



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

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**I. ROLL CALL**

**II. BOARD MEETING PUBLIC ANNOUNCEMENTS**

1<sup>st</sup> Printing – Tuesday, January 20, 2026

2<sup>nd</sup> Printing – Sunday, January 25, 2026

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

	<b>PAGE (S)</b>
<b>IV. NEW BUSINESS</b>	
1. Intent of Award ..... RFP GHURA-26-001 CDBG-DR; Ref: Grants Management Software	1 - 10
2. Resolution No. FY2026-007 ..... 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	11 - 12
3. Resolution No. FY2026-010 ..... Resolution Authorizing the Temporary Special Projects Pay Differential for Support Divisions	13 - 14
4. Resolution No. FY2025-017 (A) ..... 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	15 - 16

**V. OLD BUSINESS**

Change Order #1 ..... GHURA-25-007; Renovation of 8 Public Housing Units at AMP2 and AMP3	17 - 22
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**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 hagon suni, tofu spinach dip, and CHamoru-style cake with coconut flour.

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**PACIFIC DAILY NEWS**

guampdn.com

Call 472-1PDN for more information.



### GUAM ETHICS COMMISSION

Kumision I Ginihan Areklamenton Guahan  
134 West Soledad Avenue,  
Suite 406 BOH Building, Hagatna GU 96910  
Tel: (671) 969-5625 | Fax: (671) 969-5626  
Email: [info@ethics.guam.gov](mailto: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**  
A. December 15, 2025 – Regular Meeting
- Executive Director's Report**
- Closed Proceedings 4 GCA 15 §15401**  
A. ETH-26-001-UT-202  
B. ETH-26-002-UT-202
- Old Business**  
A. Executive Director - 6-month evaluation - 5 G.C.A., Chapter 43, §43202
- New Business**  
A. Commission's Fiscal Year 2027 Operational Budget Request Review:  
1. Resolution No. 26-002 - Relative to Adopting the Fiscal Year 2027 Budget Request for the Guam Ethics Commission.  
B. Review and Approve RFP No. GECOM-RFP-26-001 Research Services: Development of the Guam Ethics Commission Trust Meter.
- Announcements**
- Adjournment**

### 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=TjZ3U0dHSVd0ajlKRjBhcWFrclZlZyZ09>

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
  - Receivership 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](mailto: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.



### PUBLIC DEFENDER SERVICE CORPORATION

GOVERNMENT OF GUAM

779 Route 4, Sinajaña, 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/@pdscguam](https://www.youtube.com/@pdscguam).

The following agenda is available on the PDSC website at [www.guampdsc.org](http://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 1<sup>st</sup> 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](http://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](mailto:sngata@guampdsc.org).

This ad was paid for with Government of Guam funds.

**SHANE F.T. BLACK**  
Chairman

### 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=6d1ktbOUaxrVXv2Mj2q4F80b6f4oUo.1>

Meeting ID: 858 5930 5140

Passcode: 644300

Watch YouTube Live Stream

<https://www.youtube.com/channel/UCGqKWU0kOmT0FOLYn48ULag>

### 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](http://www.ghura.org). For more information, please contact Audrey Aguan at 475-1378 and for special accommodations, please contact Chief Planner – Designated Section 504 / ADA Coordinator at 475-1322 or TTY 472-3701.

This advertisement was paid for by GHURA.



Government of Guam

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Håfa 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

**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%2027%202026%20BOC%20Mtg.pdf>



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your next vehicle

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Pets & Stuff

### Super Classified Deals

For all categories except employment and real estate.  
Package line limit listed below.

<b>Good:</b> Text only. 3 days in E-edition / 7 days on Classified of our website - line limit (5) lines.	<b>\$35.00</b>
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<b>Best:</b> Text with border & image. 8 days in E-edition / 14 days on Classified of our website - line limit (15) lines.	<b>\$60.00</b>

#### Categories

**Animals for Sale:** Livestock / Pets . **Automotive:** Cars/Motorcycle/Pickups and SUVs . **Celebrations . Fundraisers . Goods for Sale:** Auto Parts/Baby items/Computers/Electronics/Exercise Equipment/Furniture/Household Goods/Miscellaneous/ Musical Instruments/ Sports and Outdoors Equipment/Tools . **Lost and Found . Heavy Equipment . Repairs and Installation:** Air Conditioning/Appliances/Cellphones/Computers/Electrical/Electronics/Plumbing/Repair and Installations Services Needed . **Services:** Child and Elderly Care/Educational/Lawn Care or Yardwork/Other Services/Therapeutic Massage/Tutoring/Cleaning Services . **Wanted to Buy . Watercraft:** Boats/Personal Water Craft

### Employment Classified Packages

Package line limit listed below.

<b>Good:</b> Text only. 3 days in E-edition / 7 days on Classified of our website - line limit (5) lines.	<b>\$99.00</b>
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<b>Best:</b> Text with border & image. 8 days in E-edition / 14 days on Classified of our website - line limit (15) lines.	<b>\$120.00</b>

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**Businesses for Sale . For Lease Land . For Rent Commercial . For Rent Residential . For Sale Commercial . For Sale Residential . For Sale Land . Rooms for Rent**

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Pacific Daily News

### 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=6d1ktbOUaxrVXv2Mj2q4F80b6f4oUo.1>

Meeting ID: 858 5930 5140

Passcode: 644300

#### Watch YouTube Live Stream

<https://www.youtube.com/channel/UCGqKWU0kOmT0FOLyn48ULag>

#### AGENDA:

##### I. ROLL CALL

##### II. BOARD MEETING PUBLIC ANNOUNCEMENTS

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

##### IV. NEW BUSINESS

1. Intent of Award; RFP GHURA-26-001; Grants Management Software
2. 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
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##### 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

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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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VANESSA L. WILLIAMS, ESQ.

**WILLIAMS LAW FIRM**

204 Hesler Place, Suite 203B

Hagåtña, Guam 96910

Phone: 671-922-5689 / 888-477-5657

Email: [service@vwilliamslaw.com](mailto:service@vwilliamslaw.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  
A.M.** 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

/s/ 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.



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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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</app/webroot/userfiles/files/GHURA%27s%20January%2027%202026%20BOC%20Mtg.pdf>



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**BOARD OF COMMISSIONERS  
REGULAR SCHEDULED MEETING  
12:00 P.M., January 13, 2026  
GHURA's Main Office (via Zoom)  
1<sup>st</sup> 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.

<b>Viewed virtually via</b>	<b>ZOOM:</b> <a href="https://us06web.zoom.us/j/84485550661?pwd=a39Z4rySbAclgkjlalo4JADYUGahnz.1">https://us06web.zoom.us/j/84485550661?pwd=a39Z4rySbAclgkjlalo4JADYUGahnz.1</a> <b>YOUTUBE:</b> <a href="https://www.youtube.com/channel/UCGqKWU0kOmT0FOLYn48ULag">https://www.youtube.com/channel/UCGqKWU0kOmT0FOLYn48ULag</a>		
<b>BOC Commissioners Attendance</b>	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>		
<b>GHURA Management/ Staff</b>	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 Lucas <input type="checkbox"/>	Carlo Ongklungel <input checked="" type="checkbox"/> Thalia Pablo <input checked="" type="checkbox"/> Joyce Aguon <input type="checkbox"/> Ervin Santiago <input type="checkbox"/> Andrew Manglona <input type="checkbox"/>
<b>Legal Counsel</b>	Eliseo M. Florig Jr., Legal Counsel for GHURA <input checked="" type="checkbox"/> Brittany Quinata <input checked="" type="checkbox"/>		
<b>Public</b>	None		

**II. BOARD MEETING PUBLIC ANNOUNCEMENTS**

**1<sup>st</sup> Printing – Tuesday, January 6, 2026**  
**2<sup>nd</sup> 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 <a href="http://www.ghura.org">www.ghura.org</a>.</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 <b>Renaissance Affordable Rental Program</b> 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><b>[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.</b></p> <p><b>Second: Commissioner Corpus seconded. There were no objections.</b></p> <p><b>Vote: 5–0. Motion passed unanimously.</b></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, <a href="http://www.ghura.org">www.ghura.org</a>.</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><b>[615/26] Motion:</b>  <b>Commissioner Torres</b>  <b>moved to approve</b>  <b>Resolution No. 2026-009;</b>  <b>Resolution Approving</b>  <b>Write-Off of Tenant</b>  <b>Accounts Receivable as of</b>  <b>December 31, 2025, in</b>  <b>the amount of \$17,</b>  <b>853.58.</b></p> <p><b>Second: Commissioner</b>  <b>Corpus seconded the</b>  <b>motion. There were no</b>  <b>objections.</b></p> <p><b>Vote: 5-0. Motion passed</b>  <b>unanimously.</b></p>

## V. OLD BUSINESS

AGENDA ITEM	DISCUSSION	ACTION
<p>1. Resolution No. FY2026-005 Annual PHA Plan for Public Housing Significant Amendment #1</p>	<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, <a href="http://www.ghura.org">www.ghura.org</a>. 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><b>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</b></p>	<p><b>[618/26]</b> 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><b>[619/26]</b> 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><b>3. Executive Director Performance Evaluation (2025)</b></p>	<p><b>[620-26]</b> Dr. Kimberly Bersamin, HR Administrator, announced the following:</p> <ul style="list-style-type: none"> <li>• Executive Director Elizabeth Napoli was evaluated for the period July 8, 2024 through July 7, 2025</li> <li>• She was evaluated across thirteen performance dimensions, including leadership, fiscal and fiduciary responsibility, strategic planning, ethical conduct, and operational effectiveness.</li> <li>• 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.</li> </ul> <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><b>[621/26]</b> 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**

<b>AGENDA ITEM</b>	<b>DISCUSSION</b>	<b>ACTION</b>
	[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.	No action taken

## **VII. GENERAL DISCUSSION AND ANNOUNCEMENTS**

<b>AGENDA ITEM</b>	<b>DISCUSSION</b>	<b>ACTION</b>
	[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>[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 *ll*

**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		
1. 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
2. Method of Implementation		
Each Respondent should provide a narrative that includes the following: <ul style="list-style-type: none"><li>• Project approach</li><li>• Schedule/Timeline</li></ul>	40	40
3. Cost		
Reasonability of the cost of software	20	0
4. Capacity		
Respondent can provide services based on capacity	20	20

<b>TOTAL:</b>	100	80
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**Total Score- Evaluator – 1**

<b>Evaluation Criteria</b>		
<b>1. Experience</b>	<b>POINTS</b>	<b>SCORE</b>
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
<b>2. Method of Implementation</b>		
Each Respondent should provide a narrative that includes the following: <ul style="list-style-type: none"> <li>• Project approach</li> <li>• Schedule/Timeline</li> </ul>	40	35
<b>3. Cost</b>		
Reasonability of the cost of software	20	0
<b>4. Capacity</b>		
<b>Respondent can provide services based on capacity</b>	20	20
<b>Total:</b>	100	75

**Total Score- Evaluator – 2**

<b>Evaluation Criteria</b>		
<b>1. Experience</b>	<b>POINTS</b>	<b>SCORE</b>
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
<b>2. Method of Implementation</b>		
Each Respondent should provide a narrative that includes the following: <ul style="list-style-type: none"> <li>• Project approach</li> <li>• Schedule/Timeline</li> </ul>	40	40
<b>3. Cost</b>		

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

**Total Score- Evaluator – 3**

**Vendor: Benevate, LLC.**

**Total Points- 235**

**VENDOR 2: QUANTUM TECHNOLOGY GROUP**

<b>Evaluation Criteria</b>		
<b>5. Experience</b>	<b>POINTS</b>	<b>SCORE</b>
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
<b>6. Method of Implementation</b>		
Each Respondent should provide a narrative that includes the following: <ul style="list-style-type: none"> <li>• Project approach</li> <li>• Schedule/Timeline</li> </ul>	40	40
<b>7. Cost</b>		
Reasonability of the cost of software	20	0
<b>8. Capacity</b>		
Respondent can provide services based on capacity	20	0
<b>TOTAL:</b>	100	60

**Total Score- Evaluator – 1**

<b>Evaluation Criteria</b>		
<b>5. Experience</b>	<b>POINTS</b>	<b>SCORE</b>
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

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

**Total Score- Evaluator – 2**

<b>Evaluation Criteria</b>		
<b>5. Experience</b>	<b>POINTS</b>	<b>SCORE</b>
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
<b>6. Method of Implementation</b>		
Each Respondent should provide a narrative that includes the following: <ul style="list-style-type: none"> <li>• Project approach</li> <li>• Schedule/Timeline</li> </ul>	40	20
<b>7. Cost</b>		
Reasonability of the cost of software	20	0
<b>8. Capacity</b>		
<b>Respondent can provide services based on capacity</b>	20	10
<b>Total:</b>	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
<b>10. Method of Implementation</b>		
Each Respondent should provide a narrative that includes the following: <ul style="list-style-type: none"> <li>• Project approach</li> <li>• Schedule/Timeline</li> </ul>	40	40
<b>11. Cost</b>		
Reasonability of the cost of software	20	0
<b>12. Capacity</b>		
Respondent can provide services based on capacity	20	0
<b>TOTAL:</b>	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
<b>10. Method of Implementation</b>		
Each Respondent should provide a narrative that includes the following: <ul style="list-style-type: none"> <li>• Project approach</li> <li>• Schedule/Timeline</li> </ul>	40	20
<b>11. Cost</b>		
Reasonability of the cost of software	20	0
<b>12. Capacity</b>		



<b>Respondent can provide services based on capacity</b>	20	12
<b>Total:</b>	100	50

**Total Score- Evaluator – 2**

<b>Evaluation Criteria</b>		
<b>9. Experience</b>	<b>POINTS</b>	<b>SCORE</b>
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
<b>10. Method of Implementation</b>		
Each Respondent should provide a narrative that includes the following: <ul style="list-style-type: none"> <li>• Project approach</li> <li>• Schedule/Timeline</li> </ul>	40	20
<b>11. Cost</b>		
Reasonability of the cost of software	20	0
<b>12. Capacity</b>		
<b>Respondent can provide services based on capacity</b>	20	10
<b>Total:</b>	100	50

**Total Score- Evaluator – 3**

**Vendor: Dulles Technology Partners**

**Total Points - 160**

**VENDOR 4: EUNA SOLUTIONS, INC.**

<b>Evaluation Criteria</b>		
<b>13. Experience</b>	<b>POINTS</b>	<b>SCORE</b>
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
<b>14. Method of Implementation</b>		

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

**Total Score- Evaluator – 1**

<b>Evaluation Criteria</b>		
<b>13. Experience</b>	<b>POINTS</b>	<b>SCORE</b>
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
<b>14. Method of Implementation</b>		
Each Respondent should provide a narrative that includes the following: <ul style="list-style-type: none"> <li>• Project approach</li> <li>• Schedule/Timeline</li> </ul>	40	20
<b>15. Cost</b>		
Reasonability of the cost of software	20	0
<b>16. Capacity</b>		
<b>Respondent can provide services based on capacity</b>	20	20
<b>Total:</b>	100	58

**Total Score- Evaluator – 2**

<b>Evaluation Criteria</b>		
<b>13. Experience</b>	<b>POINTS</b>	<b>SCORE</b>
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
<b>14. Method of Implementation</b>		
Each Respondent should provide a narrative that includes the following: <ul style="list-style-type: none"> <li>• Project approach</li> <li>• Schedule/Timeline</li> </ul>	40	20
<b>15. Cost</b>		
Reasonability of the cost of software	20	0
<b>16. Capacity</b>		
<b>Respondent can provide services based on capacity</b>	20	15
<b>Total:</b>	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



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JERRICHO GARCIA, Deputy Controller

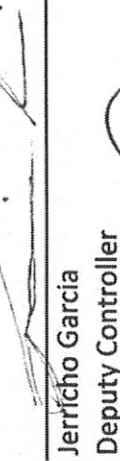


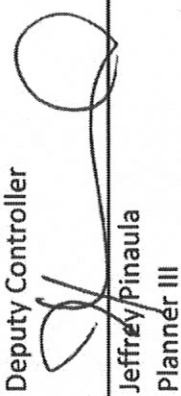
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JEFFERY PINAULA, Planner III

RFP EVALUATION SCORES					
EVALUATOR	REFERENCE	RFP GHURA-26-001-CDBG-DR			
	DESCRIPTION	Grants Management Software			
	VENDOR 1	VENDOR 2	VENDOR 3	VENDOR 4	
	Benevate LLC (Neighborhoodly 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	


  
 Julie Lujan
   
 Data Processing Manager
   
 Date 1/21/2026


  
 Jerricho Garcia
   
 Deputy Controller
   
 Date 1/22/2026


  
 Jeffrey Pinaula
   
 Planner III
   
 Date 1/23/2026



**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)**

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**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)**

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**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:**

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**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)**

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**ELIZABETH F. NAPOLI**

**Board Secretary / Executive Director**





# GHURA

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



## 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, Malesso 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

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

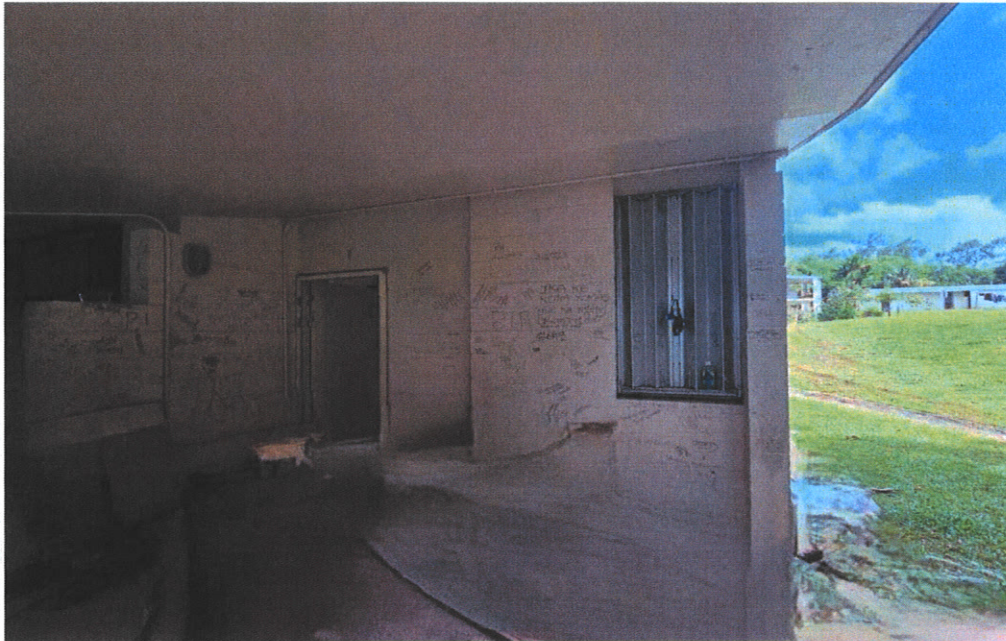
Date:\_\_\_\_\_



**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 Malessio Area:**

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





