Sinajana, GU 96910

Phone: (671) 477-9851 - Fax: (671) 300-7565 - TTY: (671) 472-3701



Lourdes A. Leon Guerrero  
Governor of Guam

Joshua F. Tenorio  
Lieutenant Governor

## PUBLIC ANNOUNCEMENT NOTICE TO ALL 2022 ELECTED PUBLIC OFFICIALS

If you are a current Section 8 landlord or you have immediate family members who are current Section 8 landlords, you must update or file a "Conflict of Interest" disclosure with Guam Housing and Urban Renewal Authority in accordance with HUD regulation 24 CFR 982.161(3) on or before January 31, 2023. For more information, please contact GHURA at 671-475-1330 or email at [normasn@ghura.org](mailto:normasn@ghura.org). Thank you.

/s/ Fernando Esteves  
Executive Director, Acting

This ad is paid for by the Guam Housing and Urban Renewal Authority Section 8 Housing Choice Voucher Program.

# PUBLIC NOTICE

## SMITHBRIDGE

GUAM INC.

Will be carrying out blasting activities on  
Lot 7030 New-2-R1-New-R2 Route 15 Yigo and  
Lot 7024-R5 Yigo between 7:00 a.m – 5:00 p.m.

If you have any questions regarding this notice, please contact Smithbridge Guam Office at 653-5036.

### Guam Public Library System (GPLS)

**Regular Board Meeting - Friday,  
December 09, 2022, 4:00 pm at the  
Hagatna Library 1st Floor Study Room.**

**AGENDA:** Call to Order, Approval of Minutes of 08-26-22, Director's Report (Amendment on 30% appropriation from GDOE, bills pending), Old Business (AmeriCorp and MTDI), New Business (Bookmobile, Internet Café, GDOE Child Early Intervention with Guam Ceddars), Open Discussion and Adjournment.

Those with disabilities requiring special accommodations, auxiliary aid or services, please call June Aflague at 475-4755/54.



Louie 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. Tencio  
Lieutenant Governor of Guam

### PUBLIC ANNOUNCEMENT NOTICE TO ALL 2022 ELECTED PUBLIC OFFICIALS

If you are a current Section 8 landlord or you have immediate family members who are current Section 8 landlords, you must update or file a "Conflict of Interest" disclosure with Guam Housing and Urban Renewal Authority in accordance with HUD regulation 24 CFR 982.161(3) on or before January 31, 2023. For more information, please contact GHURA at 671-475-1330 or email at [normasn@ghura.org](mailto:normasn@ghura.org). Thank you.

/s/ Fernando Esteves  
Executive Director, Acting

(This ad is paid for by the Guam Housing and Urban Renewal Authority Section 8 Housing Choice Voucher Program)

**TRIPLE J TIRE CENTER**

OVER 400 SIZES & TYPES TO CHOOSE FROM!

YOKOHAMA SUMITOMO omni TRIANGLE

**BUY 3 TIRES AND GET 1 FREE**

**PLUS 20% OFF!**

EVERY PASSENGER CAR, VAN, SUV & PICKUP. TRUCK TIRE PURCHASE

OR

**BUY 2 TIRES AT 25% OFF!**

ALL PASSENGER AND LIGHT TRUCK PURCHASES

GIFT CERTIFICATES AVAILABLE

RECEIVE A FREE GIFT WITH ANY 4 TIRE PURCHASE

GUAM'S ONLY 24/7 TIRE EMERGENCY ROAD SIDE SERVICE 687-9781

Board Meeting of January 24, 2023



## GO GREEN. SAVE MONEY.

We know you have multiple options when it comes to how and when you get your daily news, so it is our pleasure to provide an electronic copy of our newspaper, straight to your inbox each day for your convenience.



### SIGN UP FOR JUST 33 CENTS A DAY!

For a limited time, you can lock in this service for \$9.99 per month - literally pennies per day!

Contact us at 671-649-1924 or email: [subscribe@postguam.com](mailto:subscribe@postguam.com)

## JOB ANNOUNCEMENT



**King Bus Tours**

**Bus Drivers with D License**

Call Joe - 671-468-1438



# Pacific Daily News

## ADVERTISING INSERTION ORDER FORM

DATE: 28-Nov-22 TIME: \_\_\_\_\_

ACCOUNT NAME: GHURA

ACCOUNT #: \_\_\_\_\_ INSERTION ORDER #: \_\_\_\_\_

CONTACT: Kathleen Taitaingfong PHONE: \_\_\_\_\_

kathleen@ghura.org

AD SIZE 2x4 TOTAL INCHES: \_\_\_\_\_

TO RUN IN:

☒ PDN ☐ Special Section

☐ Bayanihan ☐ Wraps

☒ Digital ☐ Wraps

☐ Pre-print Inserts ☐ Text Blast

DATE/S AD TO RUN: 12/01/2022 & 1/25/2023

AD THEME OR HEADLINE: Public Announcement - Notice to all 2022 Elected Public Officials

☒ AD TO BE SET BY PDN

☐ AD TO COME CAMERA READY

COLOR: b/w NO.: \_\_\_\_\_

ADDITIONAL INSTRUCTIONS: BPA230158

**Total Investment: \$320.00**

THIS ORDER IS AUTHORIZED AND VERIFIED BY:

  
CLIENT

11/28/2022  
DATE

Alejandria Stone

PRINT AND DIGITAL MANAGER

11/28/2022

DATE

Customer agrees to indemnify, defend and hold harmless PDN from all claims (whether valid or invalid), suits, judgments, proceedings, losses, damages, costs and expenses, of any nature whatsoever (including reasonable attorney's fees) for which PDN or any of its affiliates may become liable by reason of PDN's publication of Customer's advertising. Advertisers with specific premium placement request or agreements shall be moved out of premium placement if Camera Ready ads are submitted past deadline to the next available position. The customer also agrees to all retail / digital / classified policies of the newspaper and digital products as printed in the 2018 rate card.

# THE GUAM DAILY POST

388 S. Marine Corps Dr., Ste. 301, Tamuning, Guam 96913

Phone: (671) 649-1924 Fax: (671) 648-2007

E-mail: [Advertise@postguam.com](mailto:Advertise@postguam.com)

Website: [www.postguam.com](http://www.postguam.com)

## Advertising Order / Invoice

Date

12/1/2022

A.O. No.

A84816

Due Date

P.O. No.

BPA 230157

Advertiser / Address

Guam Housing & Urban Renewal Authority

Sales Rep

Ad place through

Kathleen

TOMMIE

Item	AD Description	BW / Color	Run Date(s)	Col(s)	In(s)	Rate	Amount
GOVT	PUBLIC ANNOUNCEMENT-NOTICE TO ALL 2022 ELECTED PUBLIC OFFICIALS	BW	THURSDAY- 12/01	2	4		\$224.00
GOVT	PUBLIC ANNOUNCEMENT-NOTICE TO ALL 2022 ELECTED PUBLIC OFFICIALS-- RERUN OF 12/01	BW	WEDNESDAY- 1/25/2023	2	4		\$224.00
<b>Total</b>						<b>\$</b>	<b>448.00</b>
<b>Payments/Credits</b>						<b>\$</b>	<b>-</b>
<b>Balance Due</b>						<b>\$</b>	<b>448.00</b>

### TERMS AND CONDITIONS

**EXPEDITED ORDER FEE** Any advertisement ordered one (1) day before the specified publication date will be assessed for an additional \$75.00.

**LATE CANCELLATION FEE** Any advertisement cancelled one (1) day before the specified publication date will be assessed \$75.00.

**AD LAYOUT FEE** Any artwork requested from The Guam Daily Post (excluding classified advertisements) will be assessed a \$50.00 per hour artwork fee.

**PREFERRED PLACEMENT** Preferred Placement The Guam Daily Post does not guarantee any requested placement of advertisements. Any request for preferred placement will be taken into consideration but will not affect this agreement if the preferred placement is not delivered.

### PAYMENT

Contract submission & 50% payment due at least 3 days prior to ad placement. Prior to publication, a 50% down payment is required upon ad space reservation. Please make checks payable to "Guam Daily Post LLC" and remit payment to 388 S. Marine Corps Drive, Suite 301, Tamuning, Guam 96913. For credit card payment(s), there is an additional 4% charge applied when paying with American Express (AMEX) - credit card payments may also be accepted via telecom via (671) 649-1924. All accounts must be paid within 10 days from the due date appearing on the invoice. Advertiser(s) understands and agrees that late fees of 1.5% per month on all accounts remaining unpaid after 30 days from the original run date. A fee of \$50.00 for the NSF check. If referred to a collection agency, a 33 1/3% of the amount found due shall be added to the same as collection fees. All accounts must be paid within 10 days from the due date appearing on the invoice.

Advertiser(s) understands and agrees that late fees of 1.5% per month on all accounts remaining unpaid after 30 days from the original run date. A fee of \$50.00 for the NSF check. If referred to a collection agency, a 33 1/3% of the amount found due shall be added to the same as collection fees. All accounts must be paid within 10 days from the due date appearing on the invoice.

The Guam Daily Post shall have no liability to an advertiser and/or agency because of a failure to complete accepted advertising orders because of acts of God, strikes, work stoppages, fire, accidents, postal delays, or any other circumstance of whatever nature beyond its control. Under no circumstances shall The Guam Daily Post direct or indirect liability to an advertiser and/or agency exceed the invoiced cost of the advertisement. The Guam Daily Post shall have the right to require payment for advertising upon such terms as The Guam Daily Post sees fit prior to publication of any ordered advertisement. The Guam Daily Post reserves the right to cancel the contract at any time upon default in the payment of bills. In the event of such cancellation, charges for all advertising published shall become immediately due and payable.

Furthermore, if there has been any default in the payment of the prior bill, or if, in the sole judgment of The Guam Daily Post, credit becomes impaired, The Guam Daily Post shall have the right to require full payment for further advertising under his/her contract upon such terms as The Guam Daily Post sees fit. Advertiser(s) and agency are jointly and severally liable for payment to The Guam Daily Post.

Authorized Name

KATHLEEN TAITINGFONG

Authorized Signature

*[Signature]*

Date

11/28/2022

Thank you for your business!

Please make payment to GUAM DAILY POST, LLC.

[https://www.postguam.com/site/forms/subscription\\_services/paybill/](https://www.postguam.com/site/forms/subscription_services/paybill/)





# GHURA

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



December 6, 2022

**Lourdes A. Leon Guerrero**  
Governor of Guam

**Joshua F. Tenorio**  
Lt. Governor of Guam

**John J. Rivera**  
Chairman

**Monica O. Guzman**  
Vice Chairwoman

**Anisia S. Delia**  
Commissioner

**Frank T. Ishizaki**  
Commissioner

**Emilia F. Rice**  
Commissioner

**Nathanael P. Sanchez**  
Commissioner

**Karl E. Corpus**  
Resident Commissioner

**Elizabeth F. Napoli**  
Executive Director

**Fernando B. Esteves**  
Deputy Director

**From:** Fernando Esteves, Deputy Director

**To:** Senators-Elect  
Attorney General-Elect  
Congressional Delegate-Elect

**Thru:** Guam Election Commission

**Subject:** Conflict of Interest Disclosure

Hafa Adai,

Congratulations on your successful elections. The Guam Housing and Urban Renewal Authority ("GHURA") is a recipient of Housing Urban Development ("HUD") funds, monies allocated to programs administered by GHURA are governed by applicable Federal laws, rules, and regulations. Based on elections to your respective offices you are covered individuals under 24 CFR §983.161(3) and 24 CFR §983.161(4) respectively.

GHURA, in accordance with 24 CFR §983.161 and HUD Handbook 7420.8, is prohibited from entering into contractual agreements with the following:

- (1) Any present or former member or officer of the PHA (except a PHA commissioner who is a participant in the program);
- (2) Any employee of the PHA, or any contractor, sub-contractor or agent of the PHA, who formulates policy or who influences decisions with respect to the program;
- (3) Any public official, member of the governing body, or State or local legislator, who exercises functions or responsibilities with respect to the program; or
- (4) Any member of the Congress of the United States.

HUD has determined that conflicts of interest extend to immediate family members of covered individuals. Immediate family member is defined as, spouse, parent (including a stepparent), child (including a stepchild), grandparent, grandchild, sister, or brother (including a stepsister or stepbrother) of any covered individual.



Owners and landlords under Section-8 certify signing and renewal of Housing Assistance Payment ("HAP") contracts. Owners and landlords are held responsible to fully disclose conflicts GHURA and HUD of any conflicts. A conflict-of-interest prohibition is only waivable by HUD for good cause. For a member of Congress, no waiver can be granted.

GHURA humbly requests that Conflict of Interest disclosures be filed with GHURA no later than **January 31<sup>st</sup>, 2023**. GHURA highly encourages our elected officials to notify their immediate family members of their requirements.

Failure to promptly disclose conflicts of interest is considered a breach of contract under 13(e) of their HAP contracts and GHURA may seek legal remedies.

Thank you for your understanding. If you have any questions, feel free to contact my Section 8 Administrator at (671) 475-1330 or via email at [normasn@ghura.org](mailto:normasn@ghura.org).

Very Respectfully,



Fernando B. Esteves  
Deputy Director



Date: 12/16/2022

Voucher#:

MOYLAN, RICHARD E

**SUBJECT: Notice of HAP Contract Termination**

Dear MOYLAN, RICHARD E:

This is to inform you that housing assistance paid on a monthly basis on behalf of the;  
family, for the rental unit located at

**DEDEDO, GU 96929, will terminate effective 01/31/2023.**

It has been determined that:

☐ the family no longer qualifies to receive assistance under the Section 8 Housing Choice Voucher Program.

☒ Other: 24 CFR 982.161 Conflict of Interest

Therefore, please make note of this important change and if the family should choose to continue to occupy the unit beyond the effective termination date, the family shall be solely responsible for making the full rental payments.

If you should have any questions, please contact Sebastian Quenga, the assigned Housing Specialist at (671)475-1342 or via email at [sebastian@ghura.org](mailto:sebastian@ghura.org). Thank you.

Sincerely,

*Renee J. Faw*  
Housing Specialist Supervisor

☐ Reinstatement to the Section 8 HCV Program

☐ Denied Reinstatement to the Section 8 HCV Program

Approved / Denied by: \_\_\_\_\_ Date: \_\_\_\_\_

- Preparing and furnishing to GHURA information required under the HAP contract
- Collecting from the family any security deposit, the tenant's contribution to rent (that part of rent to owner not covered by the housing assistance payment from GHURA), and any charges for unit damage by the family.
- Enforcing tenant obligations under the dwelling lease
- Paying for utilities and services (unless paid by the family under the lease)
- Making modifications to a dwelling unit occupied or to be occupied by a disabled person [24 CFR 100.203]
- Complying with the Violence against Women Reauthorization Act of 2005 (VAWA) when screening prospective HCV tenants or terminating the tenancy of an HCV family (see 24 CFR Part 5, Subpart L; 24 CFR 982.310(h)(4); and 24 CFR 982.452(b)(1))

### **13-I.D. OWNER QUALIFICATIONS**

GHURA does not formally approve an owner to participate in the HCV program. However, there are a number of criteria where GHURA may deny approval of an assisted tenancy based on past owner behavior, conflict of interest, or other owner-related issues. No owner has a right to participate in the HCV program [24 CFR 982.306(e)].

#### **Owners Barred from Participation [24 CFR 982.306(a) and (b)]**

GHURA must not approve the assisted tenancy if GHURA has been informed that the owner has been debarred, suspended, or subject to a limited denial of participation under 24 CFR part 24. HUD may direct GHURA not to approve a tenancy request if a court or administrative agency has determined that the owner violated the Fair Housing Act or other federal equal opportunity requirements, or if such an action is pending.

#### **Leasing to Relatives [24 CFR 982.306(d), HCV GB p. 11-2]**

GHURA must not approve an RTA if the owner is the parent, child, grandparent, grandchild, sister, or brother of any member of the family. GHURA may make an exception as a reasonable accommodation for a family member with a disability. The owner is required to certify that no such relationship exists. This restriction applies at the time that the family receives assistance under the HCV program for occupancy of a particular unit. Current contracts on behalf of owners and families that are related may continue, but any new leases or contracts for these families may not be approved.

#### **Conflict of Interest [24 CFR 982.161; HCV GB p. 8-19]**

GHURA must not approve a tenancy in which any of the following classes of persons has any interest, direct or indirect, during tenure or for one year thereafter:

- Any present or former member or officer of GHURA (except a participant commissioner)

- Any employee of GHURA, or any contractor, subcontractor or agent of GHURA, who formulates policy or who influences decisions with respect to the programs
- Any public official, member of a governing body, or Guam or local legislator, who exercises functions or responsibilities with respect to the programs.
- Any member of the Congress of the United States.
- This includes the interest of an immediate family member of these individuals. "Immediate family member" means the spouse, parent (including a stepparent), child (including a stepchild), grandparent, grandchild, sister or brother (including a stepsister or stepbrother) of any covered individual.
- HUD may waive the conflict of interest requirements, except for members of Congress, for good cause. The PHA must submit a waiver request to the appropriate HUD Field Office for determination.

Any waiver request submitted by the PHA must include [HCV Guidebook pp.11-2 and 11-3]:

- Complete statement of the facts of the case;
- Analysis of the specific conflict of interest provision of the HAP contract and justification as to why the provision should be waived;
- Analysis of and statement of consistency with state and local laws. The local HUD office, the PHA, or both parties may conduct this analysis. Where appropriate, an opinion by the state's attorney general should be obtained;
- Opinion by the local HUD office as to whether there would be an appearance of impropriety if the waiver were granted;
- Statement regarding alternative existing housing available for lease under the HCV program or other assisted housing if the waiver is denied;
- If the case involves a hardship for a particular family, statement of the circumstances and discussion of possible alternatives;
- If the case involves a public official or member of the governing body, explanation of his/her duties under state or local law, including reference to any responsibilities involving the HCV program;
- If the case involves employment of a family member by the PHA or assistance under the HCV program for an eligible PHA employee, explanation of the responsibilities and duties of the position, including any related to the HCV program;
- If the case involves an investment on the part of a member, officer, or employee of the PHA, description of the nature of the investment, including disclosure/divestiture plans.

Where the PHA has requested a conflict of interest waiver, the PHA may not execute the HAP contract until HUD has made a decision on the waiver request.

ensuring that the PHA is successful in its mission. The board is responsible for preserving and expanding the agency's resources and assuring the agency's continued viability.

Formal actions of the housing authority are taken through written resolutions, adopted by the board of commissioners and entered into the official records of the PHA.

The principal staff member of the housing authority is the executive director (ED), hired and appointed by the board of commissioners. The executive director is directly responsible for carrying out the policies established by the commissioners and is delegated the responsibility for hiring, training and supervising the remainder of the PHA's staff in order to manage the day-to-day operations of the agency to ensure compliance with federal and state laws and directives for the programs managed. In addition, the executive director's duties include budgeting and financial planning for the agency.

### **1-I.C. PHA MISSION**

The purpose of a mission statement is to communicate the purpose of the agency to people inside and outside of the agency. It provides guiding direction for developing strategy, defining critical success factors, searching out key opportunities, making resource allocation choices, satisfying clients and stakeholders, and making decisions.

---

#### **GHURA Policy**

GHURA's mission is to promote the health, safety and welfare of its people by the elimination of slum and blight conditions, by the orderly redevelopment and renewal of communities, by proper planning of community development and by provision of safe, decent, sanitary dwellings for low-income families, through all available federal and local governmental programs and through encouragement of private enterprise to participate in the common tasks of community improvement.

### **GHURA's COMMITMENT TO PROVIDING ETHICAL SERVICE**

GHURA is committed to providing ethical service to the people of Guam by complying with fair and consistent standards set forth by the authority and to those mandated under the Section 8 Housing Choice Voucher program. This includes compliance with the conflict of interest requirements in accordance with 24 CFR 982.161.

The conflict of interest provision prohibits GHURA or any of its contractors or subcontractors entering into any contract or arrangement in connection with the tenant-based programs in which any of the following classes or persons has any interest, direct or indirect, during tenure or for one year thereafter. The classes or persons include: (1) any present or former member or officer of GHURA (except a participant commissioner); (2) any employee of GHURA, or any contractor or subcontractor or agent of GHURA, who formulates policy or who influences decisions with respect to the program; (3) any public or elected official, which includes members of the Board of Commissioners and the Guam legislature, who exercise functions or responsibilities with respect to the programs. Any members of the classes described in this section must disclose their

by the owner in connection with management of the contract unit or the premises or with implementation of the HAP contract.

### 13. Conflict of Interest

- a. "Covered individual" means a person or entity who is a member of any of the following classes:
  - (1) Any present or former member or officer of the PHA (except a PHA commissioner who is a participant in the program);
  - (2) Any employee of the PHA, or any contractor, sub-contractor or agent of the PHA, who formulates policy or who influences decisions with respect to the program;
  - (3) Any public official, member of a governing body, or State or local legislator, who exercises functions or responsibilities with respect to the program; or
  - (4) Any member of the Congress of the United States.
- b. A covered individual may not have any direct or indirect interest in the HAP contract or in any benefits or payments under the contract (including the interest of an immediate family member of such covered individual) while such person is a covered individual or during one year thereafter.
- c. "Immediate family member" means the spouse, parent (including a stepparent), child (including a stepchild), grandparent, grandchild, sister or brother (including a stepsister or stepbrother) of any covered individual.
- d. The owner certifies and is responsible for assuring that no person or entity has or will have a prohibited interest, at execution of the HAP contract, or at any time during the HAP contract term.
- e. If a prohibited interest occurs, the owner shall promptly and fully disclose such interest to the PHA and HUD.
- f. The conflict of interest prohibition under this section may be waived by the HUD field office for good cause.
- g. No member of or delegate to the Congress of the United States or resident commissioner shall be admitted to any share or part of the HAP contract or to any benefits which may arise from it.

### 14. Assignment of the HAP Contract

- a. The owner may not assign the HAP contract to a new owner without the prior written consent of the PHA.
- b. If the owner requests PHA consent to assign the HAP contract to a new owner, the owner shall supply any information as required by the PHA pertinent to the proposed assignment.
- c. The HAP contract may not be assigned to a new owner that is debarred, suspended or subject to a limited denial of participation under HUD regulations (see 24 Code of Federal Regulations Part 24).
- d. The HAP contract may not be assigned to a new owner if HUD has prohibited such assignment because:
  - (1) The Federal government has instituted an administrative or judicial action against the owner or proposed new owner for violation of the Fair Housing Act or other Federal equal opportunity requirements, and such action is pending; or

- (2) A court or administrative agency has determined that the owner or proposed new owner violated the Fair Housing Act or other Federal equal opportunity requirements.

- e. The HAP contract may not be assigned to a new owner if the new owner (including a principal or other interested party) is the parent, child, grandparent, grandchild, sister or brother of any member of the family, unless the PHA has determined (and has notified the family of such determination) that approving the assignment, notwithstanding such relationship, would provide reasonable accommodation for a family member who is a person with disabilities.
- f. The PHA may deny approval to assign the HAP contract if the owner or proposed new owner (including a principal or other interested party):
  - (1) Has violated obligations under a housing assistance payments contract under Section 8;
  - (2) Has committed fraud, bribery or any other corrupt or criminal act in connection with any Federal housing program;
  - (3) Has engaged in any drug-related criminal activity or any violent criminal activity;
  - (4) Has a history or practice of non-compliance with the HQS for units leased under the Section 8 tenant-based programs, or non-compliance with applicable housing standards for units leased with project-based Section 8 assistance or for units leased under any other Federal housing program;
  - (5) Has a history or practice of failing to terminate tenancy of tenants assisted under any Federally assisted housing program for activity engaged in by the tenant, any member of the household, a guest or another person under the control of any member of the household that:
    - (a) Threatens the right to peaceful enjoyment of the premises by other residents;
    - (b) Threatens the health or safety of other residents, of employees of the PHA, or of owner employees or other persons engaged in management of the housing;
    - (c) Threatens the health or safety of, or the right to peaceful enjoyment of their residents by, persons residing in the immediate vicinity of the premises; or
    - (d) Is drug-related criminal activity or violent criminal activity;
  - (6) Has a history or practice of renting units that fail to meet State or local housing codes; or
  - (7) Has not paid State or local real estate taxes, fines or assessments.
- g. The new owner must agree to be bound by and comply with the HAP contract. The agreement must be in writing, and in a form acceptable to the PHA. The new owner must give the PHA a copy of the executed agreement.

### 15. Reserved

**16. Written Notices** Any notice by the PHA or the owner in connection with this contract must be in writing.

December 23, 2022

**Mr. Fernando Esteves**

Deputy Director  
Guam Housing & Urban Renewal Authority  
117 Bien Venida Ave.  
Sinijana, Guam 96910

**Subject: Application of 24 CFR 982.161;  
Dededo rental house**

*Hafa Adai* Mr. Esteves:

In regards to GHURA's 12/16/22 letter to me by Ms. Rosie Francisco, GHURA Housing Specialist Supervisor, entitled "Notice of HAP Contract Termination," I understand that GHURA intends to terminate or de-fund

to pay for the lease that she has with me for my above house. I further understand that the action is because of my son, Douglas Moylan's recent certification as the elected Attorney General of Guam. My son does not live under my household, nor does he receive any of the money that I receive from GHURA. Nor does he have any legal ownership of my land for my above-identified house.

I respectfully suggest that since Mr. D. Moylan is a local public servant and local govt. attorney, and with no ability to change the law pertaining to my contract with GHURA, that the above regulation does *not* apply to me. I respectfully ask therefore that my contract with \_\_\_\_\_ not be terminated by GHURA stopping payments on \_\_\_\_\_ behalf.

In the event that GHURA disagrees with the above application of the regulation to me, I respectfully request a ***waiver*** of its application to me. My Dededo house was purchased by my deceased wife, Jane Aflague Moylan and myself. We have rented it for decades at various times to GHURA's Section 8 recipients under your program. My wife and I provided not just a benefit to the low income tenants and their families, but helped GHURA in fulfilling its mission to provide affordable homes to our low-income residents community throughout or lives together.

In our decades renting to GHURA, we have consistently been good landlords to our tenants. Our house has consistently passed GHRUA inspections because of our maintenance. We, and now I, have been a consistently responsible GHURA landlord helping GHURA fulfill its mission.

In addition, I am now 82 years old and retired. I rely upon my retirement and this rental income for my support. I have no other rental income. To terminate my contract because of my son's winning a democratic election, and ability to rent to GHURA's Section 8 recipients will serve as a severe and

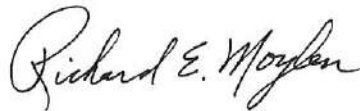
unnecessary hardship upon me. It also breaks legal agreement that she entered into upon the understanding that GHURA would pay a portion of the rent.

As you know, the local rental market is bad on availability for low income housing, and is expected to worsen as the military relocates more personnel from Okinawa to Guam as part of a base realignment effort. Finally, my son was the first elected Attorney General from 2003-2007. GHURA never notified me, and I understand from him, he as well, of any problems back then, including that I would financially suffer by losing GHURA tenants, because of his independent decision to serve our community.

I am also informed by my son, that there is an established procedure for his ethical disqualification in the event that my contract with a GHURA Section 8 recipient is directly affected by his being the Attorney General (i.e. *if GHURA and I disagreed on my contract and sought the AG's Office opinion on my contract, my son would ethically disqualify himself*). That process would not require that my lease be de-funded nor payments on behalf of this tenant be stopped.

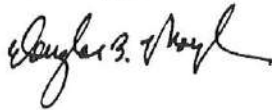
Based upon the above reasons, and others that GHURA's review might allow, I respectfully ask that my lease continue to be funded by GHURA, and my positive relationship with GHURA continue. Thank you.

Merry Christmas,



Richard E. Moylan

Acknowledged:



---

Douglas B. Moylan



# 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](http://www.ghura.org)



December 29, 2022

**Lourdes A. Leon Guerrero**  
Governor of Guam

**Joshua F. Tenorio**  
Lt. Governor of Guam

**John J. Rivera**  
Chairman

**Monica O. Guzman**  
Vice Chairwoman

**Anisia S. Delia**  
Commissioner

**Frank T. Ishizaki**  
Commissioner

**Emilia F. Rice**  
Commissioner

**Nathanael P. Sanchez**  
Commissioner

**Karl E. Corpus**  
Resident Commissioner

**Elizabeth F. Napoli**  
Executive Director

**Fernando B. Esteves**  
Deputy Director

Mr. Richard E. Moylan

Hafa Adai,

After careful consideration of your letter dated December 23<sup>rd</sup>, 2022, we regret to inform you that the Termination Notice stands. GHURA reconfirms that pursuant to 24 CFR §982.161 that the Attorney General of Guam is a covered individual and by extension pursuant to 2.4 of the Housing Choice Voucher Program Guidebook (2021) you are an "Immediate Family Member" and therefore have a prohibited interest. Please see below:

1. *24 CFR §982.161(3) states, "Any public official, member of a governing body, or State or local legislator, who exercises functions or responsibilities with respect to the programs; or"*
2. *PHAs must not approve HAP contracts in which a "covered individual" has any direct or indirect interest in the HAP contract or in any benefits or payments under the contract while that person is a covered individual or for one year thereafter. This includes the interest of an immediate family member of a covered individual. "Immediate family member" means the spouse, parent (including stepparent), child (including stepchild), grandparent, grandchild, sister or brother (including stepsister or stepbrother) of any covered individual.*

GHURA considered established procedures for conflicts within the Office of the Attorney General. However, as the Attorney General is the chief executive of his office and not just any public official, this does not satisfy the prevention of a conflict or the perception of a conflict.

GHURA has carefully considered your request for a waiver. Pursuant to 24 CFR §982.161(c), conflict of interest prohibitions may only be waived by the HUD Field Office for "good cause", waivers are then submitted to HUD Headquarters for consideration.

Good cause is determined based on the situation of the tenant. As an example, in situations where the tenant has a member with a disability who requires reasonable accommodations and needs more time to transition. Waivers that have been approved in the past, have only been granted for a

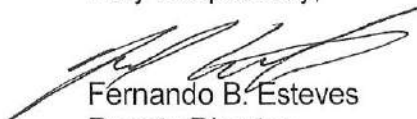


temporary period, to allow the families more time to transition. Based on your request and our review of the tenant file, GHURA is unable demonstrate good cause to base a waiver submission. Pursuant to 24 CFR §982.306(e), owners don't have a right to participate in the program and as such, to our knowledge, a process for appeals isn't established for owners. However, I am attaching contact information to the HUD Field Office for Guam. See below:

*Desiree Moore | Portfolio Management Specialist  
U.S. Department of Housing and Urban Development  
Office of Public & Indian Housing |  
Office of Field Operations  
1003 Bishop St., Ste. 2100 | Honolulu, HI 96813  
Main: (808) 457-4662 | Direct: (808) 457-4669 | Email: Desiree.L.Moore@hud.gov  
Work Hours: 7:30 am to 4:00 pm*

If you have any questions, feel free to contact me at (671) 477-0502 or via email at [fbesteves@ghura.org](mailto:fbesteves@ghura.org).

Very Respectfully,



Fernando B. Esteves  
Deputy Director

January 21, 2023

Board of Directors &

**Mr. Fernando Esteves**

Deputy Director

Guam Housing & Urban Renewal Authority

117 Bien Venida Ave.

Sinijana, Guam 96910

**Subject: Application of 24 CFR 982.161;  
Dededo rental house; My 12/23/22 Letter**

*Hafa Adai* GHURA Board Members & Mr. Esteves:

In regards to GHURA's 12/6/22 letter to me by Ms. Rosie Francisco, GHURA Housing Specialist Supervisor, entitled "Notice of HAP Contract Termination," and my December 23, 2022 letter.

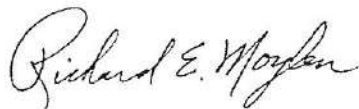
Please find the attached sample ballot for the 2022 election supporting my letter today that GHURA has violated my Equal Protection, Due Process and other Rights. The races included:

1. Governor & Lt. Gov. (Executive Branch Office)
2. **AG (Executive Branch Office)**
3. Consolidated Commission on Utilities (Executive Branch Office)
4. Guam Education Board (Executive Branch Office)
5. **Legislature (Legislative Branch)**

In GHURA's 12/6/22 notice to me, GHURA failed to notify no fewer than 11 other winning political candidates in the Executive Branch, like my AG son, that they and their family members would be barred from this Section 8 Federal Program.

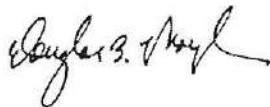
Based upon the above reasons, and others that GHURA's Board's review might allow, I respectfully ask that my lease continue.

Cordially,



Richard E. Moylan

Acknowledged:



---

Douglas B. Moylan

Attachments (2)

RECEIVED SECTION 8  
JAN 23 12:23 PM 2023  
*Handwritten signature*

Guam	SAMPLE GENERAL ELECTION BALLOT		November 8, 2022
<p>Fill in the oval <input type="radio"/> next to the candidate(s) of your choice. If you choose to write in a candidate, fill in the oval <input type="radio"/> and print the candidate's name in the space provided. If you make a mistake, ask for a new ballot.</p> <p><i>Na' bula i ubalao <input type="radio"/> gi fi'on i kandedātu siha ni inayek-mu. Yanggen para un tuge' hâlom i kandedātu, na' bula i ubalao <input type="radio"/> ya un tuge' i na'an i kandedātu gi fi'on i ubalao. Yanggen lachi hao, fangâgao nuebu na balotu.</i></p>			
<b>Governor and Lieutenant Governor of Guam</b> <i>I Maga'låhen Guåhan yan i Segundu na Maga'låht.</i>  Mark one (1) oval only. <i>Måtkå unu (1) ha' na ubalao.</i>	<b>DEMOCRAT</b>	<b>REPUBLICAN</b>	<b>WRITE-IN</b>
	<input type="radio"/> <b>LEON GUERRERO</b> , Lourdes Aflague <b>TENORIO</b> , Joshua Franquez Incumbent - All In with Lou & Josh	<input type="radio"/> <b>CAMACHO</b> , Felix Perez <b>ADA</b> , Vicente Anthony Borja A New Season	<input type="radio"/>
<b>Non-Voting Delegate to the U.S. House of Representatives</b> <i>Diligådon Kongresu para i Gima' Representånte</i>  Mark one (1) oval only. <i>Måtkå unu (1) ha' na ubalao.</i>	<b>DEMOCRAT</b>	<b>REPUBLICAN</b>	<b>WRITE-IN</b>
	<input type="radio"/> <b>WON PAT</b> , Judith T.	<input type="radio"/> <b>MOYLAN</b> , James C. <b>CAMACHO/JEJE/ARAGON</b>	<input type="radio"/>
<b>Guam Legislature / Liheslaturan Guåhan</b>  Mark no more than Fifteen (15) ovals. <i>Mungnga ma måtkå mås ki kinse (15) na ubalao.</i>	<b>DEMOCRAT</b>	<b>REPUBLICAN</b>	<b>WRITE-IN</b>
	<input type="radio"/> 1. <b>MUÑA BARNES</b> , Tina Rose Incumbent - Pungco/Inda/Che/Abing	<input type="radio"/> 1. <b>BLAS</b> , Frank Flores, Jr. Incumbent - Dero JeJe	<input type="radio"/>
	<input type="radio"/> 2. <b>PARKINSON</b> , William Mark Son of Don Parkinson	<input type="radio"/> 2. <b>TAITANO</b> , MiChelle Hope Familian Lucas	<input type="radio"/>
	<input type="radio"/> 3. <b>TERLAJE</b> , Therese M. Incumbent - Attorney	<input type="radio"/> 3. <b>BORJA</b> , Vincent A.V. Familian Karabao	<input type="radio"/>
	<input type="radio"/> 4. <b>QUINATA</b> , Roy Anthony Benavente Chedo Bejong Tatiyas	<input type="radio"/> 4. <b>TAITAGUE</b> , Telo Incumbent - Tell it to Telo	<input type="radio"/>
	<input type="radio"/> 5. <b>NEDEDOG</b> , Sarah M. Thomas FOR AND WITH THE PEOPLE	<input type="radio"/> 5. <b>CATLING</b> , Ian Dale Hilario Sohgue Sarasa	<input type="radio"/>
	<input type="radio"/> 6. <b>SHELTON</b> , Amanda Lee Incumbent - Carabao	<input type="radio"/> 6. <b>DUENAS</b> , Christopher M. Incumbent - "Chris"	<input type="radio"/>
	<input type="radio"/> 7. <b>SAN NICOLAS</b> , Dwayne Thomas Diaz Mr. Goodman	<input type="radio"/> 7. <b>LUJAN</b> , Jesse Anderson JESS THE BUZZ	<input type="radio"/>
	<input type="radio"/> 8. <b>BORDALLO</b> , Fred E., Jr. Kotla Queto	<input type="radio"/> 8. <b>SEAU</b> , Sandra Reyes Tung, Cabesa, Kinto	<input type="radio"/>
	<input type="radio"/> 9. <b>SANTOS</b> , Angela Therese Belok/COHO/L.G.	<input type="radio"/> 9. <b>FISHER</b> , Thomas J. Attorney Tom for Guam	<input type="radio"/>
	<input type="radio"/> 10. <b>MARSH-TAITANO</b> , Kelly G. Kuetu Kaluu	<input type="radio"/> 10. <b>BROWN</b> , Joanne Marie Incumbent - Salas	<input type="radio"/>
	<input type="radio"/> 11. <b>BARNETT</b> , Darrel Christopher Chris Malafunkshun	<input type="radio"/> 11. <b>MABINI YOUNG</b> , Shirley A. DR. SAM MABINI, ATE' SAM	<input type="radio"/>
	<input type="radio"/> 12. <b>TERLAJE</b> , Jose Toves Incumbent - "Pedo"	<input type="radio"/> 12. <b>TAJERON</b> , Maryann Silva "MANA SILVA"	<input type="radio"/>
	<input type="radio"/> 13. <b>SAN AGUSTIN</b> , Joe Shimizu Incumbent	<input type="radio"/> 13. <b>MENDIOLA</b> , Bistra Ivanova	<input type="radio"/>
	<input type="radio"/> 14. <b>SAVARES</b> , Jonathan J. Jon Familian Chedo	<input type="radio"/> 14. <b>LEON GUERRERO</b> , Joaquin V. Ken Leon Guerrero	<input type="radio"/>
	<input type="radio"/> 15. <b>PEREZ</b> , Sabina E. Incumbent - Familian Golfo Cabesa	<input type="radio"/> 15. <b>CRISOSTOMO</b> , David Walter Chinet-Cabo	<input type="radio"/>
SAMPLE BALLOT 1-19F		GO TO THE OTHER SIDE →	

Fill in the oval ☐ next to the candidate(s) of your choice. If you choose to write in a candidate, fill in the oval ☐ and print the candidate's name in the space provided. If you make a mistake, ask for a new ballot.

*Na' bula i ubalao ☐ gi fi'on i kandedātu siha ni inayek-mu. Yanggen para un tuge' hālom i kandedātu, na' bula i ubalao ☐ ya un tuge' i na'an i kandedātu gi fi'on i ubalao. Yanggen lachi hao, fangāgao nuebu na balotu.*

<p><b>Attorney General of Guam</b> <i>Abugao Hinerāt Guåhan</i></p> <p>Mark one (1) oval only. <i>Mātka unu (1) ha' na ubalao.</i></p> <p><input type="radio"/> 1. MOYLAN, Douglas Toughest AG on Crime</p> <p><input type="radio"/> 2. CAMACHO, Leevin Taitano Incumbent</p> <p><input type="radio"/></p> <p>Write-in</p>	<p><b>Guam Education Board</b> <i>Inetnon Idukasion Puplekon Guåhan</i></p> <p>Mark no more than six (6) ovals. <i>Mungnga ma mātka mās ki seis (6) na ubalao.</i></p> <p><input type="radio"/> 1. ADA, Peter Alexis Diaz Incumbent - Te/Bodig/Gayegu</p> <p><input type="radio"/> 2. OKADA, Mary A.Y. Incumbent</p> <p><input type="radio"/> 3. SANTOS, Joseph Cruz</p> <p><input type="radio"/> 4. GUTIERREZ, Maria Atalig Incumbent - MARY</p> <p><input type="radio"/> 5. SABLAN, Angel Reyes BELIEVE IN AN ANGEL</p> <p><input type="radio"/> 6. McNINCH, Ronald Lewis DR. RON McNINCH</p> <p><input type="radio"/> 7. BENAVENTE, Lourdes Mendiola Incumbent - Boman/Liberato</p> <p><input type="radio"/> 8. CAMACHO, Raenate Santos Sogue/Alawit</p> <p><input type="radio"/> 9. ULLOA, Elaine Duenas PEPERO</p>	<p><b>Consolidated Commission on Utilities</b> <i>Dinanña Kumision Para Minanehan Utildat</i></p> <p>Mark no more than three (3) ovals. <i>Mungnga ma mātka mās ki tres (3) na ubalao.</i></p> <p><input type="radio"/> 1. LIMTIACO, Michael T. Incumbent</p> <p><input type="radio"/> 2. BLAS, Nonito Vincent Nito Jr. Capt. USN RET</p> <p><input type="radio"/> 3. SANTOS, Francis E.</p> <p><input type="radio"/> 4. UNPINGCO, Ricardo Sablan LIBERATO R2K GUDGOHU</p> <p><input type="radio"/> 5. DUENAS, Melvin F. Fight 4 Lower Power Rate</p> <p><input type="radio"/> 6. SANCHEZ, Simon A. Incumbent</p> <p><input type="radio"/></p> <p>Write-in</p>
--	---	--

# SAMPLE

GO TO THE OTHER SIDE



## Housing Assistance Payments Contract

### (HAP Contract)

#### Section 8 Tenant-Based Assistance Housing Choice Voucher Program

U.S. Department of Housing  
and Urban Development  
Office of Public and Indian Housing

---

#### Part A of the HAP Contract: Contract Information

(To prepare the contract, fill out all contract information in Part A.)

##### 1. Contents of Contract This

HAP contract has three parts:

Part A: Contract Information

Part B: Body of Contract Part

C: Tenancy Addendum

##### 2. Tenant

[REDACTED]

##### 3. Contract Unit

[REDACTED]

##### 4. Household

The following persons may reside in the unit. Other persons may not be added to the household without prior written approval of the owner and the PHA.

[REDACTED]

[REDACTED]

##### 5. Initial Lease Term

The initial lease term begins on (mm/dd/yyyy): 06/01/2022

The initial lease term ends on (mm/dd/yyyy): 05/31/2023

##### 6. Initial Rent to Owner

The initial rent to owner is: \$ 1816.00

During the initial lease term, the owner may not raise the rent to owner.

##### 7. Initial Housing Assistance Payment

The HAP contract term commences on the first day of the initial lease term. At the beginning of the HAP contract term, the amount of the housing assistance payment by the PHA to the owner is \$ 1645.00 per month.

The amount of the monthly housing assistance payment by the PHA to the owner is subject to change during the HAP contract term in accordance with HUD requirements.

by the owner in connection with management of the contract unit or the premises or with implementation of the HAP contract.

### 13. Conflict of Interest

- a. "Covered individual" means a person or entity who is a member of any of the following classes:
  - (1) Any present or former member or officer of the PHA (except a PHA commissioner who is a participant in the program);
  - (2) Any employee of the PHA, or any contractor, sub-contractor or agent of the PHA, who formulates policy or who influences decisions with respect to the program;
  - (3) Any public official, member of a governing body, or State or local legislator, who exercises functions or responsibilities with respect to the program; or
  - (4) Any member of the Congress of the United States.
- b. A covered individual may not have any direct or indirect interest in the HAP contract or in any benefits or payments under the contract (including the interest of an immediate family member of such covered individual) while such person is a covered individual or during one year thereafter.
- c. "Immediate family member" means the spouse, parent (including a stepparent), child (including a stepchild), grandparent, grandchild, sister or brother (including a stepsister or stepbrother) of any covered individual.
- d. The owner certifies and is responsible for assuring that no person or entity has or will have a prohibited interest, at execution of the HAP contract, or at any time during the HAP contract term.
- e. If a prohibited interest occurs, the owner shall promptly and fully disclose such interest to the PHA and HUD.
- f. The conflict of interest prohibition under this section may be waived by the HUD field office for good cause.
- g. No member of or delegate to the Congress of the United States or resident commissioner shall be admitted to any share or part of the HAP contract or to any benefits which may arise from it.

### 14. Assignment of the HAP Contract

- a. The owner may not assign the HAP contract to a new owner without the prior written consent of the PHA.
- b. If the owner requests PHA consent to assign the HAP contract to a new owner, the owner shall supply any information as required by the PHA pertinent to the proposed assignment.
- c. The HAP contract may not be assigned to a new owner that is debarred, suspended or subject to a limited denial of participation under HUD regulations (see 24 Code of Federal Regulations Part 24).
- d. The HAP contract may not be assigned to a new owner if HUD has prohibited such assignment because:
  - (1) The Federal government has instituted an administrative or judicial action against the owner or proposed new owner for violation of the Fair Housing Act or other Federal equal opportunity requirements, and such action is pending; or

- (2) A court or administrative agency has determined that the owner or proposed new owner violated the Fair Housing Act or other Federal equal opportunity requirements.

- e. The HAP contract may not be assigned to a new owner if the new owner (including a principal or other interested party) is the parent, child, grandparent, grandchild, sister or brother of any member of the family, unless the PHA has determined (and has notified the family of such determination) that approving the assignment, notwithstanding such relationship, would provide reasonable accommodation for a family member who is a person with disabilities.
- f. The PHA may deny approval to assign the HAP contract if the owner or proposed new owner (including a principal or other interested party):
  - (1) Has violated obligations under a housing assistance payments contract under Section 8;
  - (2) Has committed fraud, bribery or any other corrupt or criminal act in connection with any Federal housing program;
  - (3) Has engaged in any drug-related criminal activity or any violent criminal activity;
  - (4) Has a history or practice of non-compliance with the HQS for units leased under the Section 8 tenant-based programs, or non-compliance with applicable housing standards for units leased with project-based Section 8 assistance or for units leased under any other Federal housing program;
  - (5) Has a history or practice of failing to terminate tenancy of tenants assisted under any Federally assisted housing program for activity engaged in by the tenant, any member of the household, a guest or another person under the control of any member of the household that:
    - (a) Threatens the right to peaceful enjoyment of the premises by other residents;
    - (b) Threatens the health or safety of other residents, of employees of the PHA, or of owner employees or other persons engaged in management of the housing;
    - (c) Threatens the health or safety of, or the right to peaceful enjoyment of their residents by, persons residing in the immediate vicinity of the premises; or
    - (d) Is drug-related criminal activity or violent criminal activity;
  - (6) Has a history or practice of renting units that fail to meet State or local housing codes; or
  - (7) Has not paid State or local real estate taxes, fines or assessments.
- g. The new owner must agree to be bound by and comply with the HAP contract. The agreement must be in writing, and in a form acceptable to the PHA. The new owner must give the PHA a copy of the executed agreement.

### 15. Reserved

**16. Written Notices** Any notice by the PHA or the owner in connection with this contract must be in writing.

### 8. Utilities and Appliances

The owner shall provide or pay for the utilities/appliances indicated below by an "O". The tenant shall provide or pay for the utilities/appliances indicated below by a "T". Unless otherwise specified below, the owner shall pay for all utilities and provide the refrigerator and range/microwave.

Item	Specify fuel type	Paid by
Heating	<input type="checkbox"/> Natural gas <input type="checkbox"/> Bottle gas <input type="checkbox"/> Electric <input type="checkbox"/> Heat Pump <input type="checkbox"/> Oil <input type="checkbox"/> Other	
Cooking	<input type="checkbox"/> Natural gas <input type="checkbox"/> Bottle gas <input checked="" type="checkbox"/> Electric <input type="checkbox"/> Other	T
Water Heating	<input type="checkbox"/> Natural gas <input type="checkbox"/> Bottle gas <input checked="" type="checkbox"/> Electric <input type="checkbox"/> Oil <input type="checkbox"/> Other	T
Other Electric		T
Water		T
Sewer		T
Trash Collection		T
Air Conditioning		T
Other (specify)		
		Provided by
Refrigerator		O
Range/Microwave		O

### Signatures

#### Public Housing Agency

Guam Housing and Urban Renewal Authority

Print or Type Name of PHA

Norma P. San Nicolas  
Signature

Norma P. San Nicolas, Section 8 Administrator

Print or Type Name and Title of Signatory

6.3.2022  
Date (mm/dd/yyyy)

#### Owner

MOYLAN, RICHARD E

Print or Type Name of Owner

Richard E. Moylan  
Signature

RICHARD E. MOYLAN

Print or Type Name and Title of Signatory

6/3/22  
Date (mm/dd/yyyy)

Mail payments to:

MOYLAN, RICHARD E

Name



Address (street, city, state, zip code)

## **Fernando Esteves**

---

**From:** Douglas B. Moylan, Esq. <dbmoylan@gmail.com> on behalf of Douglas B. Moylan, Esq.  
**Sent:** Wednesday, December 7, 2022 12:20 PM  
**To:** Fernando Esteves  
**Cc:** Elizabeth Napoli; Norma San Nicolas  
**Subject:** Notice of Withdrawal of Counsel 12/30/22

*Hafa Adai Mr. Esteves:*

This is to provide the Guam Housing and Urban Renewal Authority with formal notice of the undersigned attorney's withdrawal as counsel for Mr. Richard Moylan effective close of business on Friday, December 30, 2022.

Please consider this communication as my notice of withdrawal as counsel superceding and modifying any form documents in GHURA's possession for my being Mr. Richard Moylan's attorney, effective 12/30/22 (COB) forward.

Please also be aware that under the Guam Rules of Professional Conduct for attorneys, that upon my taking office as the Attorney General of Guam on Monday, January 2, 2022 that I would not be able to be involved in any cases that Mr. Richard Moylan is involved in with GHURA. Rules and procedures are in effect at the Office of the Attorney General to handle attorney conflict situations with the AG and all other attorneys.

Please acknowledge receipt of my notice of withdrawal of counsel to be effective as of 12/30/22 COB. Thank you.

Merry Christmas,

Douglas Moylan

**Douglas B. Moylan**  
**Attorney at Law**

Law Offices of Douglas B. Moylan  
Suite 201 Skinner Plaza Building  
138 West Seaton Boulevard, Hagåtña

Mailing Address:  
P.O. Box 7822  
Tamuning, Guam 96931  
USA  
(671) 483-9292 (cellular)  
(671) 475-9292 / 475-9293 (fax)  
(671) 637-5092 (after hours phone/fax)  
dbmoylan@gmail.com

**Confidentiality Notice:**

The preceding email message (including any attachments) contains information that may be confidential, protected by applicable legal privileges, or constitute non-public information. It is intended to be conveyed only to the designated recipient(s). If you are not an intended recipient of this message, please notify the sender by replying to this message and then delete it from your system. Use, dissemination, distribution or reproduction of this message by unintended recipients is not authorized and may be unlawful. Thank you.

## Fernando Esteves

---

**From:** Fernando Esteves  
**Sent:** Wednesday, December 7, 2022 2:02 PM  
**To:** 'dbmoylan@gmail.com'  
**Cc:** Elizabeth Napoli; Norma San Nicolas  
**Subject:** RE: Notice of Withdrawal of Counsel 12/30/22

Hafa Adai Mr. Moylan,

This e-mail is to acknowledge your Notice of Withdrawal as counsel to Mr. Richard Moylan with the power of effect on December 30<sup>th</sup>, 2022. GHURA acknowledges your assertion under the Guam Rules of Professional Conduct for attorneys that you will divest personal involvement in any cases involving Mr. Richard Moylan and GHURA. Further, we acknowledge that the Rules and Procedures of the Office of the Attorney General shall govern conflict situations with the Attorney General and all other attorneys; GHURA further stipulates that in the event local laws, rules, and regulations conflict, applicable federal laws, rules, and regulations shall govern.

Have a very Merry Christmas and congratulations on your election.

Very Respectfully,

**Fernando B. Esteves**

*Deputy Director*

**Guam Housing and Urban Renewal Authority**

117 Bien Venida Avenue Sinajana, GU 96910

(O)671-477-0502



---

**From:** Douglas B. Moylan, Esq. <dbmoylan@gmail.com>  
**Sent:** Wednesday, December 7, 2022 12:20 PM  
**To:** Fernando Esteves <fbesteves@ghura.org>  
**Cc:** Elizabeth Napoli <efnapoli@ghura.org>; Norma San Nicolas <normasn@ghura.org>  
**Subject:** Notice of Withdrawal of Counsel 12/30/22

*Hafa Adai Mr. Esteves:*

## Fernando Esteves

---

**From:** Douglas B. Moylan, Esq. <dbmoylan@gmail.com> on behalf of Douglas B. Moylan, Esq.  
**Sent:** Wednesday, December 7, 2022 2:14 PM  
**To:** Fernando Esteves  
**Cc:** Elizabeth Napoli; Norma San Nicolas  
**Subject:** Notice of Withdrawal of Counsel 12/30/22

*Hafa Adai Mr. Esteves.*

This is to clarify, I indicated only that I will not be representing Mr. Moylan after 12/30/22, and because that he is my father, I would not be able to represent him in any matters as AG.

I did not indicate that I would be broadly disqualifying for any matters involving GHURA or any other govt. agencies. Those disqualification situations would be limited to matters involving GHURA and Mr. Richard Moylan, as he is my parent and I was representing him on limited matters with GHURA pertaining to his rental house.

Thank you for acknowledging this communication.

Merry Christmas,

Douglas Moylan

**Douglas B. Moylan**  
**Attorney at Law**

Law Offices of Douglas B. Moylan  
Suite 201 Skinner Plaza Building  
138 West Seaton Boulevard, Hagåtña

Mailing Address:  
P.O. Box 7822  
Tamuning, Guam 96931  
USA  
(671) 483-9292 (cellular)  
(671) 475-9292 / 475-9293 (fax)  
(671) 637-5092 (after hours phone/fax)  
dbmoylan@gmail.com

**Confidentiality Notice:**

The preceding email message (including any attachments) contains information that may be confidential, protected by applicable legal privileges, or constitute non-public information. It is intended to be conveyed only to the designated recipient(s). If you are not an intended recipient of this message, please notify the sender by replying to this message and then delete it from your system. Use, dissemination, distribution or reproduction of this message by unintended recipients is not authorized and may be unlawful. Thank you.

**Fernando Esteves**

---

**From:** Douglas B. Moylan, Esq. <dbmoylan@gmail.com> on behalf of Douglas B. Moylan, Esq.  
**Sent:** Wednesday, December 7, 2022 12:20 PM  
**To:** Fernando Esteves  
**Cc:** Elizabeth Napoli; Norma San Nicolas  
**Subject:** Notice of Withdrawal of Counsel 12/30/22

*Hafa Adai Mr. Esteves:*

This is to provide the Guam Housing and Urban Renewal Authority with formal notice of the undersigned attorney's withdrawal as counsel for Mr. Richard Moylan effective close of business on Friday, December 30, 2022.

Please consider this communication as my notice of withdrawal as counsel superceding and modifying any form documents in GHURA's possession for my being Mr. Richard Moylan's attorney, effective 12/30/22 (COB) forward.

Please also be aware that under the Guam Rules of Professional Conduct for attorneys, that upon my taking office as the Attorney General of Guam on Monday, January 2, 2022 that I would not be able to be involved in any cases that Mr. Richard Moylan is involved in with GHURA. Rules and procedures are in effect at the Office of the Attorney General to handle attorney conflict situations with the AG and all other attorneys.

Please acknowledge receipt of my notice of withdrawal of counsel to be effective as of 12/30/22 COB. Thank you.

Merry Christmas,

Douglas Moylan

**Douglas B. Moylan**  
**Attorney at Law**

Law Offices of Douglas B. Moylan  
Suite 201 Skinner Plaza Building  
138 West Seaton Boulevard, Hagåtña



Confidentiality Notice:

The preceding email message (including any attachments) contains information that may be confidential, protected by applicable legal privileges, or constitute non-public information. It is intended to be conveyed only to the designated recipient(s). If you are not an intended recipient of this message, please notify the sender by replying to this message and then delete it from your system. Use, dissemination, distribution or reproduction of this message by unintended recipients is not authorized and may be unlawful. Thank you.

## **Fernando Esteves**

---

**From:** Fernando Esteves  
**Sent:** Wednesday, December 7, 2022 2:02 PM  
**To:** 'dbmoylan@gmail.com'  
**Cc:** Elizabeth Napoli; Norma San Nicolas  
**Subject:** RE: Notice of Withdrawal of Counsel 12/30/22

Hafa Adai Mr. Moylan,

This e-mail is to acknowledge your Notice of Withdrawal as counsel to Mr. Richard Moylan with the power of effect on December 30<sup>th</sup>, 2022. GHURA acknowledges your assertion under the Guam Rules of Professional Conduct for attorneys that you will divest personal involvement in any cases involving Mr. Richard Moylan and GHURA. Further, we acknowledge that the Rules and Procedures of the Office of the Attorney General shall govern conflict situations with the Attorney General and all other attorneys; GHURA further stipulates that in the event local laws, rules, and regulations conflict, applicable federal laws, rules, and regulations shall govern.

Have a very Merry Christmas and congratulations on your election.

Very Respectfully,

**Fernando B. Esteves**  
*Deputy Director*

**Guam Housing and Urban Renewal Authority**  
117 Bien Venida Avenue Sinajana, GU 96910  
(O)671-477-0502



**From:** Douglas B. Moylan, Esq. <dbmoylan@gmail.com>  
**Sent:** Wednesday, December 7, 2022 12:20 PM  
**To:** Fernando Esteves <fbesteves@ghura.org>  
**Cc:** Elizabeth Napoli <efnapoli@ghura.org>; Norma San Nicolas <normasn@ghura.org>  
**Subject:** Notice of Withdrawal of Counsel 12/30/22

*Hafa Adai Mr. Esteves:*

## Fernando Esteves

---

**From:** Douglas B. Moylan, Esq. <dbmoylan@gmail.com> on behalf of Douglas B. Moylan, Esq.  
**Sent:** Wednesday, December 7, 2022 2:14 PM  
**To:** Fernando Esteves  
**Cc:** Elizabeth Napoli; Norma San Nicolas  
**Subject:** Notice of Withdrawal of Counsel 12/30/22

*Hafa Adai Mr. Esteves.*

This is to clarify, I indicated only that I will not be representing Mr. Moylan after 12/30/22, and because that he is my father, I would not be able to represent him in any matters as AG.

I did not indicate that I would be broadly disqualifying for any matters involving GHURA or any other govt. agencies. Those disqualification situations would be limited to matters involving GHURA and Mr. Richard Moylan, as he is my parent and I was representing him on limited matters with GHURA pertaining to his rental house.

Thank you for acknowledging this communication.

Merry Christmas,

Douglas Moylan

**Douglas B. Moylan**  
**Attorney at Law**

Law Offices of Douglas B. Moylan  
Suite 201 Skinner Plaza Building  
138 West Seaton Boulevard, Hagåtña



**Confidentiality Notice:**

The preceding email message (including any attachments) contains information that may be confidential, protected by applicable legal privileges, or constitute non-public information. It is intended to be conveyed only to the designated recipient(s). If you are not an intended recipient of this message, please notify the sender by replying to this message and then delete it from your system. Use, dissemination, distribution or reproduction of this message by unintended recipients is not authorized and may be unlawful. Thank you.