

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

The Guam Housing and Urban Renewal Authority (“GHURA”) will hold its Regular Meeting of the GHURA Board of Commissioners on Friday, February 26, 2021 at 12:00 PM. This Board Meeting is open to the public via teleconference.

If you would like to join the meeting, please contact Audrey Aguon at 475-1378 by Wednesday, February 24, 2021 for more information.

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



**BOARD OF COMMISSIONERS
REGULAR SCHEDULED MEETING
12:00 P.M., February 26, 2021
GHURA's Main Office (via Zoom)
1st floor, Conference Room, Sinajana
AGENDA**

I. ROLL CALL

II. BOARD MEETING PUBLIC ANNOUNCEMENTS

1st Printing – Friday, February 19, 2021
2nd Printing – Wednesday, February 24, 2021

III. APPROVAL OF PREVIOUS BOARD MINUTES – February 12, 2021

IV. NEW BUSINESS

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6. Resolution FY2021-008 Resolution approving above-step recruitment for the Deputy Controller Position	20 - 21
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V. OLD BUSINESS

1. Resolution FY2021-006 (A) 24 - 25
Resolution to approve the transfer of ownership of Lot 7,
Block 9, Tract 2025, Phase 2B-1, Asan to Guam Waterworks
Authority (GWA) for the purpose of rehabilitating and
maintaining the Asan Springs Water Supply Facility to provide
safe drinking water to the residents of Asan and Piti.
(REF: Resolution FY2021-006, MINUTE #131/20 & 132/20)

VI. GENERAL DISCUSSION / ANNOUNCEMENTS

1. Next proposed scheduled Board Meeting: Friday, March 12th @ 12:00 p.m.

VII. EXECUTIVE SESSION

VIII. ADJOURNMENT

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Conditions/Restrictions: *Roommate a person who shares a room or apartment with another or others.
GOOD: 3 Lines, 7 Consecutive Days.....\$57.00
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Conditions/Restrictions: One vehicle per ad
Ad format: Make, Model, Year.
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SUPER DEALS
Personal Items below \$500 in total value
GOOD: 3 Lines, 7 Consecutive Days..... \$24.50
BETTER: 3 Lines, 10 Consecutive Days.....\$33.00
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Garage Sale: Private residence
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GOOD: 3 Lines, 3 Consecutive Days..... \$24.50
BETTER: 3 Lines, 7 Consecutive Days.....\$33.00

PETS
GOOD: 3 Lines, 3 Consecutive Days.....\$24.50
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NOTICE OF REGULAR BOARD MEETING OF THE GUAM HOUSING AND URBAN RENEWAL AUTHORITY
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 For special accommodations, contact Katherine Taitano at 475-1322 or ITY 472-3701.

PUBLIC ANNOUNCEMENT
 This Advertisement is paid with Government of Guam local funds by: Department of CHamoru Affairs

REQUEST FOR PROPOSAL No. RFP-21-01
Independent Financial Audit Services

The Department of CHamoru Affairs (DCA), a component unit of the Government of Guam, is soliciting proposals from a U.S. Certified Public Accountant firm for an audit (to include the Single Audit Act Provision, if applicable) of its non-appropriated funds for Fiscal Years 2020 through 2022, subject to the availability and certification of funds from fiscal year to fiscal year, and with an option to renew for one (1) additional fiscal year, with the approval of the Public Auditor. Required audit reports include a report on the financial statements and reports on internal control and compliance.

Request for Proposal (RFP) packages may be obtained at DCA's Administrative office on 193 Chalan Santo Papa Juan Pablo Dos, Hagåtña, Guam, anytime between 8:00 a.m. and 5:00 p.m. from Monday through Friday, excluding holidays. The RFP may also be downloaded from the Office of Public Accountability's website at www.opaguam.org. **Deadline for submission of all proposals is no later than 4:00 p.m. on March 19, 2021, Friday, Chamorro Standard Time (Guam Time).** All proposals must be submitted to the attention of Melvin Won Pat-Borja, President.

DCA, with the written approval of the Public Auditor, reserves the right to reject any or all proposals, solicit new proposals, waive minor informalities or irregularities, or award the Independent Auditor in whole or in part.

All questions regarding the proposal should be made in writing and directed to Melvin Won Pat-Borja, President, via facsimile at (671) 989-7219 or email at melvin.borja@guam.gov. Except to the person named above, direct or indirect contact with DCA Management or Staff, Board members, or any person participating in the selection process is prohibited.

/s/ Melvin Won Pat-Borja
 President

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Ray Cruz Haddock, Esq. PACIFIC LAW PROFESSIONALS, PLLC
 277 Chalan Santo Papa Hagåtña, Guam 96910
 Telephone: 671-477-0000
 Facsimile: 671-477-0001

Attorneys for Petitioner

IN THE SUPERIOR COURT OF GUAM
IN THE MATTER OF THE ESTATE
OF
FLORENCE MARY NELSON ATALIG, DECEASED.

Probate Case No. PRO006-21

NOTICE TO CREDITORS

Notice is given by the undersigned, Vivian Atalig Taimanglo, Administrator of the Estate of Florence Mary Nelson Atalig, deceased, that within (60) days after the first publication of this notice, they either file their claims in the office of the Clerk of the Superior Court of Guam, or exhibit them with the necessary vouchers to the said Vivian Atalig Taimanglo, at PACIFIC LAW PROFESSIONALS, PLLC 277 Chalan Santo Papa, Hagåtña, Guam 96910, the same being the place for the transaction of the business of said Estate.

DATED: January 12, 2021.
 /s/ Vivian Atalig Taimanglo
 Administrator

FRIDAY, FEBRUARY 19, 2021 ■ PACIFIC DAILY NEWS 36

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PUBLICATION NOTICE

In accordance with the provisions of Guam Code Annotated, Title XI, Chapter III, Section 3315, notice is hereby given that: KARMA 6658, INC dba Ssoonnyy's By The Bay has applied for a Class: Five (5) General OFF-Sale Alcoholic Beverage License, said premises being marked as Lot: 160-1-R1 Subdiv of lot 160-1, 137 J.A. Quinata St. Umatac.

/s/ Carlyn A. Torres

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**BOARD OF COMMISSIONERS
REGULAR SCHEDULED MEETING
12:00 P.M. February 26, 2021
GHURA's Main Office (via Zoom Video Conference)
1st floor, Conference Room, Sinajana
BOC MEETING MINUTES**

I. ROLL CALL

After notice was duly given, pursuant to the Open Government Law of Guam and the Bylaws of the Authority, the Board of Commissioners' regularly scheduled board meeting was called to order at 12:00 P.M., Friday, February 26, 2021 at the GHURA Sinajana Main Office, 1st floor Conference room, by Chairman Flores. He indicated that 4 members of the Board of Commissioners were present, representing a quorum and that the meeting would proceed as scheduled. He also stated that Vice Chairwoman Guzman would be attending the meeting shortly.

<p>PRESENT: (VIA ZOOM VIDEO CONFERENCE) Sabino Flores, Chairman Monica Guzman, Vice Chairwoman George Pereda, Commissioner Frank Ishizaki, Commissioner Anisia Delia, Commissioner</p> <p>ABSENT: Joseph Leon Guerrero, Resident Commissioner</p> <p>LEGAL COUNSEL: Anthony Perez, Esq.</p>	<p>MANAGEMENT & STAFF: Ray Topasna, Executive Director Elizabeth Napoli, Deputy Director Audrey Aguon, Special Assistant Lucele Leon Guerrero, Controller Kimberly Bersamin, HR Administrator Katherine Taitano, CPD/RP&E Manager Sonny Perez, A/E Manager Greta Balmeo, Buyer Supervisor</p> <p>PUBLIC: (VIA ZOOM VIDEO CONFERENCE) Mr. Gerry Partido Unidentified Participant (Tricia's ipad)</p>
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II. BOARD MEETING PUBLIC ANNOUNCEMENTS

1st Printing - Friday, February 19, 2021 via PDN

2nd Printing - Wednesday, February 21, 2021 via PDN

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

III. APPROVAL OF PREVIOUS BOARD MINUTES

[020/21] Chairman Flores made a motion to approve the meeting minutes of February 12, 2021 as corrected. The motion was seconded by Commissioner Pereda. With no objections by the other board members, the motion was approved.

IV. NEW BUSINESS

1. [021/21] Intent of Award-IFB#GHURA-COCC-021-001, Security Alarm Monitoring and Roving Patrol Services-

Director Topasna stated:

- GHURA had issued an Invitation for Bid to contract for the following services: Base Bid Item#1- monitoring alarm systems at GHURA's main office, AMP sites, and Guma Trankilidad. Base Bid Item#2- after hours answering services. Base Bid Item#3- Trouble shooting and repair services. Base Bid Item#4- Roving patrol services at Guma Trankilidad and AMP4, Dededo Elderly.
- Of the 4 companies that expressed interest, 2 submitted bids: G4S and Secure Safe Solutions.
- Upon review of the bid submissions, GHURA is requesting of the board to award the security alarm monitoring and roving patrol services contract to G4S for a 1-year contract in the total annual amount of \$32,420.04, subject to increase due to labor costs at \$65.00 per hour on an as needed basis.
- Director Topasna added that security is paramount at the authority. Recent events at the main office were monitored and recorded via security cameras and were helpful to law enforcement officials.

Commissioner Ishizaki inquired about whether Secure Safe Solutions would be awarded Base Bid Item#3 or if G4S would be awarded all the Base Bid Items. Miss Balmeo stated that G4S would be awarded all the Base Bid Items.

Chairman Flores inquired on the term of the contract. Miss Balmeo stated that GHURA would like the contract to commence on March 1. She added that should the board approve the award; a Notice of Award will be issued immediately.

Vice Chairwoman Guzman asked that Miss Balmeo explain all the services included in Roving Patrol Services. Miss Balmeo stated that in light of the recent burglaries at the AMP sites, the service included G4S personnel patrolling the Dededo Elderly and Guma Trankilidad sites during the scheduled patrol times provided by the AMP managers. She indicated that a guard will be stationed at those sites, as well. She also added that the other AMP sites have the option to secure roving patrol services as needed.

Commissioner Ishizaki asked that Miss Balmeo explain why the contract indicates roving services, but not stationary guard services. Miss Balmeo stated there would be check points established on the properties at which guards will check in and conduct spot checks at random times throughout the roving period. Vice Chairwoman Guzman inquired about the number of **random** patrols between the times of 6PM and 6AM. Miss Balmeo stated that a minimum or maximum number of random roving patrols was not established. However, Miss Balmeo added that she would discuss this with the vendor and the PSMs. Commissioner Ishizaki indicated that it would be a good idea to establish a specific number of times required for the random roving patrols per hour or per shift. Chairman Flores added that the Base Bid amount would have been based on a certain number of hours, so the firm should be able to provide a minimum number of hours for the roving services. There were no further discussions.

[022/21] With no further discussions, Commissioner Ishizaki made a motion to approve the Intent of Award-IFB#GHURA-COCC-021-001 for Security Alarm Monitoring and Roving Patrol Services to G4S. The motion was seconded by Commissioner George Pereda. With no objections by the other board members, the motion was passed.

2.[023/21] Intent of Award- IFB#GHURA-COCC-021-002, FY2021 Insurance Coverages for Excess Liability, Automobile, and Workers Compensation

Director Topasna stated the following:

- GHURA issued an Invitation to Bid for three lines of coverage to include Excess Liability, Automobile, and Worker's Compensation.
- 5 Companies expressed interest; only 2 companies submitted bids.
- GHURA requested that the board of commissioners award the Lines of Insurance coverage for Excess Liability, Automobile, and Worker's Compensation to AM Insurance in the amount of \$47,102.57.
- The 3 Lines of Insurance are for a term of 1 year.

Commissioner Pereda inquired about what Excess Liability includes as an insurance coverage.

Miss Balmeo stated that Excess liability covers lines of coverage that aren't covered under General Liability. She stated that Excess Liability conditions that would be covered are alcoholic beverages and special events. These events are not covered under general liability coverage.

There were no further questions or discussions.

[024/21] Vice Chairwoman Guzman made a motion to approve Intent of Award- IFB#GHURA-COCC-021-002, FY2021 Insurance Coverages for Excess Liability, Automobile, and Workers Compensation to AM Insurance in the total amount of \$47,102.57. The motion was seconded by Commissioner Delia. There were no objections by the other board members. The motion was passed.

3. [025/21]Intent of Award- IFB#GHURA-COCC-021-003, Metrolan/Connectivity/Internet /Telecom Bundled Services.

Chairman Flores indicated that this item will be skipped for now.

4. [026/21] Intent of Award IFB#GHURA-01-11-2021-TRAN; Up-grade of Kitchen & Bathroom on 8 Units at Guma Trankilidad in Tumon-Phase IV

Director Topasna stated the following:

- A total of 4 contractors purchased bid specs. Only 3 submitted bids.

- Genesis Tech. Corp., Asia Pacific International, and OH Construction submitted bids.
- Based on the staff's review and determination, Director Topasna requested that the board approve a contract with Genesis Tech. Corporation for Base bid item #1, in the amount of \$188,000 for 8 units at Guma Trankilidad for the upgrade of kitchens and bathrooms.

There were no further questions or discussions.

[027/21] Chairman Flores made a motion to approve Intent of Award for Base Bid item #1 under IFB#GHURA-01-11-2021-TRAN; Up-grade of Kitchen & Bathroom on 8 Units at Guma Trankilidad in Tumon-Phase IV, in the amount of \$188,000. Commissioner Delia seconded the motion. With no objections by the other board member, the motion was passed.

5. [028/21] Intent of Award-IFB#GHURA-01-12-2021-AMPs 1, 2, 3, & 4; Renovation of (11) Eleven Public housing Units at various AMPs-

Director Topasna stated the following:

- A total of 3 contractors purchased bid specs. Only 2 submitted bids.
- Contractors that submitted bids were: Genesis Tech. Corporation and Asia Pacific International.
- Base bids were divided into 4: Base Bid item #1- to renovate 2 units at AMP1, Base Bid #2-to renovate 3 units at AMP2, Base Bid #3- to renovate 2 units at AMP3, and Base Bid #4- to renovate 4 units at AMP4.
- Modernization of the units includes: rewiring and upgrades to the electrical system, removing and retiling of original tiles, the upgrade of kitchens and bathrooms, scraping and repainting of interior, and the replacement of walls with gypsum boards with cement boards.
- Based on the staff's determination, GHURA is requesting approval to issue contracts to Asia Pacific International for Base Bid item #1 at \$92,356. And to Genesis Tech Corporation for Base bid items #2, 3, and 4 in the combined amount of \$336,000.

Chairman Flores inquired about the reason Genesis Tech had not submitted a bid for Base bid item #1. Miss Balmeo stated that no reason was given. Chairman Flores asked if there was a requirement to submit a bid for all base bid items. Miss Balmeo indicated that there was no requirement to submit a bid for every base bid item.

There were no further questions or discussions.

[029/21] Chairman Flores made a motion to approve the contract for Asia Pacific for Base bid item #1 in the amount of \$92,356 and to award Genesis Tech for Base bid items #2, 3, and 4 in the combined amount of \$336,000. The motion was seconded by Vice Chairwoman Guzman. With no objections by the other board members, the motion was passed.

6. [030/21] Resolution FY2021-008 approving the above-step recruitment for the Deputy Controller position.

Director Topasna stated the following:

- GHURA is requesting above-step recruitment for the Deputy Controller's permanent position for Mrs. Frances Danieli.
- Qualifications include: A Master of Business Administration from UOG, 2 National Certifications, a Certified Governmental Financial Manager, a Certified Bookkeeper, and possesses over 21 years of government accounting experience.
- Director Topasna stated that GHURA has been tracking very well with the FY20 Audit due to the talent in its FISCAL Division. Mrs. Danieli is a part of GHURA's talented FISCAL Division.
- Management believes that the Compensation and Benefits package is very competitive with the private sector.
- GHURA respectfully requests that the board approve the above step recruitment of Mrs. Danieli at RG3-9F for approximately \$91,729 or \$44.10 per hour.

Commissioner Pereda stated that at the BOC meeting to approve Mrs. Danieli's temporary appointment, it was established that interviews with other candidates would be conducted. He inquired whether the other interviews were performed. Mrs. Kim Bersamin indicated that the immediate need to fill the vacancy was the reason HR began with the temporary recruitment process. She indicated that the Merit System based recruitment began in November of 2020. Ads were posted on the GHURA website, as well as in the media, and ran until February. The process was completed and the candidate has requested that the board take into consideration her exceptional qualifications. Deputy Director Napoli added that Mrs. Danieli has contributed significantly to the FISCAL Division in reaching GHURA's target of completing its audit report.

Commissioner Pereda indicated that he wanted to be certain that GHURA had done its due diligence and was clear in announcing the position and entertained all those who were interested and qualified, as well. Mrs. Bersamin acknowledged Commissioner Pereda's concerns.

There were no further questions or discussions.

[031/21] Chairman Flores made a motion to approve Resolution FY2021-008 approving the above-step recruitment for the Deputy Controller position. Commissioner Ishizaki seconded the motion. There were no objections by the other board members. The motion was passed.

7. [032/21] Resolution FY2021-009 approving the above-step recruitment for the Accountant II Position.

Director Topasna stated the following:

- Mr. Garcia has exceptional qualifications for the Accountant II position.
- He is a Certified Public Accountant.
- The addition of Mr. Garcia will give GHURA a total of 4 CPAs.

- He holds a BA in Business Administration in Accounting and continues his education.
- He has experience with Internal Auditing.
- Director Topasna believes that the Compensation and benefits package is competitive with the private sector.
- He respectfully requested that the board approve the above-step recruitment for Mr. Garcia at MG3-7(E) for approximately \$52,415.00 p/a; \$25.20 per hour.

Vice Chairwoman Guzman asked with the addition of Mr. Garcia, how many members the FISCAL team consist of. Mrs. Bersamin stated that it would bring the number to five. She added that over the years requests have been made to include an additional accountant to assist the FISCAL team. Mr. Garcia will be able to provide additional analysis.

Director Topasna stated that in the past, FISCAL had been operating very lean, adding that Personnel costs are only about 7% of GHURA's total operation, but remained confident that the current FISCAL team the GHURA has assembled, will continue to succeed.

Commissioner Ishizaki inquired about whether hiring the additional candidates will make GHURA more solid fiscally, moving forward. Director Topasna stated that GHURA is unique in that it must also handle S8, PH, CDBG, HOME, ESG, LIHTC, and other projects. He added that ideally, he would like to hire more people, but would like to hold off until the end of March to know where GHURA stands with regard to the FY20 audit. Deputy Director Napoli stated that the auditor made mention of the fact that GHURA had come a long way with bringing its pending items to almost no items left on the audit report. She and Director Topasna attributed the success to the hard work and commitment of the FISCAL team.

There were no further discussions.

[033/21] Chairman Flores made a motion to approve Resolution FY2021-009 approving the above-step recruitment for the Accountant II Position. Commissioner Ishizaki seconded the motion. There were no objections. The motion was passed.

V. OLD BUSINESS

VI. GENERAL DISCUSSION / ANNOUNCEMENTS

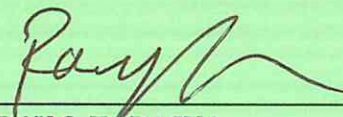
VII. EXECUTIVE SESSION

VIII. ADJOURNMENT

[034/21] With no further general discussions, Chairman Flores made a motion to adjourn the meeting until March 4, 2021 at 12PM to be held in the GHURA Main Conference room. He added that the resumed meeting will only address the remaining items on this agenda, specifically item number 3 under New Business, item number 1 under Old Business, and the Executive Session under item number 7.

Vice Chairman Guzman inquired whether the board was going into recess or adjournment. Chairman Flores stated that under 5 GCA 8109, the meeting will be adjourned until the March 4th meeting. Commissioner Delia seconded the motion. There were no objections by the other board members. The motion was passed to adjourn the meeting until March 4, 2021 at 12PM. Chairman Flores also stated, "GHURA will be adjourning this regularly conducted board meeting until March 4th, 2021 at 12PM in the GHURA Conference room. This adjournment is made pursuant to 5 GCA 8109. The adjourned meeting on March 4th, 2021, will constitute a continued regular meeting for all purposes and the agenda for such meeting will remain the same. An order of notice of the adjournment is posted on the front door of GHURA's entrance and conference room and will further be posted on the website of GHURA and the Office of the Attorney General of Guam. For all participants on the zoom board meeting, please take note of the time and date of this continued board meeting. All this is in line with 5 GCA 8109. Since we have an approved motion to adjourn today's meeting until March 4th, this meeting is hereby adjourned at 12:53PM, February 26, 2021.

SEAL





RAY S. TOPASNA
Board Secretary / Executive Director

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

MEMORANDUM

TO: Board of Commissioners

FROM:  Ray Topasna, Executive Director 

**SUBJECT: Intent of Award for IFB#GHURA-COCC-021-001
Security Alarm Monitoring and Roving Patrol Services**

GHURA issued the Invitation for Bid on November 24, 2020 to contract for services to monitor the Authority's existing security alarm system and roving patrol services at Guma Trankilidat and AMP 4 Dededo Elderly site.

The IFB closed on February 11 at 2:00 PM. GHURA had reached out to a total of 4 companies, of which 2 companies had submitted bids. Attached is the tabulation of the bids that were opened and read aloud at the bid opening.

Base Bid Item #1: Monitoring of alarm system at GHURA main office and AMPs/GT
Base Bid Item #2: After hours answering services
Base Bid Item #3: Troubleshooting/repair service
Base Bid Item #4: Roving patrol services at Guma Trankilidat and AMP 4 Dededo Elderly

Upon review of the bid submissions, GHURA is requesting from the Board of Commissioners to award the security alarm monitoring and roving patrol services contract to G4S for a 1 year contract in the total annual amount of \$32,420.04 (subject to increase due to labor cost at \$65.00 per hour on an as needed basis).

Attachments: Bid tabulation

At the Regular Board Meeting of February 26, 2021, a motion was made by Commissioner Ishizaki and seconded by Commissioner Pereda to approve the award for IFB#GHURA-COCC-021-001, Security Alarm Monitoring and Roving Patrol Services to G4S for a 1 year contract in the total annual amount of \$32,420.04 (subject to increase due to labor cost at \$65.00 per hour on an as needed basis). Without any further discussion and objection, the motion was approved.

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

MEMORANDUM

TO: Board of Commissioners

FROM:  Ray Topasna, Executive Director

**SUBJECT: Intent of Award for IFB#GHURA-COCC-021-002
FY 2021 Insurance Coverages for Excess Liability, Automobile, and
Workers Compensation**

GHURA issued the Insurance Invitation for Bid on December 9, 2020. The solicitation was for 3 lines of coverages: excess liability, automobile, and workers compensation. The IFB closed on February 19, 2021 at 2:00 PM. GHURA reached out to 5 insurance companies, of which 2 companies had submitted bids. Attached is the tabulation of the bids that were opened and read aloud.

GHURA is requesting the Board of Commissioners to award the lines of insurance coverage for excess liability, automobile and workers compensation to AM Insurance in the total amount of \$47,102.57.

The lines of coverage will take effect March 1, 2021. All 3 lines of insurances are at 1 year terms.

Attachments: Bid tabulation
2019 vs current rate comparison
Insurance coverage limits

At the Regular Board Meeting of February 26, 2021, a motion was made by Vice Chairwoman Guzman and seconded by Commissioner Delia to approve the award for IFB#GHURA-COCC-021-002, FY2021 Insurance Coverages for Excess Liability, Automobile, and Workers Compensation to AM Insurance in the total amount of \$47,102.57. Without any further discussion and objection, the motion was approved.

IFB#GHURA-COCC-021-002

Ray S. Topasna, Executive Director

FY2021 Insurance Coverages for Excess Liability, Automobile, and Worker's Compensation

Bid due date: February 19, 2021

Bid due time: 2:00 P.M.

Package no.	1	2	3	4	5	6
Name of Bidder	CASSIDY'S INS	A.M.I. INS.				
Excess Liability Insurance	NO BID					
1 year		\$5,410. A				
3 year						
5 year						
Automobile Insurance	\$25,400. A -	\$17,007.57 A				
1 year						
3 year						
5 year						
Worker's Compensation Insurance	\$38,095. A -	\$24,484.98 A				
1 year						
3 year						
5 year						
HUD 5369-C	✓	✓				
AG Forms 2, 3, 4, 5 & 7	✓	✓				
Disclosure of Confidential or Proprietary Info Affidavit	✓	✓				
GHURA Form 9	✓	✓				
GHURA Form 12	✓	✓				
Addenda 1, 2, 3, 4 & 5	✓	✓				

ATTESTED BY:

Alvin W. [Signature]

Prudencia [Signature]

Ante Balmeo [Signature]

Date:

2.19.2021

2/19/2021

2/19/2021

Insurance	Old rate (2019)	New rate	Cost difference	% change in rates
Excess Liability	\$5,610.00	\$5,610.00	\$0.00	0%
Automobile	\$14,759.72	\$17,007.59	\$2,247.87	15%
Workers Compensation	\$10,501.00	\$24,484.98	\$13,983.98	133%

BID RESPONSE FORM - EXCESS LIABILITY INSURANCE

Required Coverages

Coverage	Limits
Excess Liability	\$5,000,000 each Occurrence \$5,000,000 General Aggregate

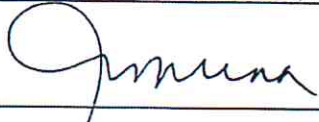
Required Conditions

- 90 Days' Notice Cancellation
- Additional Insureds & Waiver of Subrogation
- Governing Law & Jurisdiction
- Service of Suit Clause
- Special Events Coverage
- Alcoholic Beverages
- Service of Suit
- Waiver of Sovereign Immunity
- Governing Law and Jurisdiction
- Contractual Liability

Bid

List of all participating carriers and rating of A (Excellent) from A.M. Best

CARRIER	RATING	Premium including all costs and fees		
		1 YEAR	3 YEAR	5 YEAR
DB INSURANCE CO., LTD.	A	\$5,610	No Quote	No Quote


 ANNMARIE T. MUNA, PRESIDENT/GEN. MGR


 DATE

BID RESPONSE FORM - AUTOMOBILE INSURANCE

Required Coverages

Coverage	Limits
Bodily Injury / Property Damage, each person/each accident	\$2,000,000 Combined Single Limit
Medical Payments - each person	\$1,000
Comprehensive - deductible \$1,000 (specified vehicles)	ACV
Collision - deductible \$1,000 (specified vehicles)	ACV
Uninsured Motorist	Not Covered
Personal Accident	Not Covered
Loss of Use	Not Covered
Typhoon	Not Covered
Passenger Risk	Not Covered

Required Endorsements/Conditions (see Schedules and Applications, pg. 15)

- Hired & Non-Owned Auto Liability
- Inclusion of Windstorm, Hurricane, Typhoon, Flood or Tidal Wave
- Valid Drivers' License Waiver
- Under-Age Driver Waiver
- Operator Waiver
- Racing, Pacemaking or Speed Testing Waiver
- Newly Acquired and Substitute Vehicles
- Jurisdiction - Guam
- Waiver of Sovereign Immunity
- Cancellation Clause

Bid

List of all participating carriers and ratings of B+ (Good) from A.M. Best

CARRIER	RATING	ANNUAL PREMIUM including all costs and fees
DB INSURANCE CO., LTD.	A	\$17,007.59
		(Inclusive of 2% Assessment Fee)


ANNMARIE T. MUNA, PRESIDENT/GEN. MGR

2/19/21
DATE

7

BID RESPONSE FORM - WORKERS COMPENSATION INSURANCE

Required Coverages

Coverage	Limits	Deductible
Workers' Compensation	Statutory	Guam Law
Employers Liability	\$100,000.00	Accident Disease
	\$100,000.00	Policy Limit
	\$100,000.00	Disease Each Employee

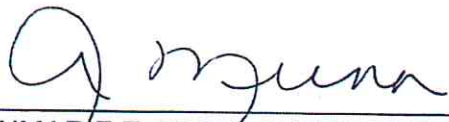
Required Conditions (see Schedules and Applications, pg. 15)

- Executive Officers included
- Cancellation Clause

Bid

List of all participating carriers and ratings of B+ (Good) from A.M. Best

CARRIER	RATING	ANNUAL PREMIUM including all costs and fees
DB INSURANCE CO., LTD.	A	\$24,484.98 (Deposit Premium)



 ANNMARIE T. MUNA, PRESIDENT/GEN. MGR


 DATE

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

MEMORANDUM

TO: Board of Commissioners

FROM:  Ray Topasna, Executive Director 

**SUBJECT: Intent of Award for IFB#GHURA-COCC-021-003
Metrolan – Connectivity/Internet/Telecom Bundled Services**

GHURA issued the Metrolan Invitation for Bid on January 5, 2021. A total of 4 vendors had submitted their interest in the bid. The IFB closed on February 12, 2021 and 3 of the 4 companies had submitted bids. Below are the results of the bid submissions:

Bidder	Bid item #1 Metrolan Connectivity	Bid item #2 Internet service	Bid item #3 Voice service	Total
Docomo Pacific	\$24,024.00	\$14,700.00	\$17,020.32	\$55,744.32
Pacific Data Systems	\$19,980.00	\$20,880.00	\$19,344.00	\$60,204.00
IT&E	\$13,860.00	\$9,000.00	\$9,120.00	\$31,980.00

Upon GHURA's MIS' team review of the bid submissions, all vendors were responsive and met the IFB specifications. GHURA is requesting for the Board of Commissioners approval for an award to IT&E as the lowest, responsive, responsible bidder.

Attachment: Bid Tabulation

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

MEMORANDUM:

TO: Board of Commissioners

FROM: **Ray S. Topasna**
Executive Director



DATE: February 22, 2021

SUBJECT: **Intent of Award, Up-Grade of Kitchen and Bathroom on 8-Units
at Guma Trankilidat in Tumon-Phase IV
IFB # GHURA-01-11-2021-TRAN**

Bid opening for the subject project was held on February 15, 2021 at 2:00PM. There were a total of 4 contractors that purchase a set of bid specification of which 3 submitted a bid. Listed below are the results of the bids submitted, which were open and read out aloud.

No:	Contractor:	Bid Bond	Base Bid No. 1
1	Genesis Tech Corp.	[x] 15%	\$188,000.00
2	Asia-Pacific Int'l	[x] 15%	\$263,128.00
3	O.H. Construction	[x] 15%	\$234,000.00

Government Estimate	\$184,000.00
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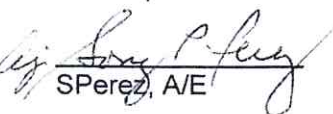
On February 19, 2021 our staff met with Mr. Kim, owner of Genesis Tech to review their cost proposal and their understanding for the up-grade of the next set of eight (8) units for modernization. In reviewing their cost breakdown, it was clear that they understood the scope, for they have identified a cost for every line item as indicated in the bid specification.

What makes this up-grade different from other bids is that the magnitude of work requires that the unit be vacant, our plan is to temporary relocate the first unit tenant to a transition unit and upon completion we will move them back into their unit and start the process over again with the second and so on. This approach will save the agency the cost for temporary relocation of tenants. Part of the contractor's cost is to provide the effort to move the tenants' personal belongings to and from between moves for all 8 tenants.

Based on the meeting held with Genesis Tech Corp. our staff have determine them to be the lowest responsive responsible bidder for Base Bid item 1 and have been cleared by Department of Labor compliance, OSHA and EPLS Debarred list (see attached verification). Genesis Tech does have a history with GHURA they completed the first set of modernization of units Guma Trankilidat and at the various Amp sites.

Based on our staff's review and determination, we are requesting that the Board approves a contract with Genesis Tech Corp. for base bid item no 1 in the amount of \$188,000.00 for the Up-grade of Kitchen and bathroom for 8-units at Guma Trankilidat in Tumon. The award is contingent on the final release of funds from US Rural Development which are staff has requested

Prepared:



SPerez, A/E

Reviewed:



GBalmeo, Procurement

Attachment: Bid Tabulation
Clearance
Gov cost estimate

At the Regular Board Meeting of February 26, 2021, a motion was made by Chairman Flores and seconded by Commissioner Delia to approve the award for IFB#GHURA-01-11-2021-TRAN to Genesis Tech for Base Bid No. 1 in the amount of \$188,000.00. Without any further discussion and objection, the motion was approved.

GUAM HOUSING AND URBAN RENEWAL AUTHORITY
ATURIDAT GINIMA'YAN RINUEBAN SIUDAT GUAHAN
Verification of Status for Contractors

To: File
 From: Architect & Engineering Manager
 Subject: Renovation of (11) Eleven Public Housing Units at AMP's 1, 2, 3 & 4

In Order to ensure that the contractor awarded does not have any outstanding claims against them, we requested that the listed government Agencies provide us with a current standing or any information which may be pertinent to the above contract. The following outlines the contractor's standings with the listed agencies.

Company Name	Genesis-Tech Corporation	Asia-Pacific Int'l	O.H. Construction		
<i>Department of Labor:</i>					
ALPCD	2/19/2021	2/19/2021	2/19/2021		
Fair Employment Practice	2/19/2021	2/19/2021	2/19/2021		
Wage & Hour	2/19/2021	2/19/2021	2/19/2021		
Workers Compensation	Exp. 6/30/2021	Exp. 10/03/2021	Exp. 6/8/2021		
Guam Contractors License Board	Contractor to obtain clearance from Guam Contractors License Board				
U.S. Department of Labor	2/19/2021	2/19/2021	2/19/2021		
Revenue & Tax EIN/SSN	Contractor to report to Revenue and Tax Office				
OSHA	2/18/2021	2/18/2021	2/18/2021		
SAM Debarred List	2/23/2021	2/23/2021	2/23/2021		


 Sonny Perez

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

MEMORANDUM:

TO: Board of Commissioners
FROM: **Ray S. Topasna**
 Executive Director 
SUBJECT: **Intent of Award, Renovation of (11) Eleven Public Housing
 Unit's; IFB # GHURA-01-12-2021-AMPs 1, 2, 3 & 4**

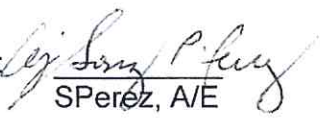
Bid opening for the subject project was held on February 16, 2021 at 2:00pm. There was a total of 3 contractors that purchase a set of bid specification of which 2 submitted a bid. Listed below are the results of the bids submitted, which were open and read out aloud.

No:	Contractor:	Bid Bond	Base Bid No. 1	Base Bid No. 2	Base Bid No. 3	Base Bid No. 4
1	Genesis Tech Corp.	[x] 15%	No Bid	\$95,000.00	\$83,000.00	\$158,000.00
2	Asia-Pacific Int'l	[x] 15%	\$92,356.00	\$97,680.00	\$96,238.00	\$163,556.00
Government Estimate			\$93,542.50	\$102,620.00	\$63,965.00	\$178,007.50

Base Bid item # 1 is to renovate two unit each at AMP 1. Base Bid Item #2 is to renovate three units for AMP#2, Yona. Base bid #3 is to renovate two unit each at AMP#3. And Base Bid#4 consists of renovating four units located in AMP#4 Toto Gardens. Modernization of these units include rewiring and up-grade of the electrical system which are over 40 years old, removal and retiling of units which are all original tiles, upgrade of kitchen and bathrooms, scraping and repainting of the interior, and replacement of damage gypsum walls to cement boards. A detailed scope of work is included in the bid documents for review.

In the review of the bid results: Asia-Pacific provided the lowest responsive and responsible bid for Base Bid #1, only. Genesis-Tech provided the lowest responsive and responsible bid for Base Bid #2, 3 & 4. Asia-Pacific and Genesis-Tech has completed several major GHURA projects over the last 10 years with good standing. Each of them has received clearances by Department of Labor compliance, OSHA and EPLS Debarred list (see attached verification).

Based on our staff's review and determination, we are requesting approval to issue contracts to: Asia-Pacific for Base Bid Item 1, \$92,356.00, and Genesis-Tech for Base Bid #'s 2, 3 & 4 in the combined amount of \$336,000.00 Funding is available under CAP Funds.

Prepared: 
 SPerez, A/E

Reviewed: 
 GBalmeo, Procurement

Attachment: Bid Tabulation
 Clearance
 Gov cost estimate

At the Regular Board Meeting of February 26, 2021, a motion was made by Chairman Flores and seconded by Vice Chairwoman Guzman to approve the award for IFB#GHURA-01-12-2021-AMPs 1, 2, 3 & 4 to Asia Pacific for Base Bid Item 1 in the amount of \$92,356.00 and to Genesis Tech for Base Bid #'s 2, 3 & 4 in the combined amount of \$336,000.00. Without any further discussion and objection, the motion was approved.

GUAM HOUSING AND URBAN RENEWAL AUTHORITY
ATURIDAT GINIMAYAN RINUEBAN SIUDAT GUAHAN
Verification of Status for Contractors

To: File
 From: Architect & Engineering Manager
 Subject: Up-Grade of Kitchen and Bathroom on 8-Units at Guma Franklidat in Tumon-Phase IV

In Order to ensure that the contractor awarded does not have any outstanding claims against them, we requested that the listed government Agencies provide us with a current standing or any information which may be pertinent to the above contract. The following outlines the contractor's standings with the listed agencies.

Company Name	Genesis-Tech Corporation	Asia-Pacific Int'l	O.H.Construction	Liang Corporation dba Liang Construction
<i>Department of Labor:</i>				
ALPCD	2/19/2021	2/19/2021	2/19/2021	2/19/2021
Fair Employment Practice	2/19/2021	2/19/2021	2/19/2021	2/19/2021
Wage & Hour	2/19/2021	2/19/2021	2/19/2021	2/19/2021
Workers Compensation	Exp. 6/30/2021	Exp. 10/03/2021	Exp. 6/8/2021	Exp. 6/11/2021
Guam Contractors License Board	Contractor to obtain clearance from Guam Contractors License Board			
U.S. Department of Labor	2/19/2021	2/19/2021	2/19/2021	2/19/2021
Revenue & Tax EINGSSN	Contractor to report to Revenue and Tax Office			
OSHA	2/18/2021	2/18/2021	2/18/2021	2/18/2021
SAM Debarred List	2/23/2021	2/23/2021	2/23/2021	2/23/2021

Sonny Perez
 Sonny Perez

IFB# GHURA-01-12-2021 - Renovation of Eleven Public Housing Vacant Units at AMPs 1, 2, 3, & 4

	Location	bdrm size	cost est.
Basic Bid 1	10B Salas, AH	3	\$ 42,232.50
	20B VDP	4	\$ 51,310.00
		total	\$ 93,542.50
Basic Bid 2	15 JCR	3	\$ 40,810.00
	18 JCR	3	\$ 10,500.00
	19 JAP	4	\$ 51,310.00
		total	\$ 102,620.00
Basic Bid 3	A04, Agat	1	\$ 14,077.50
	192 JQQ, Umatac	5	\$ 49,887.50
		total	\$ 63,965.00
Basic Bid 4	24A Paquito	3	\$ 42,232.50
	32B Paquito	3	\$ 42,232.50
	11B Damian	4	\$ 51,310.00
	5A Duenas	3	\$ 42,232.50
		total	\$ 178,007.50
			\$ 438,135.00

COST ESTIMATE

ACTIVITY AND LOCATION: 4 bedroom Ghura-250	CONSTRUCTION CONTRACT NO.	SHEET 1 OF 1
PROJECT TITLE:reno-4bdrm	IDENTIFICATION NO.	
ESTIMATED BY: Andrew M. Manglona, Planner III	DATE PREPARED: 6/24/2020	

ITEM DESCRIPTION	QUANTITY		ENGINEERING ESTIMATE		TOTAL
	NUMBER	UNIT	UNIT COST		
Termite treatment	1200	Sf	\$0.60		\$ 720.00
Interior Painting	2400	Sf	\$ 1.50		\$ 3,600.00
exterior entry & exit doors	2	ea	\$ 1,700.00		\$ 3,400.00
exterior storage & WH doors	3	ea	\$ 1,200.00		\$ 3,600.00
interior bedroom doors	4	ea	\$ 750.00		\$ 3,000.00
interior bathroom & hallway doors	3	ea	\$ 550.00		\$ 1,650.00
screen panels (repair)	4	ea	\$ 150.00		\$ 600.00
Kitchen up-grade	1	ea	\$ 4,800.00		\$ 4,800.00
remove old tiles & dispose	1200	Sf	\$ 1.20		\$ 1,440.00
install vinyl floor tiles	1200	Sf	\$ 2.75		\$ 3,300.00
bathroom up-grade	1	ls	\$ 1,600.00		\$ 1,600.00
lighting fixtures	12	ea	\$ 125.00		\$ 1,500.00
Change out medicine cabinet	2	ea	\$ 125.00		\$ 250.00
New range hood	1	ea	\$ 120.00		\$ 120.00
smoke detector	5	ea	\$ 220.00		\$ 1,100.00
replace light switch & outlets	12	ea	\$ 65.00		\$ 780.00
misc.	1	ls	\$ 3,000.00		\$ 3,000.00
exterior works	1	ls	\$ 1,200.00		\$ 1,200.00
General cleaning-in & out	1	LS	\$ 650.00		\$ 650.00
total					\$ 36,310.00
Up-grade electrical panel box	1	LS	\$ 4,500.00		\$ 4,500.00
Sewer replacement	1	LS	\$ 10,500.00		\$ 10,500.00

MOD PROJECTS
UNIT COST BASED ON PREVIOUS COMPLETED

	3	4	5
elec	\$ 27,232.50	\$ 36,310.00	\$ 45,387.50
sewer	\$ 4,500.00	\$ 4,500.00	\$ 4,500.00
	\$ 10,500.00	\$ 10,500.00	\$ 10,500.00
	\$ 42,232.50	\$ 51,310.00	\$ 60,387.50

Estimate cost
per Bedroom
\$ 9,977.50

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

RESOLUTION NO. FY2021-008

Moved by: SABINO P. FLORES **Seconded by:** FRANK T. ISHIZAKI

RESOLUTION APPROVING ABOVE-STEP RECRUITMENT FOR THE DEPUTY CONTROLLER'S POSITION

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

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

WHEREAS, Ms. Frances T. Danieli submitted her request to Executive Management requesting to petition the GHURA Board of Commissioners for an above the minimum step recruitment for the position of Deputy Controller based on exceptional qualifications; and

WHEREAS, Ms. Danieli's exceptional qualifications for the Deputy Controller's position consists of the following:

- Undergraduate degree – Associate Degree in Computer Science – Guam Community College; conferred 2006. Bachelor of in Business Administration (with minor in Accounting) from University of Hawaii at Manoa; conferred 1991.
- Graduate degree – Master of Business Administration from University of Guam; conferred 2001.
- National Certification – Certified Governmental Financial Manager (CGFM) by the Association of Government Accountants.
- National Certification – Certified Bookkeeper by the American Institute of Professional Bookkeepers (AIPB);
- Work Experience:
 - *possesses over 21 years of government accounting experience that includes:
 - 1) Four (4) years of managerial experience currently with the University of Guam as the Associate Comptroller/Bursar/Acting Comptroller; and
 - 2) Four (4) years previously with GHURA as an Accountant III where her skills helped improve the level of efficiency and effectiveness of the Fiscal Division which included GHURA's first "unqualified opinion" in Fiscal Year

2011; first advance submittal of the FDS report, set up monthly billing of the Guam Energy Office for the Weatherization Assistance Program Grant; and

3) Three (3) years of government service with DOE where she was responsible for the department's annual financial management program of approximately \$184 million and \$91 million respectively; and

4) 13 years with the Guam Community College where she managed all federal grants the college received and was responsible to develop and maintain the college's federal funds of approximately \$14 million per year; and

WHEREAS, Management believes the compensation package of salary and benefits (i.e. retirement, holidays, annual/sick leave etc) is competitive with the private sector and respectfully requests an above step recruitment of Ms. Danieli, **RG3-9(F)**, \$91,729.00 pa; \$44.10 p/hr; and

WHEREAS, the GHURA Board recognizes it has the discretionary authority to go below or beyond management's recommendations (i.e., **RG3-1(B)**, \$55,359.00 p/a; \$26.62 p/hr through **RG3-10(F)**, \$97,233.00 p/a; \$46.75 p/hr - maximum), but supports management's request for the above-step recruitment; and

WHEREAS, Funding for this position is available from COCC Funds; and be it further

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

Ms. Frances T. Danieli, RG3-9(F), \$91,729.00 p/a; \$44.10 p/hr.

**IN REGULAR BOARD MEETING, SINAJANA, GUAM – FEBRUARY 26, 2021
PASSED BY THE FOLLOWING VOTES:**

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

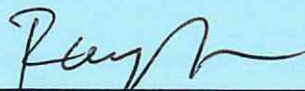
NAYES: NONE

ABSENT: Joseph Leon Guerrero

ABSTAINED: NONE

SEAL

I hereby certify that the foregoing is a full, true, and correct copy of a Resolution duly adopted by the Guam Housing and Urban Renewal Authority Board of Commissioners on **February 26, 2021.**



RAY S. TOPASNA
Secretary / Executive Director

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

RESOLUTION NO. FY2021-009

Moved by: SABINO P. FLORES Seconded by: FRANK T. ISHIZAKI

RESOLUTION APPROVING ABOVE-STEP RECRUITMENT FOR THE ACCOUNTANT II POSITION

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

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

WHEREAS, Mr. Jerricho C. Garcia submitted his request to Executive Management requesting to petition the GHURA Board of Commissioners for an above the minimum step recruitment for the position of Accountant II based on exceptional qualifications; and

WHEREAS, Mr. Garcia's exceptional qualifications for the Accountant II position consists of the following:

- Certified Public Accountant (CPA) - August 2020 – Certificate Number#5064.
- Undergraduate degree – Bachelors in Business Administration in Accounting. University of Guam conferred May 2019. Graduated with honors – Magna Cum Laude.
- Masters of Science in Accounting (MSA) – acquired 24 semester hours.
- Over one (1) year and two (2) months of auditing with Deloitte & Touche as an “Associate I” working with over 15 company accounts.
- US Army (Active Duty) – three (3) years as a E-4 but performing E-6 work responsible for the units accounting operations, budgeting and fiscal records.
- Possesses “internal auditing” skills that will help minimize the Authority’s audit findings.
- With Mr. Garcia joining the fiscal team, GHURA expects him to improve the level of efficiency and effectiveness of the Fiscal Division.

WHEREAS, Management believes the compensation package of salary and benefits (i.e. retirement, holidays, annual/sick leave etc.) is competitive with the private sector and respectfully requests an above step recruitment of Mr. Jerricho C. Garcia, **MG3-7(E)**, \$52,415.00 pa; \$25.20 p/hr; and

WHEREAS, the GHURA Board recognizes it has the discretionary authority to go below or beyond management's recommendations (i.e., **MG3-1(B)**, \$35,884.00 p/a; \$17.25 p/hr through **MG3-10(F)**, \$63,027.00 p/a; \$30.30 p/hr - maximum), but supports management's request for the above-step recruitment; and

WHEREAS, Funding for this position is available from COCC Funds; and be it further

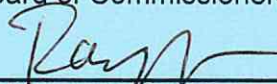
RESOLVED, that in consideration of the applicant's exceptional knowledge and experience, the GHURA Board of Commissioners grants the above-step recruitment for:

Mr. Jerricho C. Garcia, MG3-7(E), \$52,415.00 p/a; \$25.20 p/hr.

**IN REGULAR BOARD MEETING, SINAJANA, GUAM – FEBRUARY 26, 2021
PASSED BY THE FOLLOWING VOTES:**

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

I hereby certify that the foregoing is a full, true, and correct copy of a Resolution duly adopted by the Guam Housing and Urban Renewal Authority Board of Commissioners on **February 26, 2021**.



RAY S. TOPASNA
Secretary / Executive Director

SEAL

GUAM HOUSING AND URBAN RENEWAL AUTHORITY
Aturidat Ginima' Yan Rinueban Siudat Guahan
BOARD OF COMMISSIONERS

RESOLUTION NO. FY2021-006 (A)

Moved By:

Seconded By:

RESOLUTION TO APPROVE THE TRANSFER OF OWNERSHIP OF LOT 7, BLOCK 9, TRACT 2025, PHASE 2B-1, ASAN TO GUAM WATERWORKS AUTHORITY (GWA) FOR THE PURPOSE OF REHABILITATING AND MAINTAINING THE ASAN SPRINGS WATER SUPPLY FACILITY TO PROVIDE SAFE DRINKING WATER TO THE RESIDENTS OF ASAN AND PITI.

WHEREAS, The Board of Commissioners of the Guam Housing and Urban Renewal Authority (GHURA) is empowered by 12 Guam Code Annotated (GCA) Ch.5 §5104 to adopt rules and regulations providing for the internal organization and management of the Authority; and

WHEREAS, The GHURA Board of Commissioners is empowered by 12 GCA Ch.5 §5104(l) to transfer real property for purposes authorized and keeping with the objectives of GHURA; and

WHEREAS, GHURA is part owner of Lot 7, Block 9, Tract 2025 Phase 2B-1, Asan, as confirmed by a Ownership and Encumbrance Report dated April 26, 2018 as a result of the Asan Community Redevelopment Plan; and

WHEREAS, 12 GCA Ch.14 §14505 declares all surface water and ground water an asset to be held in trust by the government of Guam, for which first priority is assigned to the GWA for use or resale to "households, bonafide farmers, plant nurseries, aquaculture, ranches and other bonafide agricultural uses"; and

WHEREAS, GWA has identified underground utility lines and drainage items running center through Lot 7, Block 9, Tract 2025 Phase 2B-1 which service the Asan Springs Water Supply Facility. GWA is requesting ownership of said parcel to rehabilitate and maintain the systems for the facility in order to provide additional water service;

WHEREAS, GHURA has determined the location of the infrastructure has rendered this parcel to be undevelopable and supports the conveyance to GWA for the maintenance of the system as the highest and best use of the property. GHURA desires to transfer ownership of Lot 7, Block 9, Tract 2025 Phase 2B-1, Asan to GWA in support of rehabilitating the Asan Springs Water Facility to benefit the communities; now therefore, be it

RESOLVED, GHURA's Board of Commissioners approves the transfer of ownership for Lot 7, Block 9 Tract 2025, Phase 2B-1, Asan to GWA. This approval is conditional upon a reversionary clause to be stated in the deed of transfer to ensure the intent of this approval.

**IN A SCHEDULED BOARD MEETING, SINAJANA, GUAM – FEBRUARY 26, 2021
PASSED BY THE FOLLOWING VOTES:**

AYES:

NAYS:

ABSENT:

ABSTAINED:

I hereby certify that the foregoing is a full, true and correct copy of a Resolution duly adopted by the Guam Housing and Urban Renewal Authority Board of Commissioners on **February 26, 2021.**

(S E A L)

RAY S. TOPASNA
Secretary/Executive Director

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

RESOLUTION NO. FY2021-006

Moved By: MONICA O. GUZMAN

Seconded By: GEORGE F. PEREDA

RESOLUTION TO APPROVE THE TRANSFER OF OWNERSHIP OF LOT 7, BLOCK 9, TRACT 2025, PHASE 2B-1, ASAN TO GUAM WATERWORKS AUTHORITY (GWA) FOR THE PURPOSE OF REHABILITATING AND MAINTAINING THE ASAN SPRINGS WATER SUPPLY FACILITY TO PROVIDE SAFE DRINKING WATER TO THE RESIDENTS OF ASAN AND PITI.

WHEREAS, The Board of Commissioners of the Guam Housing and Urban Renewal Authority (GHURA) is empowered by 12 Guam Code Annotated (GCA) Ch.5 §5104(e) to adopt rules and regulations providing for the internal organization and management of the Authority; and

WHEREAS, The GHURA Board of Commissioners is empowered by 12 GCA Ch.5 §5104(l) to transfer real property for purposes authorized and keeping with the objectives of GHURA; and

WHEREAS, GHURA is part owner of Lot 7, Block 9, Tract 2025 Phase 2B-1, Asan, as confirmed by a Ownership and Encumbrance Report dated April 26, 2018 as a result of the Asan Community Redevelopment Plan; and

WHEREAS, 12 GCA Ch.14 §14104 declares all surface water and ground water an asset to be held in trust by the government of Guam, for which first priority is assigned to the GWA for use or resale to "households, bonafide farmers, plant nurseries, aquaculture, ranches and other bonafide agricultural uses"; and

WHEREAS, GWA has identified underground utility lines and drainage items on Lot 7, Block 9, Tract 2025 Phase 2B-1 which service the Asan Springs Water Supply Facility. GWA is requesting ownership of said parcel to rehabilitate and maintain the systems for the facility in order to provide additional water service;

WHEREAS, GHURA desires to transfer ownership of Lot 7, Block 9, Tract 2025 Phase 2B-1, Asan to GWA in support of rehabilitating the Asan Springs Water Facility to benefit the communities; now therefore, be it

RESOLVED, GHURA's Board of Commissioners approves the transfer of ownership of Lot 7, Block 9 Tract 2025, Phase 2B-1, Asan to GWA.

**IN A SCHEDULED BOARD MEETING, SINAJANA, GUAM – DECEMBER 18, 2020
PASSED BY THE FOLLOWING VOTES:**

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

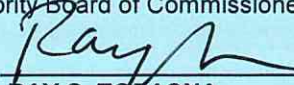
NAYS: NONE

ABSENT: Joseph Leon Guerrero

ABSTAINED: NONE

I hereby certify that the foregoing is a full, true and correct copy of a Resolution duly adopted by the Guam Housing and Urban Renewal Authority Board of Commissioners on **December 18, 2020.**

(SEAL)



RAY S. TOPASNA
Secretary/Executive Director

ORDER AND NOTICE OF ADJOURNMENT OF BOARD MEETING

The Guam Housing and Urban Renewal Authority hereby adjourns the regular meeting of the Board of Commissioners of February 26, 2021, at 12:00 P.M. and this meeting will recommence on March 4, 2021 at 12:00 PM in the GHURA main conference room. The agenda for the continued board meeting will remain the same.

For those who seek to attend the continued meeting virtually, please utilize the following call-in information:

Topic: GHURA BOC Meeting-Continued from Feb.26, 2021

Time: Mar 4, 2021 12:00 PM Guam, Port Moresby

Join Zoom Meeting

<https://zoom.us/j/99710838106?pwd=bVVBT1NZSVZ2WGN3MGFJbWVsV1lWdz09>

Meeting ID: 997 1083 8106

Passcode: 107388

One tap mobile

+13126266799,,99710838106#,,,,*107388# US (Chicago)

+13462487799,,99710838106#,,,,*107388# US (Houston)

Dial by your location

+1 312 626 6799 US (Chicago)

+1 346 248 7799 US (Houston)

+1 646 558 8656 US (New York)

+1 669 900 9128 US (San Jose)

+1 253 215 8782 US (Tacoma)

+1 301 715 8592 US (Washington DC)

Meeting ID: 997 1083 8106

Passcode: 107388

Find your local number: <https://zoom.us/j/99710838106>

This Notice will further be posted on the websites of the Office of the Attorney General of Guam and the Guam Housing and Urban Renewal Authority. Please contact Audrey Aguon at 475-1375 for questions or further information concerning this adjourned meeting.