



**BOARD OF COMMISSIONERS
REGULAR SCHEDULED MEETING
12:00 P.M., January 27, 2026
GHURA's Main Office (via Zoom)
1st floor, Conference Room, Sinajana
AGENDA**

I. ROLL CALL

II. BOARD MEETING PUBLIC ANNOUNCEMENTS

1st Printing – Tuesday, January 20, 2026
2nd Printing – Sunday, January 25, 2026

III. APPROVAL OF PREVIOUS BOARD MINUTES – January 13, 2026

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IV. NEW BUSINESS	
1. Intent of Award	1 - 10
RFP GHURA-26-001 CDBG-DR; Ref: Grants Management Software	
2. Resolution No. FY2026-007	11 - 12
Resolution Approving up to Seventy-Five (75) New Temporary Full-Time Equivalents to Provide Ancillary Support for the Community Development Block Grant-Disaster Recovery Program	
3. Resolution No. FY2026-010	13 - 14
Resolution Authorizing the Temporary Special Projects Pay Differential for Support Divisions	
4. Resolution No. FY2025-017 (A)	15 - 16
Resolution Amending Resolution No. FY2025-017 to Increase the Total Number of New Temporary Full-Time Equivalents from Fifty (50) to Sixty (60) New Temporary Full-Time Equivalents for the Community Development Block Grant-Disaster Recovery Program Within the Guam Housing and Urban Renewal Authority and Delegating Authority for Above-Step Recruitments and Approvals of the Sixty (60) New Temporary Full-Time Equivalents to the Executive Director	
V. OLD BUSINESS	
Change Order #1	17 - 22
GHURA-25-007; Renovation of 8 Public Housing Units at AMP2 and AMP3	
VI. EXECUTIVE DIRECTOR'S REPORT	
Project Updates	

VII. GENERAL DISCUSSION / ANNOUNCEMENTS

Next proposed scheduled Board Meeting: Tuesday, February 10, 2026
@ 12:00 p.m.

VIII. ADJOURNMENT

Free workshop to help with better adult snacks

Pacific Daily News

From grocery shopping on a budget to making smart food choices, a free workshop series in February at the University of Guam seeks to help adults build practical skills for healthier daily living with a focus on chesa or the CHamoru term for appetizers and snacks.

The SNAP-Ed Program under UOG Land Grant invites community members to participate in this free nutrition education workshop series titled Mindful Chesa and Snacking.

The workshop is open to all adults over the age of 18.

Interested participants can register at <https://url.uog.edu/snap-ed-chesa>.

The four-session workshop series will be held from 9:30 to 10:30 a.m. on Thursdays throughout February or on Feb. 5, 12, 19, and 26.

All sessions will be held on the UOG campus in the Agriculture and Life Sciences Building, Room 125.

It will be led by UOG Land Grant's registered dietitian nutritionist and SNAP-Ed coordinator Tanisha Aflague and UOG Extension SNAP-Ed educators Dianne Sardon, Katrina Nguyen and Ella Macatugal.

The workshop series aims to empower local residents to make lasting impacts on their health and budget through small, achievable changes in their grocery shopping and cooking habits.

The weekly lessons will cover:

- Meal planning
- Smart grocery shopping on a budget

- Understanding nutrition labels and identifying added sugars
- Building balanced meals
- Incorporating physical activity, sleep and food safety into daily routines

Each session includes hands-on activities, goal-setting tools, and food taste testing for a variety of nutritious chesa recipes, including kangkong titiyas, gollai hågon suni, tofu spinach dip, and CHamoru-style cake with coconut flour.

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Call 472-1PDN for more information.



GUAM ETHICS COMMISSION

Kumision I Ginihan Areklamenton Guåhan
134 West Soledad Avenue,
Suite 406 BOH Building, Hagatna GU 96910
Tel: (671) 969-5625 | Fax: (671) 969-5626
Email: info@ethics.guam.gov

Regular Meeting

January 27, 2026 at 12:30 PM

Livestream Link: <https://youtube.com/live/VXsX0vV4Ajk?feature=share>

AGENDA

- Call to Order / Roll Call of Members
- Approval of Minutes
- Executive Director's Report
- Closed Proceedings 4 GCA 15 §15401
- Old Business
 - Executive Director - 6-month evaluation - 5 G.C.A., Chapter 43, §43202
- New Business
 - Commission's Fiscal Year 2027 Operational Budget Request Review:
 - Resolution No. 26-002 - Relative to Adopting the Fiscal Year 2027 Budget Request for the Guam Ethics Commission.
 - Review and Approve RFP No. GECOM-RFP-26-001 Research Services: Development of the Guam Ethics Commission Trust Meter.
- Announcements
- Adjournment



PUBLIC DEFENDER SERVICE CORPORATION GOVERNMENT OF GUAM

779 Route 4, Sinajana, Guam 96910-5174
Tel: (671) 475-3100 • Fax: (671) 477-5844



NOTICE OF PUBLIC MEETING

The Public Defender Service Corporation Board of Trustees will conduct its regular meeting on **Tuesday, January 27, 2026 at 12:30 p.m.** via videoconference (Zoom) in the PDSC conference room, located at the MVP Sinajana Commercial Building, Unit B, 779 Route 4, Sinajana, Guam 96910.

The meeting will be streamed live on YouTube at www.youtube.com/@pdscquam.

The following agenda is available on the PDSC website at www.guampdsc.org.

AGENDA

- Call to Order
- Roll Call
- Determination of Quorum
- Proof of Due Notice of Meeting:
 - Notice: 5 Working Days – Public Notices Portal/ PDSC Guam PDN Tuesday, Jan. 20, 2026
 - Notice: 48 Hours – Public Notices Portal/ PDSC/Guam PDN Friday, Jan. 23, 2026
- Approval of Minutes: November 25, 2025 Regular Meeting
- Old Business
 - Updated Board of Trustees By-Laws
- New Business
 - Reports and Statistics
 - Fiscal Year 2025 Year-End Financials
 - Fiscal Year 2026 1st Quarter Financials
 - Case Statistics (as requested by BOT members):
 - Cases Opened
 - Cases Closed
 - Number of Conflicts
 - Number of Cases that proceeded to Court
 - Caseload per attorney
 - Statutory Statistics: Public Law 38-48
 - Discussion on Fiscal Year 2027 Budget Proposal Preparation
- Public Discussion
- Adjournment and Next Meeting Date:
 - Tuesday, February 24, 2026 at 12:30 p.m. via Zoom
 - YouTube/PDSC Conference Room

Copies of the agenda and meeting packet will be available prior to the meeting at Public Defender Service Corporation and on its website at www.guampdsc.org.

Closed captioning available on livestream.

Person(s) needing special accommodations, auxiliary aids, or services, please contact Shane Ngata at 671-475-8301 or sngata@guampdsc.org.

This ad was paid for with Government of Guam funds.

SHANE F.T. BLACK
Chairman

GUAM SOLID WASTE AUTHORITY BOARD OF DIRECTORS MEETING

Thursday, January 22, 2026 – 1:00 PM (ChST)

Join Zoom Meeting

Link: <https://zoom.us/j/9140408814?pwd=TjZ3U0dHSVd0ajlKRjBhcWFrc1ZYzZ0>

Meeting ID: 914 040 8814 | Passcode: 777546

The Guam Solid Waste Authority Board of Directors will have a Regular Board Meeting January 22, 2026 at 1:00 PM. The meeting will be conducted via Zoom.

AGENDA

- CALL TO ORDER
- ROLL CALL
- DETERMINATION OF PROOF OF PUBLICATION
- APPROVAL OF AGENDA ITEMS
- APPROVAL OF MINUTES
- REPORTS
 - Receiver Reports
 - Receiptership Update
 - Transition Plan Update
 - Management Reports
 - Operational Update
 - Financial Report
 - Legal Counsel's Report
 - Committee Reports
- UNFINISHED BUSINESS
 - Island Wide Trash Collection Initiative
 - Layon Cells 1 and 2 Closure
 - Succession Planning
- NEW BUSINESS
- COMMUNICATIONS AND CORRESPONDENCE
- PUBLIC FORUM
 - Bart Cruz - Missed Services/Customer Service
- EXECUTIVE SESSION
 - Contractor/GWA Lawsuit
- NEXT MEETING
- ADJOURN

Access live stream of the meeting on GSWA website: <https://www.gswa.guam.gov/>

For more information, please contact GSWA Admin at admin@gswa.guam.gov or 671-646-3215.

Persons needing telecommunication device for the Hearing/Speech Impaired (TDD) may contact 671-646-3111.

This advertisement was paid for by GSWA.

THE GUAM HOUSING AND URBAN RENEWAL AUTHORITY

Board of Commissioners Meeting

Tuesday, January 27, 2026 at 12:00 PM.

This meeting is open to the public via Zoom

Topic: GHURA BoC Meeting, Tuesday, January 27, 2026 at 12PM

Time: Jan 27, 2026 12:00 PM Guam, Port Moresby

Join Zoom Meeting

<https://us06web.zoom.us/j/85859305140?pwd=6d1ktb0UaxrVXv2Mj2q4F80b6f4oUo.1>

Meeting ID: 858 5930 5140

Passcode: 644300

Watch YouTube Live Stream

<https://www.youtube.com/channel/UCGqKWU0k0mTOFOLYn48ULag>

AGENDA:

- ROLL CALL
- BOARD MEETING PUBLIC ANNOUNCEMENTS
- APPROVAL OF PREVIOUS BOARD MINUTES – January 13, 2026
- NEW BUSINESS
 - Intent of Award; RFP GHURA-26-001; Grants Management Software
 - Resolution No. FY2026-007; Resolution Approving Up to (75) New Temporary Full-Time Equivalents to Provide Ancillary Support for the Community Development Block Grant-Disaster Recovery
 - Resolution No. FY2026-010; Resolution Authorizing the Temporary Special Projects Pay Differential for Support Divisions
 - Resolution No. FY2025-017(A); Amendment Increasing that Number of New Temporary Full-time Equivalents for the Community Development Block Grant- Disaster Recovery Program from Fifty(50) to Sixty (60)
- OLD BUSINESS
 - Change Order #1; GHURA-25-007; Renovation of 8 Public Housing Units at AMP2 and AMP3
- EXECUTIVE DIRECTOR'S REPORT
 - Project Updates
- GENERAL DISCUSSION / ANNOUNCEMENTS
 - Next proposed scheduled Board Meeting – Tuesday, February 10, 2026 @ 12:00 p.m.
- ADJOURNMENT

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

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

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Government of Guam
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Ho'afa Adai & Good Morning!

ChST 10:22 AM, Wednesday, January 21, 2026

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**FIRST NOTICE: GHURA Board of Commissioners Meeting -
01/27/2026, 12:00pm ChST**

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**FIRST NOTICE: GHURA Board of Commissioners Meeting -
01/27/2026, 12:00pm ChST**

ANNOUNCEMENT

Posted on: 01/21/2026 10:05 AM

Posted by: Julie Lujan

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

Division(s):

Notice Topic(s): BOARD MEETING

Types of Notice: ANNOUNCEMENT

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GHURA Board of Commissioners Meeting will be held on January 27, 2026 at 12:00pm ChST. This meeting is open to the public and is available via Zoom as well as GHURA's YouTube Live Stream Channel. Please click on the link below for more information.

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For all categories except employment and real estate.
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Better:	Text with border. 5 days in E-edition / 10 days on Classified of our website - line limit (10) lines.	\$45.00
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Categories

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Employment Classified Packages

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Categories

Help Wanted Full Time . Help Wanted Part Time

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Phone: 671-922-5689 / 888-477-5657
Email: service@vlwilliamslaw.com

Attorney for Petitioner
Sandra M. McDaniel

IN THE SUPERIOR COURT
OF GUAM

IN THE MATTER OF THE ESTATE

OF

DOLORES BORJA MC AULIFFE,
Deceased.

Probate Case No.: PR0139-24

NOTICE OF FIRST AND FINAL
REPORT OF ADMINISTRATRIX AND
PETITION FOR FINAL DISTRIBUTION

NOTICE IS HEREBY GIVEN that Petitioner Sandra M. McDaniel, Administratrix of the Estate of DOLORES BORJA MC AULIFFE, deceased, has filed THE FIRST AND FINAL ACCOUNT AND REPORT OF ADMINISTRATRIX AND PETITION FOR FINAL DISTRIBUTION, in said Court, and that on **February 4, 2026, at 9:30 AM** at the Superior Court of Guam Hagåtña, Guam, a hearing has been set for the settlement of said account for Final Distribution of said estate. All persons interested in attending said hearing are notified then and there to appear and show cause, if any, why said Petition should not be granted.

Reference is hereby made to the said account and Petition for further particulars.

Dated: December 12, 2025.

WILLIAMS LAW FIRM
Attorney for Petitioner
Is/ VANESSA WILLIAMS CRUZ, ESQ.

You may appear in person at the Courtroom of the Honorable Dana A. Gutierrez, 120 West O'Brien Drive, Hagåtña, Guam or you may participate via Zoom by logging onto <https://guamcourts-org.zoom.us> and enter the Meeting ID: 839 7874 0380 and Passcode: 189701. For technical assistance, please call (671) 475-3207 five (5) minutes prior to the designated hearing time.

This advertisement was paid for by GHURA.



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Hafa Adai & Good Morning! ChST 08:56 AM, Friday, January 23, 2026

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**SECOND NOTICE: GHURA Board of Commissioners Meeting -
01/27/2026, 12:00pm ChST**

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**SECOND NOTICE: GHURA Board of Commissioners Meeting
- 01/27/2026, 12:00pm ChST**

ANNOUNCEMENT



Posted on: 01/23/2026 09:01 AM

Posted by: Julie Lujan, Systems Programmer

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

Division(s):

Notice Topic(s): BOARD MEETING

Types of Notice: ANNOUNCEMENT

For Audience(s): PUBLIC

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GHURA Board of Commissioners Meeting will be held on January 27, 2026 at 12:00pm ChST. This meeting is open to the public and is available via Zoom as well as GHURA's YouTube Live Stream Channel. Please click on the link below for more information.

</app/webroot/userfiles/files/GHURA%27s%20January%202027%202026%20BOC%20Mtg.pdf>



BOARD OF COMMISSIONERS
REGULAR SCHEDULED MEETING
12:00 P.M., January 13, 2026
GHURA's Main Office (via Zoom)
1st floor, Conference Room, Sinajana

AGENDA

I. CALL TO ORDER

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 **12:04 P.M., Wednesday, January 13, 2026**, at the GHURA Sinajana Main Office, 1st floor Conference room. Acting Chairman Sanchez indicated that **5 of 6** members of the Board of Commissioners were present, representing a quorum and that the meeting would proceed as scheduled.

Viewed virtually via	ZOOM: https://us06web.zoom.us/j/84485550661?pwd=a39Z4rySbAclgkjalo4JADYUGahnz.1 YOUTUBE: https://www.youtube.com/channel/UCGqKWU0kOmT0FOLYn48ULag		
BOC Commissioners Attendance	Dr. John Rivera, Chairman Nate Sanchez, Vice Chairman Anisia Delia, Commissioner Emilia Rice, Commissioner Victor Torres, Commissioner Karl Corpus, Resident Commissioner	Virtual <input type="checkbox"/> Virtual <input type="checkbox"/> Virtual <input checked="" type="checkbox"/> Virtual <input type="checkbox"/> Virtual <input type="checkbox"/> Virtual <input type="checkbox"/>	In-Person <input checked="" type="checkbox"/> In-Person <input checked="" type="checkbox"/> In-Person <input type="checkbox"/> In-Person <input checked="" type="checkbox"/> In-Person <input checked="" type="checkbox"/> In-Person <input checked="" type="checkbox"/>
<i>*Request to attend meeting virtually was submitted via email and acknowledged by Chairman Rivera.</i>			
GHURA Management/ Staff	Elizabeth F. Napoli, Executive Director <input checked="" type="checkbox"/> Fernando B. Esteves, Deputy Director <input type="checkbox"/> Audrey Aguon, Special Assistant <input checked="" type="checkbox"/> Narcissa Ada, AMP1 Manager <input type="checkbox"/> Gina Cura, AMP2 Manager <input type="checkbox"/> Patrick Bamba, AMP3 Manager <input checked="" type="checkbox"/> Philomena San Nicolas, AMP4 Manager <input type="checkbox"/> Jolyn Terlaje, CD Manager <input type="checkbox"/> Miguel Fernandez, AE <input type="checkbox"/> Maria Cherry Canete, AE <input type="checkbox"/> Sherene Mantanona <input checked="" type="checkbox"/>	Julie Lujan, MIS Administrator <input type="checkbox"/> Sonny Perez, AE Manager <input type="checkbox"/> Frances Danieli, Controller <input type="checkbox"/> Katherine Taitano, RP&E Chief Planner <input type="checkbox"/> Dr. Kimberly Bersamin, HR Administrator <input checked="" type="checkbox"/> Antonio Camacho, Housing Procurement Admin. <input type="checkbox"/> Pearly Mendiola, GT Manager <input type="checkbox"/> Nicole Alejandro, Section 8 Administrator <input type="checkbox"/> Michael Ricuyal, AE <input type="checkbox"/> Patrick Luces <input type="checkbox"/>	Carlo Ongklungel <input checked="" type="checkbox"/> Thalia Pablo <input checked="" type="checkbox"/> Joyce Aguon <input type="checkbox"/> Katherine Taitano, RP&E Chief Planner <input type="checkbox"/> Dr. Kimberly Bersamin, HR Administrator <input checked="" type="checkbox"/> Antonio Camacho, Housing Procurement Admin. <input type="checkbox"/> Pearly Mendiola, GT Manager <input type="checkbox"/> Nicole Alejandro, Section 8 Administrator <input type="checkbox"/> Michael Ricuyal, AE <input type="checkbox"/> Ervin Santiago <input type="checkbox"/> Patrick Luces <input type="checkbox"/> Andrew Manglona <input type="checkbox"/>
Legal Counsel	Eliseo M. Florig Jr., Legal Counsel for GHURA <input checked="" type="checkbox"/>	Brittany Quinata <input checked="" type="checkbox"/>	
Public	None		

II. BOARD MEETING PUBLIC ANNOUNCEMENTS

1st Printing – Tuesday, January 6, 2026

2nd Printing – Sunday, January 11, 2026

ACKNOWLEDGED BY CHAIRMAN RIVERA

III. [609/26] APPROVAL OF PREVIOUS BOARD MINUTES: Vice Chairman Sanchez moved to approve the board meeting minutes of December 11, 2026, subject to corrections. Commissioner Rice seconded the motion. There were no objections. Motion passed unanimously.

IV. NEW BUSINESS:

AGENDA ITEM	DISCUSSION	ACTION
1. Intent to Award IFB GHURA-26-002; Renovation of 109 Santos Court, Asan, Guam	<p>[610/25] Executive Director Elizabeth Napoli provided a detailed overview of the procurement, stating that the bid opening occurred on December 16, 2025, with ten contractors registering and two firms submitting bids. She identified Genesis Tech Corporation as the lowest responsive and responsible bidder, with a proposed contract amount of \$252,400 and a construction timeline of 150 consecutive calendar days. Overview was found on pages 1-4 in the January 13, 2026 GHURA BoC packet and in the GHURA website at www.ghura.org.</p> <p>The Executive Director explained that the property had been acquired by GHURA and currently requires renovation to meet applicable housing standards before being placed into service. The scope of work includes interior and exterior rehabilitation, partial perimeter fencing, and construction of a retaining wall to address erosion at the rear of the lot. Upon completion, the unit will be added to GHURA's Renaissance Affordable Rental Program to expand the agency's affordable rental inventory.</p> <p>Commissioners engaged in discussion to clarify the property's location, asking whether the home was situated near the Asan Mayor's Office and whether the site was located on sloped or flat terrain. Staff clarified that the property is located in close proximity to the Mayor's Office and is situated on a</p>	

AGENDA ITEM	DISCUSSION	ACTION
	<p>flat area rather than on the hillside, addressing concerns related to access and constructability.</p>	<p>[611/26] Motion: Vice Chairman Sanchez moved to approve Intent to Award IFB GHURA-26-002; Renovation of 109 Santos Court, Asan, Guam to Genesis Tech Corporation in the amount of \$252,400.00, for Bid Item #1 in the amount of \$223,000.00 and the additive bid amount of \$29,400.00. The project timeline is 150 consecutive calendar days at the cost of \$252,400.00 with no option periods.</p> <p>Second: Commissioner Corpus seconded. There were no objections.</p> <p>Vote: 5–0. Motion passed unanimously.</p>

AGENDA ITEM	DISCUSSION	ACTION
<p>2. Change Order #1 GHURA-25-00007 (M2 and M3 Public Housing Units)</p>	<p>[612/26] Executive Director Napoli requested that the item be tabled, explaining that additional internal review and preparation were required before the change order could be fully presented for Board consideration.</p>	<p>[613/26] Chairman Rivera acknowledged Director Napoli's request to table item #2, Change Order #1 GHURA-25-00007 (M2 and M3 Public Housing Units)</p>
<p>3. Resolution No. 2026-009; Resolution Approving Write-Off of Tenant Accounts Receivable as of December 31, 2025</p>	<p>[614/26] Executive Director Napoli read Resolution No. 2026-009, Resolution Approving Write-Off of Tenant Accounts Receivable as of December 31, 2025 on pages 5-14 in the January 13, 2026 GHURA BoC meeting packet and on the GHURA website, www.ghura.org.</p> <p>Staff explained that the accounts proposed for write-off had remained outstanding for more than 90 days and that reasonable collection efforts had been exhausted in accordance with GHURA policy. It was emphasized that writing off the balances for accounting purposes does not eliminate GHURA's right to pursue collection in the future should circumstances permit, including recovery through tax refund intercepts.</p> <p>During discussion, Chairman Rivera and several Commissioners expressed concern that the \$150 tenant security deposit is often insufficient to cover cleaning and repair costs when units are vacated, particularly in cases involving abandonment or significant damage. Commissioners noted that this structural issue contributes to recurring receivables and write-offs.</p> <p>Ms. Philly San Nicolas, AMP 4 Manager, provided additional context, explaining that GHURA previously attempted to increase the security deposit to \$250. However, many applicants were unable to raise the higher amount, resulting in delays to occupancy and barriers for low-income</p>	

AGENDA ITEM	DISCUSSION	ACTION
	<p>households. She also described recurring challenges related to tenants leaving personal property behind, vacating units without notice, or causing damage despite ongoing counseling and education efforts by site staff.</p> <p>Staff emphasized that move-out conditions vary widely by case, with many tenants leaving units in acceptable condition, while a smaller number of cases account for disproportionately higher costs.</p> <p>The Board requested that staff further review the security deposit policy and return at a future meeting with information, data, and potential options for Board consideration.</p>	<p>[615/26] Motion: Commissioner Torres moved to approve Resolution No. 2026-009; Resolution Approving Write-Off of Tenant Accounts Receivable as of December 31, 2025, in the amount of \$17,853.58. Second: Commissioner Corpus seconded the motion. There were no objections. Vote: 5-0. Motion passed unanimously.</p>

V. OLD BUSINESS

AGENDA ITEM	DISCUSSION	ACTION
1. Resolution No. FY2026-005 Annual PHA Plan for Public Housing Significant Amendment #1	<p>[616/26] Executive Director Napoli read Resolution No. FY2026 Annual PHA Plan for Public Housing Significant Amendment #1 on pages 15-31 in the January 13, 2026 GHURA BoC meeting packet and on the GHURA website, www.ghura.org. She explained that the amendment addresses policy changes necessitated by the exhaustion of funding for the Emergency Housing Voucher (EHV) program.</p> <p>Staff reported that approximately 69 families remain affected locally. The amendment provides a preference on the public housing waiting list for EHV participants displaced through no fault of their own. Staff clarified that HUD regulations do not allow automatic transfer of EHV participants into public housing or regular Housing Choice Vouchers due to funding constraints and a pause on issuing new vouchers.</p> <p>Commissioners asked questions to confirm that the funding shortfall was national in scope. Staff emphasized that the issue was not the result of GHURA overspending, but rather the exhaustion of congressionally appropriated funds at the national level.</p>	<p>[617/26] Motion: Vice Chairman Sanchez moved to approve Resolution No. FY2026-005 Annual PHA Plan for Public Housing Significant Amendment #1. Second: Commissioner Torres seconded the motion. Vote: 5-0. Motion passed unanimously.</p>

AGENDA ITEM	DISCUSSION	ACTION
<p>2. Resolution No. FY2026-007; Resolution approving up to (68) New Temporary Full-time Equivalents to provide Ancillary Support for the Community Development Block Grant- Disaster Recovery</p>	<p>[618/26] Director Napoli stated that the item number will be removed as the proposal required further revision and clarification, including updates to staffing numbers and structure and requested that the item be removed from the agenda and reintroduced at a future meeting under a revised resolution number.</p>	<p>[619/26] Motion: Chairman Rivera moved to remove Resolution No. FY2026-007; Resolution approving up to (68) New Temporary Full-time Equivalents to provide Ancillary Support for the Community Development Block Grant- Disaster Recovery, subject to reschedule.</p> <p>Second: Commissioner Torres seconded the motion. There were no objections.</p> <p>Vote: 5-0. Motion passed unanimously.</p>
<p>3. Executive Director Performance Evaluation (2025)</p>	<p>[620-26] Dr. Kimberly Bersamin, HR Administrator, announced the following:</p> <ul style="list-style-type: none"> • Executive Director Elizabeth Napoli was evaluated for the period July 8, 2024 through July 7, 2025 • She was evaluated across thirteen performance dimensions, including leadership, fiscal and fiduciary responsibility, strategic planning, ethical conduct, and operational effectiveness. • She received an overall rating of Highly Satisfactory, and the Board voted to retain her as Executive Director for the Guam Housing and Urban Renewal Authority. <p>Human Resources noted that no salary adjustment was authorized under existing Board policy, but recommended that the position be reviewed as part of a future compensation study, citing the length of time since the last adjustment.</p>	<p>[621/26] Motion: Commissioner Torres moved to approve and accept the report of the Executive Director Performance Evaluation evaluated for the period of July 8, 2024 through July 7, 2025</p> <p>Second: Commissioner Corpus seconded the motion. There were no objections.</p> <p>Vote: 5-0. Motion passed unanimously.</p>

VI. EXECUTIVE DIRECTOR'S REPORT, PROJECT UPDATES

AGENDA ITEM	DISCUSSION	ACTION
	<p>[622/26] Executive Director Napoli provided updates on upcoming and ongoing initiatives, including initiation of the FY2025 audit, plans to select a new independent auditor for FY2026, preparation for a housing summit anticipated in early April 2026, upcoming phases of the CDBG-DR program, and an anticipated groundbreaking for the GPD Eastern Substation, which had experienced prior delays.</p>	No action taken

VII. GENERAL DISCUSSION AND ANNOUNCEMENTS

AGENDA ITEM	DISCUSSION	ACTION
	<p>[623/26] The Chairman announced that the next proposed Board meeting is scheduled for Tuesday, January 27, 2026 at 12:00 PM, subject to confirmation.</p>	<p>[624/26] Motion: Chairman Rivera moved to adjourn the January 13, 2026 GHURA BoC meeting.</p> <p>Second: Vice Chairman Sanchez seconded the motion. There were no objections.</p> <p>Vote: 6–0. Motion passed unanimously.</p> <p>The meeting was adjourned at 12:54 PM.</p>

SEAL

Elizabeth F. Napoli
Board Secretary/Executive Director

Date _____

GUAM HOUSING AND URBAN RENEWAL AUTHORITY
ATURIDAT GINIMA YAN RINUEBAN SIUDAT

MEMORANDUM:

TO: Board of Commissioners

FROM: Fernando B. Esteves
Deputy Director *12*

DATE: January 23, 2026

SUBJECT: Intent of Award -RFP GHURA-26-001 CDBG-DR
Ref: Grants Management Software

RFP submittal for the subject project was held on December 10, 2025 at 2:00 p.m. A total of 15 bidders registered for the bid of which 4 submitted a bid. The evaluation committee evaluated the RFPs based on the qualifying scoring factors listed below:

Relative weight of technical evaluation factors:

RFP-GHURA-26-001-CDBG-DR GRANTS MANAGEMENT SOFTWARE
VENDOR 1: BENEVATE, LLC. (NEIGHBORLY SOFTWARE)

Evaluation Criteria		
	POINTS	SCORE
1. Experience		
A. Respondent must have at least five years of experience.	10	10
B. Respondent should provide a minimum of two (2) customers whose services were provided.	10	10
2. Method of Implementation		
Each Respondent should provide a narrative that includes the following: <ul style="list-style-type: none">• Project approach• Schedule/Timeline	40	40
3. Cost		
Reasonability of the cost of software	20	0
4. Capacity		
Respondent can provide services based on capacity	20	20

TOTAL:	100	80
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Total Score- Evaluator – 1

Evaluation Criteria		
	POINTS	SCORE
1. Experience		
A. Respondent must have at least five years of experience.	10	10
B. Respondent should provide a minimum of two (2) customers whose services were provided.	10	10
2. Method of Implementation		
Each Respondent should provide a narrative that includes the following: <ul style="list-style-type: none">• Project approach• Schedule/Timeline	40	35
3. Cost		
Reasonability of the cost of software	20	0
4. Capacity		
Respondent can provide services based on capacity	20	20
Total:	100	75

Total Score- Evaluator – 2

Evaluation Criteria		
	POINTS	SCORE
1. Experience		
A. Respondent must have at least five years of experience.	10	10
B. Respondent should provide a minimum of two (2) customers whose services were provided.	10	10
2. Method of Implementation		
Each Respondent should provide a narrative that includes the following: <ul style="list-style-type: none">• Project approach• Schedule/Timeline	40	40
3. Cost		

Reasonability of the cost of software	20	0
4. Capacity		
Respondent can provide services based on capacity	20	20
Total:	100	80

Total Score- Evaluator – 3

Vendor: Benevate, LLC.

Total Points- 235

VENDOR 2: QUANTUM TECHNOLOGY GROUP

Evaluation Criteria		
5. Experience	POINTS	SCORE
A. Respondent must have at least five years of experience.	10	10
B. Respondent should provide a minimum of two (2) customers whose services were provided.	10	10
6. Method of Implementation		
Each Respondent should provide a narrative that includes the following: <ul style="list-style-type: none"> • Project approach • Schedule/Timeline 	40	40
7. Cost		
Reasonability of the cost of software	20	0
8. Capacity		
Respondent can provide services based on capacity	20	0
TOTAL:	100	60

Total Score- Evaluator – 1

Evaluation Criteria		
5. Experience	POINTS	SCORE
A. Respondent must have at least five years of experience.	10	10
B. Respondent should provide a minimum of two (2) customers whose services were provided.	10	10

6. Method of Implementation		
Each Respondent should provide a narrative that includes the following: <ul style="list-style-type: none">• Project approach• Schedule/Timeline	40	25
7. Cost		
Reasonability of the cost of software	20	0
8. Capacity		
Respondent can provide services based on capacity	20	15
Total:	100	60

Total Score- Evaluator – 2

Evaluation Criteria		
	POINTS	SCORE
5. Experience		
A. Respondent must have at least five years of experience.	10	10
B. Respondent should provide a minimum of two (2) customers whose services were provided.	10	10
6. Method of Implementation		
Each Respondent should provide a narrative that includes the following: <ul style="list-style-type: none">• Project approach• Schedule/Timeline	40	20
7. Cost		
Reasonability of the cost of software	20	0
8. Capacity		
Respondent can provide services based on capacity	20	10
Total:	100	50

Total Score- Evaluator – 3

Vendor: Quantum Technology Group.

Total Points - 170

VENDOR 3: DULLES TECHNOLOGY PARTNERS

Evaluation Criteria		
9. Experience	POINTS	SCORE
A. Respondent must have at least five years of experience.	10	10
B. Respondent should provide a minimum of two (2) customers whose services were provided.	10	10
10. Method of Implementation		
Each Respondent should provide a narrative that includes the following: • Project approach • Schedule/Timeline	40	40
11. Cost		
Reasonability of the cost of software	20	0
12. Capacity		
Respondent can provide services based on capacity	20	0
TOTAL:	100	60

Total Score- Evaluator – 1

Evaluation Criteria		
9. Experience	POINTS	SCORE
A. Respondent must have at least five years of experience.	10	10
B. Respondent should provide a minimum of two (2) customers whose services were provided.	10	8
10. Method of Implementation		
Each Respondent should provide a narrative that includes the following: • Project approach • Schedule/Timeline	40	20
11. Cost		
Reasonability of the cost of software	20	0
12. Capacity		

Respondent can provide services based on capacity	20	12
Total:	100	50

Total Score- Evaluator – 2

Evaluation Criteria		
9. Experience	POINTS	SCORE
A. Respondent must have at least five years of experience.	10	10
B. Respondent should provide a minimum of two (2) customers whose services were provided.	10	10
10. Method of Implementation		
Each Respondent should provide a narrative that includes the following: <ul style="list-style-type: none"> • Project approach • Schedule/Timeline 	40	20
11. Cost		
Reasonability of the cost of software	20	0
12. Capacity		
Respondent can provide services based on capacity	20	10
Total:	100	50

Total Score- Evaluator – 3

Vendor: Dulles Technology Partners

Total Points - 160

VENDOR 4: EUNA SOLUTIONS, INC.

Evaluation Criteria		
13. Experience	POINTS	SCORE
A. Respondent must have at least five years of experience.	10	10
B. Respondent should provide a minimum of two (2) customers whose services were provided.	10	10
14. Method of Implementation		

Each Respondent should provide a narrative that includes the following: <ul style="list-style-type: none"> • Project approach • Schedule/Timeline 	40	10
15. Cost		
Reasonability of the cost of software	20	0
16. Capacity		
Respondent can provide services based on capacity	20	15
TOTAL:	100	45

Total Score- Evaluator – 1

Evaluation Criteria		
	POINTS	SCORE
13. Experience		
A. Respondent must have at least five years of experience.	10	10
B. Respondent should provide a minimum of two (2) customers whose services were provided.	10	8
14. Method of Implementation		
Each Respondent should provide a narrative that includes the following: <ul style="list-style-type: none"> • Project approach • Schedule/Timeline 	40	20
15. Cost		
Reasonability of the cost of software	20	0
16. Capacity		
Respondent can provide services based on capacity	20	20
Total:	100	58

Total Score- Evaluator – 2

Evaluation Criteria		
	POINTS	SCORE
13. Experience		
C. Respondent must have at least five years of	10	10

experience.		
D. Respondent should provide a minimum of two (2) customers whose services were provided.	10	10
14. Method of Implementation		
Each Respondent should provide a narrative that includes the following: • Project approach • Schedule/Timeline	40	20
15. Cost		
Reasonability of the cost of software	20	0
16. Capacity		
Respondent can provide services based on capacity	20	15
Total:	100	55

Total Score- Evaluator – 3

Vendor: Euna Solutions, Inc.

Total Points - 158

The Guam Housing and Urban Renewal Authority (GHURA) is the administrator of the Community Development Block Grant- Disaster Recovery (CDBG-DR) in the amount of \$500,825.000. In order to effectuate the delivery of projects and programs GHURA has determined that a Grants Management Software is needed to effectively and efficiently manage the program and projects of CDBG-DR. The software will serve as a tool for portal for applications, compliance checks, project management, record keeping, and the detailed tracking of expenditures.

The technical evaluation team has determined, Benevate, LLC. to be the most qualified based on the qualifying factors, the Procurement Officer has affirmed cost reasonableness pursuant to 2 CFR 200.404, and recommend the award for the grants management software indicated RFP-26-001 CDBG-DR to Benevate, LLC for the one-time Implementation Fee of \$205,000.00 and a 1-year contract term Annual Subscription of \$458,937.00, with renewal options in the amount of \$663,937.00.

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JULIEANN G. LUJAN, Data Processing Manager



JERRICHO GARCIA, Deputy Controller



JEFFERY PINAULA, Planner III

		RFP EVALUATION SCORES			
EVALUATOR	REFERENCE	RFP GHURA-26-001-CDBG-DR		VENDOR 4	
	DESCRIPTION	Grants Management Software		VENDOR 3	Euna Solutions, Inc.
	VENDOR 1	VENDOR 2	VENDOR 3	VENDOR 4	
Julie Lujan	Benevate LLC (Neighborly Software)	Quantum Technology Group	Dulles Technology Partners	Euna Solutions, Inc.	
Julie Lujan	80	60	60	45	
Jerricho Garcia	75	60	50	58	
Jeffrey Pinaula	80	50	50	55	
TOTAL	235	170	160	158	



RFP EVALUATION SCORES

RFP GHURA-26-001-CDBG-DR

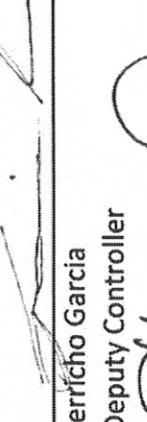
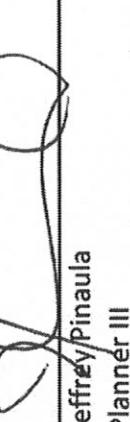
Grants Management Software

VENDOR 1

VENDOR 2

VENDOR 3

VENDOR 4

	<u>1/21/2026</u>	Date
	<u>1/22/2026</u>	Date
	<u>1/23/2026</u>	Date

Julie Lujan
Data Processing Manager

Jerricho Garcia
Deputy Controller

Jeffrey Pinaula
Planner III

**GUAM HOUSING AND URBAN RENEWAL AUTHORITY
BOARD OF COMMISSIONERS
RESOLUTION NO. FY2026-007**

Moved By:

Seconded By:

RESOLUTION APPROVING UP TO SEVENTY-FIVE (75) NEW TEMPORARY FULL-TIME EQUIVALENTS TO PROVIDE ANCILLARY SUPPORT FOR THE COMMUNITY DEVELOPMENT BLOCK GRANT-DISASTER RECOVERY PROGRAM

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 Board of Commissioners of GHURA is empowered to employ officers, technical experts, agents and employees, permanent and temporary, as it may deem necessary to carry out the responsibilities of the Authority and is subject to the Compensation and Classification Plan of the Authority; and

WHEREAS, on January 21, 2025, Guam was allocated the Community Development Block Grant Disaster Recovery (CDBG-DR) in the amount of \$500,825,000 to aid in the long-term recovery from Typhoon Mawar in May 2023 and the mitigation of future disasters; and

WHEREAS, this CDBG-DR Grant is administered by GHURA; and

WHEREAS, pursuant to III.F.1 of FR-6489-N-01 GHURA must expend one hundred percent (100%) of the available funding by March 2031; and

WHEREAS, the Government of Guam has certified to the US Department of Housing and Urban Development (HUD), its adherence to the timely expenditure requirement; and

WHEREAS, pursuant to II.A.1.g of FR-6489-N-01 GHURA must actively conduct capacity assessments and staffing analysis to ensure proportional capacity to carry out our planned activities and address any capacity gaps utilizing administration and planning allocations provided by the grant; and

WHEREAS, the Board of Commissioners recognize that to implement and execute the CDBG-DR pursuant to III.F.1, GHURA requires support of Government of Guam regulatory agencies; and

WHEREAS, the Department of Public Works (DPW), Department of Parks and Recreation (DPR), Guam Environmental Protection Agency (GEPA), Department of Land Management (DLM), and Chamorro Land Trust Commission (CLTC) have indicated capacity limitations likely resulting in untenable delays in meeting their statutory responsibilities adversely impacting GHURA's ability to meet III.F.1 requirements; and

WHEREAS, requested capacity building includes, but is not limited to, the positions of Building Permit Inspectors, Construction Inspectors, Environmental Inspectors, Land Agents, Engineers, and Program Coordinators; and

WHEREAS, the capacity building is intended to expedite regulatory processes for CDBG-DR projects and other disaster recovery projects as may be determined by the Grant Manager; and

WHEREAS, the Board of Commissioners acknowledge management's request for seventy-five (75) new temporary Full-Time Equivalents (FTE) that will be needed to provide ancillary support to the CDBG-DR; and

WHEREAS, these seventy-five (75) temporary positions will be entitled to the benefits provided by GHURA to its employees, which include retirement benefits, group insurance (Health and Life), worker's compensation, annual leave and sick leave benefits; and

WHEREAS, the Board of Commissioners and Executive Management forecast challenges and difficulties associated in the recruitment of temporary staff for a limited period; and

WHEREAS, the Board of Commissioners further recognize that temporary employees of GHURA are not entitled to pay increments or pay for performance incentives further highlighting obstacles in hiring qualified temporary staff; and

WHEREAS, in light of these obstacles, the Board of Commissioners acknowledge a need to delegate to the GHURA Executive Director, the authority to recruit and approve "above the minimum step", not to exceed Step 10 of the respective position's pay grades for temporary positions necessary for the CDBG-DR; and

WHEREAS, positions identified will be funded proportionally as follows:

Chamorro Land Trust Commission – 12 months
Department of Parks and Recreation – 24 months
Guam Environmental Protection Agency – 24 months
Mayors Council of Guam – 24 months
Department of Land Management – 24 months
Department of Public Works – 36 months

WHEREAS, positions may be filled utilizing direct hires, contract hires, interagency agreements, or in any combination thereof; and

WHEREAS, the funding for these positions is available under the CDBG-DR; and now, therefore, be it

RESOLVED, that the Board of Commissioners approves the seventy-five (75) new temporary FTE positions for the CDBG-DR Grant Program; and be it further

RESOLVED, that the Board of Commissioners delegate authority to the Executive Director, to recruit and approve "above the minimum step" for up to seventy-five (75) new temporary FTEs described hereabove, not to exceed Step 10 of the position's pay grade, as needed, and limited to positions for the CDBG-DR; and be it further

RESOLVED, that the Grant Manager may extend the term of funding upon a written determination of continued need.

**IN A SCHEDULED BOARD MEETING, SINAJANA, GUAM – JANUARY 27, 2026
PASSED BY THE FOLLOWING VOTES:**

AYES:

NAYES:

ABSENT:

ABSTAINED:

I hereby certify that the foregoing is a full, true and correct copy of a Resolution duly adopted by the Guam Housing and Urban Renewal Board of Commissioners on January 27, 2026.

(S E A L)

ELIZABETH F. NAPOLI
Board Secretary / Executive Director

**GUAM HOUSING AND URBAN RENEWAL AUTHORITY
BOARD OF COMMISSIONERS
RESOLUTION NO. FY2026-010**

Moved By:

Seconded By:

RESOLUTION AUTHORIZING THE TEMPORARY SPECIAL PROJECTS PAY DIFFERENTIAL FOR SUPPORT DIVISIONS

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 Board of Commissioners of GHURA is empowered to employ officers, technical experts, agents and employees, permanent and temporary, as it may deem necessary to carry out the responsibilities of the Authority and is subject to the Compensation and Classification Plan of the Authority; and

WHEREAS, on January 21, 2025, Guam was allocated the Community Development Block Grant Disaster Recovery (CDBG-DR) in the amount of \$500,825,000 to aid in the long-term recovery from Typhoon Mawar in May 2023 and the mitigation of future disasters, and

WHEREAS, this CDBG-DR Grant will be administered by GHURA; and

WHEREAS, the Board of Commissioners recognize that to implement and execute the CDBG-DR, the grant must be staffed appropriately for effective implementation without placing unnecessary risks to existing grants, programs, and activities; and

WHEREAS, this CDBG-DR Grant Program has been staffed to execute their duties and responsibilities within their program; and

WHEREAS, the Board of Commissioners, however, acknowledges that there are employees within the central operations divisions that are required to perform additional functions and carry the additional responsibilities for such tasks associated to the success of the CDBG-DR Program; and

WHEREAS, pursuant to the Hay Methodology, adopted by the Government of Guam, core factors to pay structures focus on the following:

Know-How: The depth and breadth of knowledge, skills (practical, conceptual, human relations), and experience needed for acceptable performance;

Problem Solving: The complexity and originality of thinking required to analyze, reason, and solve problems encountered in the job;

Accountability: The impact, magnitude (size of area affected), and freedom to act (autonomy) of the job's outcome or results; and

WHEREAS, the volume of work is normally addressed by increasing personnel; and

WHEREAS, physical space limitations at GHURA's main office does not permit new central staff hiring to meet the volume of work of support divisions, necessitating additional consideration of the core Hay factors; and

WHEREAS, management proposes a temporary Special Project Pay Differential of ten percent (10%) for exempt employees when working on CDBG-DR projects; and

WHEREAS, management recognizes that the added complexity, accountability, and responsibility placed on the managers within its central operations divisions and further recognizes that the added complexity, accountability, and responsibility extend beyond the hours working on CDBG-DR projects and proposes a temporary Special Project Pay Differential base pay increase of seven and a half percent (7.5%); and

WHEREAS, management exceptionally recognizes the added complexity, accountability, and responsibility placed on the Housing Procurement Administrator and the criticality of output and proposes a temporary Special Project Pay Differential base pay increase of ten percent (10%); and

WHEREAS, since this program is temporary in nature for six (6) years, the special pay differentials are the most fair and reasonable means to factor in the temporary additional workload, responsibility, and accountability needed to augment the CDBG-DR Program Staff for its success; and

WHEREAS, the estimated cost is approximately \$90,000 per annum, funding for these positions is available under the CDBG-DR; and now, therefore, be it

RESOLVED, that the Board of Commissioners approves the temporary Special Project Pay Differentials as proposed above.

**IN A SCHEDULED BOARD MEETING, SINAJANA, GUAM – JANUARY 27, 2026
PASSED BY THE FOLLOWING VOTES:**

AYES:

NAYES:

ABSENT:

ABSTAINED:

I hereby certify that the foregoing is a full, true and correct copy of a Resolution duly adopted by the Guam Housing and Urban Renewal Board of Commissioners on January 27, 2026.

(S E A L)

ELIZABETH F. NAPOLI
Board Secretary / Executive Director

**GUAM HOUSING AND URBAN RENEWAL AUTHORITY
BOARD OF COMMISSIONERS
RESOLUTION NO. FY2025-017(A)**

Moved By:

Seconded By:

RESOLUTION AMENDING RESOLUTION NO. FY2025-017 TO INCREASE THE TOTAL NUMBER OF NEW TEMPORARY FULL-TIME EQUIVALENTS FROM FIFTY (50) TO SIXTY (60) NEW TEMPORARY FULL-TIME EQUIVALENTS FOR THE COMMUNITY DEVELOPMENT BLOCK GRANT DISASTER RECOVERY PROGRAM WITHIN THE GUAM HOUSING AND URBAN RENEWAL AUTHORITY AND DELEGATING AUTHORITY FOR ABOVE-STEP RECRUITMENTS AND APPROVALS OF THE SIXTY (60) NEW TEMPORARY FULL-TIME EQUIVALENTS TO THE EXECUTIVE DIRECTOR

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 Board of Commissioners of GHURA is empowered to employ officers, technical experts, agents and employees, permanent and temporary, as it may deem necessary to carry out the responsibilities of the Authority and is subject the Compensation and Classification Plan of the Authority; and

WHEREAS, on January 21, 2025, Guam was allocated the Community Development Block Grant Disaster Recovery (CDBG-DR) funds in the amount of \$500,825,000, to aid in the long-term recovery from Typhoon Mawar in May 2023, and the mitigation of future disasters, and

WHEREAS, this CDBG-DR funding, hereinafter, referred to as the CDBG-DR Program, will be administered by GHURA; and

WHEREAS, the Board of Commissioners recognize that to implement and execute the CDBG-DR Program, it must be staffed appropriately for effective implementation without placing unnecessary risks to existing grants, programs, and activities; and

WHEREAS, the Board of Commissioners acknowledge management's request to increase the total number to sixty (60) new temporary Full-Time Equivalents (FTE) that will be needed to staff the CDBG-DR; and

WHEREAS, these sixty (60) temporary positions will be entitled to the benefits provided by GHURA to its employees, which include retirement benefits, group insurance (Health and Life), worker's compensation, annual leave and sick leave benefits; and

WHEREAS, the Board of Commissioners and Executive Management forecast challenges and difficulties associated in the recruitment and retention of temporary staff for a 6-year period needed for the CDBG-DR Program; and

WHEREAS, the Board of Commissioners further recognize that temporary employees of GHURA are not entitled to pay increments or pay for performance incentives, further highlighting obstacles in hiring and retaining qualified temporary staff; and

WHEREAS, the Board of Commissioners acknowledge a need to delegate to the GHURA Executive Director, the authority to recruit and approve “above the minimum step”, not to exceed Step 10 of the respective position’s pay grades for temporary positions necessary for the CDBG-DR Program; and

WHEREAS, the funding for these positions is available under the CDBG-DR Program; and now, therefore, be it

RESOLVED, that the Board of Commissioners approves the sixty (60) new temporary FTE positions for the CDBG-DR Program; and be it further

RESOLVED, that the Board of Commissioners delegate authority to the Executive Director, to recruit and approve “above the minimum step” for up to sixty (60) new temporary FTEs described hereabove, not to exceed Step 10 of the position’s pay grade, as needed and limited to positions for the CDBG-DR Program. All approved above the minimum step pay shall be countersigned by the Chairman, Vice Chairman, or a Commissioner so delegated.

IN A SCHEDULED BOARD MEETING, AGANA, GUAM – JANUARY 27, 2026

PASSED BY THE FOLLOWING VOTES:

AYES:

NAYES:

ABSENT:

ABSTAINED:

I hereby certify that the foregoing is a full, true and correct copy of a Resolution duly adopted by the Guam Housing and Urban Renewal Board of Commissioners on January 27, 2026.

(S E A L)

ELIZABETH F. NAPOLI
Board Secretary / Executive Director



Change Order No. 1

GHURA-25-007

Renovation of 8 Public Housing Units at AMP 2 and AMP 3

January 13, 2026

Mr. Michael J. Lee
General Manager
O.H. Construction
P.O. Box 1197
Tamuning, Guam 96931

SUBJECT: Change Order No. 1: GHURA-25-007; Renovation of 8 Public Housing Units at AMP 2 and AMP 3

Dear Mr. Lee:

In connection with your Contract dated July 14, 2025, for the Renovation of 8 Public Housing Units at AMP 2 and AMP 3. The following change order is in accordance with Section 28, General Conditions of the contract for construction shall be amended to include the added changes:

Provide all labor, materials, supervision, transportation and equipment for the complete construction and installation, according to the contract plans, specifications and described scope of work for the additional items listed below.

Subject to the conditions hereinafter set forth, any equitable adjustment of the contract price and the contract time is established as follows:

1. The Addition of Items are defined per the attached break down for the Supply of Materials and Labor for the Renovation of 8 Public Housing Units at AMP 2 and AMP 3 as:

	Material and Labor description	Amount
1.	195 JQ Quidachay, GH- 83 Humatac New Exterior Painting on Rear side of Unit (Water blasting and New Paint)	\$6,000.00
2.	156 A North Doyle, GH-83, Malessa A. Demolition and removal of kitchen and Bathroom wall B. New Installation of Metal Studs and Cement Board C. Painting of New Wall	\$15,000.00
		Total: \$21,000.00



Change Order No. 1
GHURA-25-007
Renovation of 8 Public Housing Units at AMP 2 and AMP 3

Original Contract:	\$459,700.00	Contract NTP Date:	August 04,2025
Changes Approved:	0	Contract Duration:	160 Calendar Days
This Change Order:	\$21,000.00	Extension This Change Order:	40 calendar days
Adjusted Contract Amount:	\$480,700.00	New Completion Date:	February 20, 2026

Upon GHURA A/E division review of the proposed scope of work and cost, it is deemed to be a fair and reasonable cost for the scope of work needed to complete the rehabilitation.

ACCEPTED: O.H. Construction

Mr. Michael J. Lee
General Manager

Date: _____

GUAM HOUSING & URBAN RENEWAL AUTHORITY

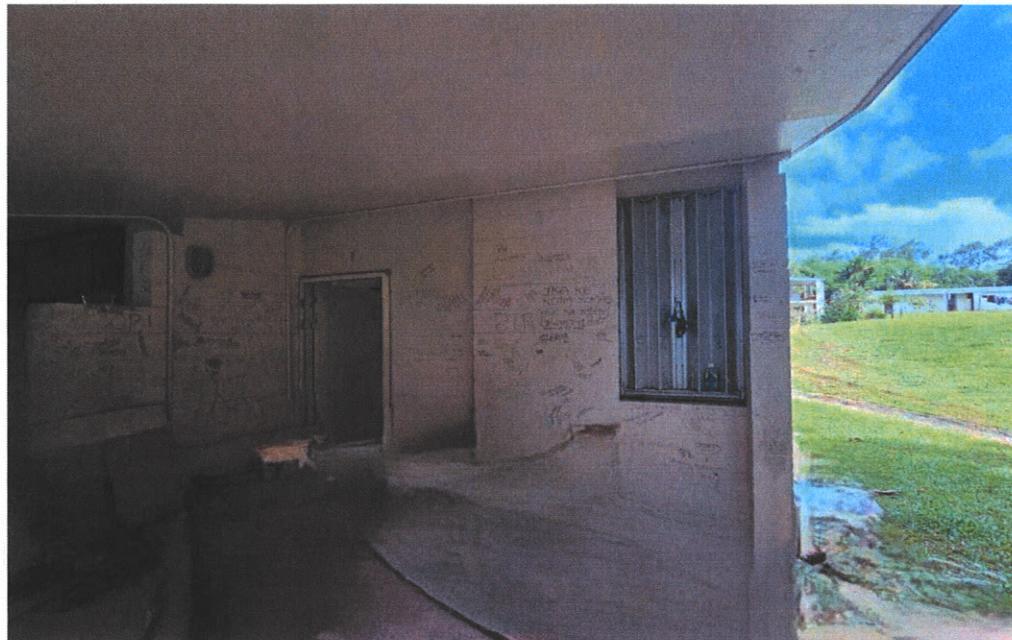
Elizabeth F. Napoli
Executive Director

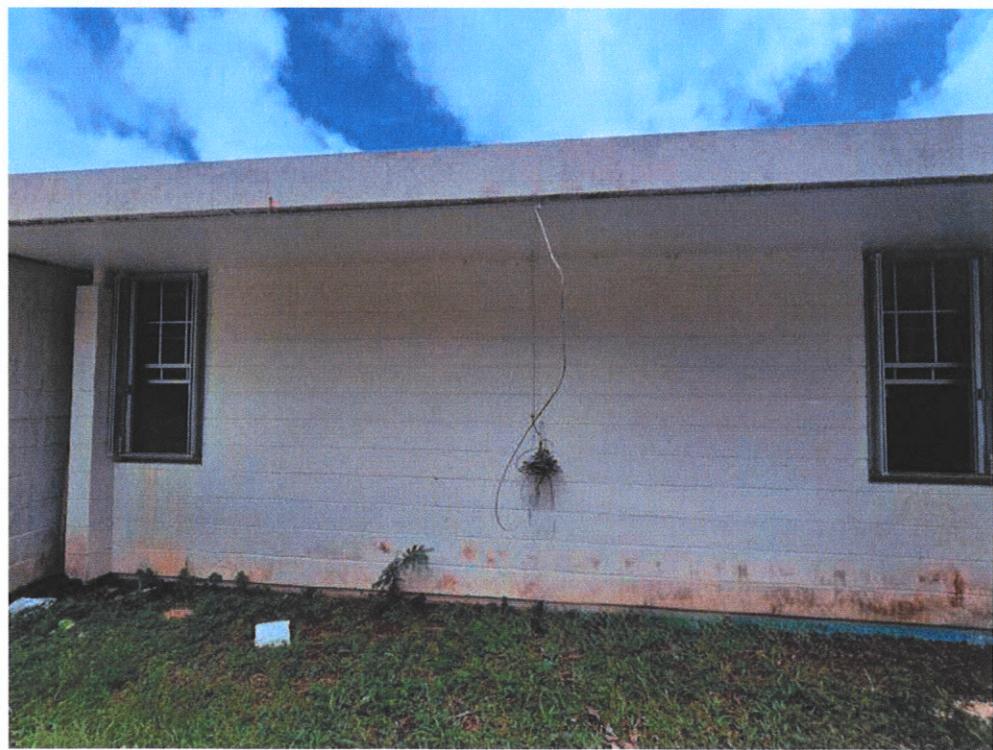
Date: _____

IFB GHURA 25-007 – Renovation of Eight (8) Public Housing Units Project:

ADDITIONAL WORKS

- 1. 195 JQ Quidachay, GH-83 Umatac Area:**
Re-painting all rear wall area.





2. 156 N. Doyle, GH-83 Malessa Area:

Remove existing wooden walls & replace with new cement board wall.



